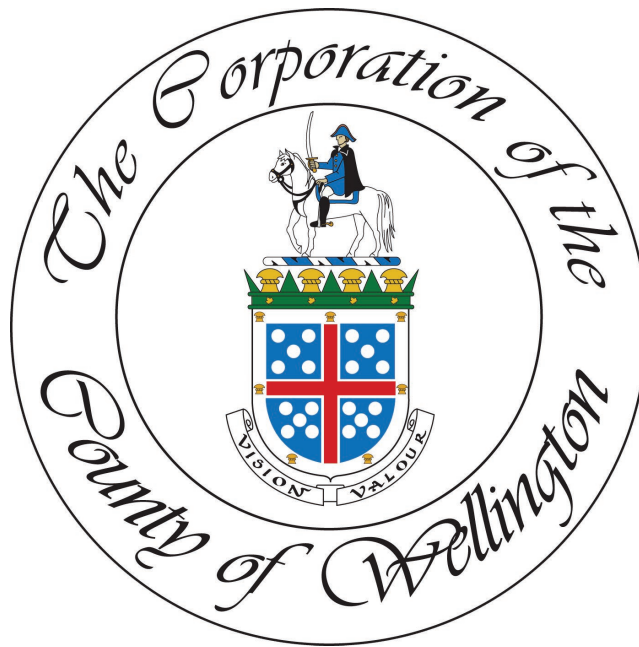


COUNTY OF WELLINGTON

Official Plan



OFFICE CONSOLIDATION

This is an office consolidation of the Wellington County Official Plan which was adopted by Wellington County Council on September 24, 1998, approved by the Ministry of Municipal Affairs on April 13, 1999 and came into effect on May 6, 1999.

Last Updated: August 15, 2019

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PART 1

INTRODUCTION

1.1 PURPOSE

Wellington County is a good place to live. This plan intends to keep it that way.

Wellington County Council commits itself to ensuring that existing and future residents have access to an adequate supply and variety of:

- jobs
- homes
- shopping
- services
- leisure activities
- educational opportunities
- cultural facilities

and that the people of the County enjoy:

- clean air
- clean water
- healthy communities
- natural heritage
- cultural heritage
- public health
- public safety

1.2 WELLINGTON COUNTY

Wellington County is a community of 89,500 (in 2006) people living in an area of over 1,000 square miles. The small towns and rural countryside of the County are located west of the Greater Toronto Area and east of the Kitchener Waterloo area. The separated City of Guelph is within southern Wellington. These larger centres create growth pressures throughout the County.

The rich farmland, large natural areas and small urban places of Wellington offer attractive choices to many people and businesses. The proximity to larger centres offers opportunities and challenges which must be addressed in a careful process of community building.

“Wellington County is a good place to live. This Plan intends to keep it that way”

1.3 THE PLAN

This Official Plan is a legal document intended to give direction over the next 20 years, to the physical development of the County, its local municipalities and to the long term protection of County resources.

All land use and servicing decisions must conform to the policies of this plan.

Through this Plan, County Council will outline a long-term vision for Wellington County's communities and resources.

The Plan provides policy to attain the long-term vision.

It is expected that the policies of this Plan will be the basis on which County and local councils and other government agencies make decisions on land use planning matters. Public and private initiatives will be required to conform with County policy.

1.4 FUTURE CHANGES

The future will bring changes some of which are foreseen, others of which are unforeseen.

The County will update this Plan on a regular basis to ensure that it remains relevant and to address new needs, opportunities and constraints.

The people of the County will be given opportunities to guide future changes to this Plan through a public consultation process.

1.5 COUNTY RESTRUCTURING

The Minister of Municipal Affairs on November 26, 1997 approved an Order restructuring the County of Wellington effective January 1, 1999. The restructuring proposal developed by the County and supported by the majority of local councils resulted in a two-tier government structure with a county government and seven local governments.

This Plan recognizes this new structure by basing the land use schedules and growth strategy on the County and the seven proposed local municipalities.

PART 2

WELLINGTON'S PLANNING VISION

2.1 FUNDAMENTAL BELIEFS

2.1.1 Planning Concepts

Wellington County supports certain community planning concepts recognized in Ontario and in many other parts of the world. These concepts include:

- sustainable development
- land stewardship
- healthy communities

2.1.2 Sustainable Development

Sustainable development is a concept that supports development which “meets the need of the present without compromising the ability of future generations to meet their own need.”

Wellington County will make planning decisions which properly balance:

- protecting and enhancing the natural environment;
- enhancing economic competitiveness;
- fostering a healthy, safe and socially responsible society.

2.1.3 Land Stewardship

Land Stewardship recognizes that preserving natural features and protecting the environment is a shared value between government, community groups and landowners. County Council believes that all landowners are entitled to reasonable use and enjoyment of their land but they are also stewards of the land with responsibility to the community for the long term environmental health of their land.

2.1.4 Healthy Communities

Healthy communities are those which:

- foster physical, mental, social and economic well being;
- provide residents with a sense of control over decisions which affect them;
- are designed to reduce the stress of daily living and meet the life-long needs of its residents;
- make accessible employment, social, health, educational and recreational opportunities to all segments of the community.

Wellington County supports:

- *sustainable development*
- *land stewardship*
- *healthy communities*

2.1.5 Decision Making

Wellington County will promote land use decisions which provide an economically strong, healthy and socially responsible community and which protect our natural and cultural heritage for this and future generations.

2.2 OUR COMMITMENT TO THE FUTURE

Over the next twenty years County Council commits to pursue planning policies which achieve the following objectives:

2.2.1

Accommodate a total County population of 122,000 by the year 2031;

2.2.2

Direct growth to urban areas and in particular to those with municipal sewer and water services;

2.2.3

Provide opportunities for jobs, commerce and services that are based on population growth;

2.2.4

Provide opportunities for housing which accommodate a wide range of need and affordability;

2.2.5

Ensure that County residents have convenient access to commercial uses and services;

2.2.6

Maintain strong main streets in towns and villages as a focus for commerce and services;

2.2.7

Develop communities, which are efficient and livable;

2.2.8

Ensure cost effective development and land use patterns;

2.2.9

Maintain the small town and rural character of the County;

2.2.10

Protect the agricultural land base for farming;

2.2.11

Ensure that farmers, following normal farming practices, are not hindered by conflicting development.

2.2.12

Require development to pay its fair share of growth related costs and to demonstrate its compliance with the County's planning policies;

2.2.13

Provide the infrastructure required to accommodate growth in an environmentally and fiscally responsible manner;

2.2.14

Maintain clean water, clean air and a healthy, diverse and connected Greenlands system;

2.2.15

Protect, restore or, where feasible, improve the diversity, connectivity and ecological functions of natural heritage features and areas such as wetlands, environmentally sensitive areas, streams and valley lands, woodlands, areas of natural and scientific interest, discharge and recharge areas and other open space areas;

2.2.16

Support the creation of partnerships among landowners, community groups and government which promote or undertake land stewardship activities.

2.2.17

Prevent, eliminate or minimize the risks to public health or safety and to property caused by natural hazards;

2.2.18

Promote a natural heritage systems approach to watershed management that includes protecting the County's Greenlands System and public health and safety.

2.2.19

Ensure that County residents continue to have convenient access to health care, education and cultural facilities;

2.2.20

Develop a safe and efficient transportation system for people, goods and services;

2.2.21

Broaden recreational and leisure opportunities;

2.2.22

Promote energy efficient land use and servicing decisions; and

2.2.23

Ensure responsible waste management practices, which emphasize waste reduction, reuse and recycling.

2.2.24

Ensure the quality and quantity of groundwater and surface water are protected as an essential resource for urban and rural water supplies, agricultural production, the maintenance of the Greenland system, and future growth.

2.2.25

The County recognizes the need for increased energy supply to be promoted by providing opportunities for energy generation facilities, and supports the use of renewable energy systems and alternative energy systems, where feasible and appropriate.

2.3 URBAN, RURAL AND GREENLAND SYSTEMS

In order to clearly articulate the County's vision, lands within Wellington will be placed in broad categories – urban, rural and greenland systems. Urban systems will be the focus for growth, rural systems will be the focus for resource activities and the greenlands system will be the focus for protection of the natural heritage system.

2.4 THE PROVINCE

The Provincial government has ultimate legislative responsibility for land use planning and community development. The County has been delegated a number of provincial planning responsibilities and will continue to encourage the Province to allow a greater degree of community control in land use matters affecting Wellington. The County recognizes and accepts the value of provincial policy statements to provide a common planning framework for Ontario and its planning decisions shall be consistent with the Provincial Policy Statement.

The province has established a Growth Plan for the Greater Golden Horseshoe which includes Wellington. The County will contribute to achieving the vision and goals set out in the *Growth Plan for the Greater Golden Horseshoe* in a manner that is in keeping with appropriate and sustainable growth in small towns and rural areas. The decisions of the County shall conform to the *Growth Plan for the Greater Golden Horseshoe*.

The province has also established a *Greenbelt Plan for the Greater Golden Horseshoe*. The County recognizes the role of the Greenbelt in preserving agricultural and natural systems in the Greater Golden Horseshoe, and its decisions shall conform to the *Greenbelt Plan for the Greater Golden Horseshoe*.

The County will co-operate with local governments, neighbouring governments and the province.

2.5 OUR NEIGHBOURS

Wellington County borders on nine other Counties and Regions, the City of Guelph and many other local municipalities. Wellington is also part of six Conservation Authorities. The County recognizes and welcomes the need to work co-operatively with our neighbours to ensure our common interests are achieved.

2.6 COUNTY-LOCAL PARTNERSHIP

The County and the local municipal governments in Wellington share responsibility for the wise management of our resources and the betterment of the community. The County will work co-operatively with local governments to provide a land use planning system which is thorough and efficient and which promotes the County's overall planning vision.

The County will ensure that local municipalities are involved in any changes

to official plan policy that affects their community and the County may provide local municipalities with a direct involvement in the public consultation process.

2.7 LOCAL PLANNING

The County's Official Plan attempts to provide a consistent set of policies across Wellington. These policies are developed in sufficient detail to provide appropriate official plan coverage for the entire County, while still responding to local conditions.

Local municipalities will have the option of relying on the County's planning policies or developing their own more detailed policies for all or parts of their community.

Local municipalities will continue to manage the development control process. The use of local zoning by-laws, site plan and development agreements will ensure that local standards are applied to new building activity.

Local municipalities will develop comprehensive zoning by-laws that implement the County Official Plan and any local official plans.

Local municipalities will also exercise development control functions in a manner consistent with the Provincial Policy Statement, and in conformity with the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, County Official Plan and any local official plans.

The County and local municipalities will make all reasonable efforts to avoid duplication in policies and approval processes.

2.8 SECONDARY PLANS

Secondary Plans may be established for all or part of a local municipality either as part of the County Plan or as locally adopted plans. The County Official Plan will remain the primary document and Secondary Plans will complement the County's Plan by providing greater detail or clarity with respect to important local issues. The County Official Plan will have to be amended when secondary or local plans are proposed in order that duplication is avoided.

PART 3

WELLINGTON GROWTH STRATEGY

3.1 GENERAL STRATEGY

Wellington County will grow from approximately 96,000 people in 2016 to approximately 140,000 in 2041. Wellington will plan for new housing, commerce, employment and services for about 46,000 new residents.

As a general strategy, Wellington will encourage development patterns which:

- are cost efficient
- are environmentally sound
- are compatible with existing uses
- maintain small town character
- maintain resource land
- provide access to community services and facilities

To achieve the general growth strategy Wellington will encourage a greater share of the County's growth to locate in the urban system than has been the norm. New multiple lots and units for residential development will be directed to Urban Centres and Hamlets, and may be allowed in site-specific locations with existing approved zoning or designation that permits this type of development. The priorities for directing growth will be as follows:

1. the majority of growth will be directed to urban centres that offer municipal water and sewage services.
2. growth will be limited in urban centres and hamlets that offer partial, private communal or individual on-site services.
3. to a lesser extent, growth will also be directed to secondary agricultural areas.

3.2 PROJECTED GROWTH

Table 1 shows, on a County Wide basis, the projections for population, households and employment expected for Wellington over 25 years. This forecast is based on a county population and household forecast prepared by C.N. Watson and Associates and will be used by all municipalities and government agencies in planning for growth and growth-related facilities.

The forecast anticipates that 82% of population growth in Wellington County will take place in 14 urban centres. The remainder will largely be directed mainly to hamlets and secondary agricultural areas.

3.3 GUIDING GROWTH

Wellington has the following objectives for growth:

- to encourage efficient cost effective development patterns;
- to take advantage of capacities in existing and planned water, waste water, utilities and transportation systems;
- to encourage growth in urban areas;
- to identify and promote opportunities for growth in the built up areas of urban centres through intensification and redevelopment where this can be accommodated, taking into account small town scale and historic streetscapes;
- to encourage more efficient use of land through increased densities in designated Greenfield areas of urban centres;
- to identify areas outside of prime agricultural areas as a location for rural growth opportunities;

- to maintain a healthy balance between jobs and housing in order to reduce the need for long-distance commuting, and increase the modal share of walking and cycling, where appropriate;
- to provide choice for residents and businesses by providing a variety of growth opportunities, housing types, services, recreation and cultural activities, and public open space;
- to encourage mixed-use and pedestrian-friendly development in appropriate locations;
- to prohibit the establishment of new settlement areas; and
- to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management.

In order to achieve these objectives, the County has established the following targets:

3.3.1 Targets

Residential Intensification: By the year 2015 and for each year thereafter, a minimum of 20 percent of all residential development occurring annually will be within the built-up area.

Greenfield Density: the designated greenfield area of the County will be planned to achieve an overall minimum density of not less than 40 residents and jobs per hectare.

Affordable Housing: a minimum of 25% of new housing in the County will be affordable to low and moderate income households.

In determining the rate for each local municipality, County Council considered:

3.4 SERVICING GROWTH

Wellington will provide for the efficient and environmentally sound use of land by encouraging full municipal water and waste water services for new development. Where full municipal services are not available or cannot be provided, municipalities may choose to use private communal sewage services and private communal water services. The use of individual on-site systems will be limited to the low intensity uses in the rural system and unserviced settlement areas. Existing development and development commitments based on individual on-site services may be recognized and, if proven adequate, may continue. Development commitments may include lands designated or zoned for development or with approved subdivisions.

3.5 ALLOCATING GROWTH

The location of growth in Wellington will be influenced by a number of factors including:

- market forces
- available land and services
- planning policies

By the year 2041, Wellington will be a community of 140,000 people.

Wellington will use planning policies to influence a change in past development patterns. A greater share of growth will be forecast for urban areas than has been experienced in the past. Land will be set aside in urban areas to accommodate growth and the policies of this Plan will encourage municipal or communal services.

The allocation of growth to local municipalities is shown on Table 2 to 8. All municipalities will not grow at the same rate.

- its' desire to encourage urban growth
- its' desire to protect resource land

- the historic rate of local growth
- available land and services

Hamlets are part of the Urban System in this plan; however, due to the difficulty in forecasting growth for small areas, hamlets are not assigned specific forecasts but are part of the residual municipal forecasts after urban centres are calculated.

This forecast will be used by all municipalities and government agencies in planning for growth and growth related facilities.

3.5.1 Special Policy: Hillsburgh and Erin Urban Centres

Table 7 provides the forecasted growth for the Town of Erin. The 2036 and 2041 Population and Household growth forecasts for Hillsburgh and Erin Urban Centres combined are provided as ranges to recognize that the Town of Erin is in the process of determining its future potential to accommodate growth on municipal water and wastewater services in these two Urban Centres.

New development within the Hillsburgh and Erin Urban Centres shall be serviced in a manner that conforms to the requirements of the Growth Plan and is consistent with the PPS 2014, including Section 1.6.6.

The Town is currently conducting Class Environmental Assessments for municipal water and wastewater servicing and is undertaking associated public consultation. Upon completion of these Class EA processes, Town Council will take the necessary steps to determine the appropriate amount of growth within the ranges set out in Table 7 for each of Hillsburgh and Erin to 2036 and 2041. The official plan for the Town of Erin will require amendment to confirm the future growth forecasts for Hillsburgh and Erin to 2036 and 2041; however, so long as those growth forecasts are within the ranges in Table 7, no further amendment to this Plan will be

required. If the population and household growth for 2036 and/or 2041 as confirmed in the Town of Erin Official Plan is less than the upper range set out in Table 7, the County may reallocate any surplus forecasts in Table 7 among the area municipalities of the County, as appropriate, by an amendment to this Plan.

Table 1
Wellington County
Projected Growth in Wellington County to 2041

	2016	2031	2036	2041
<i>Total Population¹</i>	95,805	122,000	132,000	140,000
<i>% of Population in Urban Centres</i>	51	59	61	62
<i>Households</i>	32,960	42,290	45,750	48,740
<i>Total Employment²</i>	40,070	54,000	57,000	61,000

The Total Population and Total Employment figures for 2031, 2036 and 2041 in Table 1 above reproduce the population and employment figures for the County of Wellington for those years in Schedule 3 of the *Growth Plan for the Greater Golden Horseshoe, 2006*, as amended. In Tables 2 through 8 that follow, a portion of the overall County population and employment is allocated to each lower-tier municipality. In the event that any settlement boundary expansions appear to be required to accommodate the growth projections in Tables 2 through 8, the need for any such expansions must be confirmed through a municipal comprehensive review in accordance with the requirements of policy 2.2.8.2 of the Growth Plan, as amended, and section 4.8 of the County Official Plan. On July 1, 2017, the new *Growth Plan for the Greater Golden Horseshoe, 2017* takes effect, and subject to any applicable transition provisions, the policies in that document will apply within the County of Wellington.

Table 2
Township of Wellington North
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	12,490	17,085	17,685
<i>Households</i>	4,635	6,330	6,590
<i>Total Employment²</i>	7,070	9,320	9,440

	2016	2036	2041
ARTHUR			
<i>Total Population¹</i>	2,725	3,700	3,670
<i>Households</i>	1,005	1,370	1,370
MOUNT FOREST			
<i>Total Population¹</i>	5,190	8,550	9,230
<i>Households</i>	2,150	3,365	3,625
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	4,575	4,835	4,785
<i>Households</i>	1,480	1,595	1,595

Table 3
Town of Minto
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	9,065	12,380	12,810
<i>Households</i>	3,280	4,435	4,610
<i>Total Employment²</i>	3,830	4,900	5,130

	2016	2036	2041
CLIFFORD			
<i>Total Population¹</i>	875	1,270	1,350
<i>Households</i>	355	490	520
HARRISTON			
<i>Total Population¹</i>	2,095	3,260	3,240
<i>Households</i>	795	1,195	1,195
PALMERSTON			
<i>Total Population¹</i>	2,875	4,310	4,660
<i>Households</i>	1,080	1,590	1,715
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	3,220	3,530	3,560
<i>Households</i>	1,050	1,160	1,180

Table 4
Township of Mapleton
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	10,785	13,575	14,060
<i>Households</i>	3,065	4,050	4,235
<i>Total Employment²</i>	4,590	6,360	6,670

	2016	2036	2041
DRAYTON			
<i>Total Population¹</i>	2,285	3,650	3,990
<i>Households</i>	780	1,210	1,315
MOOREFIELD			
<i>Total Population¹</i>	440	1,730	1,970
<i>Households</i>	160	545	625
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	8,060	8,195	8,100
<i>Households</i>	2,125	2,295	2,295

Table 5
Township of Centre Wellington
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	29,885	48,520	52,310
<i>Households</i>	10,785	17,245	18,690
<i>Total Employment²</i>	11,970	20,130	22,780

	2016	2036	2041
<i>ELORA-SALEM</i>			
<i>Total Population¹</i>	7,565	12,080	13,060
<i>Households</i>	2,750	4,300	4,675
<i>FERGUS</i>			
<i>Total Population¹</i>	14,975	28,780	31,630
<i>Households</i>	5,605	10,365	11,415
<i>OUTSIDE URBAN CENTRES</i>			
<i>Total Population¹</i>	7,345	7,660	7,625
<i>Households</i>	2,430	2,575	2,585

Table 6
Township of Guelph-Eramosa
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	13,400	14,625	14,575
<i>Households</i>	4,395	4,915	4,940
<i>Total Employment²</i>	4,820	5,910	6,100

	2016	2036	2041
ROCKWOOD			
<i>Total Population¹</i>	5,000	6,125	6,075
<i>Households</i>	1,745	2,155	2,155
OUTSIDE URBAN CENTRES			
<i>Total Population¹</i>	8,400	8,500	8,500
<i>Households</i>	2,650	2,760	2,785

Table 7
Town of Erin
Projected Growth in Wellington County to 2041

	2016	2036**	2041**
<i>Total Population¹</i>	12,365	15,360 to 16,250	15,865 to 18,905
<i>Households</i>	4,115	5,185 to 5,480	5,385 to 6,340
<i>Total Employment²</i>	3,770	5,220	5,240

	2016	2036**	2041**
<i>HILLSBURGH AND ERIN*</i>			
<i>Total Population¹</i>	4,415	6,500 to 7,390	7,000 to 10,040
<i>Households</i>	1,530	2,235 to 2,530	2,420 to 3,375

<i>OUTSIDE URBAN CENTRES</i>			
<i>Total Population¹</i>	7,950	8,860	8,865
<i>Households</i>	2,585	2,950	2,965

* Erin Village and Hillsburgh are combined until the Town of Erin Council determines how much growth will go to each community.

** See Policy 3.5.1

Table 8
Township of Puslinch
Projected Growth in Wellington County to 2041

	2016	2036	2041
<i>Total Population¹</i>	7,815	9,565	9,655
<i>Households</i>	2,685	3,295	3,335
<i>Total Employment²</i>	4,020	5,160	5,630

	2016	2036	2041
<i>ABERFOYLE</i>			
<i>Total Population¹</i>	325	345	335
<i>Households</i>	120	130	130
<i>MORRISTON</i>			
<i>Total Population¹</i>	480	590	620
<i>Households</i>	185	225	235
<i>OUTSIDE URBAN CENTRES</i>			
<i>Total Population¹</i>	7,010	8,630	8,700
<i>Households</i>	2,380	2,940	2,970

^{1.} includes the net undercount adjustment which is estimated at approximately 4.1%

^{2.} includes 'no fixed place of work' employment.

PART 4

GENERAL COUNTY POLICIES

The following policies apply throughout the County of Wellington:

4.1 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

Cultural heritage and archaeological resources form an important and in many cases highly visible part of the community fabric. These resources are a source of civic pride for the residents, a benefit to the local economy through tourism, and are important to our understanding of the settlement of the County. The policies of this Plan, in conjunction with the Ontario Heritage Act, provide a framework for the protection and enhancement of cultural heritage resources in Wellington.

Built Heritage

Wellington has a rich history reflected in many buildings and structures, either individually or in groups, which are considered to be architecturally or historically significant to the community, county, province or country.

Cultural Heritage Landscapes

A cultural heritage landscape is a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act, and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

For cultural heritage landscapes to be significant, they must be valued for the important contribution they make to our understanding of a place, an event, or a people.

Archaeological Resources

The past settlement of Wellington forms an important aspect of our community. Traces of human settlement both recent and long past are recognized as important elements of our history and culture. Archaeological resources include a property or area recognized by the Province as being archaeologically significant.

4.1.1 Identifying Cultural Heritage Resources

Cultural heritage resources include, but are not necessarily restricted to the following criteria under Ontario Regulations 9/06 issued under the Ontario Heritage Act.

- a) A property has design value or physical value because it:
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.
- b) A property has historical value or associative value because it:
 - i) has direct associations with a theme, event, belief, person, activity, organization or

institution that is significant to a community,

- ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- c) A property has contextual value because it:
- i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark.

4.1.2 Ontario Heritage Act

Under the *Ontario Heritage Act*, a local Council may pass by-laws to:

- a) Designate individual properties of cultural heritage value or interest, in accordance with the criteria set out in Ontario Regulation 9/06. Such a by-law shall include a description of the property and a statement of cultural heritage value or interest and description of the heritage attributes;
- b) Designate a Heritage Conservation District or Districts in order to protect the heritage resources of an area. Such a by-law will be based on a study identifying the heritage resources of the area. If a by-law is passed to identify a Heritage Conservation District, the design-

nated area may be recognized by an amendment to the Plan.

Designated heritage properties and heritage conservation districts shall be listed in a register of properties kept by the municipal clerk. The register may also include properties that Council considers to be of cultural heritage value or interest but have not been designated.

4.1.3 Heritage Committees

A Heritage Committee will advise and assist Council on cultural heritage resource matters as set out by the *Ontario Heritage Act*.

Other Municipal Authority

- a) A local Council may pass by-laws providing for the acquisition by purchase, lease, or otherwise of any property or part thereof, designated under Part IV of the Ontario Heritage Act. A local Council may dispose by sale, lease or otherwise of any property or interest acquired under Part IV of the Ontario Heritage Act upon such terms and conditions as Council may consider necessary.
- b) Pursuant to the Planning Act, the Municipal Act and other relevant legislation, a local Council may pass by-laws for the following purposes:
 - i) to ensure the protection of heritage features;
 - ii) to regulate development so that it is sympathetic in height, bulk, location and character to heritage resources;
 - iii) to control demolition of heritage buildings or structures in a defined area.
- c) A local Council may enter into an easement agreement or covenant,

pursuant to Section 37 of the Ontario Heritage Act, with the owner of any real property and register such easement or covenant against the real property in the land registry office for the purpose of:

- i) conserving, protecting and preserving the heritage features of the property;
 - ii) preventing any demolition, construction, alteration, remodeling or any other action which would adversely affect the heritage features of the property;
 - iii) establishing criteria for the approval of any development affecting the heritage property.
- d) A local Council will use its best efforts to obtain, in consultation with the Heritage Committee, documentation for archival purposes which may include a history, photographic record and measured drawings, of cultural heritage resources which are to be demolished or significantly altered.

4.1.4 Heritage Areas

This Plan may identify a Heritage Area as shown on Schedule "A", for the purposes of regulating land use under the Planning Act.

It is the policy of this Plan that any development, redevelopment or public work shall respect the goals and objectives relating to the protection and enhancement of heritage resources. Development projects requiring planning approval which are of a size, scale or character not in keeping with the surrounding heritage resources shall not be allowed. The Heritage Area is broadly defined and contains many buildings which are not heritage resources. The intent of the Heritage Area is to identify an area in which

a significant number of buildings contain heritage values and to ensure proper consideration is given to protecting these buildings when development proposals are put forward. A Heritage Area is not a Heritage Conservation District under the *Ontario Heritage Act*.

4.1.5 Policy Direction

- a) significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of cultural heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment in accordance with Section 4.6.7.
- b) The need for a Heritage Impact Assessment and/or Conservation plan will be based on the heritage attributes or reasons for which the resource is identified as significant, and will normally be identified in pre-consultation on development applications.
- c) Wellington County will work with its local municipalities to identify significant cultural heritage landscapes. The identification of significant cultural heritage landscapes shall be implemented through at least one of the following options:
 - i) Added to an Official Plan through an Amendment that shows the resource as an overlay designation on the Schedule, and adds site-specific policies where needed;
 - ii) included in the municipal register of properties that

Council considers to be of cultural heritage value or interest but have been designated;

- iii) Designated under the *Ontario Heritage Act*.
 - d) The need for a Heritage Impact Assessment
 - e) Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources.
 - f) The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is compatible with surrounding land uses and represents an appropriate use of land.
 - g) Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.
 - h) The County recognizes the important cultural significance of the
- Grand River as a Canadian Heritage River, and the need to conserve its inherent values.
 - i) Where development and site alteration is allowed, significant archaeological resources must be conserved. Such resources will be conserved through removal, and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, development and site alteration will only be allowed if the heritage integrity of the site is maintained.
 - j) Where the County has determined a proposed development has areas of archaeological potential, an assessment of the property will be required to identify archaeological resources. Resources identified and determined to be significant will be conserved. The County may also require parts of a site to be excluded from development in order to maintain the heritage integrity of the site.
 - k) The County or local municipality may develop an archaeological master plan to be used as a planning tool where addressing archaeological conservation concerns. The principal components of the master plan would be:
 - i) an inventory of all registered and known archaeological sites in the County;
 - ii) archaeological potential mapping based on locally relevant criteria;
 - iii) implementation guidelines for use of the master plan and management of the area's historical heritage.

4.2 ECONOMIC DEVELOPMENT

4.2.1 Supply

Wellington County will ensure that sufficient land is designated and available to accommodate an appropriate range and mix of employment opportunities (including industrial, commercial and institutional uses) to meet projected needs for the growth forecast.

The County will encourage and support decisions, which ensure that an adequate supply of employment lands is available at all times.

An adequate supply includes maintaining a range and choice of suitable sites of various sizes for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

4.2.2 Conversion

Conversion of employment lands (Industrial, Highway Commercial and Rural Employment Areas) within employment areas to non-employment uses which, for the purposes of this sub-section includes major retail uses, may be permitted only through a municipal comprehensive review where it has been demonstrated that:

- a) there is a need for the conversion;
- b) the municipality will meet its employment forecast allocation;
- c) the conversion will not adversely affect the overall viability of the employment area, and achievement of the intensification target, density targets, and other policies of this Plan.
- d) there is existing or planned infrastructure to accommodate the proposed conversion;

- e) the lands are not required over the long term for the employment purposes for which they are designated; and
- f) cross-jurisdictional issues, if any, have been considered.

4.2.3 Variety

The County will encourage a variety of employment opportunities in a variety of locations. Opportunities for industrial, commercial and recreation activities will be supported in appropriate locations. The majority of opportunities will occur in urban areas where full municipal services are available. Other locations, including lands in the Rural System, will be considered where they offer advantages to business such as larger sites, compatibility or proximity to resources or major transportation facilities.

Land shall be set aside in the Urban System to provide employment opportunities which will at least keep pace with residential growth.

Opportunities for new business and jobs will be provided.

4.2.4 Urban Opportunities

The Urban System is intended to provide the greatest opportunity for employment. New commercial, industrial and recreation uses are expected to locate in all settlements, but particularly in those with full municipal sewage and water services.

4.2.5 Rural Opportunities

The Rural System will also provide opportunities for employment.

The main employment generator in the rural system will be resource based industries such as agriculture, aggregate operations and forestry.

Businesses required to serve agriculture will be allowed where they are needed in close proximity to farms.

The Rural System can also contribute sites for employment based on the ability to provide larger lots, larger buffers for compatibility, proximity to rural resources or access to major roads.

The Rural System may also contribute employment opportunities through the development of tourism and recreation opportunities.

The applicable policies of this plan will be used in locating employment lands to minimize the impacts on prime agricultural areas or mineral aggregate areas.

4.2.6 Home Business

Wellington County supports the trend towards more home based businesses and will facilitate new home business through planning policy.

In the Urban System, home businesses will be small in size and normally restricted to the occupants of the property. These uses will be oriented towards providing services rather than retail functions. Compatibility with surrounding residential development is a primary consideration.

In the Rural System, home businesses similar to those allowed in the Urban System are encouraged. Additionally, the following uses may be considered:

- sales outlets for agricultural products produced on the farm;
- home industries which are small in scale with limited employees, and minimal off site impact;
- bed and breakfast establishments
- farm vacation enterprises.

The opportunity to work from the home will be encouraged.

4.3 FARMLAND PROTECTION

4.3.1 Prime Agricultural Areas

Prime Agricultural Areas will be identified and protected so that normal farming operations are not hindered by conflicting development.

4.3.2 Secondary Agricultural Areas

Areas with agricultural capability, but determined not to be prime agricultural areas will be identified as secondary agricultural areas. Agriculture will continue to be the dominant use but a range of other uses will also be allowed.

Prime agricultural land will be protected and normal farming operations should not be hindered.

4.3.3 Policy Direction

- a) Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas unless:
 - i) municipal scale studies demonstrate that the land would more appropriately be placed in a greenlands or secondary agricultural designation in consultation with the OMAF;
 - ii) studies demonstrate that limited non-residential use is appropriate.

b) Urban Centre or Hamlet expansions are subject to the comprehensive review policies of Section 4.8 Urban Expansion.

c) Limited non-residential uses, other than aggregate extraction, may only take place in prime agricultural areas if the need for the use can be demonstrated and provided that there are no reasonable alternative locations which avoid prime agricultural areas with lower priority agricultural lands. In considering need and alternative locations, decision makers will be guided by the following.

i) **Need**

- projected population for the local municipality and county or growth allocated by broader studies
- public health or safety considerations
- existing vacant land already designated for the proposed use
- potential for infilling existing areas
- previous rates of land consumption
- availability and efficiency of servicing
- need for a variety of opportunities to encourage economic development and satisfy housing and business demand

ii) **Alternative Locations**

- impacts on agricultural land and operations

➤ location requirements of the proposed use

➤ degree of land fragmentation in the area

➤ Canada Land Inventory classification

iii) Compliance with minimum separation distances established for livestock operations.

4.4 HOUSING

4.4.1 Supply

The County will ensure that residential growth can be accommodated for a minimum of 10 years through residential intensification, redevelopment and if necessary, lands which are designated and available for new residential development.

The County will maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

4.4.2 Variety

The County will provide for a variety of housing types to satisfy the present and future social, health and well-being requirements of residents of the regional market area. New residential developments will be promoted at densities which efficiently use available servicing and are appropriate to site conditions and existing patterns of development.

The County will encourage an adequate supply and variety of housing at densities that are efficient and suited to small town character.

4.4.3 Residential Intensification

This Plan contains policies encouraging intensification primarily in urban centres but also, to a much lesser extent in hamlets. The strategic approach to intensification intends to retain small town character and revitalize downtown areas which includes:

- a) supporting increased densities in newly developing greenfield areas with a broader mix of housing types than has been the norm in small towns;
- b) supporting appropriate intensification in all areas within the built boundary including adaptive re-use or redevelopment of brownfields and greyfields;
- c) encouraging added housing above commercial uses in and near the downtown, in residential transition areas, and in other main commercial areas;
- d) encouraging intensification within urban centres along major roadways and arterial roads;
- e) encouraging modest intensification in stable residential areas respecting the character of the area. Stable residential areas are considered to be established areas generally consisting of predominantly low density housing on local roads with the built boundary;
- f) conserving cultural heritage and archaeological resources where feasible, as built up areas are intensified;
- g) encouraging intensification which results in new rental accommodation;
- h) encouraging small scale intensification in hamlets consistent with their character and servicing including accessory or second residences, limited severances and conversions; and

- i) encouraging the development of appropriate standards for residential intensification, redevelopment and new residential development which are cost effective, environmentally sound and compatible with existing uses, small town scale and character;
- j) ensuring that adequate infrastructure is, or will be, established to serve the anticipated development.

4.4.4 Greenfield Housing

In greenfield areas, the County will encourage increased densities and a broader mix of housing and will:

- a) encourage approved but undeveloped plans of subdivision to consider revisions which add additional housing units in appropriate locations;
- b) require new developments to achieve densities which promote the overall greenfield density target of 40 persons and jobs per hectare and specifically:
 - i) strive to attain at least 16 units per gross hectare (6.5 units per gross acre) in newly developing subdivisions;
 - ii) somewhat lower densities may be considered in newly developing subdivisions where physical and environmental constraints such as larger than normal storm water management requirements, parcel dimensions that do not yield efficient lotting patterns and the need for transition areas from adjacent land uses, or on small parcels of under 2 hectares (5 acres);

- iii) In (i) and (ii) above gross hectares or gross acres means residential land excluding environmentally protected features and non-residential uses (schools, convenience commercial) but includes roads, parks, storm water management areas or other utility blocks; and
- iv) encourage the introduction of medium density housing types in new subdivisions and other Greenfield areas.

4.4.5 Affordable Housing

For ownership housing, affordable means housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the regional market area.

The County will ensure that opportunities exist to provide housing to moderate and lower income households. A substantial portion of the County's existing housing stock is affordable. In order that this continues as Wellington grows, it is the policy of this Plan that a minimum of 25% of new housing units in the County will be affordable.

In Wellington, second units, semi-detached, duplex, townhouse and low rise apartment units will provide the bulk of affordable housing opportunities. These units will almost always be located in urban areas with appropriate levels of servicing.

In the Rural System affordable housing opportunities are not readily available. Second units will be the most likely means of increasing housing affordability in the Rural System.

4.4.6 Second Units

Second units, also known as accessory or basement apartments, secondary suites or in-law suites are self-contained residential units with separate kitchen, bathroom and sleeping facilities.

Second units increase the stock of affordable rental housing; provide home owners with additional incomes; and offer alternative housing options for elderly and young adult family members.

Second units are not the same as garden suites because garden suites are temporary residences. Garden suites are addressed in Section 4.4.7 of this Plan.

It is the policy of this Plan to authorize:

- a) The use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to a detached house, semi-detached house or rowhouse contains a residential unit; and
- b) The use of a residential unit in a building or structure ancillary to a detached house, if the detached house contains only one single residential unit,

subject to the provisions set out below.

4.4.6.1 Second Units Within a Main Residence

One second unit may be allowed in a single detached, semi-detached or rowhouse dwelling on a property, provided that a second unit does not already exist on the property.

Local Municipalities may enact zoning provisions to address the following matters:

- a) that safe road access can be provided;
- b) the establishment of a second unit does not require the creation of an additional driveway access;
- c) that adequate off-street parking can be provided on site for both the main residence and second unit without detracting from the visual character of the area;
- d) that any exterior alterations to the main residence, necessary to accommodate the second unit, are made in the side or rear yards;
- e) that adequate amenity areas are provided for the main residence and second unit;
- f) the second unit meets the applicable Building Code, Fire Code and local property regulations;
- g) that adequate water and sewage disposal services can be provided to the second unit; and,
- h) whether a garden suite and second unit will not be permitted on the same lot.

A second unit will not be allowed in a dwelling located in hazardous lands.

4.4.6.2 Second Units Within an Ancillary Building or Structure

One second unit may be allowed in a building or structure that is ancillary to a single detached dwelling, provided that a second unit does not already exist on the property. A second unit will be prohibited from being severed from the property.

In addition to those matters outlined in Section 4.4.6.1, Local Municipalities may enact zoning provisions to address the following:

- a) the second unit is located within the main building cluster on the property;
- b) the second unit will be clearly secondary to the primary dwelling unit on the property;
- c) Minimum Distance Separation formula is complied with, where applicable;
- d) that screening/buffering, where deemed necessary, is provided to minimize visual impacts to adjacent properties and frontages.

A second unit will not be allowed in an ancillary building or structure located in hazardous lands.

4.4.7 Garden Suites

Subject to Section 13.4 of this Plan a garden suite may be allowed provided it is established near the farm buildings and/or main residence on a property and adequate water supply and sewage disposal systems are available.

Local Municipalities may enact zoning provisions to address the following matters:

- a) the garden suite is located close to the existing residence on the property and is portable so that it can be easily removed when the need for the unit has discontinued;
- b) no additional access shall be provided to the lot from a public road;
- c) adequate screening/buffering, where deemed necessary, is provided to minimize the visual impact of the garden suite to adjacent properties;
- d) adequate amenity areas are provided for the existing dwelling and the second unit;
- e) the provision of a satisfactory site plan which illustrates how items a) to d) above, and any other matters deemed necessary by the municipality, have been addressed; and,
- f) the establishment of a development agreement between the owner and the municipality to address the installation and removal of the unit, site rehabilitation, listing the occupant(s) of the unit and the period of occupancy, and any other matter deemed necessary by the municipality."

4.4.8 Special Needs and Seniors Housing

The County will provide opportunities for special needs housing to address the needs

of seniors and persons with physical, sensory and mental health disabilities.

An aging population will result in greater need for senior's housing. Facilities such as senior citizen's complexes, homes for the aged, rest homes and nursing homes will be encouraged in urban areas. Additionally "life-style" or "leisure" communities oriented to healthy seniors and usually providing common recreational amenities are increasingly being proposed. These housing facilities will be encouraged in urban settings with appropriate services.

4.5 HUMAN-MADE HAZARDS

4.5.1 Mines, Mineral Resources Sites

Development on or adjacent to lands affected by mine hazards, former petroleum operations or former mineral resource operations will only be permitted if rehabilitation measures to address and mitigate known or suspected hazards are completed or under way and will be completed in accordance with applicable legislation.

4.5.2 Contaminated Sites

Development will not be permitted on contaminated sites. Development may only proceed once a contaminated site is restored such that no adverse effect will result from any on-site activity associated with the proposed use. In considering applications on sites which are known or suspected to be contaminated, such as lands which have been used for industry, public works yards and railway yards, the following process will be followed:

- a) an MOEE acknowledged Record of Site Condition may be accepted as evidence that the site is not contaminated and no remediation is required;
- b) where a site is contaminated, a site remediation plan complying with MOEE's Guideline For Use At

Contaminated Sites In Ontario and prepared by a qualified consultant may be accepted. Official plan, zoning, draft subdivision or consent approval may be given based on an acceptable remediation plan provided that other planning approvals, which will prevent development from taking place until site remediation is complete, are still required.

- c) final approvals, which will allow development of a site, such as removing holding provisions or clearing conditions of draft subdivision approval may be given when an MOEE acknowledged Record of Site Condition is received indicating that the required site remediation has taken place.

4.6 IMPACT ASSESSMENT

4.6.1 General

In order to assess the merit of planning applications, the County or local municipality may require studies to be undertaken to measure various impacts and to propose methods of reducing or eliminating negative impacts. These studies shall be prepared by qualified professionals and will include, but are not limited to:

- planning impacts
- environmental impacts
- traffic impacts
- agricultural impacts
- fiscal impacts

Studies prepared as part of an environmental assessment, licensing procedure or other planning process may fulfill all or part of the requirements of this section.

4.6.2 Planning Impact Assessment

Planning impact assessments may be required to evaluate:

- a) the need for the proposed use other than for aggregate operations, taking into account other available lands or buildings in the area;
- b) the appropriateness of the proposed site for the use proposed taking into consideration the size and shape of the land and its ability to accommodate the intensity of use proposed;
- c) the adequacy of the proposed method of servicing the site;
- d) the compatibility of the proposed use with consideration given to the height, location, proximity and spacing of buildings; the separation between various land uses; impacts from noise, odour, dust or other emissions from the proposed use and from adjacent land uses; loss of privacy, shadowing or impact on cultural heritage resources and landscapes;
- e) the impact on natural resources such as agricultural land and mineral aggregate deposits;
- f) the impact on biodiversity and connectivity of natural features and areas;
- g) the exterior design in terms of bulk, scale and layout of buildings and other design elements;
- h) the possibility that site contamination has occurred or the site may contain historic petroleum wells or associated works, and if so, demonstrate compliance with provincial regulations;
- i) methods of reducing or eliminating negative impacts;
- j) other planning matters considered important by a Council.

4.6.3 Environmental Impact Assessment

Environmental impact assessments prepared by a qualified person may be required to evaluate the impacts a proposed development may have on the natural environment and the means by which negative impacts may be reduced or eliminated. An environmental impact assessment may include some or all of the following:

- a) a description of the proposal, including a statement of purpose;
- b) a description of the existing land use on the subject lands and adjacent lands, as well as the relevant land use regulations;
- c) an identification of proposed land uses and activities and potential environmental impacts;
- d) a delineation of any environmental constraint area on a site plan;
- e) a description of the terrestrial and aquatic resources, natural and built landforms, surface and groundwater and other significant environmental features or functions on the site;
- f) an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;
- g) a consideration of the need for a subwatershed study;
- h) an assessment of the impact on groundwater resources and in particular existing private wells and municipal supply wells in the area;
- i) a statement of the relative environmental and ecological significance of the natural features and functions affected by the proposal;

- j) a consideration of the potential to maintain, restore or where possible, improve the long-term ecological function and biodiversity of natural heritage systems;
- k) requirements to be addressed in Site Plans and/or Development Agreements;
- l) a statement that there are no negative impacts on provincially significant greenland features and functions and a description of the means by which negative environmental impacts will be mitigated in other greenland areas.
- m) a consideration of the potential for enhancement of environmental features or functions through site design alternatives;
- n) a proposal for monitoring, where needed;
- o) such additional concerns as a Council may consider relevant.

The County may, in consultation with Conservation Authorities, provide consideration for a scoped environmental impact assessment format for use by proponents of development applications, which are generally minor in nature with limited potential impacts.

4.6.4 Traffic Impacts Assessment

Where a development proposal may add significant volumes of traffic to a road system or where development is proposed in an area with recognized road deficiencies, a Council may require a traffic impact assessment. The assessment may include any or all of the following:

- a) pre and post development traffic patterns and volumes;
- b) structural adequacy and capacity of the existing and proposed road system;

- c) convenience, accessibility and safety of the site for people and vehicles and the effect on traffic customarily on the road;
- d) sight distance visibility;
- e) grade (slope) of road;
- f) suitability of the road for all weather conditions;
- g) suitability of the site or roads for snow plowing and removal;
- h) pedestrian and bicycle traffic flows and potential conflicts, particularly where schools or senior facilities are nearby;
- i) ability of new roads to meet municipal standards;
- j) means by which negative impacts will be reduced or eliminated;
- k) such additional concerns as a Council may consider relevant.

4.6.5 Agricultural Impact Assessment

Where development is proposed in prime or secondary agricultural areas, a Council may require an assessment of the impacts the development may have on agricultural activities in the area. An assessment may include any or all of the following:

- a) the opportunity to use lands of lower agricultural potential;
- b) compliance with the minimum distance separation formula for livestock operations;
- c) the degree to which agricultural expansion may be constrained;
- d) potential interference with normal agricultural activities and practices;

- e) potential interference with the movement of agricultural machinery on roads;
- f) such other concerns as a Council may consider relevant.

4.6.6 Fiscal Impact Assessment

A Council may require a fiscal impact assessment where a development proposal or proposals is so substantial that it may:

- a) create negative impacts on existing commercial facilities to the extent that it threatens the existing commercial life of a traditional downtown or the planned function of other commercial areas;
- b) impose severe or unusual financial burdens on the municipality's fiscal well-being.

It is not the intent of the County to regulate competition, but the County wishes to retain healthy communities and traditional downtowns and protect public investment in Wellington's communities.

4.6.7 Heritage Impact Assessment and Conservation Plan

A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal.

A heritage impact assessment is a study to determine if any significant cultural heritage resources are impacted by a development proposal, whether the impacts can be mitigated, and by what means. A heritage impact assessment will generally be required to contain:

- a) Historical research, site analysis and evaluation

- b) Identification of the significance and heritage attributes of the cultural heritage resources
- c) Description of the proposed development or site alteration
- d) Assessment of development or site alteration impact
- e) Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include, but are not limited to:
 - i) alternative development approaches
 - ii) isolating development and site alteration from significant built and natural features and vistas
 - iii) design guidelines that harmonize mass, setback, setting, and materials
 - iv) limiting height and density
 - v) allowing only compatible infill and additions
 - vi) reversible alterations
 - vii) buffer zones, and
 - viii) site plan control
- f) Implementation and monitoring
- g) Summary statement and conservation recommendations

A conservation plan provides details as to how a cultural heritage resource can be conserved, and will generally be required to contain:

- a) identification of the conservation principles appropriate for the type of

cultural heritage resource being conserved

- b) Analysis of the cultural heritage resource
- c) Recommendations for conservation measures and interventions, short or long term maintenance programs, implementation, and the qualifications of anyone responsible for the conservation work
- d) Schedule for conservation work, inspection, maintenance, costing, and phasing
- e) Monitoring of the cultural heritage resource.

4.7 URBAN AREA PROTECTION

4.7.1 Distinct Urban-Rural Boundary

In order to allow the efficient expansion of urban areas, and to maintain a clear distinction between urban and rural areas, the County of Wellington:

- a) prohibits new development adjacent to existing urban centres, or hamlets unless part of an urban expansion (adjacent will normally mean within 1 kilometre of an urban area boundary);
- b) requires that livestock operations adjacent to existing urban boundaries shall only be permitted in accordance with the Minimum Distance Separation Formula.

This policy does not apply to prevent the completion of previously approved development, logical infilling or development of a minor nature which does not impede the efficient expansion of the urban area. Additionally the expansion of existing developments may be considered if the overall intent of this section is met.

A clear distinction between urban and rural areas should be maintained.

4.8 URBAN EXPANSION

4.8.1 General

The County wishes to encourage growth to occur in urban centres and hamlets. The build out and eventual expansion of urban centres is therefore a logical outcome of this policy direction. Hamlets are expected to be built out with only modest expansions allowed.

4.8.2 Urban Centre Expansion Criteria

An Urban Centre expansion may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate the population and employment forecasts for the County of Wellington, through intensification and in designated greenfield areas, using the intensification target and greenfield density targets, are not available;
 - i) within the regional market area; and
 - ii) within the applicable lower-tier municipality to accommodate the growth allocated to the municipality
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in a);
- c) the timing of the expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the intensification target and density targets set out in Section 3.3.1 as approved by the Province, and the other policies of this Plan;
- d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;
- e) the existing or planned infrastructure required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- f) in prime agricultural areas, there are no reasonable alternatives that avoid prime agricultural areas, and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- g) impacts on agricultural operations which are adjacent to or close to the urban centre or hamlet are mitigated to the extent feasible;
- h) in determining the most appropriate direction and location for expansion, the following are addressed:
 - i) the existing development pattern in the community;
 - ii) the potential impacts on people;
 - iii) the need to avoid mineral aggregate areas or where it is unavoidable to use lands of lower quality aggregate resources;
 - iv) the impacts on natural heritage systems and features;
 - v) the impacts on groundwater and surface water;
 - vi) the impacts on the safety and efficiency of existing or planned infrastructure;
 - vii) the impacts on archaeology, cultural heritage landscapes, and built heritage resources;

- viii) logical boundaries based on existing property lines or recognized physical features where possible; and
 - ix) other planning criteria considered appropriate in the circumstances.
- i) the County and local municipalities will plan to maintain or move significantly towards a minimum of one full-time job per three residents within or in the immediate vicinity of the urban centre or hamlet.

4.8.3 Hamlet Expansion

None of the hamlets in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. Hamlet expansions of more than 5 residential lots or units will not be allowed. The expansion must be based on a municipal comprehensive review as set out in Section 4.8.2.

4.9 WATER RESOURCES

4.9.1 Watershed Planning

Wellington County accepts the value of broad strategic planning for water and water related resources through a watershed planning process. Watershed and subwatershed studies, where undertaken, will be used as key components for land use policy and development decisions. The completion of subwatershed studies may be required prior to development proceeding, and may be a component of a Secondary Plan. The results of watershed plans and subwatershed studies will be incorporated into the County Official Plan, where appropriate.

4.9.2 Surface Water

Watercourses, lakes, ponds and wetlands and appropriate setbacks will be protected through their inclusion in the County's Greenlands System.

4.9.3 Groundwater

Groundwater resources occur throughout the County and are not confined to the Greenlands

system. Groundwater needs to be protected to promote public health, and as an essential resource for urban and rural water supplies, agricultural production and the maintenance of the Greenland system. It is the intent of this Plan that all development and site alteration shall be subject to the following policies to ensure water quality and quantity are not negatively affected. Specifically, it is the County's intent that the development of public and private uses will not:

- negatively impact groundwater recharge or discharge
- impair groundwater or surface water quality
- negatively impact municipal groundwater supply.

Maintaining a sustainable groundwater supply is a priority to meet the needs of current and future residents. The County recognizes a relationship between groundwater and surface water in terms of recharge and discharge functions. The policies of this Plan are intended to address both groundwater and surface water protection.

Groundwater and surface water is not confined to municipal boundaries. As such, the County will work collaboratively with local municipalities, municipal neighbours, and the relevant Source Protection Authorities as required to ensure the effective protection of water resources.

4.9.4 Policy Direction

Wellington County commits to pursuing the following directions relating to water resources:

- a) ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;
- b) protect surface and groundwater quality and quantity through the use of regulatory and voluntary means of

- prohibiting, restricting or influencing land uses and activities within vulnerable areas, communal well policy areas, and underlying vulnerable aquifers;
- c) ensure that development meets provincial water quality objectives;
 - d) ensure levels of wastewater treatment that are appropriate for the size, location and scale of development anticipated;
 - e) ensure development does not alter groundwater levels to the detriment of surrounding users and resources;
 - f) support policies to protect municipal water sources;
 - g) protect wetlands and areas that make significant contributions to groundwater recharge;
 - h) protect the hydrogeological functions of the moraine systems in the County;
 - i) ensure the base flow needed to protect streams, fisheries and wetlands are maintained;
 - j) support sustainable stormwater management practices that protect or, where feasible, enhance water quality and water quantity control;
 - k) promote efficient and sustainable use of water resources that maintain and enhance water quantity and quality through the retention of vegetation or through re-naturalization;
 - l) maintain and enhance fish habitat;
 - m) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers and headwaters;
 - n) ensure land use decisions promote water conservation efforts and support the efficient use of water resources;
 - o) encourage agricultural practices that protect water resources;
 - p) require mineral aggregate operations to use best management practices to protect groundwater resources as set out in Section 4.9.5.8;
 - q) require impact studies when development proposals have the potential to affect water or water related resources.
 - r) to amend this Plan where appropriate to implement the policies of those Source Protection Plans applicable to the County of Wellington.
- 4.9.5 Source Water Protection**
- The *Clean Water Act, 2006* is intended to ensure the protection of drinking water supplies by setting out a risk-based process on watershed basis to identify vulnerable areas and associated drinking water threats and issues through the preparation of Assessment Reports; and develop policies and programs to eliminate or reduce the risks posed by identified drinking water threats through the preparation of Source Protection Plans. This process is otherwise known as Source Protection Planning.
- The science-based Assessment Report is the technical basis upon which a Source Protection Plan is prepared. The Source Protection Plan contains policies to address the drinking water threats identified in the Assessment Report. There are five Source Protection Plans (SPPs) that apply within the County of Wellington:
- Grand River Source Protection Plan
 - Maitland Valley Source Protection Plan
 - Saugeen Valley, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

- Credit Valley, Toronto and Region, A Central Lake Ontario (CTC) Source Protection Plan
- Halton Region-Hamilton Region Source Protection Plan

The boundaries of these Source Protection Plans as they apply to the County of Wellington are identified in Appendix 4 to the Official Plan.

4.9.5.1 Vulnerable Areas

Identified vulnerable areas within the County include:

- Wellhead Protection Areas (WHPAs);
- Surface Water Intake Protection Zones (IPZs); and
- Issue Contributing Areas (ICAs)

Schedule B of the Official Plan identifies vulnerable areas for each municipal water supply source and their associated vulnerability score, as mapped in the applicable Source Protection Plan. Schedule B also identifies policy areas to protect selected private communal wells in the County that were identified in the County of Wellington Groundwater Study, 2006.

Wellhead Protection Area is an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats because land use activities in these areas have the potential to affect the quality or quantity of water that flows into the well. WHPAs associated with water quality are identified on Schedule B as Wellhead Protection Areas A, B, C and E. WHPA-Ds are not identified on Schedule B as there are no significant drinking water threat policies identified in the relevant Source Protection Plans for these WHPAs. WHPAs associated with water quantity are identified on Schedule B as Wellhead Protection Areas Q1 and Q2. Table 9 summarizes the time of travel factors that represents each WHPA.

Wellhead Protection Area

Table 9: WHPAs and Associated Time of Travel Zones and Vulnerability Scores.

Water Quality Wellhead Protection Areas		
Wellhead Protection Area	Time of Travel (ToT)	Vulnerability Score
WHPA-A	100-metre radius surrounding well.	10
WHPA-B	2 year travel time for water to enter the well.	6 to 10
WHPA-C	5 year travel time for water to enter the well.	2 to 8
WHPA-D	25 year travel time for water to enter the well.	2 to 6
WHPA-E	The vulnerable area of groundwater supplies which are under the direct influence of surface water. The area is calculated based on a two hour travel time of surface water to the well.	7 to 9
Water Quantity Wellhead Protection Areas		
WHPA-Q1	The combined area that is the cone of influence of the well and the whole of the cones of influence of all other wells that intersect that area.	
WHPA-Q2	The WHPA-Q1 area and any area where a future reduction in recharge would significantly impact that area.	

The 'vulnerability score' identifies the degree to which a WHPA or IPZ within the County is vulnerable to contamination. The vulnerability score of an area can range from 1 to 10, with 10 being the most vulnerable. The vulnerability score is used, together with a table of drinking water threats published by the Ministry of Environment and Climate Change, to determine whether a drinking water threat is either significant, moderate, or low. ICAs are not assigned a vulnerability score.

Schedule B also contains WHPAs for municipal wells located in neighbouring municipalities that extend into Wellington County. The applicable protection policies of this section of the Official Plan shall apply to these WHPAs. Where WHPAs for local municipal wells extend beyond the County's boundary, protection from neighbouring municipalities for wells serving the residents of Wellington will be governed by the policies of the relevant Source Protection Plan and neighbouring municipal Official Plans.

Intake Protection Zone

An Intake Protection Zone applies to municipal surface water supply sources and are areas within which a spill or leak may enter the intake too quickly prior to implementing measures to prevent pollutants from entering the municipal water system. There is an Intake Protection Zone identified on Schedule B-7 in Puslinch Township.

Issue Contributing Area

An Issue Contributing Area (ICA) is an area within a WHPA where the existing or trending concentration of a parameter (i.e. trichloroethylene, chlorine, nitrate, or sodium) or a pathogen at a municipal well would result in the deterioration of the quality of water for use as a source of drinking water. ICAs are not assigned a vulnerability score. ICAs are identified on Schedule B as Issue Contributing Areas.

4.9.5.2 Prescribed Drinking Water Threats

Land use activities which may pose a drinking water threat to municipal water supplies are defined by the *Clean Water Act, 2006* as an activity or condition that

adversely affects, or has the potential to adversely affect, the quality and quantity of any water that is or may be used as a source of drinking water. Drinking water threats include the following as prescribed by Ontario Regulation 287/07 of the *Clean Water Act, 2006*, and further defined by the circumstances outlined in the Ontario Ministry of the Environment and Climate Change's Table of Drinking Water Threats, November 2009 and as may be amended:

1. Waste disposal sites within the meaning of Part V of the Environmental Protection Act.
2. The establishment, operation or maintenance of a system that collects, stores, transmits, treats or disposes of sewage.
3. The application of agricultural source material to land.
4. The storage of agricultural source material.
5. The management of agricultural source material.
6. The application of non-agricultural source material to land.
7. The handling and storage of non-agricultural source material.
8. The application of commercial fertilizer to land.
9. The handling and storage of commercial fertilizer.
10. The application of pesticide to land.
11. The handling and storage of pesticide.
12. The application of road salt.
13. The handling and storage of road salt.
14. The storage of snow.
15. The handling and storage of fuel.

16. The handling and storage of a dense non-aqueous phase liquid (DNAPL).
17. The handling and storage of an organic solvent.
18. The management of runoff that contains chemicals used in the de-icing of aircraft.
19. An activity that takes water from an aquifer or a surface water body without returning the water taken to the same aquifer or surface water body.
20. An activity that reduces the recharge of an aquifer.
21. The use of land as livestock grazing or pasturing land, an outdoor confinement area or farm-animal yard.

4.9.5.3 Land Use & Activity Prohibitions, Regulations, and Restrictions within Vulnerable Areas

Significant drinking water threats within vulnerable areas are either prohibited or regulated by Source Protection Plan policies. The significance of a prescribed drinking water threat depends on the characteristics of the activity and where the activity is occurring within a vulnerable area. Appendix 4 to this Plan identifies where Source Protection Plans apply within the County of Wellington.

Notwithstanding the land uses permitted by the underlying land use designation in this Official Plan:

- a) permitted land uses that involve a significant drinking water threat within a vulnerable area identified in Schedule B to this Plan may be either prohibited or regulated by the applicable Source Protection Plan.
- b) An application for development, redevelopment, or site alteration within

a Wellhead Protection Area, Intake Protection Zone, or Issue Contributing Area where a drinking water threat could be significant shall only be deemed complete under the Planning Act if submitted with a Section 59 Notice issued by the Risk Management Official, in accordance with the Clean Water Act, 2006, where applicable in accordance with the relevant Source Protection Plan.

- c) The County's Risk Management Official shall determine whether a new land use or activity is, or involves, a significant drinking water threat in accordance with the Clean Water Act, 2006 and whether the use or activity is prohibited or regulated through a Risk Management Plan in accordance with the applicable Source Protection Plan.
- d) The Risk Management Official may provide guidance to assist the local municipalities in screening applications for development, redevelopment or site alteration.
- e) Existing land use activities involving prescribed drinking water threats are as defined by the respective Source Protection Plans in Section 4.9.5.5.

4.9.5.4 Drinking Water Threat Disclosure Reports

The submission of a Drinking Water Threat Disclosure Report will be required as part of a complete application under the Planning Act for development, redevelopment or site alteration of non-residential uses within a Wellhead Protection Area, Intake Protection Zone or Issue Contributing Area. The report shall disclose whether any of the prescribed drinking water threats identified in subsection 4.9.5.2 are expected to occur on the property, as well as the handling and storage of any other chemicals, fuel and wastes, and related volumes, types, storage, handling, disposal, etc. The report shall also disclose the proposed management programs associated with the use of

chemicals at the site, including risk management/reduction measures, emergency response plans, spill response/prevention plans, employee awareness training, best management practices and monitoring programs.

4.9.5.5 Source Protection Plan Specific Land Use Policies

Maitland Valley Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the Maitland Valley Source Protection Area as identified in Appendix 4:

- a) Where septic systems would be a significant drinking water threat within a WHPA with vulnerability score of 10, new lots will only be permitted where they are serviced by municipal sanitary sewers or where an on-site septic system could be located outside of a vulnerable area with a vulnerability score of 10.
- b) Where no municipal sanitary sewers exist and where septic systems already exist within a WHPA with a vulnerability score of 10, all future or replacement private septic systems on lots where they would be a significant drinking water threat shall be located as far as practically possible from the wellhead while remaining in compliance of the Building Code.

Existing means any of the 21 prescribed threat activities (including activities associated with legal non-conforming) established at the day the Maitland Valley Source Protection Plan takes effect, or that occurs seasonally or occasionally on the property and the activity has occurred at some point prior to the effective date of the Source Protection Plan. This includes expansions where no additional permissions would be required. Furthermore, where a Risk Management Inspector has conducted

a property specific assessment and documented the significant threat activities on that property, any significant threat activity not so documented shall be subject to the policies pertaining to future threats.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan Area as identified in Appendix 4:

- a) The following waste disposal facilities shall be prohibited within WHPAs with a vulnerability score of 8 or 10, and IPZs with a vulnerability score of 10, where they would be considered a significant drinking water threat:
 - i. Land disposal of petroleum refining waste within the meaning of clause (d) of the definition of “land disposal” in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the *Environmental Protection Act*;
 - ii. Land disposal of municipal waste, hazardous waste, liquid industrial waste, or processed liquid industrial waste, within the meaning of clauses a) and b) of the definition of “land disposal” in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the *Environmental Protection Act*; and
 - iii. Land disposal of liquid industrial waste, industrial waste, or commercial waste within the meaning of clause (c) of the definition of “land disposal” in section 1 of Regulation 347 (General – Waste Management)

R.R.O. 1990 made under the *Environmental Protection Act*.

- b) Where the establishment, operation or maintenance of a septic system within WHPAs and IPZs with a vulnerability score of 10 would be considered a significant drinking water threat, new lots created through severance or subdivision under the Planning Act shall only be permitted by the approval authority where the lots will be serviced by a municipal sewage system.
- c) The local area municipality shall consider establishing or continuing programs that reduce infiltration of waste water into groundwater aquifers from sanitary sewers and related pipes or discharge from a stormwater management facility within a WHPA with a vulnerability score of 10.

For **existing** activities, a specific timeframe is often stated in the Source Protection policy text. Where a timeframe is not given, the default as specified in the *Clean Water Act* regulations would prevail. For future activities, a specific timeframe is usually not provided in the policy text. Policies related to future activities generally take effect on the effective date of the Source Protection Plan (July 1, 2016).

CTC Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the CTC Source Protection Area as identified in Appendix 4:

- a) The use of land for a waste disposal facility shall be prohibited in WHPA-A and WHPA-B areas with a vulnerability score of 10 where the storage or generation of waste would be a significant drinking water threat at the following types of waste disposal sites:

- i. Storage, treatment, and discharge of tailings from mines;
- ii. Landfarming of petroleum refining waste;
- iii. Landfilling of hazardous waste;
- iv. Landfilling of municipal waste;
- v. Landfilling of solid non-hazardous industrial or commercial waste;
- vi. Liquid industrial waste injection into a well;
- vii. Storage of hazardous or liquid industrial waste at large facilities such as landfills and transfer stations; and
- viii. Storage of wastes described in clauses p), q), r), s), t), or u) of the definition of "hazardous waste", or in clause d) of the definition of "liquid industrial waste" (at large facilities such as landfills and transfer stations) in section 1 of Regulation 347 (General – Waste Management) R.R.O. 1990 made under the

Environmental Protection Act.

- b) Where septic systems governed under the Building Code Act for vacant existing lots of record in WHPAs with a vulnerability score of 10 and nitrate ICAs would be a significant drinking water threat, vacant lots of record shall be subject to site plan control and individual on-site sewage systems and replacement beds will only be permitted if they are sited to ensure they do not become a significant drinking water threat.
- c) No new lots requiring septic systems governed under the Building Code Act shall be created where the activity would be a significant drinking water threat within WHPA-A areas.
- d) New lots requiring septic systems governed under the Building Code Act in WHPA-B and E areas with a vulnerability score of 10 and an ICA for nitrate, pathogen, sodium, or chloride, where they would be considered a significant drinking water threat, shall only be permitted if the municipality is satisfied that the activity will not become a significant drinking water threat. A hydrogeological assessment shall be required to determine the appropriate development density and shall be conducted by a professional licensed to carry out the work.
- e) New development dependent on septic systems with subsurface disposal of effluent, as regulated by the Ontario Water Resources Act, shall be prohibited within WHPA-A areas where they would be considered a significant drinking water threat.

- f) New development dependent on septic systems with subsurface disposal of effluent, as regulated by the Ontario Water Resources Act, in WHPA-B and E areas with a vulnerability score of 10 and an ICA for nitrates, pathogens, sodium, or chloride shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location for the septic system is the preferred alternative and the safety of the drinking water system has been assured.
- g) New development dependent on sanitary sewers and related pipes in WHPA-A, WHPA-B and E areas with a vulnerability score of 10 and ICAs for nitrates or pathogens shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of the sanitary sewer and related pipes is the preferred alternative and the safety of the drinking water system has been assured where sanitary sewers and related pipes would be considered a significant drinking water threat.
- h) The use of land for the establishment of new stormwater retention ponds shall be prohibited in WHPA-A areas where the use of land for the discharge (including infiltration) of stormwater would be considered a significant drinking water threat.
- i) The use of land for the discharge from a stormwater retention pond in a WHPA-B area with a vulnerability score of 10, WHPA-E area with a vulnerability score equal to or greater than 8, and the remainder of an ICA for nitrates, pathogens or chloride, where is it considered a significant drinking water threat, shall only be permitted where it has been demonstrated by the proponent through an approved Environmental Assessment or similar planning process that the location of the discharge from a stormwater retention pond is the preferred alternative and the safety of the drinking water system has been assured.
- j) The use of land for the establishment of facilities for the storage of sewage in WHPA-A areas and WHPA-E areas with a vulnerability score equal to or greater than 9 or A WHPA-E area in an ICA for nitrates or pathogens shall be prohibited where they are considered a significant drinking water threat.
- k) The use of land for the establishment of facilities for the storage of sewage in WHPA-B areas with a vulnerability score equal to or greater than 8, WHPA-C areas with a vulnerability score of 8, and ICAs for nitrates or pathogens, where considered a significant drinking water threat, shall only be permitted where it has been demonstrated through an approved Environmental Assessment or similar planning process that the location for the storage of sewage is the preferred alternative and the safety of the drinking water system has been assured.
- l) Development dependent on the establishment of sewage works shall be prohibited where sewage

works would be a significant drinking water threat where the sewage works discharge is to surface water from:

- i. Combined sewer discharge from a stormwater outlet to surface water and sewage treatment bypass discharge to surface water in WHPA-E areas with a vulnerability score equal to or greater than 8 and in WHPA-E areas in an ICA for nitrates or pathogens;
 - ii. Industrial effluent discharges in WHPA-E areas with a vulnerability score equal to or greater than 8 and in WHPA-E areas in an ICA for nitrates, chloride, or pathogens; or
 - iii. Sewage treatment plant effluent charges, including lagoons, in WHPA-A and WHPA-B areas with a vulnerability score of 10, WHPA-E areas with a vulnerability score equal to or greater than 8, or in WHPA-E areas in an ICA for nitrates or pathogens.
- m) New parking lots greater than 2,000 square metres in size shall be prohibited in WHPA-A areas outside of an ICA for sodium or chloride where the application of road salt to roads and parking lots would be a significant drinking water threat.
- n) A salt management plan shall be required as part of a complete application for development that includes new roads and parking lots in WHPA-B areas with a vulnerability score of 10, WHPA-E areas with a vulnerability score

equal to or greater than 9, or the remainder of an ICA for sodium or chloride where the application of road salt would be considered a significant drinking water threat. Salt management plans shall include, but not be limited to, mitigation measures regarding design of parking lots, roadways, and sidewalks to minimize the need for repeat application of road salt.

- o) Where a water taking is or may be a significant water quantity threat in WHPA-Q1 areas, the following shall apply:
- i. New development shall only be permitted if the new development does not require a new or amended Permit to Take Water;
 - ii. Final approval for new development that requires a new or amended Permit to Take Water shall only be provided once the Ministry of Environment and Climate Change has determined that the proposed taking will not become a significant water quantity threat; and
 - iii. Settlement area expansions shall only be permitted as part of municipal comprehensive review where the applicable provincial planning criteria have been met and the following has been demonstrated:
 - The aquifer has sufficient capacity to sustainably provide municipal water services to the expanded settlement area;
 - The expansion will not

- adversely impact the aquifer's ability to meet the municipal water supply requirements for current and planned service capacity, for other permitted takings, or for wastewater receiving bodies; and
- The hydrologic integrity of municipal wells will be maintained.
- p) To ensure recharge reduction does not become a significant drinking water threat, applications under the Planning Act within WHPA-Q2 areas shall be reviewed by the Risk Management Official to ensure that:
- i. New development for low density residential (excluding subdivisions) or agricultural uses are to implement Best Management Practices (BMPs) such as Low Impact Development (LID) with the goal to maintain predevelopment recharge; and
 - ii. All site plan and subdivision applications for new commercial, industrial and institutional uses shall provide a water balance assessment for the proposed development to the satisfaction of the County or local area municipality as the appropriate Planning Approval Authority, which addresses each of the following requirements:
 - Maintain pre-development recharge to the greatest extent feasible through Best Management Practices (BMPs) such as Low Impact Development (LID), minimizing impervious surfaces, and lot level infiltration;
 - Where pre-development recharge cannot be maintained on site, implement and maximize off-site recharge enhancement (within the same WHPA-Q2) to compensate for any predicted loss of recharge from the development; and
 - For new development (excluding minor variance) within the WHPA-Q2 and within an ICA for sodium, chloride or nitrates, the water balance assessment shall consider water quality when recommending best management practices and address how recharge will be maintained and water quality will be protected.
 - iii. Settlement area expansions considered as part of a municipal comprehensive review shall only be permitted where it has been demonstrated that aquifer recharge functions will be maintained on lands within WHPA-Q2.
- q) An existing threat activity shall mean the following, unless expressly stated in a policy:
- i. an existing use, activity, building or structure at a location in a vulnerable area that is in compliance with all applicable requirements, and

that was being used or had been established for the purposes of undertaking the threat activity, at any time within ten years prior to the date of approval of the Source Protection Plan, or

- ii. an expansion of an existing use or activity that reduces the risk of contaminating drinking water nor depletes drinking water sources, or
- iii. an expansion, alteration or replacement of an existing building or structure that does not increase the risk of contaminating drinking water nor depletes drinking water sources.

For clarity, the definition of an existing threat activity includes a change in land ownership and the rotation of agricultural lands among crops or fallow conditions, and allows for alternating between sources of nitrates (agricultural source material, commercial fertilizer, and Category 1 non-agricultural source material).

Future threat activities are anything not covered under existing.

Grand River Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the Grand River Source Protection Area as identified in Appendix 4:

a) **Existing** means:

- i. A use, activity, building or structure at a location in a vulnerable area that is in compliance with all applicable regulations on the effective date of this Source Protection Plan, or at some point prior to

the effective date of the Source Protection Plan with a demonstrated intent to continue; or

- ii. An expansion of an existing use or activity, which may include a new building or structure to service the existing use or activity, where the expansion reduces the risk of contaminating drinking water; or
- iii. The expansion, replacement or alteration of an existing building or structure associated with a significant drinking water threat that does not increase the risk of contaminating drinking water; or
- iv. The conversion of an existing use to a similar use, provided it is demonstrated that the conversion will reduce the risk of contaminating drinking water.

b) **New or Future** – means not existing, as defined above.

Halton Region and Hamilton Region Source Protection Plan Area

The following policies shall apply to lands within the County that are located within the Halton Region and Hamilton Region Source Protection Area as identified in Appendix 4:

- a) An Existing Threat is an activity that commenced, or has been engaged, in a location in a vulnerable area within ten years prior to the Source Protection Plan taking effect where there would be a drinking water threat. It includes any expansion of the activity only on the same parcel of land."

4.9.5.6 Large-Scale Development on Private Communal or Individual On-Site Water Services

New large-scale developments on private communal or individual on-site water supply outside a WHPA Q1 or WHPA Q2 shall be required to demonstrate to the satisfaction of the County and the local municipality that adequate water supply is available and that the proposed water taking will not interfere with existing or future municipal water supply and private wells. New large-scale development shall also be required to provide a scoped water budget and water conservation plan for the subject property and adjacent lands and include:

- characterization groundwater and surface water flow systems;
- identification of availability, quantity and quality of water sources;
- development of a water-use profile and forecast;
- determination of a water budget; and
- identification of water conservation measures.

Where the supporting information demonstrates acceptable water use in accordance with the objectives of the Plan, the County may consider such proposal to be in conformity with this Plan. Development approval shall be conditional upon the implementation of water conservation measures recommended through the development review and consultation process, as appropriate. Implementation of such measures will be through conditions of subdivision, land severance or site plan control or other legislated means.

4.9.5.7 Residential Development on Individual On-Site Sewage Services within WHPAs

New lots created by severance or plan of subdivision on individual on-site sewage services within a WHPA with a vulnerability score of 10 with the Grand River Source Protection Plan Area shall be required to provide an enhanced level of sewage treatment (such as tertiary treatment of septic effluent). In all other Source Protection Plan areas, new lots created by severance or plan of subdivision within a WHPA shall be permitted in accordance with Section 4.9.5.5 of this Plan.

4.9.5.8 Industrial or Commercial Uses

In designating new lands for industrial or commercial uses, the policies of Section 4.9.5 shall apply. Existing lands that are designated or zoned for industrial or commercial development within any WHPA are subject to Site Plan Control in accordance with Section 13.9 of this Plan.

Local municipalities shall pass a site plan control by-law designating such lands as areas of site plan control pursuant to the Planning Act. Site plan control may be used as a means of incorporating mitigating and remedial measures, annual up-dates of disclosure reports, proper siting and containment of storage facilities, and lot grading and drainage as identified through the development review process.

4.9.5.9 Mineral Aggregate Resources

New or expanding aggregate extraction operations, where permitted, shall be subject to the Mineral Aggregate Areas policies in this Plan under Section 6.6, and the following policies.

Bulk fuel and oil storage and dispensing facilities shall not be conducted within any excavated area and must include secondary containment and spill

prevention measures as required by Technical Safety and Standards Act and all other applicable legislation. All bulk fuel and oil storage and dispensing facilities within new or expanding aggregate extraction operations shall be identified on aggregate site plans.

The use and storage of recyclable and imported materials for blending purposes may be permitted subject to establishing, to the satisfaction of the County and local municipality, that these uses and materials do not pose a risk to groundwater quality.

Outdoor bulk storage of road salt is prohibited within all WHPAs. Notwithstanding any policies in the Plan to the contrary, snow dumping (i.e. collection and storage or off-site snow) is not permitted within a licensed aggregate extraction operation.

To the extent that the aquifer vulnerability is changed as a result of a new or expanding extraction operation, the potential for overland flow of surface water originating from adjacent lands onto the excavated area must be minimized such that it does not pose additional risk to groundwater quality.

Any new or existing mineral aggregate extraction operations will be encouraged to adopt best management practices (BMPs) to reduce the risk of potential impacts on aquifer water quality and/or municipal supplies. Specifically, BMPs shall be adopted for the storage and dispensing of fuels and oils for the operation of aggregate extraction and processing equipment, including containment, spills prevention measures, and clean-up protocols.

4.9.5.10 Implementation

a) Review of Source Protection Plans

Future reviews of approved Source Protection Plans may result in a change in

the vulnerability scoring or the geographic extent of an existing vulnerable area. The establishment of a new municipal water supply source will result in the establishment of a new vulnerable area. Abandonment of a municipal water supply source will indicate the need to remove the corresponding vulnerable area associated with the supply source.

Changes to the extent or vulnerability of an existing vulnerable area, or the establishment of a new vulnerable area, as a result of a review and amendment to an approved Source Protection Plan will not require an amendment to this Plan. Changes to any policies in the approved Source Protection Plans, may require municipal implementation and may require an amendment to this Plan.

b) Zoning By-laws

Local municipalities will amend their Zoning By-laws in accordance with the applicable Source Protection Plans.

4.9.5.11 Water Quality and Quantity - Protection Measures

The following policies provide for the establishment of additional protection measures of either a regulatory or voluntary nature by County Council and/or local Councils.

Council shall encourage the use of alternative protection measures within highly vulnerable areas and Communal Well Policy Areas, including but not limited to, land acquisition, conservation easements, growth management and landowner partnership programs. Nothing in this subsection shall imply that County Council and/or local Councils are required to commit financial compensation for changes in land use or land management practices as a result of the implementation of the policies of this Section or approved Source Protection Plans.

Council will encourage water systems operators to implement a program to establish a system of monitoring wells within municipal well WHPAs in order to assist in identifying contaminants in the groundwater before they reach the municipal wells in consultation with the Risk Management Official. Priority will be given to WHPAs where the pumped aquifer is highly vulnerable (i.e. vulnerability score of 8 or 10) and where existing water quality indicates changes from background conditions.

Council and local municipalities will encourage the development and promotion of Best Management Practices (BMPs) in vulnerable areas and Communal Well Policy Areas.

Council in co-operation with local municipalities and the County's Risk Management Official shall undertake public education and outreach programs as required by the applicable Source Protection Plans.

Council shall consider the development of programs offering financial incentives to protect and maintain groundwater and surface water quality.

Council and/or local Councils may designate restricted haulage routes for hazardous waste to protect ground and surface water sources through amendments to the County Plan and the use of local by-laws.

Local Councils are encouraged to adopt guidelines or regulate the proper maintenance and regular evacuation of septic tanks to assist in the proper maintenance and operation of septic systems.

Local Councils are encouraged to adopt guidelines or regulate the drilling of private wells on lots where central and/or municipally operated communal water services are already available.

Local Councils are encouraged to develop programs to identify and decommission unused water wells and encourage the owners of dug wells to install a drilled well and decommission the dug well."

4.9.5.12 Communal Well Policy Areas

Communal wells located within the Township of Puslinch are identified on Schedule B7. These communal well systems are privately owned and operated and are therefore not subject to the requirements of the Clean Water Act, 2006, but still require a certain level of protection as they serve as the drinking water supply for an established private residential community. Therefore, for all land uses, except solely residential uses, on lands within the Communal Well Policy Area, the following shall apply:

- a) The following land uses shall be prohibited within 100 metres of the well under the circumstances outlined in the Ontario Ministry of the Environment and Climate Change's Table of Drinking Water Threats, November 2009 and as may be amended:
 - Agricultural uses that involve the storage of agricultural source material;
 - The storage of non-agricultural source material;
 - The storage of commercial fertilizer as defined in O.Reg 267/03 under the Nutrient Management Act;
 - The storage of pesticides;
 - The storage of road salt and/or snow;
 - The storage of liquid fuel above grade and below grade, except where the handling and storage of liquid fuel is required for emergency back-up

generators; and

- The storage of dense non-aqueous phase liquids and/or organic solvents.
- b) The submission of a Disclosure Report shall be required as part of a complete application under the Planning Act for development, redevelopment, or site alteration. The report shall disclose the nature of the proposed use and whether the handling and storage of any chemicals is expected to occur, including related volumes, types, storage, handling, disposal, etc. The report shall also disclose the proposed management programs associated with the use of chemicals at the site, including risk management/reduction measures, emergency response plans, spill response/prevention plans, employee awareness training, and best management practices and monitoring programs.
- c) Development proposals may be subject to additional study requirements, including but not limited to, the preparation of a risk assessment report, hydrogeological analysis, and/or geotechnical investigation as deemed reasonable by the local municipality in consultation with the County's Risk Management Official.

Risk assessments and hydrogeological analyses shall identify the existing groundwater quality and local hydrogeological setting, the nature of any predicted adverse impacts, the ability to eliminate or effectively mitigate these impacts and the measures that will be taken to achieve mitigation objectives. The County's Risk Management Official may further determine the scope of risk assessments and hydrogeological analyses on a site-specific basis, taking into consideration the proposed use.

No new uses shall be permitted unless

it can be demonstrated that the proposed uses can be established within an acceptable level of risk to groundwater and surface water quality and without any adverse impact on ground water and surface water quality, as determined by the Risk Management Official.

4.9.6 West Montrose and Everton Water Management Protection Areas

Two areas within the County have been identified as potential reservoir areas, West Montrose in Centre Wellington (Schedule A1) and Everton in Erin (Schedule A2). The reservoirs would require approval under the Environmental Assessment Act and such projects have not as yet, been supported by Wellington County or either local municipality.

These protection areas are recognized in this Plan to ensure that present and future landowners are aware of the proposal and that development activities will not impair the use of the potential site for reservoir purposes. All planning authorities shall consult with the Grand River Conservation Authority prior to approving any development application within these protection areas. Chief Building Officials are encouraged to consult with the Grand River Conservation Authority prior to issuing building permits within these protection areas.

4.9.7 Paris and Galt Moraine Policy Area

The Paris and Galt Moraines are unique landforms. With their combination of soil types, numerous land surface depressions, and higher elevations relative to surrounding lands, they function as a support for hydrologic processes and features that influence groundwater and surface water resources at regional and local scales. These processes and features include:

- groundwater recharge;
- groundwater storage;
- surface water detention;
- groundwater potential;

- baseflow to streams;
- springs; and
- watershed divides for groundwater and surface water

On the moraines, and in catchment areas influenced by the moraines, there are cold-water fisheries, wetlands, private wells, farms, industrial and commercial businesses, mineral aggregate operations, and municipal water supplies that rely, either directly or indirectly, on these moraine processes and features. Notwithstanding the policies of this Section, portions of the Paris Galt Moraine Policy Area within the Town of Erin are located within a WHPA-Q1/Q2 vulnerable area as identified on Schedule B2 of this Plan, and shall be subject to the applicable policies of the CTC Source Protection Plan and Section 4.9.5 of this Plan.

4.9.7.1 Objectives

The Paris and Galt Moraine policies are intended to:

- protect moraine processes and features in order to maintain and where possible restore and enhance groundwater and surface water resources; and
- promote stewardship activities on the moraines that maintain, restore or enhance groundwater and surface water resources.

4.9.7.2 Policy Direction

On lands in the Paris and Galt Moraines Policy Area on Schedule 'B' that lie outside of Wellhead Protection Areas, the following shall apply:

- a) Large scale development proposals including intensive recreation, mineral aggregate operations, new rural employment area designations, and urban boundary expansions will be required to demonstrate that ground and surface water functions will be maintained, and where possible, restored and enhanced;

- b) Small scale developments that do not rely on significant site alterations will not normally be required to demonstrate protection of the moraines. Where planning approvals for small scale developments are needed, best practices for alteration will be required to reduce or eliminate cut and fill activities that would fill in land surface depressions.
- c) Agriculture is a major activity on the moraines and is an accepted and supported use of land. The County will encourage best practices for agriculture by developing and supporting stewardship programs.

4.10 WATERSHED PLANS

Completed and ongoing watershed plans in Wellington County are shown in Appendix 1. Where appropriate, land use policies have been included to implement completed watershed plans.

4.10.1 Mill Creek Watershed

The Mill Creek begins in Puslinch near the Milton boundary and flows westerly to meet the Grand River in Cambridge. Despite extensive urban growth and gravel extraction, the creek remains a cold, groundwater fed stream throughout much of its length, supporting sensitive aquatic life and fish species such as trout.

The watershed is a valley with the valley floor formed of glacial deposited sands and gravels. The valley is surrounded by two pervious valley walls – the Paris moraine in the north and the Galt moraine in the south. Rainfall falling on the moraines infiltrate the soil and recharges the groundwater system which flows into the valley floor forming wetlands which eventually discharge into Mill Creek. The existing Mill Creek ecosystem depends on this recharge-discharge relationship and the maintenance of this relationship requires that:

- future development in the recharge areas does not significantly reduce the amount and quality of water infiltrating into the recharge areas; and
- any development in the valley bottom does not reduce the high water levels supporting the wetlands or warm the groundwater flowing into Mill Creek.

To ensure the protection of Mill Creek and its watershed, the following policies will be followed:

- a) the natural heritage features identified by the Mill Creek Watershed Study will be included within Wellington County's Greenland System and will be protected;
- b) infiltration levels will be maintained by:
 - limiting impervious cover (buildings & pavement) in a subcatchment area(s) to 20% requiring storm water best management practices to encourage infiltration and maintain water quality and quantity.
- c) in areas such as Aberfoyle and the industrial lands adjacent to the Hanlon Expressway where urban development is anticipated the municipality will:
 - develop zoning standards which encourage more landscaped areas and less impervious cover for commercial, industrial and residential uses and which integrate storm water management facilities into landscaped areas;
 - use site plan review to encourage infiltration and best

storm water management practices;

- require environmental impact assessments where development proposals are significant enough to warrant them.
- d) encourage stream rehabilitation and restoration efforts that result in improved bank stability, increased vegetative cover, pond discharge controls and improved aquatic habitat.

4.10.2 West Credit Subwatershed 15

The West Credit Subwatershed (also known as Subwatershed 15) covers the north-eastern portion of the Town of Erin, including the urban settlements of Erin and Hillsburgh. The subwatershed is somewhat unusual in Southern Ontario, having an almost contiguous stable riparian zone along its banks from mouth to headwaters. Approximately 15% of the watershed is forested and 14% is covered by wetland. Tableland woodlots in high recharge areas have been shown to be critically linked to the high quality of surface water in the West Credit River. Generally, the natural systems are in a relatively healthy state as evidenced by the self sustaining population of Brook Trout. It has also been determined that 15% of all water recharge in the subwatershed transfers to an adjacent subwatershed supporting humans, fish and wildlife, and environmental needs and demand within the Town of Caledon.

To ensure the protection of the West Credit Subwatershed, all Terrestrial and Aquatic/Riparian "Protection Area 1" lands are included in the Greenland System mapping on Schedule A2.

- Terrestrial Protection Area 1 includes all wetlands, forested areas in or adjacent to wetlands, connecting corridors, areas with interior habitat, woodlots in Areas of Natural or Scientific Interest and in Environmentally Sensitive Areas and forested land on recharge areas.

- Aquatic/Riparian Protection Area 1 includes areas of coldwater fish habitat, probable coldwater fish habitat and wetlands adjacent to watercourses.

Extensive “Protection Area 2 and 3” lands are also identified in the West Credit Watershed Study: Phase I Report. While some small woodlots, wildlife habitat linkages and re-vegetation areas are included, the majority are regional groundwater recharge areas. Protection Areas 2 and 3 should be protected and enhanced through stewardship programs.

Where development is proposed, Council may determine, in consultation with the Credit Valley Conservation, that an Environment Impact Assessment is necessary. Opportunities to maintain, enhance or replace equivalent features should also be considered.

4.10.3 Hanlon Creek Watershed

Most of the Hanlon Creek Watershed is within the City of Guelph; however two small areas are within Wellington County at the southwest and southeast corners of the City. Greenland areas within the County’s portion of the watershed have been designated on Schedule A7 – Township of Puslinch.

4.10.4 Nichol Drain No. 2 Subwatershed

This subwatershed study covers a small area immediately south of Fergus. (It is not shown on the map in Appendix 1). Consideration is to be given to the study when evaluating future development in area.

4.11 PUBLIC SPACES, PARKS AND OPEN SPACE

Planning and design play an important role in community health by providing opportunities for active lifestyles and recreation activities.

Wellington is fortunate to have a number of: publicly-accessible rail trails; agreement forest trails; rivers, lakes and reservoirs; conservation areas; and municipal parks

and recreation complexes. Equally important is the involvement of community groups who provide support and stewardship for a number of these facilities.

The County will promote healthy, active communities by:

- a) planning public roads, streets and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling;
- b) providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, open space areas, trails, and, where practical and appropriate, water-based resources;
- c) providing opportunities for public access to shorelines;
- d) considering the impacts of planning decisions on parks, agreement forests and conservation areas.

4.12 COMMUNITY IMPROVEMENT

4.12.1 Introduction

The Community Improvement provisions of the Planning Act provide for and co-ordinate comprehensive improvements in identified areas of a community. Community improvement policies are intended to provide a planning mechanism for improvements, access to cost sharing programs and encouragement for private investment.

Under the Planning Act, local councils may by by-law, designate “Community Improvement Project Areas” within which a local municipality may acquire land, prepare Community Improvement Plans and undertake various community improvement initiatives and works to implement those

plans, including the provision of grants and loans to private landowners.

4.12.2 Objectives

Community Improvement Policies are intended to accomplish the following objectives:

- a) promote the long term stability and viability of identified Community Improvement Project Areas by reducing land use conflicts and upgrading municipal services;
- b) encourage coordinated municipal expenditures, planning and development activities within identified Community Improvement Project Areas;
- c) stimulate the maintenance and renewal of private property;
- d) enhance the visual quality of the community; and
- e) foster local economic growth.

4.12.3 Identifying Areas

Councils shall consider the following criteria in the designation of Community Improvement Project Areas:

- a) a significant portion of the housing stock and other buildings are in need of maintenance, rehabilitation or redevelopment;
- b) municipal services including sanitary sewer, storm sewer, water supply systems, roads, sidewalks, curbs, gutters, street lighting or parking facilities are inadequate and in need of repair;
- c) the supply of public open space or recreation facilities is deficient;
- d) there are conflicting land uses in the area;
- e) within commercial areas, deterioration in the appearance of building facades, inadequate

parking facilities or inadequate pedestrian access;

- f) a significant portion of the buildings are considered heritage resources;
- g) there is a need to remediate brownfields, improve the energy efficiency of buildings, or provide affordable housing; or
- h) there are other environmental, social or community development reasons that have been identified by a Council.

On the basis of the criteria above, a local Council may, by by-law, designate 'Community Improvement Project Areas', the boundaries of which may be the entire municipality or part of the municipality. These areas will be eligible for 'Community Improvement' as defined by the *Planning Act*.

4.12.4 Implementation

In order to accomplish the community improvement objectives set out in the Plan, a local Council may:

Prepare, adopt and implement a Community Improvement Plan(s) within a designated Community Improvement Project Area(s), pursuant to the Planning Act and the community improvement policies set out in this Plan;

Provide public funds such as grants, loans and other financial instruments;

take advantage of federal, provincial or County funding programs which would benefit the community;

prepare and adopt a property standards by-law;

co-operate with groups and organizations whose objectives include community improvement;

undertake other municipal actions, programs or investments for the purpose of achieving the community improvement objectives identified in Section 4.12.2.

4.12.5 County Participation

County Council may participate in a municipality's Community Improvement Plan, and may make grants and loans to the Council of a lower tier municipality for the purpose of carrying out a Community Improvement Plan that has come into effect, on such terms as to security and otherwise as County Council considers appropriate.

PART 5

THE GREENLANDS SYSTEM

5.1 DEFINED

The Greenlands System is intended to include those features and areas which are part of Wellington's natural heritage or areas in which natural or human-made conditions may pose a threat to public safety. These often inter-related areas include:

- wetlands
- environmentally sensitive areas
- streams and valley lands
- ponds, lakes and reservoirs
- areas of natural and scientific interest
- woodlands
- fish and wildlife habitat
- flood plains and hazardous lands
- threatened or endangered species

Our natural heritage will be protected and enhanced.

5.2 PURPOSE

The Greenlands System set out in the Plan contains landscapes, resources and ecological systems that are essential to environmental and public health in Wellington. The Greenlands System will ensure that natural features and areas and their natural beauty will be retained for future generations.

The County recognizes the many important and inter-related functions of our natural environment. The careful conservation of our land, animal, plant, water and air resources is necessary to provide healthy, prosperous and enjoyable communities.

Certain parts of the County contain land subject to natural hazards including flooding hazards, erosion hazards and areas of unstable soils or bedrock. These hazards may pose a danger to public health and

safety, including risks to life and property. The County recognizes the public interest in reducing exposure to unsafe conditions.

The Greenlands System also has a spiritual value providing visual pleasure, tranquility, recreation and renewal essential to human health and well being.

Finally, the Greenlands System has an economic value related to tourism, forestry, recreation, fishing and other resource products which is sustainable if properly managed.

5.3 PLANNING APPROACH

The Greenlands System is designated on Schedule "A" to this Plan and is a composite of many natural heritage features, flood prone areas and hazardous lands. The boundaries of many natural heritage features overlap and inter-relationships frequently exist between these areas. The system is divided into two broad categories: Core Greenlands and Greenlands.

The Greenlands System will be maintained or enhanced. Activities which diminish or degrade the essential functions of the Greenlands System will be prohibited. Activities which maintain, restore or, where possible, enhance the health of the Greenlands System will be encouraged where reasonable.

While the Greenlands System designated on Schedule 'A' is based on those features that have been mapped at a municipal scale, the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkage between and among natural heritage features and areas,

surface water features and ground water features.

5.4 CORE GREENLANDS

Within the Greenlands System certain areas have greater sensitivity or significance. These areas will be identified in policy and protected. These areas have been included in the “Core” Greenlands designations and include:

- provincially significant wetlands
- all other wetlands;
- habitat of endangered or threatened species and fish habitat; and
- hazardous lands.

Development is not allowed in provincially significant wetlands or the habitat of endangered or threatened species.

5.4.1 Wetlands

All wetlands in the County of Wellington are included in the Core Greenlands. Development and site alteration will not be permitted in wetlands which are considered provincially significant. Provincially significant wetlands are shown in Appendix 3 of this Plan. All other wetlands will be protected in large measure and development that would seriously impair their future ecological functions will not be permitted. The appropriate Conservation Authority should be contacted when development is proposed in or adjacent to a wetland.

5.4.2 Habitat of Endangered or Threatened Species and Fish Habitat

Development and site alteration will not be allowed in significant habitat of endangered or threatened species except in accordance with provincial and federal requirements. Development or site alteration adjacent to significant habitat of endangered or threatened species shall require a satisfactory Environmental Impact Assessment that demonstrates there will be no negative impact on the significant habitat of endangered or threatened species or its ecological function. Proponents will be directed to the federal or provincial agency that has jurisdiction over the species or habitat to be protected.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

5.4.3 Hazardous Lands

The Core Greenlands designation includes areas subject to flooding hazards and erosion hazards and hazardous sites that could be unsafe for development or site alteration due to naturally occurring hazards like organic soils or unstable bedrock conditions. Generally development shall be directed away from areas in which conditions exist which would pose risks to public health and safety or property caused by natural hazards.

Development shall not be permitted to locate in hazardous lands where the use is:

- An institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools where there is a threat to safe evacuation during an emergency as a result of flooding, failure of floodproofing measures and/or protection works, or erosion;

- An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, failure of floodproofing measures and/or protection works, or erosion;
- Associated with the disposal, manufacture, treatment or storage of hazardous substances.

Development and site alteration will not be permitted in the floodway of a river or stream unless a Special Policy Area has been approved or it is permitted elsewhere in this Plan. In most parts of the County, a one-zone flood plain management concept applies and the floodway encompasses the entire floodplain.

Development and site alterations will only be permitted in the flood-fringe portion of the floodplain (where a two-zone concept applies), in Special Policy Areas and in areas susceptible to other natural hazards if:

- a) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
- b) new hazards are not created and existing hazards are not aggravated;
- c) no adverse environmental impacts will result;
- d) essential emergency services have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacturing, treatment or storage of hazardous substances;

- f) no reasonable alternative is available.

Development must avoid areas which pose a threat to public health or safety.

5.5 GREENLANDS

Other significant natural heritage features including habitat, areas of natural and scientific interest, streams and valleylands, woodlands, environmentally sensitive areas, ponds, lakes and reservoirs and natural links are also intended to be afforded protection from development or site alteration which would have negative impacts.

These areas are often found within Core Greenlands. Where they are outside Core Greenlands they are identified as Greenlands.

5.5.1 Habitat

Fish and wildlife habitat are included in the Greenlands System, often as part of other defined natural heritage features.

Development and site alteration shall not be allowed in significant wildlife habitat unless it has been demonstrated that there will be no negative impacts on the habitat or its ecological functions.

Development and site alteration shall not be allowed in fish habitat except in accordance with provincial and federal requirements.

5.5.2 Natural and Scientific Interest

Areas of Natural and Scientific Interest (ANSI's) are included in the Greenlands system where they have been determined by the Province to be provincially significant or regionally significant. Both provincially and regionally significant Areas of Life Science or Earth Science Natural and Scientific Interest will be protected from development or site alteration which would

have a negative impact on the natural feature or its ecological function.

5.5.3 Streams and Valleylands

Streams and valleylands are included in the Greenlands system. All streams and valleylands will be protected from development or site alterations which would negatively impact on the stream or valleyland or their ecological functions.

5.5.4 Woodlands

In the Rural System, woodlands over 4 hectares and plantations over 10 hectares are considered to be significant by the County, and are included in the Greenlands system. Woodlands of this size are important due to their contribution to the amount of forest cover on the County landscape. Exceptions may include a plantation established and continuously managed for the sole purpose of complete removal at rotation without a reforestation objective, as demonstrated with documentation acceptable to the County.

In the Urban System, woodlands over 1 hectare are considered to be significant by the County and are included in the Greenlands System. Woodlands of this size are important due to their economic, visual and environmental contributions to the urban landscape.

Detailed studies such as environmental impact assessments may be used to identify, delineate and evaluate the significance of woodlands based on other criteria such as: proximity to watercourses, wetlands, or other woodlands; linkage functions; age of the stand or individual trees; presence of endangered or threatened species; or overall species composition.

Significant woodlands will be protected from development or site alterations which would negatively impact the woodlands or their ecological functions. Good forestry practices will be encouraged and tree

removal shall be subject to the Wellington County *Forest Conservation By-law*.

Smaller woodlands may also have local significance and, where practical, these smaller woodlands should be protected.

5.5.5 Environmentally Sensitive Areas (ESA's)

Environmentally sensitive areas as determined by the County from previous studies are included in the Greenlands system. The areas will be protected from development or site alterations which would negatively impact them or their ecological functions.

5.5.6 Ponds, Lakes and Reservoirs

Ponds, lakes and reservoirs are included in the Greenlands system where the County determines they require protection. These areas will be protected from development or site alterations which would negatively impact them or their ecological functions.

5.6 DEVELOPMENT CONTROL

5.6.1 Permitted Uses

Within the Core Greenlands designation, development and site alteration shall not be permitted within Provincially Significant Wetlands or in significant habitat of threatened or endangered species, except in accordance with provincial and federal requirements.

In other Core Greenlands areas, and in Greenlands areas, permitted uses and activities may include:

- a) agriculture;
- b) existing uses;
- c) conservation;
- d) forestry;
- e) aggregate extraction within Mineral Aggregate Areas subject to appropriate rezoning, licensing and the policies of this Plan;
- f) open space; and
- g) passive recreation.

Other uses permitted in the applicable adjacent or underlying designations may be permitted.

5.6.2 Development Impacts

The above uses for both, the Core Greenlands and Greenlands designations, as well as accessory buildings and structures, shall only be permitted if:

- there are no negative impacts on significant features and functions and no significant negative impacts on other greenland features and functions;
- the hazardous lands policies of Section 5.4.3 are met;
- the development conforms to policies of the applicable adjacent or underlying designation.

Where development is proposed in the Greenland system or on adjacent lands, the County or local municipality shall require the developer to:

- a) identify the nature of the features potentially impacted by the development;
- b) prepare, where required, an environmental impact assessment to ensure that the requirements of this Plan will be met, and consider enhancement of the natural area where appropriate and reasonable.
- c) address any other relevant requirements set out in Section 4.6.3 Environmental Impact Assessment.

No development will be approved unless the County is satisfied that the Greenland and Environmental Impact Assessment policies are met.

Natural Heritage Systems

The County will encourage the restoration or enhancement of the natural heritage system in accordance with the following:

- In areas undergoing significant development, particularly in urban areas, an assessment of opportunities to link or connect natural features may be required to demonstrate how the development will maintain, restore or, where possible, improve linkages and connectivity;
- In areas not undergoing significant development, particularly agricultural and rural areas, stewardship initiatives will be the main means to maintain, restore or, where possible, improve linkages and connectivity.

5.6.3 Adjacent Lands

For the purposes of this section of the Plan, adjacent lands are considered to be:

- a) lands within 120 metres of provincially significant wetlands, provincially significant Life Science Areas of Natural and Scientific Interest, significant habitat of endangered and threatened species, fish habitat, significant wildlife habitat, significant valleylands, and significant woodlands.
- b) lands within 50 metres of provincially significant Earth Science Areas of Natural and Scientific Interest;
- c) lands within 30 metres of all other Core Greenlands and Greenland areas.

5.6.4 Zoning

Core Greenland areas shall be placed in a restrictive zone which prohibits buildings, structures and site alterations except as may be necessary for the management or maintenance of the natural environment.

Other greenlands may also be given a restrictive zoning by a municipal council.

Zoning by-laws may also recognize existing land uses in core greenlands and, where appropriate, provide for reasonable expansions or alterations. Zoning by-laws may also establish setbacks from Core Greenland areas in which no buildings or structures shall be permitted.

5.6.5 Agriculture

The Greenlands System policies will not limit the ability of agricultural uses to continue.

5.6.6 Mineral Aggregate Areas

Areas of high potential for mineral aggregate area shown on Schedule 'C' as an overlay over the Greenland System.

Existing licensed mineral aggregate operations are permitted and will be protected.

In the Greenbelt, mineral aggregate operations are subject to the policies of Section 9.9.10.2.

5.6.7 Greenlands Mapping

The mapping identifying Core Greenlands and Greenlands on various schedules to this Plan may need to be refined by more detailed mapping on individual sites. Where more detailed mapping is available, minor adjustments may be made without an amendment to this Plan and the land use policies of the adjacent designation will apply as determined by Council.

5.6.8 Conservation Authority Regulations

Some lands within and adjacent to the Greenland System may be subject to an Ontario Regulation issued under the Conservation Authorities Act. Where development or site alteration is proposed within a regulated area, as shown on Conservation Authority schedules and/or described in the text of the applicable Conservation Authority regulation, the

Conservation Authority should be consulted before development (including construction, conversion, grading, filling, or excavating).

5.7 RESTORATION AND ENHANCEMENT

While the majority of the County policy framework is focused on protecting natural heritage features from development and site alteration, the County also supports restoration and enhancement of the natural heritage system. The development control process can provide a means to identify opportunities for restoration and enhancement where development activities are taking place.

The Rural System is by far the largest land area of the County and this area is not normally undergoing development. The County believes that the most effective way to restore and enhance the natural heritage system in these areas lies in stewardship initiatives. These initiatives normally involve partnerships with willing landowners to identify and make improvements.

The County has developed a Rural Water Quality Program with Conservation Authorities to encourage farm stewardship initiatives to improve water quality. The County also has a Green Legacy Program that supports community and private planting activities which include an educational and advisory component. Both programs are stewardship initiatives that restore and enhance the County's natural heritage. Examples include projects to: restore streambeds; fence livestock from streams which have become naturalized linkages over time; tree planting to prevent or reduce water and wind erosion or to restore fragile lands.

5.8 GREENBELT PLAN

Lands within the Greenbelt are subject to the policies of Section 9.9.

PART 6

THE RURAL SYSTEM

6.1 DEFINED

The Rural System is primarily natural resource land and some other uses typically found in non-urban areas.

The Rural System includes:

- prime agricultural areas
- secondary agricultural areas
- mineral aggregate areas
- seasonal and recreational use areas
- rural housing
- rural employment areas;
- waste management sites
- special use areas

6.2 PURPOSE

The Rural System, for the most part, is a relatively stable part of the County landscape devoted to economic activities based on natural resources.

The Rural System policies are intended to maintain the essential character of these areas and to ensure that the economic activities and employment opportunities which depend on Wellington's natural resources are maintained and enhanced.

The Rural System is a large and diverse area. Opportunities exist for a variety of resource, employment and community uses which need to be accommodated.

6.3 PLANNING APPROACH

Prime agricultural areas will be protected for farming uses.

Secondary agricultural areas of non-prime farmland will be identified. While farming will be the main land use activity in these areas, a broader range of residential, employment and community uses will be allowed than in prime agricultural areas so long as the use does not adversely impact

existing agricultural operations and is in keeping with the rural character of the area. While existing Country Residential and Lifestyle Community areas in the rural system are recognized, they will not be allowed to expand and new locations will not be permitted.

Significant mineral aggregate deposits will be identified and policies established to protect the resource and provide for appropriate extraction activities.

Areas of existing seasonal and recreational use will be identified. Many of these uses were established to take advantage of the rural setting or the proximity to natural heritage features.

Rural housing primarily supports natural resource activities such as farming. Non-farm related housing may be considered in areas which do not conflict with resource related or other rural uses.

Rural employment lands are intended to provide locations for business activities that may be better served by sites outside urban areas.

New locations for Country Residential and Lifestyle Communities are not allowed in the Rural System unless specifically provided for by an existing policy in this Plan. Existing Country Residential and Lifestyle Communities in the Rural System may be recognized but will not be expanded unless provided for by an existing policy in this Plan.

Waste Management Facilities may be allowed in the Rural System subject to the Environmental Assessment Act or the

Environmental Protection Act and the Environmental Services policies of this Plan. A variety of special purpose areas will be identified to recognize the diverse character and history of the rural system. Some of these areas reflect environmental concerns or existing development patterns.

New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae.

6.4 PRIME AGRICULTURAL AREAS

6.4.1 Defined

Class 1, 2 and 3 agricultural soils, associated Class 4 to 7 soils and additional areas where there is a local concentration of farms which exhibit the characteristics of ongoing agriculture, and specialty crop land will be designated as prime agricultural areas. These areas will be protected for agriculture.

6.4.2 Agriculture First

In Prime Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.

As a general rule, land use activities which support agriculture will be encouraged and land use activities which do not support agriculture will be discouraged.

6.4.3 Permitted Uses

Permitted uses and activities in Prime Agricultural Areas may include:

- a) agricultural uses
- b) secondary uses including home businesses and farm businesses
- c) agriculture-related uses
- d) existing uses
- e) single detached homes
- f) second units subject to Sections 4.4.6

- g) garden suites subject to Section 4.4.7
- h) accessory residence
- i) forestry uses
- j) wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts
- k) licensed aggregate operations
- l) community service facilities
- m) group homes on existing lots of records
- n) kennels on existing lots of record

All uses permitted by this section must be compatible with and not hinder surrounding agricultural uses.

Agricultural uses and normal farm practices will be protected and promoted.

6.4.4 Home Businesses and Farm Businesses

Home businesses are home occupations and home industries that are secondary to the principal use of the property and may be allowed, subject to zoning provisions, as a means of supplementing farm incomes and providing services in agricultural areas and may include:

- small home occupations conducted from the main residence with employment normally limited to the occupants of the property – examples include bed and breakfast, day care, hairdresser, and professional services;
- home industries which are small in scale with a limited number of employees, and minimal off-site impacts – examples include minor equipment repair, woodworking, crafts, and welding;

Farm businesses are small scale businesses that provide value-added products from the farm and may be allowed

subject to zoning provisions – examples include:

- farm vacation enterprises;
- cottage wineries;
- value-added processing or packing;
- sales outlets for agricultural products produced on the farm;
- seed cleaning
- pick-your-own, catch-your-own operations

6.4.5 Agriculture-related Uses

Small scale agriculture-related businesses as required to serve agriculture and directly related to farm operations may be allowed in appropriate locations and subject to zoning provisions, where they are needed in close proximity to farms – examples include:

- livestock assembly;
- grain drying;
- cold storage;
- custom spraying;
- animal husbandry.

6.4.6 Accessory Residence

An accessory residence needed for farm help may be allowed provided that it is established within the main building cluster on the property and adequate water supply and sewage disposal systems are available.

6.4.7 Rural Settlements

Rural settlements are existing small communities that form part of the rural fabric of Wellington. These settlements are primarily small clusters of housing with occasional commercial, industrial or institutional uses. These areas are not designated on Schedule “A” and are not expected to grow but they may be recognized in the zoning by-law and limited residential infilling may be allowed.

6.4.8 Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits and quarries, portable concrete plants and portable asphalt plants are allowed by provincial policy without municipal official plan amendment, rezoning or development permit. Municipal zoning by-laws may establish setback distances between these uses and sensitive land uses including:

- residential uses
- commercial and institutional uses
- livestock facilities
- natural heritage features
- other sensitive land uses

6.4.9 Community Service Facilities

For the purposes of this section, community service facilities are restricted to buildings, structures and uses for which a location in the prime agricultural area is necessary for reasons of public safety or government service delivery, such as: emergency services (fire halls, police detachments, ambulance facilities, public works, temporary emergency facilities); municipal works garages; trails; and schools, churches and cemeteries required for local communities that rely extensively on horse drawn vehicles as their sole means of transportation.

The foregoing does not include: any other schools or churches; hospitals; medical clinics; seniors housing; or waste management facilities.

In order to ensure that prime agricultural land is only used for community service facilities where need and alternative locations have been considered, the establishment of new community service facilities may only be allowed through a zoning by-law amendment that addresses the requirements of Section 4.3.3, with the exception of the following:

- public work
- temporary emergency facilities; and
- trails

6.4.10 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied

to new land uses, lot creation and new or expanding livestock facilities.

6.4.11 Group Homes

Small scale group homes may be allowed on existing lots of record and local zoning by-laws may be establish criteria for these uses.

6.4.12 Kennels

Kennels may be allowed on existing lots of record and local zoning by-laws may establish criteria for these uses.

6.5 SECONDARY AGRICULTURAL AREAS

6.5.1 Defined

Secondary Agricultural Areas include lands within the Rural System which are determined to be non-prime agricultural areas but which can sustain certain agricultural activities.

6.5.2 Identification

Secondary Agricultural Areas will be determined either by:

- a) the existence of large blocks of land which are not Class 1, 2, or 3 or specialty crop land;
- b) an alternative evaluation system developed with the co-operation of the Ministry of Agriculture, Food and Rural Affairs which examines the land base in greater detail to determine the long term agricultural potential based on:
 - Canada Land Inventory
 - farm investment
 - nature of agricultural operations
 - constraints and opportunities for farming
 - land use patterns
 - land fragmentation
 - other matters.

It is not the intention of this Plan to use the Secondary Agricultural Area designation to create small pockets of poorer agricultural land in the midst of prime agricultural land unless a specific use is justified under the policies of this Plan.

6.5.3 Permitted Uses

Permitted uses and activities in Secondary Agricultural Areas may include:

- a) all uses allowed in the Prime Agricultural Area;
- b) small scale commercial, industrial and institutional uses;
- c) public service facilities.

In Secondary Agricultural Areas, all types, sizes and intensities of agricultural uses and normal farm practices shall be promoted and protected in accordance with provincial standards.

6.5.4 Commercial, Industrial & Institutional

Small scale commercial, industrial and institutional uses may be permitted provided that:

- a) appropriate sewage and water systems can be established;
- b) the proposed use is compatible with surrounding uses;
- c) the use requires a non-urban location due to:
 - market requirements;
 - land requirements;
 - compatibility issues.
- d) the use will not hinder or preclude the potential for agriculture or mineral aggregate operations;
- e) the use will be small scale and take place on one lot and large scale proposals or proposals involving

more than one lot will require an official plan amendment.

6.5.5 Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants

Wayside pits and quarries, portable concrete plants and portable asphalt plants used on public authority contracts are allowed by provincial policy without the need for official plan amendment, rezoning or development permit in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

6.5.6 Minimum Distance Formula (MDS)

The provincial minimum distance formula will be applied to new land uses, lot creation and new or expanding livestock facilities.

6.6 MINERAL AGGREGATE AREAS

6.6.1 Mineral Aggregate Resource Overlay

Lands within the Mineral Aggregate Resource Overlay are areas of high potential for mineral aggregate extraction and are shown as an overlay on Schedule "C". These lands have been identified based on geological information in the Ministry of Northern Development and Mines Aggregate Resources Inventory Paper report (ARIP No. 162). Lands in the Mineral Aggregate Resource Overlay generally consist of sand and gravel deposits and selected bedrock resources that the province has identified as being of Primary or Secondary Significance. There are also sites in the Mineral Aggregate Resource Overlay where there is an existing or approved mineral aggregate operation that lies outside of the sand and gravel resource areas of Primary or Secondary Significance and selected bedrock resources.

The Mineral Aggregate Resource Overlay only indicates that aggregate deposits are likely to be available. It does not presume that all conditions are appropriate to allow extraction or processing of the resource to proceed. The intention is to make as much aggregate resources available as close to markets as is realistically possible. In order to recognize environmental and land use constraints to the establishment of mineral aggregate operations, the following are not included in the Mineral Aggregate Resource Overlay: urban centres and hamlets plus 300 metres beyond their boundaries; provincially significant wetlands; other wetlands; and significant woodlands.

There are no known mineral deposits or petroleum deposits of significance that warrant inclusion in this Plan. Should any deposits be identified, the County will develop policies to govern their protection and development.

6.6.2 Protection

In areas adjacent to or in the Mineral Aggregate Resource Overlay, development which would preclude or hinder new aggregate operations or access to the resource will only be allowed if:

- a) resource extraction use would not be feasible;
- b) the proposed development serves a greater long term public interest; in this case, reasonable efforts should be made to use the resource wherever practical;
- c) issues of public health, public safety and environmental impact are addressed.

6.6.3 Existing Aggregate Operations

Existing licensed mineral aggregate operations are permitted and shall be recognized in Municipal zoning by-laws. Licensed aggregate operations are shown in Appendix 2 of this Plan. Expansion of an existing operation shall be subject to all

policies of this Plan which would apply to new aggregate operations. These operations will be protected from new uses which would preclude or hinder their expansion or continued use, or which would be incompatible due to public health, public safety or environmental concerns.

6.6.4 Permitted Uses

In addition to the uses allowed by the underlying designation, the following uses may be allowed in Mineral Aggregate Areas through rezoning:

- a) aggregate extraction;
- b) associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses;
- c) ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material.

6.6.5 New Mineral Aggregate Operations

New or expanded mineral aggregate operations shall only be established through amendment to Mineral Aggregate Area shown on Schedule 'A' of this Plan. New or expanded mineral aggregate operations also require appropriate rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:

- a) the impact on adjacent land uses and residents and public health and safety;
- b) the impact on the physical (including natural) environment;
- c) the capabilities for agriculture and other land uses;
- d) the impact on the transportation system;
- e) existing and potential municipal water supply resources are protected in accordance with Sections 4.9.5 and 4.9.5.9 of this Plan and the applicable Source Protection Plan.
- f) the possible effect on the water table or surface drainage patterns;
- g) the manner in which the operation will be carried out;
- h) the nature of rehabilitation work that is proposed; and
- i) the effect on cultural heritage resources and other matters deemed relevant by Council.

It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.

6.6.6 Public Information

When planning approvals are being considered for new or expanded mineral aggregate operations, the following information shall be made available to the public.

- a) detailed site plans which provide a description of the proposed aggregate operation including location, size, contours, topography, existing and proposed buildings and structures, setbacks, screening,

- buffers, entrances, exits, haul routes, drainage facilities, water table, any water diversions or storage, existing and anticipated final grades, excavation depth, stockpiles, and the sequence of operations and rehabilitation;
 - b) the estimated quality and quantity of the resource;
 - c) a description of the surrounding lands including land uses, locations and use of buildings and structures, fences, significant natural features and wells and other lands owned by the applicant;
 - d) Any related reports prepared by the proponents; and
 - e) any other information deemed relevant by Council.
- b) be prepared in detail by a recognized expert;
 - c) be compatible with the long term uses permitted by the surrounding official plan designations;
 - d) on lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
 - e) on lands designated Secondary Agricultural Areas, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

6.6.7 Ancillary Uses

Ancillary uses may only be established if the following matters are addressed;

- a) the protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and unsightly storage;
- b) the protection of the environment from negative effects of dust, chemical spills, run-off, or contaminated surface or ground water; and
- c) ensuring that access can be obtained directly to a road capable of carrying the anticipated truck traffic.

6.6.8 Rehabilitation

All proposals for new aggregate extraction shall include a plan for eventual rehabilitation. The plan shall:

- a) provide for progressive rehabilitation whenever feasible;

6.6.9 Mining Below Water Table

Extraction below the water table may only be allowed and complete rehabilitation is not required under 6.6.8 if it is demonstrated that:

- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction or the depth of planned extraction in a quarry makes rehabilitation unfeasible;
- b) on lands designated Prime Agricultural Areas, other alternatives have been considered by the applicant and found unsuitable, and rehabilitation in remaining areas will be maximized;
- c) impacts on the environment, including quality and quantity of surface and groundwater resources, will be minimal; and

- d) the intended after use will be compatible with the long term uses of adjacent areas.

6.7 RECREATIONAL AREAS

6.7.1 Defined

Recreational areas are normally land associated with lakes, reservoirs, ponds, rivers or other scenic resources which have potential for the development of recreational or seasonal residential uses relying on recreational activities. New Recreational Areas will be established by amendments to this Plan. Where new Recreational Areas are proposed in Prime Agricultural Areas, the policies of Section 4.3.3 c) shall be met.

6.7.2 Permitted Uses

Permitted uses and activities in Recreational Areas may include:

- a) seasonal recreational uses;
- b) active and passive recreational activities including golf courses;
- c) commercial activities related to and serving recreational activities;
- d) publicly-accessible built and natural settings for recreation, including parklands, open space areas, trails and, where practical and appropriate, water-based resources.

6.7.3 Cottage Areas

Significant cottage development has taken place on Belwood, Conestoga and Puslinch Lakes. This Plan recognizes existing cottage areas and minor infilling, which meets zoning regulations, where adequate services can be provided.

Due to the relatively small size of the lakes and the extensive development that has taken place, no new cottage areas will be allowed.

6.7.4 Cottage Conversion

Cottage areas originally established for seasonal use are increasingly being used year-round. These areas were not normally designed for year-round use nor are the cottages always suitable for such use.

The trend towards cottage conversion across Ontario has proven difficult to stop and therefore, zoning to year round use may take place provided that:

- a) all dwellings can or will meet the Building Code standard for year-round use;
- b) the water and sewage disposal systems are adequate for year round use;
- c) a secure means of access capable of accommodating emergency vehicles on a year-round basis will be available to all dwellings;
- d) the rezoning and conversion policies apply to the entire cottage development or to a well defined area in which consistent standards can be reasonably applied and enforced.

6.7.5 Tent and Trailer Parks

Tent and trailer parks may be allowed in Recreational Areas provided that they have:

- a) access to an open public road;
- b) an internal road system which will allow ease of access for emergency vehicles;
- c) adequate water and sewage services;
- d) a design which provides individual sites sufficient to:
 - site a tent or a trailer
 - provide adequate separation between tents and trailers for fire protection and privacy

- e) ➤ provide an on-site amenity area agreements that regulate the operation of the park and provide for a maximum nine months of operation per year.

6.7.6 Trailer Park Conversion

Trailer parks designed for seasonal use are under pressure to allow periods of stay beyond nine months.

No trailer park will be allowed more than nine months of annual use unless it converts to a permanent facility and it is able to:

- a) only accommodate mobile homes or modular homes which meet the Building Code standards for year round use;
- b) provide communal water and sewage systems suitable for year round use;
- c) provide road access to each dwelling capable of accommodating emergency vehicles on a year round basis;
- d) provide common amenity areas for residents;
- e) provide dwelling unit sites which are large enough to:
 - accommodate the dwelling
 - provide on-site amenity
 - provide, adequate separation between dwellings for fire protection and privacy;
- f) the rezoning and conversion policies apply to the entire trailer park or to a well defined area in which consistent standards can be reasonably applied and enforced.

In order to convert to permanent use the trailer park may acquire or use additional lands for the provision of services or amenity areas. Only trailer parks existing on May 6, 1999 will be considered for conversion to permanent use.

6.7.7 Active and Passive Recreation

Active and passive recreational activities including parks, picnic areas, sports fields, boat launches, boat houses, recreational trailers and buildings, structures and facilities which support active and passive recreational facilities are allowed in Recreational Areas provided that:

- a) adequate provisions are made for services including road access, water and sewer facilities;
- b) other policies of this plan are met.

6.7.8 Golf Courses

Golf courses including clubhouses and related commercial activities are allowed in Recreational Areas provided that:

- a) adequate provisions are made for services including road access, water and sewer facilities;
- b) ground and surface water sources and nearby water users are protected;
- c) The greenlands system will be protected to ensure no negative impacts on its natural features or ecological functions. Municipalities may require proponents to enhance wetlands, wood lots and watercourses and establish natural linkages and other measures designed to benefit the overall natural functions of the site;
- d) ponds, reservoirs, streams, wetlands and fish resources will be protected through sound storm water management practices, sound fertilizer and pesticide management

practices, sound irrigation practices, erosion control, setbacks and vegetative buffers whenever required;

- e) nearby agricultural operations will be protected through appropriate distance setbacks and through appropriate design and buffering;
- f) wherever practical, the more actively used areas of golf courses including the clubhouse and parking areas will be setback and buffered from established residential areas.
- g) new multi lot or multi unit residential development is not permitted unless specifically permitted in an existing policy of this plan or unless needed for staff and security.
- h) small scale overnight accommodation may be considered in association with golf course uses if located away from existing residential uses.

6.7.9 Recreational Commercial Uses

Commercial facilities which serve recreational areas including trailer and boat sales and service, boat storage areas, restaurants and convenience stores may be located in recreational areas provided that all other policies of this Plan are met.

6.8 RURAL EMPLOYMENT AREAS

6.8.1 Defined

Rural Employment Areas are lands set aside for industrial and limited commercial uses which would benefit from a rural location due to:

- the need for a relatively large site; or
- the need for access to major transportation routes; or
- the need to be close to rural resources

In all cases, rural employment areas will be used by “dry” industrial and limited commercial uses which do not use significant amounts of water in their operation and which do not produce significant amounts of effluent, consistent with rural servicing levels which rely on private water and sewage systems.

Rural Employment Areas are expected to provide diversity to Wellington’s land supply for business.

6.8.2 Permitted Uses

Dry industrial and commercial uses requiring large lots, major road access or proximity to rural resources are permitted in rural employment areas.

Such industrial uses may include manufacturing, processing, fabrication and assembly of raw materials or repair, servicing, distribution and storage of materials. Accessory uses including the retail sale of products produced on-site may be allowed.

Such commercial uses will be service focused with limited accessory retail and may include business or professional offices, farm machinery sales, farm supplies, farm produce sales, small scale motels or inns, small scale restaurants and automobile sales and services. Retail commercial uses and service commercial uses normally found in urban centres are not allowed.

6.8.3 Land Use Compatibility

In Rural Employment Areas, establishing specific areas for detailed land use regulations is normally left to the Zoning By-law. In establishing zones and considering rezoning applications, Councils shall ensure that existing and proposed uses are compatible, and that sensitive uses are adequately separated from industrial uses. The Zoning By-law may also limit the location and size of commercial uses.

6.8.4 New Locations

New Rural Employment Areas shall only be established by amendment to this Plan. In establishing new rural employment land consideration shall be given to the following:

- a) the proposed use is necessary for development related to the management or use of resources, resource-based recreational activities or rural land uses that cannot be located in urban centres or hamlets;
- b) the amount of rural employment land in any part of Wellington shall be limited in size and based on reasonable estimates of need;
- c) no new rural employment areas shall be established within 1km of urban centre or hamlet boundaries;
- d) the impacts on agricultural operations shall be kept to a minimum and the loss of prime agricultural land shall be avoided wherever practical, as set out in Section 4.3.3 c);
- e) the Greenland System will be protected from negative impact in accordance with the policies of this Plan;
- f) adequate separation or buffering from incompatible uses can be provided;
- g) adverse impacts on any nearby land use will be avoided;
- h) mineral aggregate resources will be protected;
- i) existing and potential municipal water supply resources are protected in accordance with Section 4.9.5 of this Plan and the applicable Source Protection Plan.

- j) adequate infrastructure is, or will be, established to serve the anticipated development in an orderly manner.

6.9 COUNTRY RESIDENTIAL AREAS

6.9.1 Defined

Country Residential Areas are low density rural subdivisions on individual services. New Country Residential Areas are not allowed.

6.9.2 Permitted Uses

Residential uses in single detached houses at low densities are allowed in country residential areas.

A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A garden suite may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended.

PART 7

THE URBAN SYSTEM

7.1 DEFINED

The Urban System includes the larger urban places in Wellington, which are expected to accommodate the majority of growth over the planning period. The urban system includes:

- hamlets
- urban centres

The urban system is sometimes referred to as “urban areas.”

7.2 PURPOSE

The Urban System is anticipated to change to a greater extent than the Rural and Greenlands Systems. New development along with increases in population will be directed to the urban system and, in particular, to those areas with full municipal services. The Growth Strategy set out in Section 3 should guide growth in the urban system.

The Urban System policies are intended to provide for growth but at the same time, retain the quality and character of Wellington’s small urban places. Growth and change will be managed so that existing and future residents enjoy healthy, efficient and sustainable communities.

7.3 PLANNING APPROACH

Development based on municipal services which promote environmental protection and efficient land use will be encouraged.

Land use patterns in the urban system shall be based on:

- a) densities and a mix of land uses which:

- i) efficiently use land and resources;
 - ii) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - iii) minimize negative impacts to air quality and climate change, and promote energy efficiency.
- b) a range of uses and opportunities for intensification and redevelopment.

Hamlet policies will be developed to recognize the smaller urban places in Wellington which do not have central sewer and water systems. Hamlets are expected to eventually build out on existing designated lands, while growth beyond their current boundaries will be limited.

Urban centre policies will be developed to recognize the larger urban places in Wellington which usually have sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington. Some urban areas such as Erin Village and Hillsburgh without central services may be recognized as urban centres due to the prominent role they play as a focus for growth and community functions in their municipalities.

Greenlands within the Urban system may be identified on separate land use schedules based on the extent of the greenland features and the scale of

mapping. The greenland policies will continue to fully apply.

Wellington County's urban system will be the focus for growth and includes:

- ***hamlets***
- ***urban centres***

7.4 HAMLETS

7.4.1 Permitted Uses

Development will be relatively small-scale given the rural context and level of service available in hamlets. The primary residential use will be low density single detached units, although some small-scale multiple-unit development may be considered to provide greater housing variety. A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan. A garden suite may also be permitted subject to the requirements of Section 4.4.7 of this Plan and in accordance with the temporary use provisions of the Planning Act, as amended.

Other uses including local commercial, small scale industrial, institutional and parks and open space may also be permitted where compatible and where adequate levels of service can be provided.

Zoning by-laws will identify areas for various uses and set regulations to govern their nature.

7.4.2 Servicing

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or Provincial Highways where there is no other alternative. In all cases appropriate siting

standards must be met and road functions maintained.

7.4.3 Land Use Compatibility

In hamlets the establishing of specific areas for various land uses is normally left to the zoning by-law. In establishing zones, Councils shall ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

7.4.4 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on a hamlet, it may require an impact assessment as set out in the general policy section of this Plan.

Hamlets will normally accommodate low density development on individual on-site services.

7.5 URBAN CENTRES

7.5.1 Permitted Uses

Urban Centres are expected to provide a full range of land use opportunities. Residential uses of various types and densities, commercial, industrial and institutional uses as well as parks and open space uses will be permitted where compatible and where services are available.

More detailed official plan designations and policies as well as zoning regulations will identify the location and nature of various permitted uses in urban centres.

7.5.2 Services

Sewage and water services will be provided in accordance with Section 11.2 of this Plan.

Road access will be via internal roads where possible, then via local roads where possible and then via County Roads or

Provincial Highways where there is no other alternative. In all cases, appropriate sighting standards must be met and road functions maintained.

7.5.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for Urban Centres to ensure that existing and proposed uses are compatible and that adverse impacts are kept to a minimum and that appropriate mitigation is provided where practical.

Urban centres will provide a full range of land use opportunities normally on full municipal services.

7.5.4 Impact Assessment

Where a Council is concerned about the impact a proposed development may have on an urban centre, it may require an impact assessment as set out in the general policy section of this Plan.

7.5.5 Residential Use

Urban centres shall provide a broad range of residential uses to provide a diverse supply of housing, including affordable housing.

In Wellington, the single-family residence will continue to be the dominant use of urban lands. Other forms of housing at densities appropriate to the servicing and the nature of the community will also be developed including semi-detached, duplex townhouse and apartment units.

A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

Additionally, bed and breakfast establishments will be encouraged within single detached dwellings where adequate services and parking are available.

7.5.6 “Main Street”

“Main Street” is also an appropriate area for mixed use in small towns. Public service facilities are often complementary to commercial uses, and planning policies will support residential uses above or to the rear of street level commercial uses.

Strong “main street” commercial areas are supported.

7.5.7 Regional Retail Centre

New retail centres of regional significance will require an amendment to this Plan and will only be allowed if:

- a) it does not undermine the planned function of nearby “main street” areas;
- b) it is primarily designed to recapture Wellington County retail sales currently spent in other areas or to draw new retail sales to Wellington.

7.5.8 Other Commercial Uses

A variety of other commercial uses will be required in Urban Centres including areas to serve highway oriented business including gas sales and motels, commercial uses requiring large sites and unable to locate in the “main street” area and convenience commercial uses to serve neighbourhood needs.

7.5.9 Transition Areas

Many “main streets” have nearby areas undergoing change. These areas are often in transition from single detached residential to a mixture of commercial, multi-unit residential and institutional uses. Providing adequate parking is often a challenge in these areas. These areas may be recognized in official plans and zoning by-laws for a mixture of uses including service commercial uses. They shall not be allowed to develop as retail areas unless an

expansion of the “main street” area can be justified.

7.5.10 Industrial Development

Most industrial users want full municipal sewer and water services. The long term financial prosperity of Wellington will be heavily influenced by the ability of urban centres to provide serviced industrial land.

All Urban Centres are expected to contribute to the supply of serviced industrial land by designating and zoning industrial areas well in advance of development.

The early identification of industrial lands will provide notice to nearby users of land and to prospective businesses of a clear community intent to provide opportunities for business development. Holding provisions may be used on industrial land to ensure appropriate servicing can be made available and site plan control can be used to promote the appropriate design of industrial uses.

New industrial areas will be established in areas which:

- a) avoid land use conflicts
- b) are readily serviced;
- c) avoid prime agricultural lands, and mineral aggregate areas, wherever possible;
- d) avoid greenland areas and have no negative impact on its natural features or ecological functions;
- e) avoid impacts on existing and potential municipal water supply resources in accordance with Section 4.9.5 of this Plan and the applicable Source Protection Plan.

7.5.11 Institutional

Urban centres will be the prime location for institutional uses servicing Wellington such

as schools, churches, government offices, hospitals, specialized housing and child care facilities.

Many institutional uses can be integrated into residential and commercial areas. Some large institutions may have such a significant impact that a specific land use designation in the official plan is required.

7.5.12 Parks and Open Space

Urban Centres shall provide adequate parks and open space areas to serve their population and may provide recreational opportunities for a larger regional population.

Parks and open space areas may be located in or adjacent to greenland areas depending on impacts and opportunities.

7.5.13 Greenlands System

The Greenland System policies established in this Plan apply within Urban Centres. More detailed policies may be developed for urban centres, particularly where urban development is adjacent to Greenland System areas or where existing development has already occurred in or near Greenland System areas.

7.5.14 Urban Forests

Urban forests are made up of trees in a range of environments from downtowns to rural fringes, including: trees in planters on main streets; street trees; trees in yards; park trees; interspersed woodlots or hedgerows in greenfield areas; and trees in hazardous lands, wetlands and significant woodlands referred to above that are protected in the Greenlands System of this Plan.

Collectively, these trees make important economic, visual and environmental contributions to the quality of life in Wellington’s small towns and hamlets. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

7.5.15 Sewage Treatment Plants

Municipalities shall strive to maintain compatibility between sensitive land uses and Sewage Treatment Plants. As a means to reduce the adverse impacts of offensive odours which may occur during the normal daily functioning of the sewage treatment system, new sensitive land uses shall not be allowed within a minimum separation distance of 100 metres of the existing sewage treatment plants. The separation distance may vary depending on the sewage treatment system and the adjacent land use. The Zoning By-law may recognize existing uses and additions.

PART 8

DETAILED URBAN CENTRE POLICIES

8.1 GENERAL

8.1.1 Purpose

The intention of this Section is to provide detailed land use policies for all urban centres identified with separate land use schedules in this Plan.

8.1.2 Overview

The urban centres of Wellington are the primary focus for housing, commerce, services, job creation, recreation, and community facilities. This Plan will recognize and reinforce the role of urban centres as central places in Wellington.

Of equal importance is maintaining the livability of urban centres. The residents of Wellington's urban centres value a small town lifestyle which is distinct from that of larger urban centres. The character of the county's urban centres needs to be protected as growth takes place.

Urban centres are a focus for growth but need to retain a small town lifestyle.

8.1.3 Vision Statement

By the end of the planning period, it is expected that the urban centres in Wellington County will have the following characteristics:

- a) that traditional community values will be maintained and the small town character will be enhanced;
- b) that the single-detached home will continue to be the dominant form of housing but a greater variety of housing types will also be available;

- c) that the central business district will remain the primary focus of commercial, cultural and civic functions for the municipality;
- d) that well planned industrial areas will continue to provide new job opportunities and municipal tax revenues;
- e) that the quality of life for the residents will be enhanced by the protection of natural and cultural environment, the enhancement of new recreational opportunities, and the preservation of heritage resources;
- f) that infrastructure such as roads, water, utilities, fire protection and administration will be improved and, where feasible, expanded to meet the needs of a growing community;
- g) that the greenland system and rivers will remain dominant natural features in urban centres providing aesthetic and recreational opportunities for both residents and visitors alike;
- h) that the elements of the natural environment including rivers, hills, wetland, groundwater and forest resources will be protected, enhanced and well managed.

8.1.4 Major Objectives

The major objectives of all urban centres are:

- a) to ensure that adequate lands, infrastructure and community facilities are available to serve the existing and future needs of the community;

- b) to provide opportunities for an adequate supply and diversity of housing to satisfy the varied needs of a growing community;
- c) to provide the opportunity for an adequate supply and diversity of commerce and industry to serve the needs of a growing community;
- d) to ensure that development and development-related activity proceeds in an environmentally responsible manner;
- e) to encourage steady, economic growth in a carefully controlled manner to provide employment;
- f) to encourage economically viable and physically attractive central business district;
- g) to utilize urban design principles that ensure public safety and security for local residents and visitors;
- h) to maintain appropriate standards for development and redevelopment which encourage controlled growth and represent a long term benefit to the community;
- i) to ensure that adequate parkland, open space, and recreational opportunities are available to meet the recreational needs of every citizen;
- j) to protect, preserve and where practical enhance, the unique natural and cultural heritage resources of the community; and
- k) to provide for a safe and efficient vehicular and pedestrian transportation system in the community.

8.2 ALL DESIGNATIONS

The applicable policies of Section 4 shall be considered in conjunction with appropriate policies under this Section.

It is the policy of this Official Plan that administrative offices, sales outlets, garages, depots or yards of any public or quasi-public agency or utility shall conform to the appropriate land use designation and policies of the Official Plan.

8.3 RESIDENTIAL

8.3.1 Overview

This Plan attempts to provide for urban centres with populations as set out in Section 3. To accomplish this growth it is essential to provide adequate opportunities for housing in each urban centre.

The single-detached home is currently the dominant housing type in urban centres and this situation is expected to continue. However, new housing types are needed to provide a greater variety of residential accommodation as well as a more affordable housing supply. The Official Plan anticipates that semi-detached, townhouse and apartment dwellings will be developed to respond to this need and that these units may eventually account for at least one quarter of all housing units in most urban centres.

Wellington is strongly committed to preserving the character and integrity of existing residential areas and will make reasonable efforts to ensure that development is compatible with established neighbourhoods. Wellington is also committed to ensuring that controlled growth and development occur within the community in order to maintain and enhance the small town character of urban centres.

Housing supply must be adequate, varied and affordable.

8.3.2 Objectives

Wellington has set the following objectives for residential development:

- a) to ensure that an adequate supply of land is available to accommodate anticipated population growth over the planning period;
- b) to provide a variety of dwelling types to satisfy a broad range of residential requirements and ensure that affordable housing is available;
- c) to manage the rate of growth and the amount of residential development within the urban centre in order to maintain and enhance the small town character;
- d) to support the development, at appropriate locations and densities, of residential facilities that meet the housing needs of persons requiring specialized care;
- e) to ensure that adequate infrastructure will be available to all residential areas;
- f) to minimize potential compatibility issues between residential and other land uses;
- g) to encourage intensification, development proposals provided they maintain the stability and character of existing neighbourhoods;
- h) to support the establishment of certain non-residential uses in appropriate locations of the municipality;
- i) to encourage residential developments which incorporate innovative and appropriate design principles which contribute to public safety, affordability, energy

conservation and that protect, enhance and properly manage the natural environment;

- j) to monitor the housing supply by reviewing new development, demolitions, intensification, and the number of affordable housing units brought on stream.

8.3.3 Permitted Uses

The predominant use of land in those areas designated RESIDENTIAL on Schedule "A" of the Plan shall be residential development. A variety of housing types shall be allowed, but low rise and low density housing forms such as single-detached and semi-detached dwelling units shall continue to predominate.

Townhouses and apartments, bed and breakfast establishments, group homes and nursing homes, may also be allowed subject to the requirements of the Zoning By-law and the applicable policies of this Plan.

A second unit may be allowed subject to the provisions of Section 4.4.6 of this Plan.

In addition, non-residential uses such as schools, churches, clinics, local convenience stores, home occupations, neighbourhood parks and other public facilities may also be permitted within the RESIDENTIAL designation subject to the appropriate Zoning By-law regulations and the policies of the Official Plan.

Garden suites, accessory to existing single-detached homes, are also permitted within the RESIDENTIAL designation, subject to the requirements of the Plan including Section 4.4.7 and in accordance with the Temporary Use provisions of the Planning Act, as amended.

8.3.4 Low-Density Development

This plan considers single-detached, semi-detached and duplex dwellings to be low density housing forms. The Zoning By-law may provide separate zones for only single-

detached, semi-detached or duplex dwelling units or a combination of any of the above.

The character of existing low density residential neighbourhoods should generally be protected and land uses which would cause significant loss of privacy, loss of view, or loss of sunlight due to shadowing or which would be incompatible due to their nature shall be discouraged. Section 8.3.11 provides additional consideration in this regard.

8.3.5 Medium Density Development

Multiple residential developments such as townhouses and apartments may be allowed in areas designated RESIDENTIAL subject to the requirements of the Zoning By-law and further provided that the following criteria are satisfactorily met:

- a) that medium density development on full municipal services should not exceed 35 units per hectare (14 units per acre) for townhouses or row houses, and 75 units per hectare (30 units per acre) for apartments, although it may not always be possible to achieve these densities on smaller sites;
- b) that the design of the proposed height, setbacks, landscaping and vehicular circulation, will ensure that it will be compatible with existing or future development on adjacent properties;
- c) that the site of the proposed development has a suitable area and shape to provide:
 - i) adequate on-site landscaping to screen outdoor amenity areas both on the site and on adjoining property, to buffer adjacent residential areas and to improve the overall appearance of the development;

- ii) on-site amenity areas for the occupants of the residential units;

- iii) adequate off-street parking, access and appropriate circulation for vehicular traffic, particularly emergency vehicles; and

- iv) adequate grading to ensure that drainage from the property is directed to public storm drainage facilities and not to adjoining properties.

- d) that adequate services such as water, sewage disposal, storm water, roads and hydro are available to service the development;

- e) that within the built boundary, medium density is encouraged to locate on major roadways and arterial roads;

- f) that in greenfield areas, medium density is encouraged to locate on major roadways, and roads designed to serve an arterial or collector function, while street townhouses are allowed on local roads;

- g) that a separate zone(s) is established for multiple residential development.

8.3.6 Residential Conversion

The Zoning By-law may also provide for the conversion of existing single-detached dwellings to add one or more dwelling units provided that the following criteria are satisfactorily met:

- a) that the building is structurally sound and of sufficient size to allow the creation of one or more dwelling units;

- b) that the lot is of sufficient size to allow the required off-street parking without detracting from the visual character of the neighbourhood;
- c) that adequate amenity area is retained on the lot for the use of the residents of the dwelling; and
- d) that adequate water and sewage disposal services are provided to accommodate the increase in dwelling units.

In addition, the Zoning By-law may provide regulations which limit the size and number of units allowed in a converted dwelling and which specify the minimum lot area, frontage, off-street parking and floor area for the converted dwelling and each dwelling unit to be created.

8.3.7 Bed and Breakfast Establishments

The Zoning By-law may provide for the establishment of a bed and breakfast operation within a single-detached dwelling provided that the following criteria are satisfactorily met:

- a) that the dwelling is structurally sound and of sufficient size to allow for the creation of one or more rooms for let;
- b) that the lot is of sufficient size to allow the required off-street parking without detracting from the visual character of the area;
- c) that adequate amenity area is retained on the lot for the use of the residents and/or patrons of the bed and breakfast establishment;
- d) that adequate water and sewage disposal services are provided to accommodate the increase in dwelling units;

- e) that the exterior appearance of the building is not substantially altered.

In addition, the Zoning By-law may provide regulations which limits the size and number of rooms for let and which specify the minimum lot area, frontage, and off-street parking for such a residential facility.

8.3.8 Home Occupations

A single-detached dwelling unit may include a home occupation provided that the home occupation is a business which is clearly secondary to the residential use and does not generate noise, odour, traffic or visual impacts which may have adverse effect on nearby properties. The Zoning By-law shall contain provisions regulating home occupations.

8.3.9 Residential Care Facilities

Rest homes, nursing homes and homes for the aged may be allowed subject to the appropriate zoning regulations and in general compliance with the locational criteria established for multiple residential development.

8.3.10 Non-Residential Uses

Non-residential uses such as schools, churches, local convenience stores, medical clinics, professional offices, personal services, day care centres and nursery schools may be permitted provided that they meet the following criteria:

- a) non-residential development should be located on an arterial or collector road or in close proximity to the Central Business District;
- b) the design of the proposed development with respect to building height, setbacks, landscaping, parking and vehicular circulation will ensure that it will be compatible with surrounding uses of land;
- c) adequate infrastructure shall be available or will be made available to service the development;

- d) the zoning by-law establishes a specific zone or zones for these uses.

8.3.11 Compatibility of New Development

There are some older residential neighbourhoods in most urban centres which have lots with larger than normal frontages and areas. These areas represent a style of development that is typical of small communities in Ontario and is an important factor in why many people choose to live in these communities. This Plan attempts to preserve the charm and integrity of these neighbourhoods and will make efforts to ensure that future development is sensitive to and compatible with existing residential development.

Wellington will encourage the development of vacant or under-utilized properties for residential uses which are compatible with surrounding uses in terms of dwelling type, building form, site coverage and setbacks. Developments such as residential conversions, bed and breakfast establishments or home occupations which do not substantially alter the exterior appearance of the existing residences may also be permitted in accordance with the policies of this Plan and the applicable zoning provisions.

Where new residential development is proposed adjacent to an existing industrial use or other potentially incompatible land use, a planning impact assessment outlining measures to maintain land use compatibility, including land use separation and buffering, shall be provided.

8.3.12 Intensification Criteria

Intensification within all residential land use designations shall be evaluated using the following criteria:

- a) the compatibility of the proposed development in built form including height, massing, scale, setbacks,

orientation, use, built form, architectural character and materials, separation distances, shadowing and privacy. Compatible development is considered to be development that may not be the same as existing adjacent development but which can co-exist with existing development while not creating unacceptable adverse impacts;

- b) the degree to which building height and massing shall provide a transition between planned and existing development;
- c) the maintenance of a lotting pattern that is generally consistent and compatible with the predominant character of the area;
- d) the ability of infrastructure to accommodate the proposal;
- e) the impact of the development on the streetscape including, where feasible, the protection of municipal street trees;
- f) the degree to which impact on the adjacent properties is minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, views, enjoyment of outdoor amenities, and shadowing; and
- g) the conservation of significant cultural heritage resources.

8.4 CENTRAL BUSINESS DISTRICT

8.4.1 Overview

The predominant use of land in the area designated CENTRAL BUSINESS DISTRICT (CBD) on Schedule "A" to the Plan shall be for general commercial purposes.

This Plan attempts to ensure that the downtown area of urban centres is a strong focus for business, administrative, and cultural activities and remains the primary gathering place combining both commerce and social functions.

8.4.2 Objectives

The objectives for the central Business are as follows:

- a) to ensure that the downtown remains the primary focus for retail, office, service, administrative and cultural activities;
- b) to provide adequate commercial facilities to serve the needs of the local community and surrounding population;
- c) to maintain and promote a compact and people-oriented downtown by establishing a safe and pleasant pedestrian environment which encourages movement by foot and bicycle rather than by automobile;
- d) to facilitate vehicular and pedestrian movement in the downtown through improvements to roads, parking areas, pedestrian paths;
- e) to protect the heritage buildings and structures in the downtown area and ensure that the attractive streetscape is retained and, where possible, enhanced;
- f) to enhance the appearance of and increase access to the natural areas in the downtown area for economic and recreational purposes;
- g) to continually improve the image and level of services of the downtown;

- h) to promote the Central Business District and the various commercial and business services it provides;
- i) to encourage initiatives which endeavour to improve the economic viability of the downtown area such as the development of residential uses above commercial uses, supporting local groups whose objectives include downtown business improvement, and providing other appropriate assistance.

Strong downtown areas must be a focus for business, administrative, and cultural activities and remain the primary gathering place for commerce and social functions.

8.4.3 Permitted Uses

The CENTRAL BUSINESS DISTRICT as illustrated on Schedule "A" to the Plan shall accommodate a wide variety of retail, office, service, administrative, religious, cultural and entertainment uses. Service uses include restaurants, personal service establishments and financial institutions.

Residential development may be permitted within this designation provided that retail, office or service commercial uses are located at street level.

Certain commercial uses which rely upon and serve primarily vehicular rather than pedestrian oriented traffic, such as automobile sales and service establishments, building supply outlets and motels, are not permitted within the CENTRAL BUSINESS DISTRICT and therefore any new uses shall be located within areas designated HIGHWAY COMMERCIAL. Existing non-conforming uses shall be governed by policies contained in this Plan.

8.4.4 Scale of Development

The CENTRAL BUSINESS DISTRICT is intended to accommodate the most intensive development within the urban centre. The Zoning By-law may provide for lower intensity uses in terms of height, density and site coverage where the CBD abuts low density residential areas.

8.4.5 Parking

Adequate and well located off-street parking facilities shall be provided to meet the demands generated by development in the downtown. Parking lot development will not be allowed on “main streets” where it is important to maintain continuous building facades.

Parking standards for new development may be established to satisfy the incremental demand for parking generated by the proposed development and the municipalities may accept cash payments in lieu of required parking, provided that any such payments are used to develop parking facilities to serve the commercial areas.

8.4.6 Design Considerations

When considering any development or redevelopment within the CBD, Council shall ensure that such proposals are both aesthetic and functional with respect to building height, bulk, setback, landscaping, parking and vehicular circulation. In addition, where any development or redevelopment is proposed adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks and screening for the residential areas.

Wellington also encourages the re-use of existing buildings within the CENTRAL BUSINESS DISTRICT, where practical.

8.4.7 Expansion Criteria

Areas designated CENTRAL BUSINESS DISTRICT, as shown on Schedule “A” of the Plan, may be expanded to allow new development. In considering proposals to expand the CBD, Council may require an impact analysis as outlined in this Plan.

8.5 RESIDENTIAL TRANSITION AREA

8.5.1 Overview

The Central Business District is primarily intended to be a retail commercial area with shopping, restaurants and accommodations catering to the traveling public and local needs. Other commercial uses in urban centres such as professional offices, clinics, personal services, day care centres, nursery schools, as well as churches and service clubs require sites to serve the community. These uses do not generate the same level of vehicular and pedestrian traffic as retail facilities for shopping, dining and overnight accommodation.

A RESIDENTIAL TRANSITION AREA has been identified as illustrated on Schedule “A” to provide an opportunity for non-retail commercial uses as well as other community services.

8.5.2 Objectives

The objectives for the RESIDENTIAL TRANSITION AREA are as follows:

- a) that all new non-retail uses and service functions shall maintain compatibility with existing residential uses and minimize impacts on surrounding land uses;
- b) that the character of the existing residential neighbourhoods shall be protected;
- c) that the Central Business District core remains the primary focus for commercial functions by encouraging only non-retail uses and service functions within the RESIDENTIAL TRANSITION AREA;
- d) that adequate lands are provided for non-retail uses and service functions required to serve the community;

- e) that adequate off-street parking is available;
- f) that heritage buildings are protected; and
- g) that initiatives are supported which improve the economic viability, level of services and aesthetic appearance of the RESIDENTIAL TRANSITION AREA.

8.5.3 Permitted Uses

The RESIDENTIAL TRANSITION AREA as designated on Schedule “A” of the Plan shall permit uses allowed in the RESIDENTIAL designation, as well as a wide variety of non-retail uses and service functions including, but not limited to, professional offices, studios, clinics, personal services establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function may also be permitted.

Churches, service clubs and other community-oriented facilities are also allowed. As well as bed and breakfast establishments subject to the policies of Section 8.3.7. The establishment of uses within the RESIDENTIAL TRANSITION AREA designation shall comply with the provisions of the Zoning By-law.

8.5.4 Scale of Development

The RESIDENTIAL TRANSITION AREA is not intended to accommodate intensive commercial development as is anticipated in the Central Business District. The Zoning By-law may require on-site parking, landscaping, setbacks from roads and lot lines and maximum lot coverage and other provisions.

8.5.5 Design Considerations

The re-use of existing buildings located in RESIDENTIAL TRANSITION AREA designation, is encouraged where practical.

8.5.6 Expansion Criteria

The RESIDENTIAL TRANSITION AREA, as shown on Schedule “A”, may be expanded to allow new development. In considering proposals to expand this area, Council may require an impact analysis as outlined in this Plan.

8.6 HIGHWAY COMMERCIAL

8.6.1 Overview

The predominant use of land within areas designated HIGHWAY COMMERCIAL on Schedule “A” shall be for commercial uses serving the travelling public or uses not considered compatible within the downtown of the urban centre.

The Main Street of most urban centres supports considerable volumes of traffic into and through the urban centre which often require goods and services such as automobile service, food and other items. The travelling public can best be served by providing appropriate commercial areas with access and visibility from this major road.

In addition, certain commercial uses, due to their nature, require large sites to accommodate their associated buildings, storage and parking requirements which are either not available or suitable within the downtown area of the community. Appropriate commercial areas for such land uses are required.

8.6.2 Objectives

The objectives for highway-oriented commercial development are as follows:

- a) to provide commercial services for the travelling public;
- b) to provide sites for commercial uses which require large lots for buildings, storage and parking and which cannot locate in the downtown area;
- c) to provide, on a limited basis, convenience facilities to serve the daily needs of the local residents.

8.6.3 Permitted Uses

The HIGHWAY COMMERCIAL designation as illustrated on Schedule “A” of the Plan shall accommodate uses catering to the travelling public such as motels, automotive sales and service, general convenience commercial uses, recreational uses, restaurants and banquet halls. Uses such as building supply outlets, wholesale outlets, churches, funeral homes, garden centres, furniture stores, home furnishing centres, liquor, beer and wine stores may also be permitted subject to the provisions of the Zoning By-law.

Residential uses may be permitted within mixed use developments provided that commercial uses are located at street level, and land use compatibility can be addressed.

Residential dwellings accessory to a commercial use may also be permitted, subject to the provisions of the Zoning By-law.

8.6.4 Scale of Development

The Zoning By-law will establish setback, height, lot coverage and parking standards that encourage low density and low coverage commercial development.

8.6.5 Access

Site plan control by-laws and agreements shall be used to limit access to appropriate locations. In co-operation with the appropriate road authority, access to any road shall be carefully regulated to ensure the safe movement of vehicular and pedestrian traffic.

8.6.6 Design Considerations

Site design standards will be encouraged which provide aesthetically acceptable development. Where HIGHWAY COMMERCIAL areas are adjacent to residential areas, appropriate measures shall be taken to provide adequate setbacks, landscaping and screening and to control design elements which may detract from the residential area.

8.6.7 Expansion Criteria

The HIGHWAY COMMERCIAL area as shown on Schedule “A” may be expanded or new areas may be identified provided it does not detract from the viability of the Central Business District. In considering proposals for new or expanded HIGHWAY COMMERCIAL areas, Council may require an impact analysis as outlined in this Plan.

8.7 INDUSTRIAL

8.7.1 Overview

Urban Centres are intended to be the focus for industrial development in Wellington County. The design and servicing of high quality industrial areas is essential to the future prosperity of the County.

8.7.2 Objectives

The objectives for industrial development are as follows:

- a) to diversify the local tax base by increasing industrial assessment;
- b) to provide adequate industrial lands to meet the urban centre’s long term land use requirements;
- c) to ensure that fully serviced industrial lots are available, or where full municipal water or sewer services are not available to ensure that the nature of industrial development is appropriate to the servicing available;
- d) to ensure that users of the industrial land are “clean” industries which do not have a detrimental effect on the urban centres and that any potential adverse impacts of industrial development on the natural environment and surrounding land uses are minimized;

- e) to encourage attractive industrial areas through appropriate design standards.

The design and servicing of high quality industrial areas is essential to the future prosperity of the County.

8.7.3 Permitted Uses

The lands designated INDUSTRIAL on Schedule “A” of the Plan may be used for a variety of industrial uses including, but not limited to, manufacturing, processing, fabricating, assembly, warehousing and repair establishments. Public and private services and utilities, transport facilities, storage yards and a municipal sewage treatment plant may also be permitted. The Zoning By-law may prohibit certain industrial uses which, by their nature, would have a detrimental impact on the community.

Certain commercial uses requiring large sites or which may not be suitable in a commercial area due to their nature may also locate within INDUSTRIAL areas. Such uses may include heavy equipment sales and services, factory or wholesale outlets, mini-warehouses, and truck or auto repair shops,

Office uses are permitted in the INDUSTRIAL designation subject to provisions of the Zoning By-law.

The Zoning By-law may also permit buildings, structures and uses accessory to a permitted use, such as a cafeteria or a retail outlet for goods produced on site, but excluding any residential uses.

8.7.4 Design Consideration

When reviewing industrial proposals within the urban centre, a Council shall encourage site design standards and architectural features such as building scale, orientation, colour and materials, which create industrial

areas that confer a positive visual image and foster community pride.

In developing new industrial areas, consideration shall be given to the following:

- a) industrial traffic should be directed away from residential neighbourhoods wherever practical;
- b) appropriate setbacks, parking requirements, landscaping, screening, outdoor storage and yard requirements will be placed within the Zoning By-law;
- c) encouraging buildings which make use of attractive building materials, particularly on the front walls;
- d) the Zoning By-law may contain a variety of industrial zones and shall include provisions for light industrial uses and setbacks from adjacent parks or other sensitive uses;
- e) visual screening such as plantings, fencing or other similar forms of buffering shall be required where an industrial area abuts a residential or institutional area and may be required adjacent to commercial areas. The zoning by-law shall establish standards for buffering in these situations and site plan control shall be applied to such properties;
- f) separation distances from existing incompatible land uses.
- g) proper siting and containment facilities of chemicals used on site for uses within a vulnerable area and/or Communal Well Policy Area in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

8.7.5 Scale of Development

The Zoning By-law shall regulate lot coverage, building height, yard requirements and other matters so that the

scale of industrial development will be compatible with adjacent uses of land.

8.7.6 Expansion Criteria

In considering new INDUSTRIAL areas or expansions thereto, Council may require an impact analysis as outlined in this Plan.

8.8 RECREATIONAL

8.8.1 Overview

The RECREATIONAL designation on Schedule “A” of the Official Plan includes private as well as public land and is intended to be used for passive and active recreational purposes. However, where land within this designation is under private ownership, this Plan does not imply that it is open to the general public nor that the municipality will acquire such land for public use.

8.8.2 Objectives

The objectives with respect to Recreational Areas are as follows:

- a) to provide a wide variety of recreational opportunities for the residents of the community;
- b) to recognize and maintain the natural areas and rivers as unique natural features and important community resources;
- c) to co-operate with the appropriate Conservation Authority, local service clubs and other public and private agencies in providing and/or enhancing recreational and cultural facilities for the community;
- d) to obtain land suitable for parkland development; and
- e) to improve access to public open spaces wherever appropriate.

New and enhanced recreational opportunities must be provided.

8.8.3 Permitted Uses

The permitted uses in the RECREATIONAL designation as illustrated on Schedule “A” of the Plan may consist of private and public parks, playing fields, playgrounds, arenas, community centres, fairgrounds, picnic areas, curling clubs, lawn bowling greens, hiking/trails, golf courses and other recreational uses and facilities. Minor accessory commercial uses may also be permitted. However, for land designated RECREATIONAL within the floodway, no buildings or structures shall be erected and no placement, movement or removal of fill shall be permitted without the prior written approval of the Conservation Authority.

8.8.4 Parks, Culture and Recreation Master Plan

A Parks, Culture and Recreation Master Plan may be prepared. Such a Master Plan will generally:

- a) outline all open space areas, recreational facilities, cultural programs and recreational programs operated by various service providers in the community;
- b) identify community needs with respect to the above program and facilities;
- c) assess the need for additional recreational lands, facilities and programs;
- d) outline an implementation plan for the planning and development of recreation and cultural facilities or programs, including the investigation and prioritization of sources of funding for such facilities and programs.

The Parks, Culture and Recreation Master Plan will be used as a policy document to assist in determining parks, culture and recreation requirements. Policies which are adopted, as part of the Parks, Culture and

Recreation Master Plan may be included by amendment to the Official Plan.

8.9 GREENLANDS SYSTEM

8.9.1 Overview

The GREENLAND areas designated within Urban Centres consist mainly of Core Greenlands, as illustrated on Schedule “A” of the Plan. The primary purpose is to identify hazardous areas which pose a threat to property or human life or have inherent limitations to development.

The main greenland features identified are rivers, their adjacent flood prone land and valley slopes. Also included are wetlands, significant woodlands, smaller watercourses and other areas with physical constraints such as poor drainage, steep or unstable slopes. These areas serve as plant and animal habitat, forest areas and fishery resource areas in urban centres.

8.9.2 Objectives

The objectives for the greenland areas are as follows:

- a) to provide protection to those aspects of the natural environment which can be harmed by urban development;
- b) to protect the community from those aspects of the natural environment which can pose a threat to public health and safety;
- c) to ensure that natural areas are protected and their natural beauty retained for future generations;
- d) to improve public access to natural areas where appropriate; and
- e) to encourage stewardship and enhancement of the local natural environment.

Urban greenlands will be protected and, where practical, enhanced.

8.9.3 Permitted Land Use

Within the Core Greenlands and Greenlands designations on Schedule “A”, permitted uses and policies outlined in the Greenland System of this Plan shall apply.

8.9.4 Hazardous Lands and Sites

- a) lands which may be hazardous because of unstable slopes or other hazards will be identified in the implementing Zoning By-law, in consultation with the Conservation Authority;
- b) the reconstruction or minor alteration of existing uses may occur subject to the approval of Council and any required Conservation Authority permits.

8.9.5 Flood Plain Lands

Many urban centres were settled along the banks of a major water course. A significant portion of many urban centres in Wellington lie within a flood plain. The following policies shall apply to land designated GREENLANDS within a flood plain.

- a) this Plan prescribes a “one-zone” approach to flood plain management, meaning that development is restricted below the Regulatory Floodplain (i.e. flood plain area), as shown on Schedule “A”;
- b) no buildings or structures shall be erected and no placement, movement or removal of fill may occur within the flood plain without the prior approval of the Conservation Authority;
- c) outdoor industrial storage or the storage of hazardous or toxic

substances including sewage disposal or collection shall not be permitted;

- d) the reconstruction or minor alteration of existing uses may occur subject to the approval of Council and any required Conservation Authority permits;
- e) the creation of lots which extend into flood susceptible areas may only be permitted, in consultation with the Conservation Authority, where no public agency is willing to assume ownership of the flood plain lands and that sufficient buildable area exists outside the flood plain;
- f) amendments to this Plan will not be required for minor revisions to flood plain boundaries.

8.9.6 Special Policy Areas – Flooding

A **Special Policy Area** may be applied within a community that has historically existed in the floodplain and where site specific policies approved in consultation with the Conservation Authority, Ministry of Natural Resources and the Ministry of Municipal Affairs are intended to address the significant social and economic hardships that would result from strict adherence to provincial policies.

For the purposes of the Plan, the communities of Drayton and Harriston identify a Special Policy Area for floodplain management. In addition, Harriston, utilizes a two zone concept to manage portions of the floodplain outside of the Special Policy Area. Notwithstanding the above, the urban centre of Rockwood utilizes both a one zone and a two zone concept to floodplain management. Also, the hamlet of Damascus which contains a portion of the Four Mile Creek is subject to flooding during a Regional Storm. A two zone concept has been applied to Damascus and the Zoning By-law will establish permitted uses and regulations to implement this approach to floodplain management.

Specific floodplain management policies for Drayton, Harriston, Eden Mills and Rockwood are contained in Part 9, Local Planning Policy.

8.10 FUTURE DEVELOPMENT

8.10.1 Overview

There are certain areas within urban centres, where it is not possible to pre-designate for the future intended uses. Such lands may not be required over the planning period for development purposes or the specific nature of the intended land uses is not known at this time.

8.10.2 Objectives

The objectives for areas designated FUTURE DEVELOPMENT are as follows:

- a) to provide for the orderly future development of the unbuilt areas of the Urban Centre;
- b) to limit development of such lands until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;
- c) to prohibit any major development of these lands until the necessary municipal services can be made available to such areas.

8.10.3 Permitted Uses

The permitted uses within areas designated FUTURE DEVELOPMENT as illustrated on Schedule “A” of the Plan shall be limited to existing uses and the growing of crops including nursery and horticultural crops but does not include greenhouses.

Consideration may be given to the creation of a new lot by consent provided such development is in accordance with the policies of this Plan.

8.10.4 Redesignation of Future Development Areas

Development within the FUTURE DEVELOPMENT areas will be limited and restricted to ensure that premature provision of municipal services will not be required.

Redesignation of these lands may be considered if it is proven that additional land for development purposes is required. A comprehensive review of the need and impacts of developing this land on the surrounding area shall be undertaken with regard for the following:

- a) that a need for additional land is demonstrated by the fact that approximately three-quarters of the land designated for development by this Plan are already developed;
- b) that services of all kinds are or can be reasonably and economically provided to the proposed development;
- c) that adequate development plans which indicate the type of development and facilities to be provided (such as, streets, schools, parks and shopping facilities) are or will be made available to the municipality;
- d) that the proposed development is contiguous to and is a logical extension of existing development;
- e) any required impact studies have been completed.

PART 9

LOCAL PLANNING POLICY

9.1 GENERAL

9.1.1 Overview

Individual municipalities have developed policies that reflect local differences or preferences. Where appropriate, these policies are recognized in this Plan.

Certain lands within local municipalities do not fit into a traditional land use designation at this time. This may be due to past development decisions, special characteristics of the area, the need for future studies, servicing requirements or the potential for a mixture of uses or specialized uses. As such, these areas have been designated Policy Areas on Schedule “A” of this Plan.

All appropriate policies of the County’s Official Plan apply except as specifically provided for under the policies of this section of the Plan.

9.1.2 Objectives

The objectives for Policy Areas are as follows:

- a) to identify those lands which may have special functions to serve or which need further study before their best use can be determined;
- b) to provide direction as to how future approvals for these lands are to proceed;
- c) to indicate, where possible, the type of studies or information required to determine the appropriate use of these lands.

9.2 CENTRE WELLINGTON LOCAL POLICIES

The following local policies and policy areas have been identified for Centre Wellington:

9.2.1 Aggregate Extraction from Belwood Lake

The extraction of aggregate from the lake bed of Belwood Lake is a permitted use subject to the Aggregate Resources Act and the applicable policies of this Plan.

9.2.2 Fairview Recreational/ Residential Area

On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. The predominant and primary use of the lands shall consist of private open space. In this regard, a public golf course, consisting of at least nine (9) holes, shall be permitted as well as a driving range and other ancillary uses, such as clubhouse, pro shop and parking area. Secondary uses shall consist of limited residential uses to be developed in accordance with the policies of this subsection.

The proposed design of the Recreational/Residential community shall project the predominant use of the property as public golf course with limited residential uses. In this regard, the development of the property shall follow a pattern whereby golf course holes, pathways and vegetative buffer zones are located along all property lines with residential uses to the interior of the site. All residential units shall have access to private internal roads built to appropriate standards. No direct access shall be permitted for any residential unit to County Road 19 or 3rd Line. All residential

units shall meet the requirements of the Minimum Distance Separation Formula.

The maximum number of residential units permitted on the property shall not exceed forty-one (41), exclusive of the existing residential unit within the clubhouse already on the property.

The residential units to be included on the property shall be limited to two (2) distinct areas on the property. The first residential area on the parcel will be located to the easterly boundary between the 3rd Line and the existing bush and shall consist of a maximum of twenty-one (21) residential units. The residential units shall consist of single detached homes with a minimum of 8 metre separations between dwellings. The second residential area shall consist of that portion of the property immediately south of the existing clubhouse. A maximum of twenty (20) units shall be permitted in this area. The residential units shall consist of single detached homes. All residential units to be developed on the property shall proceed by plan(s) of condominium only. The subject property is identified as a site plan control area.

9.2.3 Club Harmonie

On Lot 19 and 20, Concession 9, a private recreational and social club, consisting of 111.3 hectares (275 acres) is permitted.

The use of the subject property will be controlled by the Zoning By-law and shall be limited to agricultural uses; the existing recreational/social club including the existing 35 seasonal residential dwellings; recreational trailers which shall not be used as principle residences; the existing recreational airstrip; and related accessory uses.

Eleven (11) units currently located in the floodplain of the Irvine Creek may be relocated to a more suitable location on the property in close proximity to the existing development.

All construction, buildings and site improvements shall be in conjunction with the requirements of the Wellington-Dufferin-Guelph Health Unit, the Grand River Conservation Authority or any other agency having jurisdiction.

9.2.4 Policy Areas

Centre Wellington contains the following policy areas and these are shown on the Land Use Schedules:

PA1-1 Wellington Place Lands (Nichol)

The lands of Wellington Place are identified as **PA1-1** on Schedule “A-1” and in detail on Schedule “A1-1”. The original stone building on the property which houses the Wellington County Museum and Archives, has been designated a “National Historic Site” by the National Historic Board of Canada. The Wellington County Museum and Archives was originally a “House of Industry” and it is the oldest building of its kind in Canada.

The uses permitted on this land may include offices and uses for institutional, community, public and recreational purposes. Accessory uses, buildings and structures such as parking areas, barns, silos, pump houses, water works, sewage treatment and storm water management areas are also permitted. For purposes of the PA1-1 Policy Area, institutional uses means government offices, public services, a hospital, medical-related uses (e.g medical clinics), child care facilities, schools and educational facilities (including post secondary education) and related accessory uses.

In addition to the uses permitted within the PA1-1 area, the land identified as “Supportive Housing Area” on Schedule “A1-1” may also be used for the following housing provided by the County:

- a) Affordable housing
- b) Special needs housing
- c) Seniors housing

Housing provided by a public agency to be associated with a permitted institutional use (such as student housing for an educational facility) may also be permitted in the Supportive Housing Area.

The area between Wellington Rd 18 and the Grand River may be used for passive recreational uses and for public access to the Grand River.

The County has prepared a Concept Plan for the PA1-1 lands which supports the development of an institutional campus. The Concept Plan, with its emphasis on a central “commons”, pedestrian linkages, protection of natural and cultural heritage features will guide the development of these lands. The Concept Plan identifies a “Cultural Heritage Landscape” generally between the nationally recognized former House of Industry (Museum) and the Grand River.

Future development may be permitted provided it is complementary to existing uses, buildings and structures and that the visual aspects of Wellington Place are considered and preserved including the associated heritage attributes and cultural heritage values within the Cultural Heritage Landscape identified on Schedule “A1-1”.

The County recognizes the importance of both the Elora Cataract Trailway and the Trestle Bridge Trail to the community as well as to the Wellington Place lands. The zoning by-law will establish setbacks from these trails and site plan control will be used to ensure appropriate buffering and landscaping when development proceeds.

The County has also prepared a Phase 1 of a Subwatershed Study which, in conjunction with Phases 2 and 3 of the Subwatershed Study and any other supporting studies, will be used to protect natural heritage features and functions and ensure appropriate storm water management on the site. Revisions to the Concept Plan may be necessary as

subsequent studies are completed and details are refined.

PA1-2 Waste Transfer Station

Notwithstanding any provisions in this Plan to the contrary, the area identified as **PA1-2** on Schedule “A1” may be used for a solid waste transfer station and associated waste management uses. The site was once an active sanitary landfill.

In the future, this site may be suitable for other land uses such as recreational or public uses but residential uses shall not be permitted. Any future development of this land will be subject to the requirements of the Environmental Protection Act and other relevant legislation. Studies will be required to assess the potential hazards to human health and the environment and any remedial action required. Such studies may include a planning impact analysis, environmental impact study and a traffic impact analysis.

The Zoning By-law may establish more detailed permitted uses for the site as well as regulations for existing uses of the property.

PA1-3 Eisen Landscape Materials Yard (Nichol)

The area identified as **PA1-3** on Schedule A1, is located on Part of Lot 12, Concession 3 in the Township of Centre Wellington (formerly the Township of Nichol). Notwithstanding the policies of this Plan to the contrary, this property may be used for a landscape materials storage and sales establishment. The commercial uses on this property shall be limited to the northern portion of the property (with access from the Nichol Second Line) and include a sales office, showroom and product display, work shop, scale and scale-house, off-street parking and loading areas, and accessory buildings and uses. The balance of the property is to be used for the storage of natural resource products such as soil, mulch, aggregates, stone, nursery stock and other landscape materials.

Notwithstanding the policies of Section 10.3 herein, consideration may be given to the severance of the existing residence on the southern most part of this property, subject to the policies of Section 10.1.3, 10.3.8, and all other applicable policies of this Plan.

The land identified as **PA1-3** shall be subject to appropriate zoning. The zoning by-law may include site specific provisions regarding permitted land uses, building setbacks, off-street parking, lot coverage, minimum landscaped areas, and other provisions, to address land use compatibility and to provide for the appropriate redevelopment of the land. Restrictive zoning shall be placed on the portion of the subject land designated CORE GREENLANDS.

All development within the area identified as **PA1-3** shall comply with Minimum Distance Separation Formula of the Ministry of Agriculture and Food and shall be subject to the site plan control provisions of this Plan.

PA1-4 6734 Wellington Road (West Garafraxa)

The site specific policy area **PA1-4** on Schedule A1 (Centre Wellington) of this Plan refers to Part of Lots 14 and 15, Concession 4 (West Garafraxa) municipally known as 6734 Wellington Road 16. Notwithstanding Section 6.4.3 or any other sections in this Plan to the contrary, the land identified as **PA1-4** may be used for an enclave of 5 residential units surrounding a private lake, subject to the following policies:

The residential uses on this property are limited to a maximum of 5 single-detached dwelling units with accessory uses on private services, developed and maintained in accordance with the provisions of the Condominium Act, 1998 as amended. Residential development shall be limited to those areas approved by the Grand River Conservation Authority as identified within the implementing zoning by-law. The zoning for the subject land shall also contain

specific provisions to ensure that adequate setbacks from natural areas are provided and that compliance with Minimum Distance Separation requirements is maintained.

9.2.5 Community Planning Study Area

Schedule A1 to the County of Wellington Official Plan designates an area between the existing Fergus and Elora Urban Centres on the north side of the Grand River as a Community Planning Study Area. Wellington Place is located at the centre of this area. This area will be considered for future urban expansion of the Fergus and Elora-Salem Urban Centres as a source of future residential, recreational, public service and institutional uses. It has the potential to play a significant role in community life in the future. Comprehensive planning is needed to ensure this outcome.

The County will not consider applications to expand the limits of the Fergus or Elora-Salem Urban Centres within the Study Area until such time as the Township undertakes a Community Planning Study. The Community Planning Study will be initiated by the Township in consultation with the County and shall incorporate the following.

- a future servicing strategy including a Staging Plan addressing the phasing, timing and financing of development and infrastructure improvements
- a plan for the provision of schools, parks, open space and other community facilities including the development of Wellington Place lands
- enhancement of a greenspace corridor associated with the Elora-Cataract Trailway
- a subwatershed study

- an agricultural and environmental impact assessment
- a future transportation plan including road patterns and engineering standards for arterial, collector, local roads, and pedestrian and bicycle paths;
- urban design guidelines

Prior to initiation of the Study, the Township and County shall prepare detailed terms of reference and, if necessary, refine the study area limits. The study area limits may be adjusted based on physical features without requiring a further amendment to this Official Plan. The terms of reference will also set out a plan for consultation with the affected landowners, including the County and GRCA, as well as the general public.

Upon completion of the Community Planning Study, the County and Township Official Plans will be amended to implement the Community Plan according to the recommended Staging Plan, and the requirements of the Township Official Plan with respect to a Secondary Plan Study shall be deemed to have been fulfilled. The initiation of the Community Planning Study should be co-ordinated with the Township's next Official Plan Review. This Community Planning Study may be co-ordinated with other Secondary Plans. Where practical, elements of the Community Planning Study, such as the subwatershed study, may be integrated with other Secondary Planning Studies.

The Township may use its zoning by-law to recognize existing livestock housing facilities and allow for their limited expansion; or to prohibit the establishment of new livestock housing facilities within the Community Planning Study Area.

9.3 ERIN LOCAL POLICIES

The following local policies and policy areas have been identified in Erin.

9.3.1 Sopinka

On part of Lot 14, Concession 9, the land designated as County Residential on Schedule "A2" and known as the Sopinka/Reed proposal will contain a maximum of six lots. The final number of lots and lot layout will be subject to the approval of the Credit Valley Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, Local Health Unit and the municipality.

9.3.2 Policy Areas

Erin contains the following policy areas and these are identified on the Land Use Schedules.

PA2-1 Zumberak

Notwithstanding any other provisions of this Plan to the contrary, on the land identified as **PA2-1** on Schedule "A2", the permitted uses shall consist of a private recreation facility including a recreation hall and swimming pool and a travel trailer camp or park containing a maximum of ten (10) units. The travel camp or park shall be developed in accordance with the approved site plan and implementing agreement. The occupation of units within the travel trailer camp or park shall be limited to between April 1st and November 1st of any year.

PA2-2 Former Waste Disposal Site (Hillsburgh)

The area identified as **PA2-2** on Schedule "A2" is a former waste disposal facility which has been capped. This site may be used as a waste transfer and recycling facility.

Notwithstanding any provisions in this Plan to the contrary, future development may be restricted or controlled on, or adjacent to, land identified as **PA2-2**.

A landfill constraint area exists within 500 metres of the land used for waste disposal. Future development proposed on or within 500 metres of land used for waste disposal will be subject to the requirements of the Environmental Protection Act and to the policies of Section 11.4.5 of this Plan."

PA2-3 Everdale

In addition to agricultural uses, the lands designated as Special Policy Area PA2-3 on Schedule A2-Erin, known as the Everdale Environmental Learning Centre, may also be used for an environmental / educational learning facility with associated residential units. Minor expansion of the existing uses is permitted by this Plan, but only where local approval is given through the passing of an amendment to the Erin zoning by-law. PA2-3 shall be subject to the Secondary Agricultural severance policies of Section 10.4 of the Wellington County Official Plan.

PA2-4 Kirk Second Unit

Notwithstanding any other provisions of this Plan to the contrary, on the land identified as **PA2-4** on Schedule “A2”, the permitted uses may also include a second unit in a detached house or in a building or structure ancillary to a detached house, if the detached house contains only one single residential unit. A second unit will be prohibited from being severed from the property. The second unit will be clearly secondary to the primary dwelling unit on the property. A garden suite will not be permitted if there is a second unit in a detached house or in a building or structure ancillary to a detached house.

9.4 GUELPH – ERAMOSIA LOCAL POLICIES

The following local policies and policy areas have been identified in Guelph-Eramosa.

9.4.1 Rockwood Floodplain Policies

The flood prone lands within Rockwood are those below the elevation of the Regulatory Floodline of the Eramosa River and Branch Creek. All land below the Regulatory Floodline, with the exception of areas lying between the hydraulic floodline and the regulatory floodline, will utilize a one-zone concept. However, a portion of the floodplain is considered to be less hazardous, and in these areas a two-zone concept for flood plain planning will be used.

The following floodplain management policies shall apply.

- a) **Floodway Areas** – These areas are designated Greenlands and contain the area of the flood plain below the elevation of the regulatory floodline or below the hydraulic floodline as identified on Schedule “A3-1”. The hydraulic floodline has been determined by the Grand River Conservation Authority. No new development is permitted in these areas except for buildings and structures that are intended for flood or erosion control or by their nature must locate in the Floodway. Approval of the Conservation Authority will be required.

Renovation of existing buildings may be permitted provided the structure is appropriately flood proofed to the highest practical extent and there are no adverse affects on the hydraulic characteristics of flood flows. A Fill, Construction and Alteration to Waterways Permit will be required for any construction and approval for the placement or removal of fill will be obtained from the Conservation Authority.

Replacement or rehabilitation of existing buildings destroyed by natural causes, other than flooding, may be permitted provided the structure is flood proofed to the elevation of the regulatory flood and that:

- i) the replacement or rehabilitated building/structure is not larger in dimension than the building it is replacing;
- ii) the habitable floor space elevation of any residential building is located above the regulatory flood elevation;

- iii) no basements will be allowed;
- iv) mechanical, electrical, air conditioning and heating equipment will be located above the regulatory flood elevation.

Lands in the floodway shall be appropriately recognized in the Zoning By-law in order to restrict new development. Existing buildings in the floodway will be recognized as non-conforming uses.

- b) **Flood Fringe Areas** - The flood fringe on Schedule "A3-1 is the area between the floodway (hydraulic floodline where identified) and the regulatory flood line. New development, redevelopment, or a major addition (increases size by 50% or more of the existing ground floor area or substantially increases the value) or renovation to existing uses may be permitted provided it is in conformity with all other policies of the Plan and approval of the Conservation Authority and municipality have been obtained. A Fill, Construction and Alteration to Waterways Permit will be required from the Authority for any construction and for the replacement or removal of fill in the flood fringe.

The Zoning By-law will zone land in the Flood Fringe with an (f) suffix and specific regulations for permitted uses and flood proofing will be defined therein.

9.4.2 Seaton Property (Rockwood)

On part of Lot 3 and 4, Concession 5, known as Rockwood Ridge development, Council may consider passing a by-law to remove the Holding Symbol (H) from any land subject thereto, or any parts thereof, when Council has been satisfied with respect to the following matters:

- a) That there is sufficient sewage capacity and water supply together

with the associated infrastructure needed to service the phase.

- b) With respect to blocks in retail commercial zones established by By-law 34-95, that Council is satisfied that there is sufficient market justification for the proposed retail commercial development and that there is no undue impact on the commercial core. This must be demonstrated through a market impact study which shall include consideration of long and short term impacts of any proposed new retail floor space, all approved and proposed competing commercial developments, and the amount of new retail floor space that can be justified.
- c) With respect to blocks in the mixed use zones established by By-law 34-95, that Council is satisfied that the proposed service commercial development will not have an undue impact on the downtown core of Rockwood. This must be demonstrated through a market impact study which shall include consideration of long and short term impacts of any proposed new service commercial development on the downtown core.

9.4.3 Rockwood Residential Transition Area

The following additional uses are permitted in the Rockwood Residential Transition Area:

food store, building supply store, garden centre, wholesale outlet, furniture store, home furnishing centre, motels, automotive services, convenience commercial services, recreation and entertainment uses, restaurants, banquet halls, and other complementary/similar retain uses.

9.4.4 Policy Areas

Guelph-Eramosa contains the following policy areas and these are identified on the Land Use Schedules.

PA3-1 Guelph Centre of Spirituality

Notwithstanding any provision in this Plan to the contrary, the permitted uses within the large area identified as **PA3-1** on Schedule “A3” may include: institutional uses related to the activities of the Guelph Centre of Spirituality, a cemetery, places of worship, places of retreat, five dwelling units related to farming as well as shelters for the homeless and handicapped, accommodation for priests and laity, dining halls and supporting office facilities (i.e. Canadian Jesuits offices, computer facilities, reception room, kitchens, etc.), and works of charity and mercy, farming and education, and a daycare centre.

On a portion of this property, more specifically described as Part of Lots 4 and 5, Concession 3, Division “D” on the west side of Highway 6, business or professional offices may also be permitted up to the maximum gross floor area of that building as it existed on July 4, 1990.

The Zoning By-law shall establish the appropriate regulations for the above-mentioned permitted uses for this policy area.

PA3-2 The Federated Women’s Institute of Ontario

Notwithstanding any provision in this Plan to the contrary, the land identified as **PA3-2** on Schedule “A3”, may also be used for offices and accessory uses.

PA3-3 River Walk Estates (Rockwood)

The land identified as **PA3-3** on Schedule “A3-1” is designated for residential purposes. Notwithstanding the policies of the Residential Land Use designation, this area may be used for a mix of commercial and residential uses. Commercial uses shall be limited to service uses, including

business and professional offices. Institutional uses will also be permitted.

PA3-4 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses within the area identified as **PA3-4** on Schedule “A3” may also include a single detached residence, three (3) apartment units and a sporting goods supply store having a maximum floor area of 149 square metres.

PA3-5 Guelph Township

Notwithstanding any provisions in this Plan to the contrary, the permitted uses within the area identified as **PA3-5** on Schedule “A3” may also include an autobody repair shop and a car dealership

PA3-6 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses within the area identified as **PA3-6** on Schedule “A3” may also include a trucking business and associated storage, truck repair and warehousing facilities.

PA3-7 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses within the area identified as **PA3-7** on Schedule “A3” may include a group home for mentally challenged persons subject to the licensing, and provincial policy and regulations. The group home shall be restricted from three (3) to ten (10) persons exclusive of staff or receiving family.

PA3-8 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses on the land identified as **PA3-8** on Schedule “A3” may also include a woodworking shop and furniture manufacturing business.

PA3-9 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses on the land identified as **PA3-9** on Schedule “A3” may also include a garden centre for the wholesale and retail sale (including products

grown and/or produced off site) of plants, trees, shrubs, soil, fertilizers, herbicides, insecticides, peat moss, mulch, gardening tools, sprinkler systems, landscaping products and accessories relating to gardening and the planting of trees, shrubs and plants.

PA3-10 Guelph Township

Notwithstanding any provision in this Plan to the contrary, the permitted uses on the land identified as **PA3-10** on Schedule “A3” may also include meat processing and related wholesale and retail sales uses in one building with a maximum gross floor area of 576 square metres (6,200 square feet).

Meat processing shall not include the slaughtering of animals.

PA3-11 Guelph Township

Notwithstanding any provisions in this Plan to the contrary, the permitted uses on the land identified as **PA3-11** on Schedule “A3” may also include a church or religious use, an accessory religious bookstore and a commercial school.

PA3-12 Vet Clinic (Guelph Township)

Notwithstanding any provisions in this Plan to the contrary, on the land identified as **PA3-12** on Schedule “A3”, a veterinarian clinic having a maximum floor area of 3,000 square feet and one attached dwelling unit shall be permitted.

PA3-13 Eden Mills – Floodplain Policies

The central area of Eden Mills which is within the floodplain of the Eramosa River has been historically developed for a combination of residential, commercial and community uses. Floodplain planning in Eden Mills utilizes a one zone approach and will be implemented through the Zoning By-law. However, within the area identified as **PA3-13** ON Schedule “A3”, the following policies shall apply:

- i) existing residential and/or commercial uses and conversions thereto may be permitted in

accordance with the policies of 8.5 of this Plan. Conversions of existing residences for commercial purposes, shall be regulated by the appropriate zoning category under the Zoning By-law. Conversion of a commercial use to residential use will not be permitted.

- ii) any new development including minor additions, renovations or conversions will be subject to conditions deemed necessary and desirable by the municipality; will require the approval of the Conservation Authority, and if necessary, the Health Unit.
- iii) the implementing zoning by-law will note the limits of the area identified as **PA3-13** and specific regulations for development in this area will include therein.
- iv) no new development will be permitted below the elevation of the Regulatory Floodline.

PA3-14 Lou Fontonato (Eden Mills)

The land identified as **PA3-14** on Schedule “A3” is designated residential. In addition to all other requirements of this Plan, prior to the municipality approving any development on these lands, appropriate studies shall be carried out which demonstrate that the quality of surface and groundwater will not be degraded and that individual wells in the area will not be negatively affected.

PA3-16 Guthrie/Wilson Hamlet Expansion (Crewson’s Corners)

The land identified as **PA3-16** on Schedule “A3 is designated Hamlet. Notwithstanding any provision in this Plan to the contrary, a minimum 80 metre habitable building setback shall be maintained from the limit of the adjacent CN Railway right-of-way.

PA3-17 Guelph Golf Academy

Notwithstanding any provisions in this Plan to the contrary the permitted uses on the land identified as PA3-17 on Schedule “A3” May also include a 9-hole golf course with a clubhouse and associated golf practice and golf teaching facility.

PA3-18 LVM Milling (Guelph Township)

Notwithstanding any provisions in this Plan to the contrary, the permitted uses on the land identified as **PA3-18** on Schedule “A3” may also include a flour mill, grain elevator and accessory uses. Driveway access to this additional use is expected to be from Woodlawn Road to Guelph.

PA3-19 Automobile Sales and Related Uses

In addition to the permitted uses of the Rural Industrial designation, the land identified as **PA3-19** on Schedule “A3” may also be used for an automobile sales, service and storage establish subject to appropriate zoning.

PA3-20 Elementary School (Rockwood)

This special policy area has been created to respond to the need for a new elementary school and accessory uses to serve the Rockwood community. The land identified as PA3-20 on Schedule “A3-1” has been placed within a residential designation because non-residential uses such as schools are permitted within this designation subject to other applicable policies of this Plan. The lands are not intended for other residential or non-residential uses otherwise permitted by this Plan.

PA3-21 Propane Operations

The areas identified as PA3-21 on Schedule ‘A-3’ include propane operations with hazard distances that have been defined through risk and safety management plans. Potential land use changes within the hazard distance may result in an increased risk profile and, accordingly, may require a propane operator to institute additional mitigation measures.

In accordance with Planning Act regulations, the propane operators shall be notified of applications for official plan amendments, plans of subdivision, vacant land condominium description, common elements condominium description, zoning by-law amendments, and minor variances, where the facility’s hazard distance extends into the area under consideration for change.

9.5 MAPLETON LOCAL POLICIES

The following local policies and policy areas have been identified in Mapleton:

9.5.1 Special Policy Area – Floodplain Management

Schedule “A4-1” identifies a Special Policy Area. The subject area is part of the historic centre of Drayton. Special policies are required for the continued economic and social viability of the area. Within the Special Policy Area (S.P.A.), the permitted land uses will be in accordance with the specific land use designations of the Plan which are contained within the identified Special Policy Area.

Implementation of the S.P.A. shall be through the Zoning By-law. A one zone concept will be utilized, and the suffix (f) will be added to the zone symbols to identify lands above the floodway within the S.P.A. Specific regulations for all construction including flood proofing requirements will be implemented through the Zoning By-law. The remaining areas of the floodway and floodplain outside of the S.P.A. will be placed in an appropriate zone to restrict development. Existing uses in these areas will be recognized as legal non-conforming uses.

Applications for development in the S.P.A. shall not be approved until such time as the municipality having been notified of the approval by the Conservation Authority. The proponent for development will be required to submit for approval a site plan in

accordance with the provisions of the Planning Act and Section 13.9. Such plans shall be reviewed and approved by the Conservation Authority.

Upon completion of a structure or building foundation, the Conservation Authority and the municipality may require a letter from an Ontario Land Surveyor or Professional Engineer verifying that the floor is at the required level.

Upon completion of the building or structure, the municipality or Conservation Authority may require a letter of compliance by a Professional Engineer verifying that flood proofing measures have been implemented as required.

Building permits shall not be issued until such time as the municipality has been notified of the approval of the Conservation Authority.

The municipality will continue to maintain the flood contingency plan and to co-operate with the Conservation Authority in the operation of the Flood Warning System.

9.5.2 Mobile Homes

The zoning by-law may include provisions for individual mobile homes on separate lots or as secondary residences for farm help within the municipality.

9.5.3 Policy Areas

Mapleton contains the following policy areas and these are identified on the Land Use Schedules.

PA4-1 Riverview Expansion Area

In addition to other policies contained in Section 6.10, Country Residential, and elsewhere in this Plan, the area identified as **PA4-1** on Schedule "A4" shall be subject to the following policies:

- a) the northeast corner of the policy area is subject to a Minimum Distance Separation (MDS) arc of 265.0 metres (873.0 feet) – from an

existing poultry operation located on Lot 1, Concession 12 (Peel). No residential dwelling units will be permitted within this arc; however, facilities for stormwater management, sewage treatment and water supply may occur;

- b) an investigation of the property shall be required to determine the presence of contaminants and the need for site clean-up prior to redevelopment for residential use;
- c) prior to the final approval of a plan of subdivision in the policy area, the proponents shall consolidate, under one ownership, the existing "checkerboard" lot pattern immediately west of the policy area and extending to the boundary between Lot 17 and Lot 18.

PA4-2 Hollen Feed Testing Lab

The area identified as **PA4-2** as shown on Schedule "A4", may be used for a feed testing laboratory provided that:

- a) the laboratory does not exceed 180 square metres in size and is contained within the drive shed which exists on the property;
- b) the solid fraction of waste from the facility must be registered with the Ministry of the Environment and Energy;
- c) wastes accumulated from the feed testing laboratory are not pumped into the adjacent watercourse;
- d) the property is subject to site plan control and is placed into an appropriate zoning category in the Zoning By-law; and
- e) any proposal to expand the feed testing laboratory outside of the area of operation will require an amendment to the Official Plan.

PA4-3 Cherry/Donkersgoed Industrial Area

The land identified as **PA4-3** shall be placed in an industrial zone with the “H-Holding” symbol affixed to it. Prior to the removal of the “H” symbol on all or a portion of the land identified as **PA4-3**, the following shall be required:

- adequate road access, and
- sufficient municipal water and sewer capacity available and allocated to the development being proposed.

In addition, a fisheries impact analysis shall be undertaken by a professional consultant, in consultation with the Ministry of Natural Resources, prior to any development within 30 metres of the watercourse which emanates from the south-central part of the land identified as **PA4-3**. The analysis shall indicate whether there is a fishery concern, and if so shall determine potential impacts, appropriate setbacks and mitigation measures required.

PA4-4 Mobile Home Park

The area identified as **PA4-4** on Schedule “A4-1” contains a mobile home park. The following policies shall apply:

a) Mobile Homes

For purposes of this section, a “mobile home” is a residential dwelling which:

- i) is designed for year-round living;
- ii) may be towed on its own chassis or to be transportable by flat car for use with or without permanent foundation, but shall not include a trailer camper;
- iii) may be connected to public utilities including gas, hydro,

water and sanitary sewer; and

- iv) may consist of one or more parts that can be folded, collapsed, or telescoped during transportation.

b) Mobile Home Park

A mobile home park is an area of not less than 5 acres and not more than 50 acres, used exclusively for the siting of mobile homes with recreational and limited commercial uses to serve the homes, managed by an owner-operator who shall reside on or adjacent to the property, and having lots rented or leased to tenants. A mobile home park may include any building, structure or enclosure used or intended for use as part of the equipment of such park. All mobile home parks shall be provided with an appropriate level of municipal services.

c) Zoning Regulations

Appropriate regulations for the mobile home park shall be included in the Zoning By-law. Zoning provisions should address the following criteria:

- i) lot frontage, area and setbacks for the mobile home park and individual mobile home sites;
- ii) height, size, floor area, external design and spacing arrangements of mobile homes on each lot;
- iii) parking requirements;
- iv) elements of the natural environment such as wetlands, regulatory flood plain, etc.; and

<p>v) any other regulations as deemed necessary by Council.</p>	<p>Ministry of the Environment and Energy;</p>
<p>d) Development Agreements and Site Plans As a condition of approval for any expansion to an existing mobile home park or for a new mobile home park, development agreement(s) and site plan agreements between the municipality and the developer or owner may be required to the satisfaction of Council.</p>	<p>vii) preparation and implementation of a landscaping plan to cover tree planting, sodding and buffering;</p> <p>viii) a “cluster” type siting arrangement of the mobile homes shall be encouraged;</p> <p>ix) adequate street and area lighting;</p>
<p>Development agreements entered into between the municipality and the owner or developer should address the following issues:</p>	<p>x) residency shall be restricted to mobile homes which meet CSA standards;</p>
<p>i) appropriate staging to ensure the provision of adequate services and facilities and to conform to population policies;</p>	<p>xi) a minimum of 8% of the usable lands shall be set aside for recreational and service facilities;</p>
<p>ii) installation of concrete pads or piers on each site, and adequate skirting for each unit;</p>	<p>xii) on-site sales of mobile homes shall be regulated with respect to area, location, hours of sales, volume of sales and type of sales;</p>
<p>iii) adequate anchors to stabilize each mobile home unit;</p>	<p>xiii) permanent identification of all lot boundaries;</p>
<p>iv) installation of a concrete patio on each lot;</p>	<p>xiv) facilities to meet the convenience requirements of the residents;</p>
<p>v) removal of tow bars and screening of fuel tanks;</p>	<p>xv) adequate common and individual storage facilities and garbage containers;</p>
<p>vi) roads, lanes, driveways and parking spaces, and the provision of storm, sanitary and water services shall be constructed to the satisfaction of the municipality’s engineer. The provision of storm, sanitary and water services shall also meet the requirements of the</p>	<p>xvi) aesthetically pleasing boundary and entrance landscaping;</p> <p>xvii) internal street maintenance and snow removal;</p> <p>xviii) agreements regarding rights of entry;</p>

- xix) any other requirements as may be deemed necessary by Council.

- vi) any other matters deemed appropriate by Council.

Site plans should include the location of mobile home sites, driveways, parking spaces, walkways, roads, parks, service buildings, recreational facilities and any other design features deemed necessary and appropriate by the municipality.

e) **Expansions and New Mobile Home Parks**

Expansions to the area identified as **PA4-4**, and any new mobile home parks shall require an amendment to the Plan. When reviewing applications for such amendments, consideration shall be given to the policies of this Section, to Section 13.2 of this Plan and the following:

- i) that there is a demonstrated need for and desirability of the facility and use proposed;
- ii) that the proposed use is compatible with existing adjacent land uses;
- iii) that an adequate road infrastructure is available, existing or proposed, and includes the proximity of provincial and county roads to the site;
- iv) that adequate and appropriate sewage disposal facilities and water supply are or can reasonably be made available to service the development and that they are provided for to the satisfaction of the municipality and the Ministry of the Environment;
- v) that all other policies of this Plan have been considered; and

PA4-5 Norwell Dairy Systems Industrial Area

- a) The area identified as **PA4-5** on Schedule "A4" contains primarily rural industrial land uses. In addition to the uses permitted by in Section 6.8.2 of the Rural Industrial Areas policies, a building supply outlet shall also be permitted. The building supply outlet may include the storage of materials and building supplies, wholesale and minor retail distribution of raw materials and building supplies that are used primarily by the building and construction industry. The Zoning By-law will regulate the permitted use in the **PA4-5** policy. In addition, zoning provisions should include but not necessarily be limited to such things as outdoor storage, parking, and percentage of retail, setbacks and buffering.

"A satisfactory Traffic Impact Study and Stormwater Management Plan shall be required by the Township of Mapleton as part of the development process."

PA4-6 Wallenstein Industrial Nodes

These Special Policy Areas have been created to respond to the needs of the local community whose primary mode of transportation is by horse and buggy. Two industrial nodes recognize existing industrial uses and provide further opportunities for small scale manufacturing and industrial related uses such as warehousing. Industrial Node One is located on Part Lot 19, Concession 1. Industrial Node Two is located on Part Lot 18, Concession 1 and includes two 66 feet wide access lanes to Sideroad No. 18.

In addition to policies contained in Section 7.4, Hamlets, and other applicable policies of this Plan, the following policies shall apply:

- a) Both industrial nodes shall be restricted to “dry” industrial uses only;
- b) New industrial lots within the nodes shall generally be created by Plans(s) of Subdivision and shall have frontage on an open municipal road. However, consideration may be given to severance in the following circumstances:
 - severing the industrial lands in Lot 18, and within the Hamlet area, away from farm lands retained outside of the Hamlet area.
 - severing the industrial lands in Lot 18, as existing at the time of approval of these policies, into two parcels in order to take advantage of the two designated industrial access lanes.
- c) In the implementing Zoning By-law, the Township of Mapleton shall establish zones, permitted uses and regulations controlling the future development of industrial uses. Holding (H) provisions will be used to phase warehouse development.

PA4-7 Wallenstein Future Development Area

In addition to the policies contained in Section 8.10, Future Development, and other applicable policies of this Plan, the following policies shall apply:

- a) An amendment to this Official Plan shall be required prior to any further development of these lands;
- b) Notwithstanding Section 8.10.3, consideration may not be given to the creation of new lots by consent

prior to an amendment to this Official Plan. However, consideration may be given to severing the Future Development lands in Lots 18 and 19, and within the Hamlet area, away from farmlands retained outside of the Hamlet area.

- c) In the implementing Zoning By-law, the Township of Mapleton shall establish a zone which limits permitted uses to existing uses and non-intensive agricultural uses.

PA4-8 Glenaviland Golf and Residential Development

Notwithstanding Section 5.4.4, Floodway, Section 5.4.5 Development and Site Alteration, and Section 5.6, Development Control, portions of a golf course may be developed within the Core Greenland designation. Development shall occur in accordance with the recommendations of the Environmental Impact Study and any requirements of the Grand River Conservation Authority.

Municipal sanitary sewage capacity is not currently available to service the entire residential development as proposed. This is to be recognized through the use of “holding” in the zoning by-law and the use of phased, final subdivision approvals. The lifting of holding or final subdivision approvals is only to occur if municipal servicing capacity is available for development on the subject lands.

A portion of Policy Area PA4-8 includes a Bobolink Habitat Area. Development and site alteration will only be permitted with the area identified as “Bobolink Habitat Area” on Schedules A5 and A4-1, subject to the approval of the Ministry of Natural Resources.

PA4-9 Moorefield Public Works Garage
Light industrial and commercial uses are also permitted on the subject property. The implementing zoning by-law shall

regulate specific permitted uses. Use of the property shall be subject to screening and approval by the Risk Management Official in accordance with the applicable Source Protection Plan as the lands are located within a WHPA A and are within 100 m (238 ft) of the municipal well.

9.6 MINTO LOCAL POLICIES

The following local policies and policy areas have been identified in Minto:

9.6.1 Special Policy Area Floodplain Management

Within the Town of Minto (formerly Town of Harriston) there are approximately 200 buildings located in areas that would be susceptible to flooding under a Regional Storm. A modified two zone concept has been utilized for flood plain planning in Harriston which allows a reduced level of flood proofing that would otherwise be required for new development and additions in certain portions of the flood plain. Flood proofing requirements may be reduced to the one hundred year flood elevation as a minimum standard for new development.

Schedule "A5-2" identifies a Special Policy Area (S.P.A.) for the flood plain. A modified two zone concept will be utilized for flood prone areas defined by the S.P.A. Outside the S.P.A. the standard two zone approach will be utilized requiring flood proofing to the Regional Storm event.

The following policies for the Floodway and Flood Fringe Areas shall apply.

a) Floodway Policies

Generally, the Floodway will be designated for Greenland and Recreational Uses. Other land use designations may be considered to permit uses in accordance with the policies of this Section, based upon an assessment of impacts on the floodway.

Structures, in the floodway, will be limited to those required for flood or erosion control, municipal utilities, bridges and existing road allowances. All structures must be designed so that they will not negatively affect flood or pollution control, or the conservation of land.

The placement of fill will only be permitted for minor landscaping, flood and erosion control or for municipal utilities or services subject to the approval of the Conservation Authority.

No new buildings, structures, or additions to existing buildings or structures will be permitted for residential, commercial or industrial purposes. Existing residential, commercial or industrial uses, building and structures will be encouraged to relocate outside the limits of the floodway. To this end, the municipality and the Conservation Authority will investigate the feasibility of acquiring, removing or relocating buildings and structures in the floodway, especially in the area of the conduit and the Elora Street Bridge.

Where relocation of an existing building or structure, outside of the floodway, is not feasible or practical, existing buildings or structures may be replaced if destroyed for damages caused by other than flooding, provided the replacement building or structure is for an essential municipal service or for flood and erosion control. Appropriate flood proofing measures to the level of the regulatory flood must be incorporated and approved by the Conservation Authority. The ground floor area of the original structure shall not be exceeded by the replacement building or structure. A lower level of flood proofing may be considered if it is not feasible to flood proof to the Regulatory Flood subject to approval by the Conservation Authority.

b) Land within the S.P.A. Floodway:

In addition to the Floodway Policies stated above, the following specific policies shall apply to the area of the

floodway defined by the S.P.A. on Schedule "A5-2".

Where the relocation of all buildings, structures and uses defined by the S.P.A. are not feasible or practical, reconstruction may be permitted in the floodway provided that the building or structure is not located in an area scheduled for acquisition. The reconstruction of an existing building or structure not scheduled for acquisition may be permitted for damages caused by other than flooding. Appropriate flood proofing measures to the level of the regulatory flood must be incorporated and approved by the Conservation Authority. The ground floor area of the original structure shall not be exceeded by the replacement building of structure. A lower level of flood proofing may be considered if it is not feasible to flood proof to the Regulatory Flood subject to the approval by the Conservation Authority.

Certification by a Professional Engineer with expertise in flood proofing may be required.

Conversion or renovation of existing buildings to a more intensive use that may increase the potential for loss of life or property damage will not be permitted. Conversions for less intensive uses that will not increase the potential for loss of life or property damage may be permitted.

c) **Flood Fringe Areas**

Within the flood fringe areas defined by the S.P.A., new buildings and structures may only be permitted if they can be flood proofed to the minimum level of the one hundred year flood elevation. New uses, buildings and structures may be encouraged to flood proof to the level of the Regional Storm elevation where it is feasible to do so. Such flood proofing is to be approved by the Conservation Authority.

For areas of the flood fringe outside of the Special Policy Area, new

uses, buildings and structures may be permitted provided they are flood proofed to the level of the Regional Storm elevation and approved by the Conservation Authority.

The Zoning By-law will define the areas of the flood fringe within and outside the S.P.A. Specific regulations for incorporating appropriate flood proofing measures will be outlined in the Zoning By-law.

d) **Implementation:**

The municipality will review all new development proposed for the flood plain in accordance with the official plan policies for Flood Plain Management. The Conservation Authority will be consulted when new development is proposed. Consideration may be given to the requirements of the Conservation Authority Act, the Zoning By-law, the acquisition of land and the possibility of necessary remedial works when new development is proposed.

The municipality and the Conservation Authority will co-operate in the preparation of a flood contingency plan for the notification of residences in the event of a flood emergency.

9.6.2 Mobile Homes

The zoning by-law may include provisions for individual mobile homes on separate lots or as secondary residences for farm help within the municipality. An amendment to the Official Plan will not be required for such uses.

9.6.3 Policy Areas

Minto contains the following policy areas and these are identified on the land use Schedules.

PA5-1 Pike Lake Recreational Area

The lands identified as **PA5-1** on Schedule "A5" may be used for a variety of recreational uses and related commercial

uses. The uses are all located east of Pike Lake Road, except for the 36 unit hotel which is west of Pike Lake Road in Lot 11, Concession 14.

- a) The permitted uses are as follows:
- 348 seasonal recreational trailer sites;
 - 102 year-round mobile homes sites;
 - 4 cottages;
 - a lodge;
 - 20 overnight camping sites;
 - mobile home and travel trailer sales/display;
 - 36 unit hotel complex (west of Pike Lake Road);
 - a restaurant;
 - a clubhouse;
 - various recreational-related uses including, but not limited to, a golf course, a golf school, tennis courts, a hockey school, hockey courts, an arcade;
 - various accessory uses to the above-noted uses including, but not limited to: an office, a variety store, a laundromat, storage and maintenance buildings.
 - 2 existing single detached dwellings on severed lots (west of Pike Lake Road)
- b) Existing buildings, mobile homes, trailers and structures currently situated within a Greenland designation, or within applicable adjacent lands, may be replaced in the same location; however, relocation further away from environmental features is encouraged.
- c) The prior written approval of the Saugeen Valley Conservation Authority shall be required for:
- any alteration or disturbance of waterways including filling,

dredging, shoreline works, construction of water control structures, construction of any structure in the waterway; and

- any modification of drainage of the southerly small lake, the gravel dam and the outlet into Pike Lake;
 - any new boardwalks or other crossings within any Core Greenlands or Greenlands designations.
- d) Expansions of the above-noted uses within **PA5-1** may be considered through the rezoning process provided:
- the expansion is in accordance with all applicable policies of this Official Plan;
 - appropriate studies demonstrate that impacts of any additional development are acceptable;
 - the existing site plan(s) and related agreement(s) are amended accordingly prior to a building permit being issued; and
 - the existing development agreement(s) is amended accordingly prior to a building permit being issued.
- e) Expansions to the **PA5-1** policy area itself, may be considered through the official plan amendment process. Such an expansion may provide for the same or similar uses as set in clause (a).

PA5-2 Phase II – Minto Pines Subdivision

On the land identified as **PA5-2** on Schedule “A5”, the development of Phase II of the Minto Pines Subdivision may proceed subject to the following policies:

- a) An environmental protection (no construction) area be provided along the shore of Pike Lake to preserve the aesthetic value of the shoreline, maintain wildlife corridors, and preserve the flora and fauna and natural soil mantle. This environmental protection area shall be a minimum of 30 metres wide as measured from the high water level of Pike Lake. No buildings, roads, waste treatment systems, etc. may be constructed within this area.
- b) That no development be permitted in the area of the creek and canals in order to maintain the same environmental protection area mentioned in a), and because this is an area of organic soils.
- c) Sanitary disposal systems shall be located a minimum of 30 metres from the high water level of Pike Lake and any fill material used to construct the tile bed shall have a suitable capacity for retention of phosphorus.
- d) Storm water management will be addressed to the satisfaction of the Town of Minto and the Saugeen Valley Conservation Authority.
 - i) minimum lot sizes of $\frac{3}{4}$ of a hectare (1.86 acres) are required.

PA5-3 Hunter's Run Subdivision

On the land identified as **PA5-3** on Schedule "A5" a residential subdivision may be developed. The subdivision shall be developed in two Phases, subject to the following:

- a) phase I will require minimum lot sizes of .8 hectares (2 acres),
- b) phase II will require lot sizes of 0.4 hectares (1 acre),

- c) minimum lot sizes for the residential development are to be specified in the Zoning By-law.

PA5-4 Howes Lane Residential Development (Harriston)

On the land identified as **PA5-4**, a residential leasehold development may be permitted. A **Leasehold Development** may be defined as a project owned and managed by a single owner, organization or corporation which owns all the land and leases individual home sites within the project wherein individual home sites contain a single dwelling unit that is a permanent structure where the owner of the dwelling leases the land used as a dwelling site. Leasehold developments generally consist of permanent single detached dwellings equipped for year round occupancy with home sites and unit sizes designed to appeal to retirees.

Permitted uses include single detached dwellings (modular, prefabricated or traditionally constructed but not mobile homes) equipped for year round occupancy and that meet or exceed the standards of the Building Code. In addition, other uses may include an administrative or sales office, recreational facilities, open space uses or parks, maintenance area, refuse collection and storage facilities and accessory storage facilities. The following specific policies shall apply to land identified as **PA5-4**:

- a) the Medium Density Development policies of Section 8.3.5 of this Plan shall apply to this development;
- b) the municipality may utilize certain provisions of the Planning Act such as Site Plan Control and Parkland Dedication together with appropriate development agreements to ensure that the development is properly controlled within the municipality;

- c) the Zoning By-law will include an appropriate zone with specific regulations for this development including permitted uses, minimum lot sizes, minimum dwelling unit sizes, setbacks, parking requirements and buffering.

PA5-5 Clifford

Notwithstanding any provision in this Plan to the contrary, on the land identified as **PA5-5**, development may be permitted provided any grading or alterations in elevation or contour of the land required by the Saugeen Valley Conservation Authority is satisfactory to the municipality as specified in the Severance Agreement pertaining to the subject lot.

PA5-6 Mobile Homes Parks

The land identified as **PA5-6** on Schedules “A5-2” and “A5-3” contain mobile home parks. The following policies will apply:

a) Mobile Homes

For purposes of this section, a “mobile home” is a dwelling designed:

- i) for year-round living;
- ii) is towable on its own chassis or to be transportable by flat car for use with or without permanent foundation, but shall not include a trailer camper;
- iii) is connected to public utilities including gas, hydro, water and sewage disposal system;
- iv) consists of one or more parts that can be folded, collapsed, or telescoped during transportation; and
- v) does not include a modular home.

b) Mobile Home Park

A mobile home park is an area of not less than 5 acres and not more than 50 acres respectively, used exclusively for the siting of mobile homes with recreational and limited commercial uses to serve the homes, managed by an owner-operator who shall reside on or adjacent to the property, and having lots rented or leased to tenants. A mobile home park may include any building, structure or enclosure used or intended for use as part of the equipment of such park. All mobile home parks shall be provided with an appropriate level of municipal services.

c) Zoning Regulations

Appropriate regulations for the mobile home park shall be included in the Zoning By-law. Zoning provisions should address the following criteria:

- i) lot sizes shall be determined based upon the area needed to support the type of water and sewage services being provided;
- ii) height, size, floor area, external design and spacing arrangements of mobile homes on each lot;
- iii) parking requirements;
- iv) elements of the natural environment such as wetlands, regulatory flood plain, etc.; and
- v) any other regulations as deemed necessary by Council.

d) Development Agreements and Site Plans

As a condition of approval for any expansion to an existing mobile

home park or for a new mobile home park, the municipality may enter into a development agreement(s) and site plan agreements with the interested party.

Development agreements should address the following issues:

- i) appropriate staging to ensure the provision of adequate services and facilities and to conform to population policies;
- ii) installation of concrete pads or piers on each site, and adequate skirting for each unit;
- iii) adequate anchors to stabilize each mobile home unit;
- iv) installation of a concrete patio on each lot;
- v) removal of tow bars and screening of fuel tanks;
- vi) roads, lanes, driveways and parking spaces, and the provision of storm, sanitary and water services shall be constructed to the satisfaction of the municipality's engineer. The provision of storm, sanitary and water services shall also meet the requirements of the Ministry of the Environment and/or its agents;
- vii) preparation and implementation of a landscaping plan to cover tree planting, sodding and buffering;
- viii) a "cluster" type siting arrangement of the mobile homes shall be encouraged;

- ix) adequate street and area lighting;
- x) residency shall be restricted to mobile homes which meet CSA standards;
- xi) a minimum of 8% of the usable lands shall be set aside for recreational and service facilities;
- xii) on-site sales of mobile homes shall be regulated with respect to area, location, hours of sales, volume of sales and type of sales;
- xiii) permanent identification of all lot boundaries;
- xiv) facilities to meet the convenience requirements of the residents;
- xv) adequate common and individual storage facilities and garbage containers;
- xvi) aesthetically pleasing boundary and entrance landscaping;
- xvii) internal street maintenance and snow removal;
- xviii) agreements regarding rights of entry;
- xix) any other requirements as may be deemed necessary by Council.

Site plans should include the location of mobile home sites, driveways, parking spaces, walkways, roads, parks, service buildings, recreational facilities and any other design features deemed necessary and appropriate by the municipality.

e) **New Mobile Home Parks**

On the land identified as **PA4-6** any expansions to new mobile home parks shall be permitted only upon an amendment to the Plan. When reviewing applications for such amendments, consideration shall be given to the policies of this section, Section 13.2 of this Plan and the following:

- i) that adequate roads of the county or provincial road systems must exist in close proximity;
- ii) that the site shall be capable of being developed such that compatibility with all adjacent land uses is provided;
- iii) the site shall not be excessively elongated, but, rather of such shape to permit easy access to the service and recreational facilities; and
- iv) that an evaluation of the proposed sites topography, drainage, regional storm floodplain, lot dimensions, building locations, suitability of the proposed lot for the intended use and whether the site can provide or be provided with an adequate potable water supply and support or be supported with a means of sewage treatment.

PA5-7 Palmerston Industrial Park – MDS 1 Arc

The lands in PA5-7 are within a Minimum Distance Separation (MDS I) Arc from an existing, livestock operation located to the south, across County Road 123 within Wallace Township. Expansion of the barn has been constrained for some time by the Palmerston urban centre designation. No

buildings, structures or uses are permitted within this policy area that would place further constraints on the farmer's ability to expand the existing livestock operation. Uses accessory to the main permitted buildings such as parking or storm water management facilities may be permitted by the zoning by-law. Should the barn be demolished in the future or be rendered unsuitable for livestock housing use, a full range of Highway Commercial uses shall be permitted within PA5-7 without the need for further amendment to this plan.

PA5-8 TG Minto Industrial Site

The lands identified as **PA5-8** on Schedule "A5-3" may be used for industrial uses as set out in Section 8.7 of this Plan, along with open space buffer uses that are accessory to the TG Minto industry. These uses shall be in accordance with the following policies:

- a) To ensure compatibility between the TG Minto plant, including expansions thereto, and neighbouring residential uses, a buffer area shall be established according to the following policies:
 - i) industrial uses shall not be permitted within 70 metres of any residentially zoned lot and within 50 metres of the Toronto Street road allowance
 - ii) an accessory car parking lot and driveway, a truck driveway and stormwater management facilities may be situated within the required setback provided that:
 - satisfactory studies are done to show that these uses are compatible with surrounding residential lands
 - any driveways are situated to ensure minimal noise and

- vehicle light impacts on residential uses
 - any parking lot lighting will be designed and located to direct lighting away from residential uses
 - the above uses shall be subject to site plan control
- b) The policy area shall be placed in an appropriate industrial zoning category and shall be subject to a Holding (H) provision. No industrial uses are to take place in the policy area until the holding provision is removed by Council. Prior to the removal of holding, Council shall require the submission and approval of associated technical reports, including a Noise and Vibration Study and a Stormwater Management Report.
- c) Prior to the removal of holding, the following industrial accessory uses may be permitted: a car parking lot and driveway, a truck driveway and stormwater management facilities.
- d) Prior to the removal of holding, the following buffer accessory uses may be permitted: agricultural crops, passive recreational, landscaping, noise mitigation features (such as berms, fences and vegetative planting).
- e) The policy area shall be subject to site plan control.

PA5-9 Clark / Heinmiller Residential

This residential area is situated immediately east of the Palmerston Industrial Park. Prior to consent to sever, draft plan of subdivision, or condominium approval, the developer shall demonstrate that the requirements of Ministry of Environment Guidelines D-6, Compatibility

Between Industrial Facilities and Sensitive Land Uses, have been satisfied.

Municipal sanitary sewage capacity is not currently available to service the entire residential development as proposed. This is to be recognized through the use of "holding" in the zoning by-law and the use of phased, final consent to sever, draft plan of subdivision, or condominium approvals, based on the availability of servicing capacity.

PA5-10 Propane Operations

The areas identified as PA5-10 on Schedule 'A-5, A5-2 and A5-3' include propane operations with hazard distances that have been defined through risk and safety management plans. Potential land use changes within the hazard distance may result in an increased risk profile and, accordingly, may require a propane operator to institute additional mitigation measures.

In accordance with *Planning Act* regulations, the propane operators shall be notified of applications for official plan amendments, plans of subdivision, vacant land condominium description, common elements condominium description, zoning by-law amendments, and minor variances, where the facility's hazard distance extends into the area under consideration for change.

9.7 WELLINGTON NORTH LOCAL POLICIES

The following local policies and policy areas have been identified in Wellington North:

9.7.1 York Soaring Club

On Lot 29, Concession 5 a private recreational/social club consisting of 80 hectares (200 acres) is permitted.

The use of the land will be controlled by the Zoning By-law and shall be limited to

agricultural uses; the existing recreational airstrip and related accessory uses.

All construction, buildings and site improvements shall be in conjunction with the requirements of the Wellington-Dufferin-Guelph Health Unit, the Grand River Conservation Authority or any other agency having jurisdiction.

9.7.2 Policy Areas

North Wellington contains the following policy areas and these are identified on the Land Use Schedules:

PA6-1 Potential Waste Water Plant Site (Mount Forest)

The area identified as **PA6-1** on Schedule “A6-1” identifies a potential location for a new waste water treatment plant. The location is still preliminary – need for the facility and site physical suitability are unknown. An Environmental Assessment under provincial standards would be required.

Prior to the approval of any new sensitive land uses (e.g. residential, institutional) in the area, consideration shall be given to the location of the treatment plant within the policy area. New sensitive land uses shall not be permitted within 150 metres of the plant’s location. Enlargements or extensions to existing uses within the 150 metres shall be subject to the policies of Section 13.8 of this Plan.

PA6-2 Special Residential Areas (Mount Forest)

The areas identified as **PA6-2** on Schedule “A6-1” include Special Residential Areas south of the Saugeen River and east of Highway No. 6. Due to previous commitments, these areas may be developed with less than full municipal services in accordance with the following policies:

- a) sewage disposal may either be private individual or communal;

- b) municipal water supply is available or can be made available to the proposed lots. (Note: this policy in no way commits the Municipality to improving the level of service); development of these areas shall be by plan of subdivision and shall be accompanied by hydro-geologic and servicing reports, demonstrating the suitability of the area for adequate sewage disposal, water supply, storm water management and road access;
- c) all other applicable policies of this Plan shall apply.

PA6-3 Accessory Commercial To Residential (Mount Forest)

In addition to uses permitted within the Residential designation, the following additional uses may be permitted on the land identified as **PA6-3** on Schedule “A6-1”.

- i) Commercial uses providing personal and convenience services located on the ground floor of an apartment project; and
- ii) One of the following Highway Commercial uses:
 - a narrow “strip” development along the frontage of Mount Forest Drive servicing the travelling public. Approximately 25% of the area identified as **PA6-3** may be used for such use.
 - a single purpose (i.e. one primary building), large retail commercial use fronting on Mount Forest Drive and extending south into the interior lands. Approximately 50% of the area identified as **PA6-3** may be used for such use. The ground floor area of such use shall be between 2322.5 and 4645

square metres (25,000 and 50,000 square feet).

Appropriate parking, landscaping, signage and design criteria will be applied to either of the above commercial uses and shall be enforced through appropriate zoning and site plan controls.

PA6-4 Rural Clusters

The lands identified as **PA6-4** on Schedule “A6” include areas of historical groupings of non- farm residences within the Township. It is intended that these areas will provide for limited low density residential development that will not be detrimental to the agricultural nature or economy of the municipality. Non-agricultural uses, which would have negative impact upon adjacent agricultural uses or the natural environment will be discouraged. The predominant land use in these areas will be for single detached dwellings. In addition, existing agricultural and passive recreational land uses may be permitted. The creation of new lots may be considered provided:

- a) that the lot(s) will be infilling between existing non-farm residences;
- b) that the lot(s) can be adequately serviced with water and sewage disposal and can be provided with a safe driveway access onto an open and maintained public road;
- c) that the appropriate provincial minimum distance separation formula will be applied; and
- d) that the severance conforms to all policies of this Section and the criteria of Section 10.1.

PA6-5 Former Waste Disposal Site (Arthur Village)

The area identified as **PA6-5** on Schedule “A6-3”, is a closed rehabilitated landfill site and is no longer used for active sanitary landfill purposes. This area may be suitable

for other land uses in the future such as recreational or public uses, but residential uses shall not be permitted.

Any future development of these lands will be subject to the requirements of the Environmental Protection Act and any other relevant legislation. In addition, studies will be required to assess any potential hazards to human health and the environment and any remedial action required. Such studies may include a planning impact analysis, environmental impact study and a traffic impact analysis.

The Zoning By-law may establish regulations for existing uses on the property.

PA6-6 Mobile Home Parks

The land identified as **PA6-6** on Schedule “A6” and “A6-2” may be used for a mobile home park. The following policies will apply:

For purposes of this section, a “mobile home” is a residential dwelling which:

- i) is designed for year-round occupancy;
- ii) to be towed on its own chassis or to be transportable by flat car for use with or without permanent foundation;
- iii) for connection to public utilities including gas, hydro, water and sanitary sewer; and
- iv) to consist of one or more parts that can be folded, collapsed, or telescoped during transportation.

a) Mobile Home Park

The “Mobile Home Park” is an area of land not less than 5 and not more than 50 acres respectively, used exclusively for the siting of mobile homes with recreational and limited commercial uses to serve the homes

and consists of lots rented or leased to tenants. A mobile home park shall include any building, structure or enclosure used or intended for use as part of the equipment of such park and may include a permanent residence for the owner of the park and facilities for communal indoor or outdoor recreation serving the residents only. A mobile home park shall be provided with the level of servicing appropriate for the area within which the park is located.

b) **New Mobile Home Parks**

The creation of new mobile home parks or expansions to existing parks, will require an amendment to the Plan. When reviewing applications for such amendments, consideration shall be given to the policies of this section, Section 13.2 of this Plan and the following:

- i) the site is in close proximity to an arterial road;
- ii) the site shall be capable of being developed such that compatibility with all adjacent land uses is maintained;
- iii) the site shall not be excessively elongated, but rather of such shape to permit easy access to the service and recreational facilities; and
- iv) the development shall be appropriately zoned.

c) **Zoning Regulations**

Appropriate regulations for the mobile home park shall be included in the Zoning By-law. Zoning provisions should address the following criteria:

- i) lot frontage, area and setbacks for the mobile home

park and individual mobile home sites;

- ii) height, size, floor area, external design and spacing arrangements of mobile homes on each lot;
- iii) parking requirements;
- iv) elements of the natural environment such as wetlands; regulatory flood plain, etc., and
- v) any other regulations as deemed necessary by Council.

d) **Development Agreements and Site Plans**

As a condition of approval for any new or expansion to an existing mobile home park, development agreement(s) and site plan agreement(s) between the municipality and the developer or owner may be required to the satisfaction of Council.

Development agreements entered into between the municipality and the owner or developer may address the following issues:

- i) appropriate staging to ensure the provision of adequate services and facilities and to conform to population policies;
- ii) installation of concrete pads or piers on each site and the adequate skirting for each unit;
- iii) adequate anchors to stabilize each mobile home unit;
- iv) installation of a concrete patio on each lot;

- v) removal of tow bars and screening of fuel tanks;
- vi) roads, lanes, driveways and parking spaces, and the provision of storm, sanitary and water services shall be constructed to municipal standards. The provision of storm, sanitary and water services shall also meet the requirements of the Ministry of the Environment;
- vii) preparation and implementation of a landscaping plan to cover tree planting, sodding and buffering;
- viii) a cluster-type arrangement of the mobile homes shall be encouraged;
- ix) adequate street and area lighting;
- x) residency shall be restricted to mobile homes which meet CSA standards;
- xi) a minimum of 5% of the usable lands shall be set aside for recreational and service facilities;
- xii) on-site mobile home sales shall be regulated with respect to area, location, hours of sales, volume of sales and type of sales;
- xiii) permanent identification of all lot boundaries;
- xiv) facilities to meet the convenience requirements of the residents but shall not include a retail outlet;
- xv) adequate common and individual storage facilities and garbage containers;

- xvi) aesthetically pleasing boundary and entrance landscaping;
- xvii) agreements regarding internal street maintenance and snow removal;
- xviii) agreements regarding rights of entry;
- xix) any other requirement as may be deemed necessary by Council.

The site plans should include the location of mobile home sites, driveways, parking spaces, walkways, roads, parks, service buildings, recreational facilities, any other design features deemed necessary and appropriate by the municipality.

PA6-7 Large Format Retail (Egremont Annexation Lands)

In addition to Industrial uses provided for under the Industrial land use policies of this Plan, the lands identified as **PA6-7** on Schedule "A6-1" may also be used for large format retail commercial uses. A few accessory fast food outlets may also be permitted. The following additional policies apply:

- a) Large format retail uses include a range of new types of retailing such as membership warehouse clubs, high performance retailers, large scale general merchandise stores, and special category warehouse stores. Large format retail uses typically require large lots for building, storage and parking, which cannot appropriately locate in the Downtown area.
- b) Commercial uses in this area shall be subject to the Highway

Commercial Land Use policies of this Official Plan.

- c) Commercial uses in this area are not to unreasonably impact on the viability of Central Business District retail uses.
- d) Council shall require a rezoning and may require a market analysis study for any proposed large format retail use to determine need and impacts on the downtown.
- e) In the case of a zoning application for a retail store with more than 5,000 square feet of gross floor area devoted to the sale of food (excluding a restaurant), a market analysis study shall be required. This study is to be peer reviewed at the cost of the proponent. Council shall review both the market analysis study and the peer review prior to making a decision on the zoning amendment application.

The Comprehensive Zoning By-law shall be amended to indicate permitted uses along with regulations to control impacts on the downtown area.

PA6-8 Murphy Lands

The lands identified as PA6-8 on Schedule "A6-1" may be used for Highway Commercial uses as set out in Section 8.6 of this Plan. Limited retail uses including a retail drug store and financial institution(s), but not including a grocery store, are also allowed. Additional commercial uses may be included in a zoning bylaw provided such additional uses are supported by a market study being completed to the satisfaction of the municipal.

PA 6-9 Wilson Quarry – Phase 2 Subaqueous Extraction

Policy Area PA 6-9 applies to the area identified within the hatched boundary line on Schedule "A" on lands in the Township of Wellington North described legally as North Part Lot 10, Concession 10, Geographic Township of West Luther.

Extraction of aggregate below the water table (below a depth of 488 metres) within Policy Area PA 6-9 shall only be permitted by using subaqueous methods that do not involve dewatering in order to protect provincially significant wetlands to the northeast, on-site and off-site. Notwithstanding the above, dewatering from outside of PA 6-9 may occur, as may be needed, to secure the processing plant area and to recharge the on-site wetland. Limited dewatering may occur inside of PA 6-9 as a means of recharging the wetland during the water table recovery stage only.

The boundary of the provincially significant wetland shall be further refined on-site, as required by the quarry site plan notes.

An amendment to the Township of Wellington North Zoning By-law shall be required prior to any extraction below the water table which requires dewatering for the purposes of extraction. Any such amendment to the zoning by-law must be supported by additional hydrogeological information, demonstrating that such water taking will have no adverse impact on the provincially significant wetlands. The Ministry of Natural Resources and Forestry, the Ministry of the Environment, the County of Wellington and the Grand River Conservation Authority shall be consulted on the adequacy of the hydrogeological and other environmental information and analysis provided in support of the rezoning application.

The zoning by-law of the Township of Wellington North is to be amended to implement the above policy.

9.8 PUSLINCH LOCAL POLICIES

The following local policies and policy areas have been identified in Puslinch:

9.8.1 Wellington Rd 46

Specific development policies have been established for Wellington Rd 46 to ensure that proposed development will not interfere with the safe and efficient operation of this

transportation corridor. The following policies are to be considered:

- a) For every development where direct access to Wellington Rd 46 is proposed, identify the following:
 - posted speed limit;
 - clear sight distance along the roadway in both directions from the mouth of the access
 - approach grades on access driveway;
 - traffic controls;
 - existing width of county road right-of-way adjacent to the site;
 - width of paved roadway and shoulders;
 - turning or stacking lanes on roadway;
 - width of access driveway and radii of corners;
 - distance between proposed driveway and existing driveways on adjacent sites;
 - project trip ends for average day and peak hours on roadway.
- b) For every industrial and commercial development project which generates more than 50 additional peak direction trips to or from the site during the roadway's peak hour, a complete traffic impact study is required to be submitted to the County Engineer.
- c) Where a site has frontage and access to a local township road or Wellington Rd 34, new commercial or industrial access to Wellington Rd 46 is not permitted;
- d) In areas designated industrial or commercial, each new driveway for commercial or industrial access shall be separated from other industrial or commercial driveways located on the same side of the road by 100 metres, where access is acceptable;
- e) In areas designated industrial or commercial, a maximum of one driveway for commercial or industrial access is permitted for each existing property with up to 100 metres of frontage along the county road, where access is acceptable;
- f) In areas designated Secondary Agricultural, each new driveway for commercial or industrial access shall be separated from other industrial or commercial driveways located on the same side of the road by 300 metres, where access is acceptable;
- g) Where feasible, mutual driveway access to a county road and service roads are required;
- h) Obtain evidence that approval from the County of Wellington is available with regard to access driveway location and design, improvements to County Road, including turning lanes, traffic controls, stacking lanes;
- i) Identify content of agreement with the County regarding financial responsibility for road improvements on the County road and construction access driveway.

9.8.2 Puslinch Lake Area

Puslinch Lake is located in the southwest corner of Puslinch Township and is approximately 160 hectares in area. The Lake provides a significant natural amenity and excellent recreational opportunities, but has a poor drainage network primarily due to the way it was formed during the last ice age. As a result, Puslinch Lake has a very

limited capacity to withstand both natural and man-made environmental pressures. These environmental pressures are compounded by the amount of residential development surrounding the Lake. Since the 1950's, many of the summer cottages around the Lake have been replaced by permanent single-detached homes. It is expected that this pressure to convert from a seasonal cottage area to predominately a year-round residential area will continue.

In addition to the applicable policies of this Plan, the following special policies shall also be considered when reviewing development proposals within the Puslinch Lake area;

- a) The predominate use within the Puslinch Lake area include low density residential, public open space and recreational, agricultural, and the conservation of water, soil, wildlife and other natural resources. The location of residential, recreational, agricultural and conservation uses shall be established by the Zoning By-law.
- b) Future development on lands which are located along private roads in the Puslinch Lake area shall be limited to infilling on existing residential lots subject to the provisions of the Township's Zoning By-law. All other development in the Puslinch Lake area shall be by consent or by plan of subdivision and such development shall have access onto opened and maintained public roads. Individual access onto major roads shall be discouraged.
- c) The municipality may request written proof that any proposed development in the Puslinch Lake area will not have an adverse impact on the environmental quality of Puslinch Lake. Depending on the nature and location of the proposed development, an environmental impact study may be required.

- d) The municipality will encourage Puslinch Lake residents to control the amount of fecal bacteria introduced into the Lake through the repair or replacement of faulty septic systems. The Township may initiate a water-monitoring program in the Puslinch Lake area and ensure that proper correctional measures are undertaken where problems have been identified.
- e) The Township may request the Ministry of Natural Resources to establish boating restrictions for Puslinch Lake in an effort to regulate the type and size of motors and/or boats, speed limits, areas of boating, and time of boating operation.
- f) Within the Puslinch Lake area, no filling of any kind, whether originating on the site or elsewhere, shall be permitted without the prior written consent of the Grand River Conservation Authority.

9.8.3 Puslinch Industrial Policy

- a) Areas designated Rural Industrial in Puslinch are permitted to have the following additional uses:
 - complementary commercial uses such as automotive uses, restaurants, motels and limited retail
 - offices, including a head office and/or research centre
- b) Two large parcels of land to both the east and west of the Hanlon Expressway have been designated Rural Industrial. These lands have lower priority for development than the industrial lands in the "Puslinch Economic Development Area". Existing properties will not be further fragmented by severance or

subdivision until a detailed concept plan is developed, in cooperation with the City of Guelph, which provides an appropriate connection between the City's industrial lands to the north and the proposed interchange on the Hanlon Expressway. This restriction will be reviewed periodically to determine if these lands should be available for development or whether the designation should be expanded to include additional lands. The sequence of development shall be further controlled so that the eastern side of the Hanlon develops first. Development immediately adjacent to the Hanlon shall be restricted in the degree and location of open storage and type of uses. The area to the west of the Hanlon Expressway will only be considered should no other suitable site be available.

9.8.4 Puslinch Township

Notwithstanding any provision in this Plan to the contrary, the land designated Prime Agricultural within Part of Lot 36, Rear Concession 7 and 8, and part of the road allowance of Highway 6 and Leslie Road, may be used for warehouse and office use subject to appropriate zoning provisions.

9.8.5 Policy Areas

Puslinch contains the following policy areas and these are identified on the Land Use Schedules:

PA7-1 Puslinch Economic Development Area

The land identified as **PA7-1** on Schedule "A7" is known as the Puslinch Economic Development Area. This is an area intended to service the Township by providing locations for economic activity and employment opportunities. This area is the predominant location for business and industry in the Township, but does not preclude the establishment of small-scale

activities outside of concentrations elsewhere in the Township.

Areas of existing or future extractive uses that are within the "Puslinch Economic Development Area" (PA7-1) should be considered for industrial, commercial, institutional and/or recreational activities or natural areas as after-uses when the extractive or aggregate-related activities have either ceased or are incorporated into an after-use. These specific after-uses are permitted without further amendment to this Plan, but subject to the applicable policies of this Plan. Consideration of any application to implement a permitted after-use will be made in the context of a co-ordinated secondary concept plan prepared by the proponents which primarily identifies a public road pattern and a surface drainage plan for the sub-drainage area within the areas used for extractive purposes in this policy area.

PA7-2 Millcreek Residential Area

The land identified as **PA7-2** on Schedule "A7" of this Plan relates to Millcreek Park on Part of Lot 21, Concession 8. Notwithstanding any provisions in this Plan to the contrary, this land may be used for not more than 60 housing units described as mobile homes or manufactured dwellings complying with the Ontario Building Code for year-round occupancy. Ancillary uses in support of this residential development are also permitted subject to appropriate zoning. All residential units will be serviced by communal water supply and distribution system and communal sewage treatment system approved under the Environmental Protection Act. All residential units shall have direct access to an internal private roadway acceptable to the municipality. The Site Plan Control provisions of the Planning Act, as amended, shall apply to the development of these lands.

PA7-3 Reid's Heritage Lake

The land identified as **PA7-3** on Schedule "A7" of this Plan relates to the proposed Heritage Lake Retirement Community located on Part of Lots 23, 24 and 25,

Concession 2. Residential units created under this section contribute to and are anticipated by the rural portion of the local municipality growth strategy. Notwithstanding any provisions in this Plan to the contrary, this land may be used for a country residential development subject to the applicable policies of this Plan and the following special policies.

a) **Residential Uses**

The site is 28 hectares (69 acres) in area and is part of a larger holding of approximately 89 hectares (220 acres). After the extraction of aggregate material and rehabilitation of the subject and adjacent land, the permitted uses for this area may include:

- i) country residential uses developed as a condominium
- ii) open space and recreational facilities; and
- iii) other accessory uses devoted exclusively to this residential development.

b) **Interim Aggregate Uses**

Notwithstanding the above, the land identified as **PA7-3** may be used for the following ancillary aggregate extractive uses, on an interim basis, pursuant to a license under the Aggregate Resources Act:

- i) stockpiling of topsoil, subsoil, overburden or aggregate materials;
- ii) location of berms;
- iii) internal haul routes; and
- iv) weigh scales and scale houses.

At such time as the aggregate extraction operation has been

completed within the licensed area and the license has been cancelled, all such interim uses shall be terminated and all buildings and structures removed.

c) **Development Requirements**

The overall development of this land shall take place in a comprehensive manner with appropriate technical reports, site plans and agreements prior to the commencement of any residential development and subject to the following requirements:

- i) site design shall be co-ordinated with landscape design to reinforce the natural attributes of the area and to provide appropriate buffering from adjacent uses;
- ii) existing trees and other natural site features shall be preserved as much as possible;
- iii) all services such as hydro, telephone, television cable, water, and sewer lines shall be placed underground;
- iv) the recommendations of the Mill Creek Sub Watershed Study;
- v) the provision of large areas of open space within the community shall be encouraged. Landscaping and site design controls shall be used to provide such areas and to maintain compatibility with adjacent residential uses and natural areas;
- vi) the layout of the residential community should fit into existing terrain with a

- minimum of disturbance of the land and environment;
 - vii) Heritage Lake, to be created on the adjacent land as part of the extraction of aggregate material, shall become an incorporated part of the residential community and shall be utilized as an amenity area for the residents;
 - viii) a minimum 20 percent of the residential site shall be used for open space purposes to accommodate both passive and active recreational opportunities such as parks, trails, and bowling greens;
 - ix) prior to any development or the approval of any zoning, the developer/owner shall provide the Township with satisfactory site servicing, geotechnical, hydrogeological, stormwater management, environmental and traffic assessments.
 - x) the site will be serviced with Class VI (tertiary) sewage treatment systems and the Township may consider lot sizes of under .4 hectares where supported by appropriate technical studies.
- d) **Development Agreement**
Prior to any construction, the developer shall enter into a development agreement(s) with the Township of Puslinch which shall include detailed site plans for each development project and specify the obligations of the developer/owner regarding, but not limited to:
 - i) the construction of buildings and structures, and all internal

services and facilities, such as roads, water supply and sewage disposal systems, parking, communal storage facilities, landscaping and screening, all in locations and to standards approved by the Township;

- ii) security for the construction of required services and amenities (i.e. letter of credit, performance bond or other such means); and
- iii) security for the continuing maintenance of internal services and amenities (i.e. letter of credit, performance bond or other such means).

PA7-4 Former Policy Area Number 5

In the area northwest of Arkell and identified as **PA7-4** on Schedule "A7", there is a mixture of existing livestock operations and non-farm residential uses. It is the policy of this Plan, that if the livestock operations are not affected or have ceased operation, the uses permitted under the Secondary Agricultural Areas would be allowed without an amendment to this Plan subject to the applicable policies of this Plan.

PA7-5 Capital Materials Wellington Pit No. 5

The land on Part of Lot 8, Rear Concession 3, Township of Puslinch and identified as **PA7-5** on Schedule "A7", contains a high quality mixed hardwood/hemlock forest stand and Provincially Significant Wetland (Oil Well Bog Wetland Complex). Land uses within this designation are limited to:

- i) conservation of natural heritage features including vegetation, soil and wildlife habitat;
- ii) forest management for the purposes of sustaining the health and vigor of the upland forest and adjacent wetland;

- iii) passive recreational uses in keeping with the objections of subsections i) and ii) above; and
- iv) agricultural uses existing as of the date of approval of this Plan.

PA7-6 Mini Lakes

Over the past decade, the Mini Lakes campground in the Township of Puslinch has evolved from a seasonal family campground to an adult lifestyle community. The owners, who reside within the Mini Lakes residential community, intend on maintaining the adult lifestyle characteristics of the development. Extending the annual use of the residential units from 9 months to 12 months will be contingent on the units meeting Building Code standards for year-round accommodation of mobile homes or manufactured buildings and the upgrading of the sewage disposal and water supply services.

The following policies apply to the Mini Lakes development located on Lots 21 and 22, Concession 8 and identified on Schedule A7 of this Plan as policy area **PA7-6**.

- a) The land designated **PA7-6** may be used for an adult lifestyle community consisting of dwelling units, recreational facilities, limited accessory commercial facilities and private community facilities such as halls and administrative services.
- b) The land designated **PA7-6** shall be subject to the following:
 - i) Sewer and water services are being constructed in accordance with the requirements of the Ministry of the Environment, or the appropriate authority, for year-round accommodation;

- ii) Units which are occupied in excess of 7 months per annum shall meet the standards for mobile homes or manufactured buildings of the Ontario Building Code for year-round accommodation;

- iii) The owners shall enter into a Development Agreement with the municipality under Section 41 of the Planning Act to ensure that the municipality's interests are adequately addressed; and

- iv) The owners shall enter into a Development Agreement with the municipality to ensure the appropriate sewage and water servicing is in place prior to permanent year-round occupation being permitted.

- c) No more than 400 units may be occupied on a year-round basis within this designation.

- d) All services within the area designated **PA7-6**, with the exception of emergency services, shall be provided by the owners. All internal roads shall be constructed and maintained to provide adequate access for emergency services.

- e) The conversion of the Mini Lakes community from seasonal to year-round use will be implemented through a site specific zoning by-law passed pursuant to Section 34 of the Planning Act to ensure that:

- i) the necessary agreements are in place between the owner and the Township;
- ii) the appropriate sewage disposal and water supply services are in place; and,

- iii) the units meet the Township's requirements for year-round residential occupation.

PA7-7 Aberfoyle Floodplain Policies

The central area of the Aberfoyle URBAN CENTRE is within the floodplain of Mill Creek and its tributary streams. It is a policy of the Official Plan that development be directed away from areas that pose a threat to public health and safety. While floodplain planning in Puslinch utilizes a one zone approach, this Plan acknowledges that Aberfoyle has an historic role as the Township's centre of residential, commercial and other community land uses. In order to avoid undue hardship and ensure the continued economic and social viability of Aberfoyle, the following policies recognize and permit limited development for lawfully established buildings and structures within the area identified as **PA7-7** on Schedule "A7-1" of this Plan subject to the following:

1. No new development, including lot creation, will be permitted below the elevation of the Regulatory Floodline.
2. Legally established residential and/or commercial buildings and conversions of such residential buildings to commercial uses may be permitted in accordance with the applicable land use policies of this Plan. The applicable provisions of the Zoning By-law shall regulate conversions of existing residences for commercial purposes.
3. The conversion of existing commercial or other buildings to residential uses is not permitted within the floodplain.
4. Minor development (such as additions, renovations, and conversions) to legally existing buildings will be subject to conditions deemed necessary and desirable by the municipality, require the approval of the Conservation Authority, and

comply with the applicable regulations of the Zoning by-law.

5. The implementing zoning by-law will identify the limits of the area identified as **PA7-7** and include specific land use regulations for this area.

PA7-8 Aberfoyle Snomobiles Relocation

In addition to the permitted uses of the Central Business District and Residential Transition Area the lands designated PA7-8 may be used for a recreational vehicle sales and service establishment, a lawn and garden equipment sales and service establishment, as well as the existing single detached dwelling subject to the appropriate zoning and the applicable policies of this Plan.

9.9 GREENBELT POLICIES (Erin and Puslinch)

The Greenbelt surrounds a large area from Niagara through Durham that has been rapidly growing outward from Lake Ontario for a long time. Within Wellington, the Greenbelt includes the headwaters of watersheds that drain to Lake Ontario: the Credit River watershed in Erin, and the Bronte and Spencer Creek watersheds in Puslinch.

The Greenbelt also contains some of the best farming areas in Canada as well as smaller urban areas and rural settlements. Within Wellington, the Greenbelt includes the Hillsburgh, Erin and Morriston Urban Centres and the Hamlet of Ballinafad. Much of the agricultural land in the Wellington part of the Greenbelt is of somewhat lower agricultural capability relative to the remainder of the County; however, it should also be recognized that there are prime agricultural areas and livestock operations.

9.9.1 Purpose

The Greenbelt Plan vision states that the Greenbelt is a broad band of permanently protected land which:

- Protects against the loss and fragmentation of the agricultural land base and supports agriculture as the predominant land use;
- Gives permanent protection to the natural heritage and water resource systems that sustain ecological and human health and that form the environmental framework around which major urbanization in south-central Ontario will be organized; and
- Provides for a diverse range of economic and social activities associated with rural communities.

9.9.2 Greenbelt Plan Structure

The area of the Greenbelt Plan in Wellington is designated Protected Countryside and is shown on Schedule A2-1 and A7-3. There are three geographic areas with policy direction in the Protected Countryside:

- Agricultural System;
- Natural System; and
- Settlement Areas.

There are also general policies in the Protected Countryside that are based on uses or resources (non-agricultural uses, recreation and tourism uses, infrastructure, natural resource uses, cultural heritage resources, existing uses, and lot creation).

9.9.3 Relationship to the Official Plan

The Greenbelt Plan builds on the Provincial Policy Statement and is to be implemented through municipal official plans. Therefore, the policies of this Plan and local official plans continue to apply provided that they conform with the Greenbelt Plan.

The Greenbelt Plan relies on Schedules A2 and A7 of this Plan for the boundary between Prime Agricultural Areas and other rural designations, and for detailed settlement area boundaries.

The Natural Heritage System is not a designation in and of itself with a list of permitted uses. Rather, it functions as an overlay on top of the designations on Schedules A2 and A7, subject to constraints of the Natural System policies.

The policies of this Section are in addition to, and to be read in conjunction with, all other relevant policies of this Plan. In the event of conflict, the more restrictive policy shall prevail, except that this Plan may not be more restrictive than the Greenbelt Plan in regard to agricultural and mineral aggregate resource policies.

9.9.4 Agricultural System

The Agricultural System of the Greenbelt Protected Countryside is comprised of prime agricultural areas and rural areas and includes direction to recognize connections to agriculture beyond the Greenbelt.

Prime Agricultural Area

Prime agricultural areas are those areas designated as such within municipal official plans. In Wellington County, prime agricultural areas are identified as Prime Agricultural on Schedules A2 and A7. For lands falling within the prime agricultural area of the Protected Countryside, the following policies shall apply:

- Uses permitted shall be in accordance with Section 6.4 and Sections 9.9.9 through 9.9.11 of this Plan.
- Prime agricultural areas in the Greenbelt Protected Countryside shall not be redesignated for non-agricultural uses except for settlement area expansions subject to section 9.9.7.

Rural Area

The rural area of the Protected Countryside in Wellington includes areas designated on Schedules A2 and A7 as: Secondary Agriculture; Recreation; Rural Employment Area; Country Residential; and site-specific

policy areas. The Core Greenlands, Greenlands, and Mineral Aggregate Area overlay designations are in the rural area as well. For lands falling within the rural area of the Protected Countryside, the following policies shall apply:

Uses permitted shall be in accordance with Sections 6.3, and 6.5 through 6.10, and Sections 9.9.8 through 9.9.11 of this Plan.

- Urban Centre expansions are permitted into rural areas, subject to the settlement area policies of section 9.9.7.
- New lots for any use shall not be created if the creation would extend or promote strip development.

9.9.5 Natural System

The Natural System of the Greenbelt Protected Countryside is made up of a Natural Heritage System and a Water Resource System. The Natural System policies protect areas of natural heritage, hydrologic and/or landform features which are often functionally inter-related and which collectively support biodiversity and overall ecological integrity.

Natural Heritage System

The Natural Heritage System includes areas with the highest concentration of the most sensitive and/or significant natural features and functions, and is shown on Schedules A2-1 and A7-3.

The Natural Heritage System contains a substantial portion of the Core Greenlands and Greenlands designations, as well as areas that are adjacent to, or located between, Core Greenlands and Greenlands that are designated Prime Agricultural, Secondary Agricultural, Country Residential and Recreational on Schedules A2 and A7.

For lands within the Natural Heritage System of the Protected Countryside the following policies shall apply:

- a) The full range of existing and new agricultural, agriculture-related, and secondary uses and normal farm practices are permitted subject to the policies of 9.9.5 b) below;
- b) New buildings or structures for agriculture, agriculture-related and secondary uses are not subject to the Natural Heritage System policies below, but are subject to the policies on key natural heritage features and key hydrologic features as identified in the natural features policies of section 9.9.6.
- c) New development or site alteration in the Natural Heritage System (as permitted by the policies of this Plan) shall demonstrate that:
 - i. There will be no negative effects on key natural heritage features or key hydrologic features or their functions;
 - ii. Connectivity between key natural heritage features and key hydrologic features is maintained, or where possible, enhanced for the movement of native plants and animals across the landscape;
 - iii. The removal of other natural features not identified as key natural heritage features and key hydrologic features should be avoided. Such features should be incorporated into the planning and design of the proposed use wherever possible; and
 - iv. The disturbed area of any site does not exceed 25 percent, and the impervious surface does not exceed 10 percent, of the total developable area, except for uses described in and governed by sections 9.9.8 and 9.9.10. With respect to golf courses, the disturbed area shall not exceed 40 percent of the site.

d) Where non-agricultural uses are contemplated within the Natural Heritage System, applicants shall demonstrate that:

- i) At least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation, recognizing that section 9.9.10 establishes specific standards for mineral aggregate operations.
- ii) Connectivity along the system and between key natural heritage features or key hydrologic features located within 240 metres of each other is maintained or enhanced; and
- iii) Buildings or structures do not occupy more than 25 percent of the total developable area and are planned to optimize the compatibility of the project with the natural surroundings.

e) The Natural Heritage System, including the natural features policies of Section 9.9.6, does not apply within the existing boundaries of settlement areas, but does apply when considering expansions to settlements as permitted by the policies of this Plan. The Natural Heritage System connections within settlement areas should be considered when implementing municipal policies, plans and strategies.

Water Resource System

The Water Resource System is made up of both ground and surface water features and their associated functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption.

Throughout the Protected Countryside, the County shall continue the following policy directions, as set out in greater detail in Section 4.9 of this Plan:

- provide for a comprehensive, integrated and long-term approach for the protection, improvement or restoration of the quality and quantity of water;
- promote watershed planning, including consideration of cross-jurisdictional and cross-watershed impacts; and
- protect source water, and vulnerable surface and ground water areas, such as wellhead protection areas.

Urban River Connections

The river valleys that run through settlements are a key component of the long-term health of the Natural System. In considering land conversions or redevelopments in or abutting an urban river valley, the County will strive for planning approaches that:

- Establish or increase the extent or width of vegetation protection zones in natural self-sustaining vegetation, especially in the most ecologically sensitive areas (i.e. near the stream and below the stable top of bank);
- Increase or improve fish habitat in streams and in the adjacent riparian lands;
- Include landscaping and habitat restoration that increase the ability of native plants and animals to use valley systems as both wildlife habitat and movement corridors; and
- Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into the valley systems.

9.9.6 Key Natural Heritage Features and Key Hydrologic Features

Key natural heritage features include:

- Significant habitat of endangered species, threatened species and special concern species;
- Fish habitat;
- Wetlands;
- Life Science Areas of Natural and Scientific Interest (ANSIs);
- Significant valleylands;
- Significant woodlands; and
- Significant wildlife habitat;

Key hydrologic features include:

- Permanent and intermittent streams;
- Lakes (and their littoral zones);
- Seepage areas and springs; and
- Wetlands.

For lands within a key natural heritage feature or a key hydrologic feature in the Protected Countryside, the following policies shall apply:

- a) Development or site alteration is not permitted in key hydrologic features and key natural heritage features within the Natural Heritage System, including any associated vegetation protection zone, with the exception of:
 - i) Forest, fish and wildlife management;
 - ii) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest and after all alternatives have been considered; or
 - iii) Infrastructure, aggregate, recreational, shoreline and existing uses, as described by and subject to the general policies of section 9.9.8 through 9.9.11.
- b) Beyond the Natural Heritage System within the Protected Countryside, key

hydrologic features are defined by and subject to the natural features policies of this section.

- c) Beyond the Natural Heritage System within the Protected Countryside, key natural heritage features are not subject to the natural features policies of this section, but are to be defined pursuant to the Greenlands System designations and policies set out in Part 5 of this Plan.
- d) In the case of wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes, and significant woodlands, the minimum vegetation protection zone shall be a minimum of 30 metres wide measured from the outside boundary of the key natural heritage feature or key hydrologic feature.
- e) A proposal for new development or site alteration within 120 metres of a key natural heritage feature within the Natural Heritage System or a key hydrologic feature anywhere within the Protected Countryside requires a natural heritage evaluation and hydrological evaluation, which identify a vegetation protection zone which:
 - i) is of sufficient width to protect the key natural heritage feature or key hydrologic feature and its function from the impacts of the proposed change and associated activities that may occur before, during, and after, construction, and where possible, restore or enhance the feature and/or its function; and
 - ii) Is established to achieve, and be maintained as natural self-sustaining vegetation.
- f) Expansions to existing agricultural buildings and structures and farm and non-farm dwellings, together with accessory uses, are permitted in key

natural heritage features, subject to the existing use policies of section 9.9.11.

- g) Notwithstanding the natural features policies of this section, new buildings and structures for agricultural uses will be required to provide a 30 metre vegetation protection zone from a key natural heritage feature or key hydrologic feature, but may be exempted from the requirement of establishing a condition of natural self-sustaining vegetation if the land is, and will continue to be, used for agricultural purposes. Despite this exemption, agricultural uses should pursue best management practices to protect and/or restore key hydrologic features and functions.

9.9.7 Settlement Areas

Settlement areas are an integral part of the long-term economic and social sustainability of the Greenbelt. The Greenbelt Plan and this Plan envision that they continue to evolve and grow in keeping with their rural and/or existing character.

The Greenbelt Plan places settlements into two categories: Towns/Villages, which in Wellington are the designated Urban Centres of Hillsburgh, Erin and Morriston; and Hamlets, which in Wellington is the designated Hamlet of Ballinafad. These settlement areas are shown on Schedules A2-1 and A7-3.

Towns/Villages

For lands within Towns/Villages, the following policies shall apply:

- a) Towns/Villages, within the boundaries shown on Schedules A2-1 and A7-3, continue to be governed by this Plan and local Official Plans and related programs or initiatives, and are not subject to the policies of the Greenbelt Plan, except for the Urban River Connections policies in Section 9.9.5.

- b) Municipalities are encouraged to continue efforts to support the long term vitality of these settlements through appropriate planning and economic development approaches which seek to maintain, intensify and/or revitalize these communities. This includes modest growth that is compatible with the long-term role of these settlements as part of the Protected Countryside and the capacity to provide locally based sewage and water services.
- c) Settlement areas outside the Greenbelt are not permitted to expand into the Greenbelt.
- d) Extensions or expansions of services to settlement areas within the Protected Countryside shall be subject to the infrastructure policies of Section 9.9.9.2, including the environmental assessment requirements.
- e) At the 10-year Greenbelt Plan review period, modest expansions may be possible for Towns/Villages provided the growth:
 - i. Is on municipal sewage and water services;
 - ii. Would not exceed the assimilative and water production capacities of the local environment as determined on a watershed or subwatershed basis;
 - iii. Complies with any applicable watershed plan;
 - iv. Does not extend into the Natural Heritage System; and
 - v. Appropriately implements the growth strategy of this Plan.

Hamlets

Ballinafad, within the boundaries shown on Schedule A2-1, continues to be governed by this Plan and the Erin Official Plan and

related programs or initiatives, and is not subject to the policies of the Greenbelt Plan, except for the Urban River Connections policies in Section 9.9.5.

9.9.8 Non-Agricultural Uses

The rural areas of the Protected Countryside are intended to continue to accommodate a range of commercial, industrial and institutional uses serving the rural resource and agricultural sectors. They are also intended to support a range of recreation and tourism uses such as trails, parks, golf courses, bed and breakfasts and other tourism based accommodation, serviced playing fields and campgrounds, ski hills and resorts.

9.9.8.1 General Non-Agricultural Use

For non-agricultural uses, the following policies apply:

- a) With the exception of those uses permitted under Sections 9.9.9 through 9.9.11, and subject to the Natural System policies in section 9.9.5, non-agricultural uses are not permitted in prime agricultural areas.
- b) Proposals for non-agricultural uses must demonstrate that:
 - i. The use is appropriate for location in a rural area;
 - ii. The type of water and sewer servicing proposed is appropriate for the type of use;
 - iii. There are no negative impacts on key natural heritage features and/or key hydrologic features or their functions; and
 - iv. There are no negative impacts on the biodiversity or connectivity of the Natural Heritage System.
- c) New land uses, including the creation of lots and new or expanding livestock

facilities, shall comply with the minimum distance separation formulae.

9.9.8.2 Recreational Use Policies

In addition to the non-agricultural use policies above, recreational uses are also subject to the following policies:

- a) Residential dwelling units, other than for an employee, shall not be permitted in association with recreational uses.
- b) An application to establish or expand a major recreational use in the Natural Heritage System will be accompanied by a vegetation enhancement plan that incorporates planning, design, landscaping, and construction measures that:
 - i. Maintain or, where possible, enhance the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage features or key hydrologic features;
 - ii. Wherever possible, keep intermittent stream channels and drainage swales in a free-to-grow, low-maintenance condition;
 - iii. Minimize the application and use of pesticides and fertilizers; and
 - iv. Locate new natural self-sustaining vegetation in areas that maximize the ecological value of the area.
- c) An application to expand or establish a major recreational use shall be accompanied by a conservation plan demonstrating how water use and nutrient and biocide will be kept to a minimum, including the establishment and monitoring of targets.
- d) Small-scale structures for recreational uses (such as boardwalks, footbridges, fences, docks and picnic facilities) are permitted within key natural heritage

features and key hydrologic features; however, the negative impacts on these features should be minimized.

9.9.9 Infrastructure

Infrastructure is important to economic well being, human health and quality of life in southern Ontario and the Greenbelt. There is already extensive local and regional infrastructure within the Greenbelt to serve its settlements, agricultural and resource sectors and the rural economy. Existing infrastructure must be maintained and new infrastructure will be needed to continue serving existing and permitted land uses within the Greenbelt. In addition, major infrastructure serving national, provincial and inter-regional needs traverses the Greenbelt. It is also anticipated that new and/or expanded facilities will be needed in the future to serve the substantial growth projected for southern Ontario.

9.9.9.1 General Infrastructure Policies

For lands falling within the Protected Countryside, the following policies shall apply:

- a) All existing, expanded or new infrastructure subject to and approved under the *Canadian Environmental Assessment Act*, the *Environmental Assessment Act*, the *Planning Act*, the *Aggregate Resources Act*, the *Telecommunications Act* or by the National or Ontario Energy Boards, or which receives a similar environmental approval, is permitted within the Protected Countryside, subject to the policies of this section and provided it meets one of the following two objectives:
 - i. It supports agriculture, recreation and tourism, rural settlement areas, resource use or the rural economic activity that exists and is permitted within the Greenbelt; or
 - ii. It serves the significant growth and economic development expected in

southern Ontario beyond the Greenbelt by providing for the appropriate infrastructure connections among urban growth centres and between these centres and Ontario's borders.

- b) The location and construction of infrastructure and expansions, extensions, operations and maintenance of infrastructure in the Protected Countryside, are subject to the following:
 - i. Planning, design and construction practices shall minimize, wherever possible, the amount of the Greenbelt, and particularly the Natural Heritage System, traversed and/or occupied by such infrastructure;
 - ii. Planning, design and construction practices shall minimize, wherever possible, the negative impacts and disturbance of the existing landscape, including, but not limited to, impacts caused by light intrusion, noise and road salt;
 - iii. Where practicable, existing capacity and coordination with different infrastructure services is optimized so that the rural and existing character of the Protected Countryside and the overall urban structure for southern Ontario established by Greenbelt and any provincial growth management initiatives are supported and reinforced;
 - iv. New or expanding infrastructure shall avoid key natural heritage features or key hydrologic features unless need has been demonstrated and it has been established that there is no reasonable alternative; and
 - v. Where infrastructure does cross the Natural Heritage System or intrude

into or result in the loss of a key natural heritage feature or key hydrologic feature, including related landform features, planning, design and construction practices shall minimize negative impacts and disturbance on the features or their related functions, and where reasonable, maintain or improve connectivity.

- c) Infrastructure serving the agricultural sector, such as agricultural irrigation systems, may need certain elements to be located within the vegetation protection zone of a key natural heritage feature or key hydrologic feature. In such instances, these elements of the infrastructure may be established within the feature itself or its associated vegetation protection zone but all reasonable efforts shall be made to keep such infrastructure out of key natural heritage features or key hydrologic features or the vegetation protection zones.

9.9.9.2 Sewage and Water Infrastructure

None of the settlements in Wellington have Great Lake based sewage and water services. As such, extensions to or expansions of Great Lake based services to settlements in the Wellington portion of the Greenbelt is not permitted, unless such servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health where it has been determined by a medical officer of health (or health authority) that there is a public health concern associated with existing services within the settlement.

The capacity of the services provided in the these circumstances will be restricted to that required to service the affected existing settlement plus the capacity for potential development within the approved settlement boundary as it existed on the date the Greenbelt Plan came into effect.

Where settlement area expansions are contemplated by a municipality, the

environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the boundaries of the settlement within the municipal official plan. The expansion must not extend into the Natural Heritage System.

The extension of municipal or private communal sewage or water services outside of a settlement boundary shall only be permitted in the case of health issues or to service existing uses and the expansion thereof adjacent to the settlement. Notwithstanding the above, where municipal water services exist outside of settlements areas, existing uses within the service area boundary as defined by the environmental assessment may be connected to such a service.

New or expanded partial servicing, where site conditions are suitable for the long-term provision of such services, is only permitted in the following circumstances:

- Where such servicing is necessary to address failed individual on-site sewage or water services serving existing development; or
- To allow for infilling and intensification within settlement areas served by partial services as of the date this Plan came into effect.

In the siting of new municipal and other wells, consideration shall be given to the location of vulnerable areas.

9.9.9.3 Stormwater Management

In addition to the above general infrastructure policies and the settlement area policies of Section 9.9.7, the following policies shall apply to stormwater management infrastructure proposals:

- a) Stormwater management ponds are prohibited in key natural heritage features and key hydrologic features or their vegetation protection zones.

- b) Applications for development and site alteration in the Protected Countryside shall be accompanied by a storm water management plan which demonstrates that:

- i. Planning, design and construction practices will minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces;
 - ii. Where appropriate, an integrated treatment approach shall be used to minimize stormwater management flows and structures through such measures as lot level controls and conveyance techniques such as grass swales; and
 - iii. Applicable recommendations, standards or targets within watershed plans and water budgets are complied with.
- c) The objectives of a stormwater management plan are to avoid, minimize and/or mitigate stormwater volume, contaminant loads and impacts to receiving water courses in order to:
- i. Maintain groundwater quality and flow and stream baseflow;
 - ii. Protect water quality;
 - iii. Minimize the disruption of pre-existing (natural) drainage patterns wherever possible;
 - iv. Prevent increases in stream channel erosion;
 - v. Prevent any increase in flood risk; and
 - vi. Protect aquatic species and their habitat.

9.9.10 Natural Resources

The Greenbelt Plan provides policy direction on renewable and non-renewable resources.

9.9.10.1 Renewable Resources

For lands falling within the protected Countryside, the following policies shall apply:

- a) Renewable resources are those non-agriculture-based natural resources that support uses and activities such as forestry, water taking, fisheries, conservation, and wildlife management.
- b) Activities related to the use of renewable resources are permitted in the protected Countryside, subject to the policies of this Section and all other applicable legislation including the *Wellington County Forest Conservation By-law*, regulations and municipal planning documents, and the Provincial Policy Statement. All uses shall be undertaken in accordance with the applicable recommendations, standards or targets of any watershed plan or water budget.
- c) Within a key natural heritage feature or key hydrologic feature, renewable natural resource activities shall be carried out in a manner that maintains or, where possible, improves these features and their functions.

9.9.10.2 Non-Renewable Resources

Non-renewable resources are those non-agriculture based natural resources that have a finite supply, including mineral aggregate resources. Aggregates, in particular, provide significant building materials for our communities and infrastructure, and the availability of aggregates close to market is important for both economic and environmental reasons.

Activities related to the use of non-renewable resources are permitted in the Protected Countryside, subject to all other applicable legislation, regulations and official plan policies and by-laws. The availability of mineral aggregate resources for long-term use will be determined in accordance with the Provincial Policy Statement, except as provided below.

Notwithstanding the Natural System policies of Section 9.9.5, mineral aggregate operations and wayside pits and quarries are subject to the following:

- a) No new mineral aggregate operation and no wayside pits and quarries, or any ancillary or accessory use thereto will be permitted in the following key natural heritage features and key hydrologic features:
 - i. Significant wetlands;
 - ii. Significant habitat of endangered species and threatened species; and
 - iii. Significant woodlands unless the woodland is occupied by young plantation or early successional habitat (as defined by the Ministry of Natural Resources). In this case, the application must demonstrate that the specific provisions of the rehabilitation policies of this section have been addressed, and that they will be met by the operation.
- b) An application for a new mineral aggregate operation or new wayside pits and quarries may only be permitted in other key natural heritage features and key hydrologic features not identified in bullet a) above and any vegetation protection zone associated with such other feature where the application demonstrates:
 - i. How the Water Resource System will be protected or enhanced; and

- ii. That the specific provisions in the rehabilitation policies of this section have been addressed, and that they will be met by the operation.
- c) Any application for a new mineral aggregate operation, or the expansion of an existing mineral aggregate operation shall be required to demonstrate:
 - i. How the connectivity between key natural heritage features and key hydrologic features will be maintained before, during and after the extraction of mineral aggregates;
 - ii. How the operator could immediately replace any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands; and
 - iii. How the Water Resource System will be protected or enhanced.
- d) An application for the expansion of an existing mineral aggregate operation may be permitted in the Natural Heritage System, including key natural heritage features and key hydrologic features, and in any associated vegetation protection zone only if the related decision is consistent with the PPS.
- e) When operators are undertaking rehabilitation of mineral aggregate operation sites in the Protected Countryside, the following provisions apply:
 - i. The aggregate industry will work with the Ministry of Natural Resources to consider the development and implementation of comprehensive rehabilitation plans in areas of high concentration of mineral aggregate operations;

- ii. The disturbed area of a site will be rehabilitated to a state of equal or greater ecological value, and for the entire site, long-term ecological integrity will be maintained or restored, and to the extent possible, improved;
- iii. If there are key natural heritage features or key hydrologic features on the site, or if such features existed on the site at the time of application:
 - The health, diversity and size of these key natural heritage features and key hydrologic features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and
 - Any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
- iv. Aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which shall be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation shall meet the intent of bullet iii) above;
- v. Outside the Natural Heritage System, and except as provided by bullets iii) and iv) above, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies.
- f) Final rehabilitation in the Natural Heritage System will meet these additional provisions:
 - i. Where there is no underwater extraction, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35% of each license, is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict;
 - ii) Where there is underwater extraction, no less than 35% of the non-aquatic lands of each license is to be rehabilitated to forest cover, which shall be representative of the natural ecosystem in that particular setting or ecodistrict; and
 - iii) Rehabilitation will be implemented so that the connectivity of the key natural heritage features and the key hydrologic features on the site and on adjacent lands will be maintained or restored, and to the extent possible, improved.
 - g) Operators are encouraged to consider and provide for public access to former aggregate sites upon final rehabilitation;
 - h) All land use activities related to the post extraction rehabilitation of mineral aggregate operations should be consistent with any relevant approved source protection plan and relevant watershed or subwatershed plan.

9.9.11 Existing Uses

For lands falling within the Protected Countryside, the following policies shall apply:

- a) All existing uses lawfully used for such purpose on the day before the Greenbelt comes into force (December 15, 2004) are permitted.

- b) Single dwellings are permitted on existing lots of record, provided they were zoned for such as of the date the Greenbelt came into force, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed.
- c) Outside of settlement areas, expansions to existing buildings and structures, accessory structures and uses, and/or conversions of legally existing uses which bring the use more into conformity with this Plan, are permitted subject to the following:
 - i. Notwithstanding section 9.9.9.2, new municipal services are not required; and
 - ii. The use does not expand into key natural heritage features and key hydrologic features, unless there is no other alternative in which case any expansion shall be limited in scope and kept within close geographical proximity to the existing structure.
- d) Expansions to existing agricultural buildings and structures, residential dwellings, and accessory uses to both, may be considered within key natural heritage features and key hydrologic features if it is demonstrated that:
 - i. There is no alternative and the expansion, alteration and establishment is directed away from the features to the maximum extent possible; and
 - ii. The impact of the expansion or alteration on the feature and its functions is minimized to the maximum extent possible.
- e) Expansion, maintenance or replacement of existing infrastructure is permitted,

subject to the infrastructure policies of section 9.9.9.

9.9.12 Lot Creation

For lands falling within the Protected Countryside, the following policies shall apply:

- a) Lot creation is permitted for the range of uses permitted by the policies of this Plan;
- b) Lot creation is also permitted in the following circumstances:
 - i. Acquiring land for infrastructure purposes, subject to the infrastructure policies of Section 9.9.9.
 - ii. Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation, provided it does not create a separate lot for a residential dwelling in prime agricultural areas;
 - iii. Minor lot adjustments or boundary additions, provided they do not create a separate lot for a residential dwelling in prime agricultural areas and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature.
 - iv. a separate lot for a residential dwelling in prime agricultural areas and there is no increased fragmentation of a key natural heritage feature or key hydrologic feature.
- c) More specifically, within the prime agricultural area, lot creation is permitted for:
 - i. Agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 100 acres;

- ii. Existing and new agriculture-related uses, provided that any new lot will be limited to the minimum size needed to accommodate the use, including a sewage and water system appropriate for such a use;
- iii. The severance of a residence surplus to a farming operation as a result of a farm consolidation, which residence was an existing use as of December 16, 2004, provided that a dwelling is not permitted in perpetuity on the

retained lot of farmland created by the severance.

The surplus dwelling policy above also applies to rural areas. The severance should be limited to the minimum size needed to accommodate the dwelling, including existing and reserve areas for individual sewage and water services.

9.9.13 Parkland, Open Space and Trails

Section 4.11 of this Plan also applies within the Greenbelt Plan area.

PART 10

CREATING NEW LOTS

10.1 GENERAL POLICIES

10.1.1 All New Lots

The creation of new lots is the responsibility of the County of Wellington through subdivisions, consents and part lot control. In approving new lots by any means, the County will ensure that the policies of this Plan and local planning regulations will be met. The County will strive to ensure that:

- the natural environment is protected
- natural resources are protected
- public services are used efficiently
- good community design is promoted
- health and safety issues are addressed

10.1.2 Subdivision Required

Plans of subdivision will normally be required when:

- a) four or more lots (including the retained) are being created, or
- b) a new road or a substantial extension to an existing road is required, or
- c) where special concerns or issues exist which would best be dealt with through a plan of subdivision.

Where the policies of this Plan refer to “plan of subdivision” or “subdivision”, the words “plan of condominium “ or “condominium” can be substituted where applicable.

10.1.3 Matters for Consideration

The County will consider the following when considering new lot creation by subdivision, consent or part lot control:

- a) that any new lots will be consistent with official plan policies and zoning regulations;

b) that all lots can be adequately serviced with water, sewage disposal, stormwater management or drainage, fire protection, roads, utilities, solid waste disposal to accepted municipal standards and without undue financial burden on the municipality;

c) that sufficient reserve water and sewage plant capacity will be available when lots are created in areas to be serviced by central water and sewage systems;

d) that all lots will have safe driveway access to an all-season maintained public road and that access to a local road will be preferred over county and provincial roads, where practical;

e) that public streets, spaces and facilities will be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including, but not limited to, walking and cycling.

f) that the topography, soils and drainage of the site are satisfactory for the lot sizes and uses proposed;

g) that tree loss related to anticipated development be kept to a minimum and, wherever reasonable, be compensated for by new tree planting;

h) that natural heritage features are not affected negatively;

i) that lots are not created in areas which would pose a threat to public health or safety;

- j) that natural resources such as agricultural lands and mineral aggregates would not be affected adversely;
- k) that the size and shape of proposed lots is suitable, including frontage, area and the proportion of frontage to depth;
- l) that the proposed lots and uses are compatible with and designed to minimize adverse impacts on surrounding uses;
- m) that all new lots shall have logical lot lines given existing lot patterns in the area, natural and human-made features and other appropriate considerations;
- n) that residential lots will have adequate access to community facilities such as schools, libraries and parks based on reasonable standards for the area;
- o) that the creation of any lot is necessary, timely and in the public interest;
- p) that provincial legislation and policies are met, including the Greenbelt Plan policies set out in Section 9.9 of this Plan.

10.1.4 Studies

In considering the creation of new lots and in particular lots created by plan of subdivision, the County may require studies to ensure that the policies of this Plan are appropriately addressed.

Plans of subdivision will be accompanied by:

- planning impact assessments
- environmental impact assessments
- preliminary storm water management plans

Where a plan of subdivision is proposed to be developed on individual on-site or private communal water or sewage services, the following studies will also be required:

- a Servicing Options Assessment
- a hydrogeological study

Other studies may be required depending on individual circumstances.

Lots created by consent may also require studies to evaluate merit. In particular, lots created in or adjacent to the Greenland system may require an environmental impact assessment.

10.1.5 Conditions of Approval

In approving new lots, the County will impose conditions which are necessary to ensure that a plan of subdivision or consent is developed in an orderly manner and that the public interest is protected.

10.1.6 Part-Lot Control

Where a plan of subdivision is approved, a part-lot control by-law may be passed to allow the further division of a lot or block if the objectives of this plan and the regulations of the zoning by-law are met.

10.2 GREENLAND SYSTEM

10.2.1 New Lots Restricted

New lots will not be allowed within the Greenlands System unless:

- a) the lot has sufficient area outside the Core Greenland System for all its intended functions including suitable buffering and includes core greenland areas only to provide for logical boundaries;
- b) the lot provides a minor boundary adjustment or correction of title and does not require any activity which would impair greenland features or functions;

- c) the lot is for conservation purposes which provide an overall benefit to the environment;
- d) there will be no negative impacts on natural features or their ecological functions.

10.2.2 Environmental Impact Studies

Where the County is concerned that a proposed lot in or adjacent to the Greenlands System could negatively impact a natural feature or function, the County may require an environmental impact study to assess potential impacts and means of mitigation.

10.3 PRIME AGRICULTURAL LAND

10.3.1 New Lots

Lot creation in prime agricultural areas will be restricted to the following:

- a) agricultural uses
- b) agriculture-related uses
- c) a residence surplus to a farming operation.
- d) lot line adjustments
- e) community service facilities

10.3.2 Agricultural Uses

New lots for agricultural operations shall be of a size appropriate for the type of agricultural use(s) common in the area and sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations. New agricultural lots will normally be a minimum of 35 hectares in size. Smaller lots may only be considered where there is clear evidence that the farmer intends to conduct an agricultural pursuit which can be successful on a smaller property.

Where practical, the creation of agricultural lots along the original lots in the Township survey is encouraged even if somewhat smaller than normal lots result.

New agricultural lots may include lands in the Greenlands System where necessary to provide logical lot lines, provided that suitable building envelopes and new access routes are available outside of, and a suitable distance from, Core Greenlands and Greenlands features.

10.3.3 Agriculture-Related Uses

New lots for agriculture-related uses should be kept to a minimum size necessary for the use and appropriate water and sewage systems.

10.3.4 Residence Surplus to a Farming Operation

A severance may be considered for an existing residence that is surplus to a farming operation as a result of farm consolidation, provided that:

- a) the remaining vacant farmland is large enough to function as a significant part of the overall farm unit; and
- b) the result of removing the surplus dwelling from the farm does not render the remaining farmlands difficult or inefficient to farm; and
- c) the amount of good farmland retained with the surplus house is kept to a minimum size needed for residential purposes, taking into consideration environmental and topographic features; and
- d) the surplus residence is habitable and is not expected to be demolished by a future owner; and
- e) the Minimum Distance Separation formula will be met, and
- f) the vacant parcel of farmland is rezoned to prohibit a residential use.

The intention of this policy is to allow farmers to reduce their costs of acquiring

additional farm parcels, where the impact on existing and future farm operations can be kept to a minimum.

10.3.5 Lot Line Adjustments

Lot line adjustments may be permitted for legal or technical reasons, such as easements, corrections of deeds, quit claims, and minor boundary adjustments.

Lot line adjustments may also be permitted where no adverse effect on agriculture will occur where:

- two abutting farms are merged (merged means the joining of farm parcels under the same ownership) and an existing farm residence is made surplus to the resulting enlarged farm parcel;
- more viable agricultural operations will result;
- an undersized lot is made useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this plan.

10.3.6 Community Service Facilities

A severance may be allowed for small-scale schools, churches and associated cemeteries where justified by need and public safety considerations of unique communities relying extensively on horse drawn vehicles as their sole means of transportation. In the case of small-scale schools referred to above, land leases are preferable to new lots and justification will include demonstrating that reasonable efforts to obtain land leases have been unsuccessful.

Reasonable efforts will be made to locate these uses to minimize impacts on agriculture.

10.3.7 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied to all new lot creations.

10.4 SECONDARY AGRICULTURAL AREAS

10.4.1 Lot Creation

Lot creation in secondary agricultural areas may be allowed for:

- a) agricultural uses
- b) agricultural-related uses
- c) residential uses
- d) commercial, industrial or institutional uses
- e) lot line adjustments

Residential lots created under this section contribute to and are anticipated by the growth strategy of this Plan.

10.4.2 Agricultural Uses

New lots for agricultural operations shall be sufficiently large to allow the type or size of agricultural operations common to the area. Smaller lots may only be considered where there is clear evidence that the farmer intends to conduct an agricultural pursuit which can be successful on smaller property.

10.4.3 Agricultural-Related Uses

New lots for agricultural-related uses should be kept to a minimum size necessary for the use and appropriate water and sewage systems and will not hinder surrounding agricultural operations.

10.4.4 Residential Lots

One new lot for residential purposes may be allowed from a parcel of land existing on March 1, 2005, provided that:

- a) the lot generally meets a 0.4 ha minimum lot size and is not larger than needed to accommodate the intended residential use, consisting of the dwelling, accessory buildings and uses, and individual sewage

and water services, while taking into account site constraints such as grading, sightlines, natural heritage features, hazardous lands, and Minimum Distance Separation requirements;

- b) the accessory buildings referred to in a) above may include a hobby barn, subject to local regulations;
- c) the lot has access to an open public road;
- d) the residential use will not hinder or preclude the present use or future potential for agricultural or mineral aggregate operations;
- e) the residential use is compatible with surrounding development;
- f) the use is well removed from any settlement area boundary;
- g) the lands have been owned by the applicant for at least 5 years.

Residential lots in the Secondary Agricultural Area are to be considered part of the rural portion of the local municipal growth strategy. In considering new residential lots the County will assess whether other locations exist on the same property which would provide a more appropriate site given the overall policies of this Plan.

For the purposes of this section, if a parcel of land was the subject of a severance application that was submitted before March 1, 2005, then the severed and retained parcels will be deemed to have existed on March 1, 2005, and a new residential lot may be considered.

10.4.5 Commercial, Industrial & Institutional Lots

One new lot for commercial, industrial or institutional purposes may be allowed from a parcel of land existing on the date of

provincial approval of this Plan provided that:

- a) the lot is large enough to support water and sewage systems;
- b) the lot is no larger than necessary to support the proposed use unless existing natural features or development patterns make a larger lot more practical;
- c) the lot has access to an open public road;
- d) the use will not hinder or preclude the potential for agricultural or mineral aggregate operations;
- e) the use is compatible with surrounding development;
- f) the use is well removed from any settlement area boundary.
- g) the use conforms with the policies of Section 4.9.5 of this Plan.

In considering new lots for commercial, industrial or institutional purposes the County will assess whether other locations exist on the same property which would provide a better site given the overall policies of this Plan.

10.4.6 Lot Line Adjustment

Lot line adjustments are permitted where no adverse effect on agriculture will occur and are encouraged where:

- a) more viable agricultural operations will result;
- b) an undersized lot is made useable given the requirement for appropriate sewer and water systems.

Lot line adjustments are deemed not to create new lots for the purposes of this Plan.

10.4.7 Minimum Distance Formula (MDS)

The appropriate provincial minimum distance separation formula will be applied to all new lot creation.

10.5 OTHER RURAL SYSTEM LANDS

10.5.1 Mineral Aggregate Areas

A new lot may be allowed in a Mineral Aggregate Area to provide for the development of a mineral aggregate area provided that the lands will be appropriately zoned to allow the use.

10.5.2 Recreational Area

A new lot may be allowed in a Recreational Area to provide for the development of recreational land provided that the land will be appropriately zoned.

10.5.3 Rural Settlements

Limited new lots may be allowed in rural settlements for residential infilling provided that the land will be appropriately zoned.

10.5.4 Highway Commercial Areas

New lots may be allowed in Highway Commercial Areas provided that the land will be appropriately zoned.

10.5.5 Rural Industrial Areas

New lots may be allowed in Rural Industrial areas providing that the land will be appropriately zoned.

10.5.6 Country Residential Areas

New Lots may be allowed in Country Residential areas provided that the land will be appropriately zoned.

10.5.7 Lot Line Adjustment

Lot line adjustments may be permitted on other Rural System land where there is no adverse effect.

New lots may be created in Hamlets provided that the land will be appropriately zoned.

Lots may be created for a variety of community uses subject to the policies of this Plan.

10.6.2 Urban Centres

New lots may be created in Urban Centres provided that the land will be appropriately zoned. Lots may be created for a variety of community uses subject to the policies of this Plan. Lot creation will normally proceed by plan of subdivision and will be based on the provision of full urban services, wherever such services are available.

10.6.3 Lot Line Adjustments

Lot line adjustments may be permitted where there is no adverse effect provided that basic lot patterns in an area are not unreasonably altered.

10.6 URBAN SYSTEM

10.6.1 Hamlets

PART 11

ENVIRONMENTAL SERVICES

11.1 GENERAL

Environmental services in this Plan refer to water and waste water services, storm water management facilities and waste management services.

Local municipalities are responsible for the operation of publicly owned water and waste water systems while the Ministry of the Environment and local municipalities share approval authority for private waste systems.

Storm water management is primarily a local responsibility. Local municipalities approve detailed design in site plans and through subdivision agreements and are responsible for ongoing maintenance and operation. The County is responsible for reviewing and approving storm water facilities in plans of subdivision and for storm water management on County Roads.

The County is responsible for existing disposal sites and transfer stations as well as waste collection, recycling and waste management planning. The County has a history of cooperating with the City of Guelph on waste management matters.

11.2 WATER AND SEWAGE

11.2.1 Types of Services

In this plan the following terms are used to refer to water and sewage services:

- a) **municipal services:**
refers to municipal sewage services and municipal water services.

- b) **private communal services:**
refers to private communal water services and private communal sewage services.

- c) **individual on-site services:**
refers to individual on-site sewage services and individual on-site water services.

More detailed definitions are provided in the Definition Section of this Plan.

11.2.2 Objectives

The following objectives apply to water and sewage services:

- a) to protect the quality and quantity of ground and surface water;
- b) to deliver an adequate supply of potable water and means of sewage disposal to meet the needs of existing and future residents and businesses;
- c) to encourage development to use the highest level of service practical based on a priority of municipal, then private communal and then individual on-site services;
- d) to make optimum use of existing infrastructure;
- e) to promote efficient water use and to minimize waste water flows;
- f) to ensure that adequate capacity exists in municipal water and sewage services to serve both residential and economic development activities;

The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

- g) to implement strategies to make optimum use of water and sewage services where constraints exist.

11.2.3 Servicing Options Assessment

Site specific multi-lot or multi-unit development applications relying on private communal or individual on-site servicing may be required to:

- assess site and soil suitability and the viability of all reasonable servicing options;
- recommend the type of sewage disposal system and establish appropriate lot, unit and/or block sizes, acceptable to the local municipality which demonstrate suitability for the on-site services;
- assess the impact of the proposed means of servicing on: ground and surface water and associated ecological functions; potential interference with other wells; potential adverse impacts to natural features.

Where any private communal services are recommended, the Servicing Options Assessment will address to the satisfaction of the municipality:

- that the land is held under one ownership;
- requirements for a responsibility agreement signed with the municipality that will be registered on title to provide for the operation and maintenance of the system and the take over and cost recovery in the case of a failure of the system or of

the owner to properly operate the system; and

- that the capacity of the system will be sufficient for the size and density of development proposed, including an appropriate amount of excess capacity.

Construction of new, or expansion of existing municipal or private communal water and wastewater systems should only be considered where the following conditions are met:

- strategies for water conservation and other water demand management initiatives are being implemented in the existing service area; and
- plans for expansion or for new services are to serve growth in a manner that supports achievement of the intensification target and density target.

11.2.4 Urban Centre Policies

The following water and sewage policies apply in urban centres:

- a) municipal services are the preferred method of servicing in all urban centres and reasonable efforts will be made to provide for municipal services in all urban centres;
- b) most Urban Centres have municipal sewer and water services. Development will normally be required to connect to these services;
- c) individual on-site servicing is not allowed in urban centres which have municipal services except:
 - i) to provide for the continued use of lots developed on individual on-site services;

- ii) to allow a small scale use on an existing lot in an area where municipal services are not reasonably anticipated;
 - iii) to recognize previous development approvals where individual on-site services are still appropriate.
- d) municipal services may be extended to all areas identified as urban centres, but may not be extended beyond the boundaries of the urban centre except to address an identified health issue or to provide services to public service facilities. This does not prevent the extension of services from one urban area to another urban area such as the sewage system connections between Guelph and Rockwood, or between Drayton and Moorefield. Additionally a Council may approve the extension of services to areas where development existed outside urban boundaries prior to the restructuring of the County on January 1, 1999 if council determines that the health or environmental benefits are significant;
- e) all municipalities with municipal water and sewage services will ensure that adequate capacity exists to provide opportunities for both residential and economic development activities;
- f) municipal water and sewage capacity will be reviewed at regular intervals and allocations may be altered if no substantial development has taken place over a three year period.
- g) where municipal sewer and water services are not available in an urban centre and it is not reasonable to anticipate these services,
 - h) where municipal and private communal services are not available in an urban centre and it is not reasonable to anticipate these services, individual on-site sewage and water services may be used in accordance with a Servicing Options Assessment as set out in Section 11.2.3.
 - i) Partial services shall only be permitted in the following circumstances:
 - i) where they are necessary to address failed individual on-site sewage and water services in existing development; and
 - ii) to allow for infilling and rounding out of existing development on partial services in urban centres and hamlets provided that:
 - a) the development is within the reserve sewage system capacity and reserve water system capacity; and
 - b) site conditions are suitable for the long-term provision of such services.

11.2.5 Hamlet Servicing

Municipal sewer and water services are not anticipated in hamlets. Individual on-site services will be the norm for most small developments. Existing smaller lots may be developed if an acceptable means of servicing can be provided.

For new multiple lot or unit development, municipalities may choose to use private communal services or individual on-site services subject to the findings of a Servicing Options Assessment as set out in Section 11.2.3.

11.2.6 Rural System Servicing

The following water and sewage policies apply in the rural system:

- a) development in the rural system is anticipated to be on individual on-site systems where soil conditions are suitable over the long term;
- b) private communal services may be allowed in recreational developments or if specifically allowed in a special policy area subject to the recommendations of a Servicing Options Assessment as set out in Section 11.2.3.

11.2.7 Erin Village – Special Policy

A Servicing and Settlement Master Plan will be undertaken to assess, in a comprehensive manner, the Village of Erin's capacity to accommodate growth from an environmental and servicing perspective including a review and assessment of the Village in terms of:

- a) growth management and related fiscal impacts;
- b) established projected population;
- c) development density;
- d) impact of development on environmental and natural heritage resources;
- e) servicing (water and sewage) and stormwater management;
- f) other matters considered appropriate by the Town.

The Village Study must be completed and approved before any major development is permitted. The Study will be undertaken by the Town in consultation with the County and Credit Valley Conservation. The master plan will be implemented by an amendment to the Official Plan for the Town of Erin.

The Town may, in its official plan, identify new land use designations but these designations will not be implemented through further planning approvals until the comprehensive servicing study is completed and approved. The Town may develop a phasing strategy for development to comply with County growth forecasts.

Modest development in the existing built up area of the village may be allowed if it does not significantly increase water and sewage demands.

Projects which would result in improved environmental protection or benefit may also be considered in consultation with the conservation authority.

11.2.8 Vulnerable Areas

All new sewage and water services in vulnerable areas are subject to the policies of Section 4.9.5 of this Plan.

11.3 STORM WATER MANAGEMENT

11.3.1 General

In order to control flooding, ponding, erosion and sedimentation and to enhance water quality and aquatic habitat including fish habitat or other natural habitat which depend upon watercourses and other waterbodies for their existence, it is necessary to develop the best management practices and techniques to maintain storm water quality and quantity.

The County or local municipality, the Conservation Authority and the Ministry of Environment shall be consulted with respect

to the final storm water management design. All statutory approvals for storm water management works will be under the Ontario Water Resources Act and any required Conservation Authority permits.

11.3.2 Level of Protection

Development and redevelopment in all watersheds shall incorporate storm water management to control runoff up to and including the 1:100 year design event or Regional Storm, whichever is greater. The level of storm water management to be achieved is to be determined through an assessment of watershed conditions and negotiations with the County, the local municipality and the Conservation Authority. Best management practices and storm water management techniques will be implemented in consultation with appropriate government agencies.

11.3.3 Watershed Plans

Municipalities may prepare Watershed Plans for developing areas in consultation with the Conservation Authority, the Ministry of Natural Resources and the Ministry of the Environment. When a Watershed Plan is approved by Council, applicants for approval of subdivisions, zoning amendments, site plans, or building permits may be required to submit a storm water management plan which demonstrates how the proposed development would manage storm water in accordance with the Watershed Plan. If drainage is planned through an adjacent municipality, then the adjacent municipality shall be consulted with respect to the Watershed Plan.

11.3.4 Storm Water Management Report

Until such time as a Watershed Plan is approved, an applicant for approval of subdivisions, zoning amendments, site plans, or building permits may be required to submit a storm water management report providing the following information:

a) a plan for the provision of storm water drainage facilities to

accommodate the proposed development;

b) a grading plan for the proposed development or to provide services to public service facilities. Additionally a Council may approve the extension of services to areas where development existed outside urban boundaries prior to the restructuring of the County on January 1, 1999 if council determines that the health or environmental benefits are significant;

c) an assessment of the pre-development and post-development discharge of water during flood conditions on any stream, watercourse or drainage works;

d) an assessment of the impacts of the proposed development on the water quality of any stream or watercourse, particularly in terms of water temperature, baseflow, and fisheries potential, and the means of mitigating any potential reductions in water quality and quantity;

e) an assessment of the storm water capacity of any proposed receiving stream, watercourse or drainage works;

f) the means of controlling erosion and sedimentation using the best available construction and management practices during and after the construction of the development;

g) an assessment of how development will maintain or enhance the minimum baseflow of a watercourse, and maintain storage levels during periods of minimum baseflow for flow augmentation;

h) the potential impact of the development and any proposed

storm water management techniques on groundwater resources;

- i) an investigation showing that feasibility of infiltration of storm water at or near the source.

11.3.5 Adjacent Municipalities

Where drainage from major developments is proposed to outlet through adjacent municipalities, a storm water management report will be required, and the affected municipalities will be allowed to review and make recommendations regarding the storm water management report.

11.3.6 Major-Minor Protection

Where appropriate, all new development shall incorporate the “Major-Minor” system concept in consultation with the appropriate Conservation Authority and:

- a) the Major system shall be designed to control the anticipated increase in storm water runoff, created by the development, over pre-development conditions. The Major system should accommodate the 1:100 year or Regional Storm, whichever is the greater. And, where necessary, this system will require detention or temporary storage facilities to control discharge rates;
- b) the Minor system shall accommodate runoff from more frequent storms up to the design capacity of an existing receiving system. And, where necessary, this system will require retention or storage facilities. New collection systems will be designed in accordance with municipal servicing standards.

11.3.7 Natural Drainage

Natural drainage systems should be used in the design of new subdivisions and all major watercourses should be left as much as possible in their natural state including

riparian vegetation, existing vegetative buffers, or the establishment of vegetative buffers. Channelization will be discouraged where possible. Detention and retention facilities may be permitted in open space areas to ensure controlled runoff into receiving streams. Any modification to an existing natural watercourse will be done in accordance with the requirements of The Conservation Authorities Act and will preserve floodplain storage for all major watercourses.

11.3.8 Fisheries

In addition to the information contained within the storm water management report, where development is proposed adjacent to a fishery resource, the following may also be required:

- a) an assessment of the effect the proposal will have on a fishery resource; and
- b) an identification of the methods by which any negative impacts on the fishery resource can be eliminated, or minimized.
- d) clearance from the Department of Fisheries and Oceans and/or the Conservation Authority with regard to impacts to fish habitat.

11.4 WASTE MANAGEMENT

The following policies apply to waste management facilities and planning in Wellington.

11.4.1 Waste Management Planning

The County of Wellington will, in co-operation with the City of Guelph co-ordinate efforts for the management of waste.

11.4.2 Waste Reduction

The County of Wellington supports waste reduction as the best response to managing waste and will support reasonable efforts to

reduce or eliminate the production of unnecessary waste.

11.4.3 Reuse and Recycling

The County of Wellington operates a multi-material blue box recycling program and intends to be involved in efforts to reuse and recycle materials so that they are diverted from the waste stream.

New recycling facilities require the approval of the County of Wellington by resolution.

11.4.4 Disposal

Active sanitary landfill sites are identified in this Official Plan. Recycling, waste reduction, waste transfer stations, and similar waste management facilities may be permitted in addition to waste disposal activities.

The expansion of waste disposal sites involving the use of new lands or the development of new sites will require an amendment to this Plan as well as appropriate provincial environmental approvals.

The expansion of the capacity of any waste management disposal site or the development of new waste management capacity requires the approval of the County of Wellington by resolution.

11.4.5 Adjacent Uses

Where development is proposed within 500 metres of an active or known closed landfill site, the proponent may be required to demonstrate that no impacts will result from the landfill activities or associated activities and appropriate buffering and monitoring may be required.

PART 12

TRANSPORTATION

12.1 GENERAL

The transportation system in Wellington involves the movement of people and goods throughout the county and to outside areas. The system may include:

- pedestrian facilities
- cycling
- public transit
- roadways
- utility lines
- airports

The County will encourage the development of safe and efficient transportation systems which are both environmentally responsible and convenient for users.

The County will co-operate with surrounding jurisdictions to develop a transportation system that recognizes the mobility of people within this area and their need for effective inter-regional transportation systems.

12.2 PEDESTRIAN FACILITIES

Pedestrian facilities will be encouraged both as a means of travel and for recreation. The following policies will be supported in Wellington.

- a) sidewalks will be required in all new developments in all urban centres and will be encouraged in hamlets, whenever practical;
- b) schools and convenience commercial uses are encouraged in locations central to residential neighbourhoods; higher density residential uses will be encouraged near “main street” areas to allow people to have walking access to a variety of services;

- c) pedestrian friendly facilities such as pedestrian crossings, signalized intersections, curb cuts, pedestrian bridges and lighting will be incorporated into community design practices to encourage walking;
- e) pedestrian trails, particularly those which re-use abandoned railway right of ways will be encouraged.

12.3 CYCLING

Cycling facilities will be encouraged both as a means of travel and for recreation. The following policies will be encouraged in Wellington:

- a) undertake studies to determine the potential to provide bicycle lanes on roadways in urban centres;
- b) examine geometric and operational design practices which impede cycling on roadways;
- c) review zoning by-laws to provide bicycle parking standards for uses such as apartments, shopping facilities, industrial uses and community facilities;
- d) support the development of recreational trails that allow for cycling.
- f) provide linkage between intensification areas and adjacent neighbourhoods, including dedicated land space for bicyclists on the major street network where practical and feasible.

12.4 PUBLIC TRANSIT

The County of Wellington has not reached the point where public transit is a viable

transportation option. Wellington will continue to focus its planning efforts on supporting urban centres and downtowns so that public transit may become a viable option.

12.5 ROADWAYS

12.5.1 General

Roadways are far and away the most important means of transportation in Wellington. The County of Wellington accepts the heavy reliance on automobiles and trucks in small towns and rural areas and will make its best efforts at encouraging safe, efficient and convenient community design practices which facilitate people's desires to use automobiles.

12.5.2 Provincial Highways

This classification applies to roadways under the jurisdiction of the Ontario Ministry of Transportation. These highways include Nos. 6, 7, 9, 23, 89 and 401. Provincial highways generally function as major roadways or arterials but are regulated under the Public Transportation and Highway Improvement Act. Provincial highways carry large volumes of traffic at relatively high speed, therefore access to provincial highways is limited. Ministry of Transportation approvals (permits) are required for all entrances (new or altered), buildings/structures and signs located adjacent to the highway prior to any construction being undertaken. Access will only be considered to those properties abutting a provincial highway that meet the minimum safety and geometric requirements of the Ministry of Transportation.

12.5.3 Major Roadways

The provincial highway system and the county road system provide the major roadways in Wellington and they are shown on Schedule A. The following policies apply to provincial and county roads:

- a) major roadways are expected to provide and serve high volumes of traffic including truck traffic;
- b) major roadways are designed for safety, efficiency and convenience to move people and goods at reasonably high speeds;
- c) major roadways within urban centres should be served by sidewalks;
- d) access to major roadways should be restricted through the following means:
 - i) prohibition, where necessary;
 - ii) requiring access from lower volume roads, where possible;
- e) where access to major roadways is necessary, the following facilities may be required:
 - i) traffic signals
 - ii) turning lanes and tapers
 - iii) road widenings;
- f) roadway authorities may acquire land for road widening through acquisition programs or land dedication when planning approvals are sought;
- g) New major roadways require an amendment to this Plan and appropriate provincial environmental approvals. Changes in jurisdiction and minor realignment, widening or improvements do not require an amendment;
- h) proposed major roadways, including potential river crossings, are shown on Schedule "A". These proposed roadways will be protected from development proposals which would undermine the ability to construct the roadway, increase the cost of

acquiring land or constructing the roadway or impair the future functioning of roadway;

- i) a new major road connection will be required to Highway 401 on the east side of Guelph and while no proposed alignment is shown on Schedule "A" the long term need has been established and reasonable efforts will be made to protect future options;
- j) the province may require traffic impact assessments for any development proposed on a provincial highway.

12.5.4 Local Roadway

Local roadways include both urban and rural roads under the jurisdiction of a local municipal government. The following policies apply to local roads:

- a) rural roads laid out along original township concession and lot lines often provide important collector functions and operate at reasonably high speeds. These routes need to be protected from strip development, access points with poor visibility and other conditions which would impair their functions;
- b) urban roads may be classified as arterial, or collector or local routes to recognize a hierarchy of functions and to encourage development compatible with those functions;
 - i) arterial roads are normally provincial or county roads servicing high volumes of intra-urban traffic at moderate speeds and with limitations on property access;
 - ii) collector roads may be county or local roads serving moderate to high volumes of

traffic into and out of downtown areas and connecting to other urban areas as well as collecting local traffic for distribution to the arterial road system;

- iii) local roads serve low volumes of local traffic and provide access to individual properties;
- c) local roads will be improved through widenings, intersection improvements, signalization daylight triangles, turning lanes, tapers and traffic calming devices where required;
- d) urban collector roads and most local urban roads will be served by sidewalks on at least one side;
- e) new local roads do not require an official plan amendment, but the designation on new arterial or collector roads in urban centres must be recognized on the land use schedule for the urban centre.

12.5.5 Other Roadways

Other roadways, not under the jurisdiction of the province, county or local municipality, are normally private roads serving a limited number of lots or private roads serving condominium or land lease projects. The following policies apply to these roadways:

- a) private roads serving individual lots shall be discouraged and will only be allowed to recognize long standing situations and where an agreement with the local municipality is in place to ensure an appropriate level of maintenance and access for emergency vehicles;
- b) private roads serving condominium or land lease projects are supported provided they are designated and developed to standards which

provide safe access to all units and provided that an agreement with the local municipality ensures an appropriate level of maintenance and access for emergency vehicles.

12.5.6 Road Widening Policies

The following policies apply to road widenings:

- a) road widenings may take place where deemed necessary by a Council. Privately owned land required for road widening may be acquired by purchase, expropriation, dedication as a condition of subdivision, severance or site plan approval or other appropriate means;
- b) for the purpose of Section 41 of the Planning Act dealing with site plan approval, the following road minimum widths are required except where more specifically set out in Table 13 of this Plan:
 - i) 30 metres for county roads outside urban centres
 - ii) 20 metres for county roads inside urban centres
 - iii) 20 metres for local roads;
- c) road widenings in excess of those outlined above may be required in the following circumstances:
 - i) at intersections for daylighting, lane channelization or for traffic control devices;
 - ii) to provide for turning lanes serving land uses that are major traffic generators;
 - iii) to account for severe slopes;

- d) generally road widenings will be taken on both sides of a road as measured from the centreline of the road allowance.

12.5.7 Setbacks

Zoning by-laws shall establish building setbacks from either the centreline of the road or the edge of the road allowance. Local municipalities will establish setbacks along provincial highways and county roads that are consistent with the policies of those road authorities.

12.6 UTILITIES

The County recognizes the need to consider the location of utilities with respect to their placement in road rights-of-way, and the need for a coordinated approach to infrastructure improvements.

12.6.1 Utilities Allowed

Except as provided for in Section 4.13, the following uses may be permitted in any land use designation, subject to the provisions of the Zoning By-law.

- a) all electrical power facilities, including all works defined by the Power Corporation Act and telecommunications facilities and multi-use cables, provided that the development satisfies the provisions of the Environmental Assessment Act, the Environmental Protection Act and any other relevant legislation;
- b) utilities and services necessary for the transmission of municipal water, sewage, public roads, parking facilities and facilities for the detention, retention, discharge and treatment of storm water.

12.6.2 Easements and Location Criteria

Where new development is proposed, appropriate easements or rights-of-way will be required to be dedicated for utilities.

Utilities shall be planned for and installed in a coordinated manner in order to be more efficient and to minimize disruption. They will be encouraged, where feasible, to locate within an initial common trench to avoid unnecessary over digging and disruption of municipal rights-of-way.

Consideration shall be given to the location requirements of larger utility facilities such as grouping or clustering of elements in order to minimize visual impacts, where feasible.

12.7 AIRPORTS

Wellington does not have any major airports within its boundaries but there are a number of small airfields used for business and recreational purposes. The County recognizes the need to protect airports from incompatible uses and adopts the following policies should an airport be established:

- a) new residential development and other sensitive land uses will not be permitted in areas near airports above 30 NEF/NEP, as set out on maps (as revised from time to time) approved by Transport Canada; but
- b) redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses may be considered above 30 NEF/NEP if it has been demonstrated that there will be negative impacts on the long-term function of the airport.

Additionally, the County will not allow development which would have an adverse impact on existing airfields.

TABLE 13
SPECIFIC ROAD WIDENINGS

ROAD ALLOWANCE	EXISTING WIDTH (METRES)	REQUIRED WIDTH (METRES)
CENTRE WELLINGTON		
Beatty Line in Fergus (from St. Andrews Street W to Garafraxa Street W)	20.12	26
Scotland Street in Fergus (south of Belsyde Avenue)	20.12	26
Gordon Street in Fergus (from Highway 6 to 322.316 metres east of Highway 6)	10.06	20
Gartshorne Street in Fergus (north of Gordon Street)	20.12	26
Hamilton Street in Elora	Varied	20
Waterloo Street in Elora (south of the closed South Queen Street)	10.06	20
Reynolds Street in Elora (between St. George Street and Water Street)	12.07	20
Cecilia Street in Elora (between Water Street and the Grand River)	12.07	20
Side Road 15 in West Garafraxa Township	20	26
Side Road 20 in West Garafraxa Township	20	26
Second Line north of County Road 18 in West Garafraxa Township	20	26
Fourth Line south of County Road 18 in West Garafraxa Township	20	26
Sixth Line in West Garafraxa Township	20	26
Sideroad 15 in Nichol Twp (from Salem to Provincial Highway No. 6)	20	26
Sideroad 20 in Nichol Two (from Elora Village to Concession Road 14)	20	26
Concession Road 12 in Nichol Twp (from	20	26

County Road 18 to Sideroad 15)		
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TABLE 13 – Con’t
SPECIFIC ROAD WIDENINGS

ROAD ALLOWANCE	EXISTING WIDTH (METRES)	REQUIRED WIDTH (METRES)
TOWN OF ERIN		
Centre Street; Erin Village	11.43	20
Charles Street; Erin Village	7.62	20
Church Blvd; Erin Village	12.19	20
Hill Street; Erin Village	12.19	20
Hillview Avenue; Erin Village	15.24	20
Main Street; Erin Village	20.11	30
March Street; Erin Village	12.19	20
Sunnyside Drive; Erin Village	11.43	20
Union Street; Erin Village	12.19	20
William Street; Erin Village	11.43	20
GUELPH/ERAMOSIA TOWNSHIP		
Speedvale Avenue (from City limits to Wellington Road 32)		30
Township Road 3 (from Highway 7 to Wellington Road 30)		30
TOWNSHIP OF PUSLINCH		
Wellington Rd 33 in Puslinch (from Wellington Rd 34 to Highway 401)		30
Wellington Rd 34 in Puslinch (from Wellington Rd 33 to Wellington Rd 32)		30
Wellington Rd 32 in Puslinch (from Puslinch Twp Boundary to Highway 401)		30

TABLE 13 – Con’t
SPECIFIC ROAD WIDENINGS

ROAD ALLOWANCE	EXISTING WIDTH (METRES)	REQUIRED WIDTH (METRES)
PUSLINCH TOWNSHIP (con’t)		
Wellington Rd 46 in Puslinch (from City of Guelph/Puslinch Twp Boundary Highway 401)		30
Wellington Rd 36 in Puslinch (from Highway 6 to Halton Region)		30 Rural, 20 Urban
Wellington Rd 35 in Puslinch (from Highway 401) to Hamilton-Wentworth/Puslinch Twp Boundary		30
Wellington Rd 41 in Puslinch (from City of Guelph/Puslinch Twp. boundary to Wellington Road 37)		30 Rural, 20 Urban
Gilmour Rd 23 in Puslinch (from Wellington Rd 46 to Concession 9)		20
Forestell Rd in Puslinch (from Sideroad 20 West to Cambridge)		20
Sideroad 12 (Concession 5 to Guelph/Puslinch Boundary)		20

PART 13

IMPLEMENTATION

13.1 GENERAL

This Plan will be implemented by the County, local municipalities and public agencies through their powers established in provincial legislation. All public works by-laws and decisions of public authorities shall conform to this Plan.

13.2 AMENDMENTS

13.2.1 General

Change is inevitable and this plan may be amended to reflect new community directions, needs or standards. Individuals may request changes to this Plan and an appropriate application process will be established to provide for fair and timely consideration of such requests.

The County will require adequate information and studies to demonstrate the impacts of proposed changes and to indicate how various policies in this Plan are met.

The County will ensure the amendments to this Plan are only considered after appropriate public notice and consultation takes place and that adequate information is made available to allow the public to understand proposed changes.

The County will also consult with appropriate public agencies to receive their advice on proposed changes in which they have an interest.

13.2.2 Public Meetings Alternative Procedures

County Council will by by-law establish procedures under Section 17 (18) of the Planning Act where public meetings on amendments to this Plan may be held as follows:

- a) by County Council or a Committee of County Council where a proposed amendment affects more than one local municipality;
- b) by local Council where a proposed amendment directly affects only one local municipality.

Council may delegate its authority to administer these procedures to an appointed officer identified in the by-law.

13.3 ZONING BY-LAWS

Zoning by-laws currently cover all lands in Wellington County. Zoning by-laws will be one of the most important means whereby this Plan is implemented.

Zoning by-laws will be amended to conform with the policies of this Plan. No zoning by-law amendment will be passed that is not in conformity with this Plan.

Where a land use designation in this Plan authorizes a range of uses which may be allowed, the local zoning by-law may allow all or some of those uses based on local needs and circumstances. The by-law also may establish appropriate regulations related to those uses.

13.4 TEMPORARY USE BY-LAWS

By-laws may be passed by a local council to allow the temporary use of land for a purpose that is otherwise prohibited by the Official Plan or Zoning By-law other than for Garden Suites which may be temporarily rezoned for a period of up to 20 years. A temporary use by-law may not exceed three years but may be extended. A Council shall have regard for the following:

- the likely duration

- compatibility
- the adequacy of services
- access and parking
- impact assessment
- general conformity with this Plan

13.5 HOLDING BY-LAWS

Where the use of land for a particular purpose has been established but details related to design, servicing, phasing, environmental considerations and other matters have not been completely resolved, a local council may use holding provisions in accordance with the Planning Act. The symbol “H” or “h” used in association with a zone symbol will indicate that holding provisions are in effect.

In order to remove a holding provision from a parcel of land, the following conditions must be satisfied, where appropriate:

- a) demonstration of the developer’s commitment to proceed through the signing of, and compliance with the necessary subdivision and servicing agreements;
- b) indication from the municipal engineer that water and sewer services are available;
- c) indication from appropriate utilities that the necessary utilities are available;
- d) indication from provincial, county or local authorities having jurisdiction that road access is available;
- e) satisfactory provisions for the completion of any necessary drainage works, including down-stream or off-site improvements.
- f) demonstration that the use can be established within an acceptable level of risk to municipal water and/or communal supply sources in

accordance with Sections 4.9.5 and 4.9.5.13 of this Plan, as applicable.

Prior to removing a holding symbol, local council shall be satisfied that all requirements or conditions related to the unresolved details have been met. Subdivision and development agreements may be used as a means of satisfying a local council that removal of the holding provisions is appropriate.

Where holding provisions are in effect, the use of land may be restricted to any or all of the following:

- agricultural uses
- existing uses
- open space
- a single family dwelling
- accessory uses and
- other uses deemed appropriate by Council

13.6 INTERIM CONTROL BY-LAWS

A local council may pass Interim Control By-laws in accordance with the Planning Act, to control the use of lands and buildings within designated areas until such time as studies required by Council to assess planning and engineering issues are prepared and approved. The Council may pass an interim control by-law for a period of up to one year. The by-law may be extended provided the by-law does not go beyond two years of its original date of passage.

13.7 MINOR VARIANCES

Minor Variances from the provisions of any by-law implementing this Plan may be passed, in accordance with the Planning Act, by a local council, or its delegated authority, provided that the general intent of the Official Plan and Zoning By-law are maintained and the variance is minor and desirable for the appropriate development of the land. The local council, or its delegate, shall consider whether compliance with the by-law would be unreasonable, undesirable

or would pose an undue hardship on the applicant.

13.8 NON-CONFORMING USES

13.8.1 Defined

Non-conforming uses are legally established uses of land which do not conform to the Official Plan or Zoning By-law. The long term intent of the Official Plan is to ensure that all uses eventually conform to the policies of the Plan.

Non-conforming uses may vary considerably in the nature and extent to which they do not meet planning policies and standards and their impact on surrounding uses. Non-conforming status can impose serious hardship on a property owner and it is often appropriate to consider relief to recognize, extend or enlarge non-conforming uses in a rational manner.

13.8.2 Status Zoning

A legally established use which does not conform with the policies of an Official Plan may be recognized as a permitted use in the Zoning By-law in accordance with its current use and performance standards. A Council may also consider zoning the property to allow a similar or more compatible use or to provide for a limited expansion of the current use. Council shall have regard for the following:

- a) the need for the change or extension of use;
- b) the proposed use is not offensive with regard to noise, vibration, smoke, dust, fumes, odour, lighting and complies with the Health Protection and Promotions Act;
- c) compatibility;
- d) the need for landscaping, screening, buffering and setbacks;
- e) traffic impacts and parking;

- f) the adequacy of services;
- g) impacts on the natural environment;
- h) impacts on groundwater and surface water quality and quantity in accordance with Sections 4.9.5 and 4.9.5.13 of this Plan.

13.8.3 Extensions or Similar Uses

Council, or its delegate, may consider applications to extend a non-conforming use or to allow a similar or more compatible use of land. The provisions of the Planning Act and Section 13.8.2 should be considered.

13.8.4 Non-Complying Uses

A zoning by-law may contain separate provisions with respect to uses which are permitted but do not comply with various regulations such as setbacks, yard requirements and parking standards.

13.9 SITE PLAN CONTROL

All lands in Wellington County are identified by this Plan as a proposed Site Plan Control area under the Planning Act.

A local council may, by by-law, designate the whole or any part of its municipality as a site plan control area and set out exterior design criteria to be addressed through site plan control.

Site plan control is a mechanism normally used to control design features of residential, commercial, industrial and institutional developments. Provisions for such features as off-street parking and loading, walkways, lighting, utility equipment and utility clusters, buffering, waste storage, grading, stormwater facilities, groundwater impact mitigation and remedial measures and other features can be addressed. As provided for under Section 41 of the *Planning Act*, the Site Plan Control process may also address:

- matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design;
- sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
- facilities designed to have regard for accessibility for persons with disabilities.

The following uses will be normally excluded from site plan control:

- a) single detached, semi-detached and duplex dwellings, unless the purpose of site plan control is for grading or drainage purposes, addressing design for intensification, compatibility with cultural heritage resources, or to protect a feature of the greenland system or unless the residential units are part of a land lease project;
- b) agricultural buildings and structures associated with farming operations of a size and nature typical to the area;
- c) buildings and structures for flood control or conservation purposes.

13.10 PARKLAND REQUIREMENTS

13.10.1 General

Parkland and recreational facilities must be developed to meet the needs of the community. All councils shall ensure that adequate parkland is secured and used for the benefit of the community and that

opportunities to add to the supply of parkland are pursued.

13.10.2 Parkland Dedication

All councils shall require the dedication of parkland in accordance with the Planning Act for all developments, redevelopment or plans of subdivision. These lands shall be, in the opinion of Council, suitable for use as municipal parkland and the following criteria shall be considered as desirable.

- a) land adjacent to established parks, schools or storm water management areas;
- b) land within easy walking distance of the residential area served;
- c) land located near the highest density residential areas;
- d) land with adequate street frontage to provide for visibility and safety;
- e) land that is level, regularly shaped and not susceptible to major flooding, poor drainage, or other environmental or physical conditions which would interfere with their development or use for public recreation.

13.10.3 Cash-In-Lieu

A council may require cash-in-lieu of parkland, as provided by the Planning Act, under the following circumstances:

- a) where the amount of land to be dedicated is of insufficient size, in the opinion of council, to be useable for normal public recreational activities;
- b) where an area is adequately served by municipal or other open space lands;
- c) where a municipality wishes to combine the parkland dedications of a number of small developments to provide for a large park area;

- d) in rural developments where parkland may not be needed.

Cash-in-lieu payments shall be held in a separate account and used for the acquisition or development of parklands in the municipality.

13.10.4 Other Lands

A council may accept additional land over and above the parkland dedication and may incorporate these lands in the municipal open space system. Such land may include:

- a) storm water management areas;
- b) lands having environmental or physical conditions which render them unsuitable for development.

13.10.5 Alternative Requirements

In the case of development or redevelopment for residential purposes, a municipality may by by-law under Section 42 of the Planning Act require that land be conveyed to the municipality for park or other public recreational purposes at a rate of one hectare for each 300 dwelling units proposed or at such lesser rate as may be specified in the by-law.

13.11 PARKING

13.11.1 General

All local municipalities shall ensure that adequate off-street parking and loading facilities, including access to such facilities, are provided to meet the needs of various uses of land and all local municipalities:

- a) shall set out standards for parking and loading for all land uses in the zoning by-law;
- b) may acquire, develop and operate parking facilities;

- c) shall ensure in the site plan approval process that adequate parking and loading facilities, including access to such facilities are provided;

- g) consider parking standards for bicycles.

13.11.2 Alternative Sites

Where a development cannot provide adequate off-street parking on its own site, a local municipality may permit the provision of required parking spaces on an alternative site provided that:

- a) the alternative site is within convenient walking distance of the proposed development;
- b) the developer enters into an agreement to ensure the continued availability of the alternative site as a parking area.

13.11.3 Downtown Areas

Downtown areas are not normally able to provide off-street parking and the standards in the zoning by-law may recognize this situation.

Where practical, local councils may provide or co-operate to provide additional parking facilities in or near the downtown.

13.12 MAINTENANCE AND OCCUPANCY STANDARDS

This Plan wants to ensure that our communities are pleasant, healthy, and safe places to live, work, shop and recreate.

By-laws may be passed to regulate:

- a) garbage disposal and pest prevention;
- b) structural maintenance, safety and cleanliness of buildings;
- c) the adequacy of a building or unit within a building for healthful

occupancy in terms of sanitation, light and ventilation;

- d) keeping properties free from rubbish, debris, salvage, weeds, abandoned or in-operative vehicles, trailers, boats, mechanical equipment or building materials.

Property owners may be required to maintain their properties in accordance with standards adopted by a local council.

13.13 DEVELOPMENT CHARGES

Municipalities are authorized to enact Development Charges By-laws to assist in paying for the capital costs of new growth. In preparing these by-laws, municipalities are expected to use the growth forecasts set out in this Plan but may make reasonable adjustments to account for clearly altered circumstances.

13.14 REVIEW

The County will review this Official Plan at least once every 5 years to ensure that the goals and objectives are being met and that policies remain relevant.

13.15 COMPLETE APPLICATION AND PRECONSULTATION

In order to ensure that appropriate information is available to commenting agencies and the public when development applications are circulated, it is the policy of this Plan that:

1. Prior to confirming that an application for official plan amendment, subdivision, condominium, rezoning, consent, or minor variance is complete, the Council of the County or a local municipality who has received an application may require any or all of the studies outlined in Section 13.15.5 to be prepared by a qualified professional and submitted. A qualified

professional is someone who is capable of being qualified to give expert opinion in a court or tribunal proceeding, or as defined in applicable legislation.

2. Applicants or their agents may pre-consult with the County or local municipality to:
 - determine which studies are required for their specific application; and
 - identify the scope of issues, and any technical requirements, to be addressed.

Applicants are also encouraged to pre-consult with the applicable Conservation Authority on proposals involving lands within or in proximity to the Greenlands System or the Greenbelt Natural Heritage System.

3. The County or a local municipality may pass a by-law to require pre-consultation on any or all applications.
4. Additional information may be required as a result of further review, public input, agency comments, or a peer review of the application.
5. The studies that may be required include the following:
 - Planning Report as set out in Section 4.6.2
 - Environmental Impact as set out in Section 4.6.3
 - Traffic Impact Assessment as set out in Section 4.6.4
 - Agricultural Impact Assessment as set out in Section 4.6.5
 - Fiscal Impact Assessment as set out in 4.6.6
 - Heritage Impact Assessment as set out in Section 4.6.7
 - Archaeological Assessment

- Disclosure Report
 - Dust Study
 - Environmental Site Assessment
 - Exterior design
 - Floodplain study
 - Functional servicing report for water, wastewater, and storm water
 - Hydrogeological cumulative effects assessment where aggregate extraction is proposed below the water table. The appropriate boundaries, level of detail, and baseline data to be used will be determined by the County, local municipalities and Conservation Authority as part of pre-consultation
 - Hydrogeological impact
 - Noise Study
 - Odour Study
 - Servicing Options Assessment
 - Slope Stability study
 - Socio-economic impact
 - Tree preservation and replacement
 - Vibration Study
 - Visual impact study
 - Studies required to fulfill the policies in Section 9.9 for lands within the Greenbelt.
6. The County, local municipalities and commenting agencies may develop standard terms of reference to guide or scope the preparation and review of the studies referred to above.

PART 14

INTERPRETATION

14.1 CONFORMITY TO THIS PLAN

All municipal official plans, zoning by-laws and public works must conform to the policies of this Plan. The County considers conformity to mean implementing the spirit and intent of the Wellington County Official Plan with a view to furthering its broad policy objectives,

All municipal official plans and zoning by-laws shall be brought into conformity with this Plan.

14.2 FLEXIBILITY OF THE PLAN

No official plan can hope to anticipate all the varied circumstances that may arise in a changing community.

To ensure the public interest and to prevent undue hardship flexibility may be used to allow minor deviations from the text or map. This flexibility is to be exercised keeping in mind the intent of this Plan and sound community planning principles.

14.3 NO AMENDMENTS NEEDED

Amendments to this Plan are not required in the following circumstances:

- a) for editorial changes including such things as section or page numbering, changing references, provincial statutes or place name changes;
- b) for changing the size, colours or symbols used on maps or the names of places, roads or other physical features.

14.4 REFERENCE TO COUNCIL

Where the term “Council” is used rather than “County Council” or “Local Council”, it shall be interpreted to mean any Council exercising an authority requiring conformity to this Plan.

PART 15

DEFINITIONS

Activity:

means one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

Adjacent lands:

- means those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- for the purposes of Policy Direction 4.1.5, means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Adverse effects:

as defined in the Environmental Protection Act, means one or more of:

- impairment if the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant and animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- rendering any property or plant or animal life unfit for use by humans;
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

Aerodrome:

means any area of land, water (including the frozen surface thereof) or other supporting surface used, designated, prepared, equipped or set apart for use either in whole or in part for the arrival, departure, movement or servicing of aircraft and includes the buildings, installations and equipment situated thereon or associated therewith.

Affordable

- in the case of ownership housing, housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.
- in the case of rental housing, a housing unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses:

Means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture, apiaries, agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses:

means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Airports:

means all Ontario airports, including designated lands for future airports, with Noise Exposure

Forecast (NEF) Noise Exposure Projection (NEP) mapping.

Alternative energy systems:

means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Ancillary:

For the purposes of Section 4.4.6, ancillary means a shed, garage, carriage house or barn.

Archaeological resources:

includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential:

means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of Natural and Scientific Interest

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Brownfield sites:

means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resources:

means one or more significant buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and

identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Built-up area

means all land within the built boundary

Community improvement:

Means the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary.

Community improvement plan:

Means a plan for the community improvement of a community improvement project area.

Community improvement project area:

Means a municipality or an area within a municipality, the community improvement of which in the opinion of the Council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

Comprehensive review:

means an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

- is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable;
- considers alternative directions for growth; and determines how best to accommodate

this growth while protecting provincial interests;

- utilizes opportunities to accommodate projected growth through intensification and redevelopment;
- is integrated with planning for infrastructure and public service facilities; and
- considers cross-jurisdictional issues.

Connectivity:

Means the degree to which key natural heritage and key hydrologic features are connected to one another by links such as plant and animal movement corridors, hydrologic and nutrient cycling, genetic transfer, and energy flow through food webs.

Conserved:

means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Cultural heritage landscape:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.

Designated and available:

means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans, future development areas) are

required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated for the purposes of this definition.

Designated Greenfield Area

means the area within a settlement area that is not a built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated Greenfield area.

Designated Growth Areas:

means lands within settlement areas designated in an official plan for growth over the long-term planning horizon but which have not yet been fully developed. Designated growth areas include lands which are designated and available referred to above, as well as lands required for employment and other uses.

Development:

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process, or works subject to the Drainage Act.

Drinking water threat:

means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat (Source: *Clean Water Act*)

Ecological functions:

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment Area

means those areas designated in an official plan for clusters of business and economic

activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species:

means a species that is listed or categorized as an “Endangered species” on the Ontario Ministry of Natural Resources official species at risk list, as updated and amended from time to time.

Erosion hazards:

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using the 100 year erosion rate (the average annual rate of recession extended over a hundred-year time span), an allowance for slope stability, and an erosion allowance.

Essential emergency services:

means services such as those provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Established standards and procedures:

means the following:

Floodproofing standard, which means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding, wave uprush and other water related hazards along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, and flooding along river and stream systems.

Access standard, which means a method or procedure to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding, erosion and/or other water related hazards.

Existing uses – Greenbelt:

Means uses legally established prior to the date that the Greenbelt Plan came into force.

Existing agricultural accessory buildings and structures including farm dwellings can expand on the same lot subject to the provisions of the municipal zoning by-law.

Fish:

means fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat:

means the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe (for river and stream systems):

means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. The flood fringe is the area where development and site alteration may be permitted, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Ministry of Natural Resources.

Flood plain (for river and stream systems):

means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding hazards:

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along river and stream systems, the flooding hazards limit is the greater of:
 - 1) the regional flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins Storm (1961), transposed over a specified watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially

occurred over watersheds in the general area;

- 2) the one hundred year flood, or
- 3) a regulatory flood which is greater than 1) or 2) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources.

except where the use of the one hundred year flood or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standards).

Floodway (for river and stream systems):

means the portion of the flood plain where development (other than uses which by their nature must be located with the floodway and/or erosion control works, or where appropriate, minor additions or passive, non-structural uses which do not affect flood flows) and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire flood plain.

Where the two zone concept is applied, the floodway is the inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Garden suite:

means a detached temporary housing unit which meets the Building Code for year-round use and is accessory to the main residence on the same lot. Garden suites are established by temporary use by-laws.

Greyfields:

means previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that are underutilized, derelict or vacant.

Ground water feature:

refers to water-related features in the earth's sub-surface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeological investigations.

Hazard distance:

Means the distance established as the hazard distance applicable to the propane operation referenced in a risk and safety management plan required under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.

Hazardous lands:

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding, erosion or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding erosion or dynamic beach hazard limits. Along river and stream systems, this means the land, including that covered by water, to the furthest landward limit of the flooding or erosion hazard limits.

Hazardous sites:

means property or lands that could be unsafe for development and site and alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances:

means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes:

means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

Hydrologic function

means the functions of the hydrologic cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Infrastructure:

means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septic treatment systems, waste management systems, electric power generation and transmission, communications / telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Institutional uses:

means those uses, associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, the physically challenged or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intake Protection Zone (IPZ):

means a zone established around a surface water intake of drinking water as prescribed in the Technical Rules: Assessment Report (Source: Grand River SPP).

Intensification:

means the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

For the purposes of Section 4.4, reference should be made to the Residential Intensification definition.

Intensification areas

means lands identified by municipalities or the Minister of Public Infrastructure Renewal within a settlement area that are to be the focus for accommodating intensification. Intensification areas include urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields.

Low and moderate income households

- in the case of ownership households, those with incomes in the lowest 60 percent of income distribution in the regional market area;
- in the case of renter households, those households with incomes in the lowest 60 percent of the income distribution for renter households in the regional market area.

Mineral aggregate:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include

metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate operation:

means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate, or the production of secondary related products.

Mineral deposits:

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Minerals

means metallic and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Minimum distance separation formulae:

means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Moderate and lower income households:

means:

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Municipal comprehensive review

means an official plan review, or official plan amendment, initiated by the County or a local municipality that comprehensively applies the policies and schedules of this Plan.

Natural heritage features and areas:

means features and areas, such as significant wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural Heritage System:

means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

Natural self-sustaining vegetation:

Means vegetation dominated by native plant species that can grow and persist without direct human management, protection, or tending.

Negative impacts:

means:

- a) in regard to water resources, the degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity;
- c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

New multi-lot or multi-unit residential development:

means the creation of two or more units or lots through either plan of subdivision, consent or plan of condominium.

One hundred year flood (for river and stream systems):

means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level:

means:

- for the shorelines of the Great Lakes, the peak instantaneous still water level, resulting from combinations of mean monthly lake levels and wind setups, which

has a 1% chance of being equaled or exceeded in any given year.

- in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous still water level which has a 1% chance of being equaled or exceeded in any given year.
- for large inland lakes, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Petroleum resources:

means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

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 which is to be dismantled at the completion of the construction project.

Portable Concrete Plant:

means a building or structure:

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

- b) which is not of a permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime Agricultural Areas:

means areas where prime agricultural lands predominate. This includes:

- areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils;
- and
- additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land:

means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Propane operation:

Means an operation in respect of which a person is required to prepare a risk and safety management plan under Ontario Regulations 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.

Propane operator:

Means a person who is required to prepare a risk and safety management plan under Ontario Regulation 211/01 (Propane Storage and Handling) made under the *Technical Standards and Safety Act*.

Protected heritage property:

means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II

or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or resource, or preventing its destruction, demolition or loss.

Provincial and Federal requirements;

means:

- a) in regard to alternative and renewable energy, legislation and policies administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring the necessary approvals are obtained; and
- b) in regard to fish habitat, legislation and policies administered by the federal or provincial governments for the purpose of the protection of fish and fish habitat, and related scientifically established standards.

Public services:

means programs and services provided or subsidized by a government or other public body. Examples include social assistance, recreation, police and fire protection, health and educational programs, and cultural services.

Public service facilities:

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public services facilities do not include infrastructure.

Quality and quantity (of water):

is measured by indicators such as minimum base flow, oxygen levels, suspended solids, temperature, bacteria, nutrients, hazardous contaminants, and hydrologic regime.

Redevelopment:

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regional Market Area:

refers to an area, generally broader than a lower tier municipality that has a high degree of social and economic interaction. The County will normally serve as the regional market area.

Renewable energy systems:

means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Reserve water and sewage plant capacity:

means design capacity in a centralized water and waste water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation:

means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential Intensification:

means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- e) the conversion or expansion of existing residential buildings to create new

residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

River and stream systems:

means all watercourses, rivers, streams, and small island lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Secondary uses:

means uses secondary to the principal use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Section 59 Notice:

refers to the requirements under Section 59 of the *Clean Water Act*, which requires issuance of a notice from the County's Risk Management Official before permitting an activity that is considered a restricted land use as identified in the Source Protection Plans.

Sensitive

In regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or build environment. Examples include: residences, day care centers, and educational and health facilities.

Settlement areas:

means urban areas and rural settlement areas such as towns, villages and hamlets that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and

- b) lands designated for residential development over the planning period of this Plan, excluding Secondary Agricultural Areas. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

Sewage and water services:

Individual on-site sewage services:

means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O. Reg. 403/97, under the Building Code Act, 1992 that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services:

means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

Municipal sewage services:

means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services:

means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

Private communal sewage services:

means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services:

means a non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Partial services:

means:

- a) municipal sewage services or private communal sewage services and individual on-site water services;
- or
- b) municipal water services or private communal water services and individual on-site sewage services.

Significant:

means:

- a) in regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the province, as amended from time to time.
- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is survival necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.
- c) in regard to woodlands, an area which is: ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history.
- d) in regard to other features and areas ecologically important in terms of

features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

- e) in regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time;
- f) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people
- g) in regard to other matters, important in terms of amount, content, representation or effect.

Criteria for determining significance in sections c) - f) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used. While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Significant drinking water threat:

means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk (Source: *Clean Water Act*)

Site alteration:

means activities, such as fill, grading and excavation, that would change the landform and natural vegetative characteristics of a site.

Special policy area:

means an area within a community that has historically existed in the *flood plain* and where site specific policies, approved by the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to address the significant social and economic hardships to the community that would result from strict

adherence to provincial policies concerning development.

Special needs:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory, or mental health disabilities, and housing for the elderly.

Specialty crop land:

means areas where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Surface water feature:

refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species:

means a species that is listed or categorized as pa 'Threatened Species' on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Transportation systems

means a system consisting of corridors and rights-of-way for the movement of people and goods, and associated transportation facilities, including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours and associated facilities such as storage and maintenance.

Valleylands:

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable

means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Waste management system:

means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Wayside pits and quarries

Means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right of way.

Wellhead Protection Area (WHPA):

means an area that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats (Source: *Clean Water Act*, Ontario Regulation 287/07).

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant

plants. The four major types of wetlands are swamp, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetlands characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife habitat:

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas, which are important to migratory or non-migratory species.

Woodlands:

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrologic and nutrient cycling, provision of clean air and the long term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.

AMENDMENTS TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
1	September 30, 1999	November 5, 1999	Map change to Schedule A1-2 (Elora/Salem) land use map
2	October 28, 1999	November 26, 1999	Pike Lake – Addition of new policy to Section 9.6.3 PA5-1 (c) and change to Schedule A5 (Minto) land use map. Permit 9- hole golf course expansion.
3	January 27, 2000	February 18, 2000	Part Lot 12, Concession 2 (Town of Fergus) To change from FUTURE DEVELOPMENT designation to HIGHWAY COMMERCIAL to allow for the establishment of a new auto dealership (Reliable Motors)
4	March 1, 2000	March 22, 2000	Lands within Division 1, 2, 3 of Lot 31 and within Division 1 of Lot 32 (Boundary of Mt. Forest and lands annexed from Twp. of Egremont) To permit an area along Highway 6 to be used mainly for industrial use as well as large retail stores and accessory fast food outlets.
5	March 30, 2000	April 27, 2000	Lots 33, 34, 35 and Part of Lot 32 and 36 (Northeast of Gemmel St) and Lots 46, 47, 48 and Parts of Lots 45 and 49 (Southwest of Park Road) Redesignate certain land from current HIGHWAY COMMERCIAL to INDUSTRIAL – the establishment of a new light industrial use (Elora Technical Services)
6	April 6, 2000	April 27, 2000	From FUTURE DEVELOPMENT to INDUSTRIAL and GREENLANDS – Part Lots Q & R and Part of Divisions 3 & 4 of Lot 2 (Wellington North) known as Murphy Farms
7		OMB Order No. 1413 August 30, 2001	Addition of new policy area to Section 9.2.9 (Policy Areas), PA1-13 Grand River Raceway, to allow for the establishment of a racing facility for horses, a slot gaming facility and related accessory uses.
8	May 25, 2000	June 23, 2000	To redesignate small area from Greenlands to Residential in Palmerston's Rail Yard between Victoria Street and Trailer Park Road (Schedule A5-3)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
9	June 29, 2000	August 1, 2000	Redesignate a portion of the property to allow single detached residential use – Township of Puslinch (Part Lot 29, Gore Concession – Schedule A7)
10	June 29, 2000	August 1, 2000	Change policy for Fairview Golf Course, Centre Wellington; change in local plan; modifications to condo plan (Section 9.2.7 – 4 th paragraph.)
11	May 7, 2001	May 29, 2001	Part Lot 26, Conc. 2, Township of Eramosa, now in the Township of Centre Wellington. To redesignate land to RECREATIONAL to permit expansion of existing Wildwinds Golf and Country Club from 9 to 18 holes.
12	May 31, 2001	June 29, 2001	Margaret and Lorne Streets, Harriston now Town of Minto. Redesignate from Future Development to Residential. One is a housekeeping change; other to permit additional residential development.
13	August 16, 2001	September 8, 2001	Pt. Lot 20, Conc. 12, Township of Minto. To redesignate from Rural Industrial to Secondary Agricultural.
14	November 29, 2001	December 28, 2001	Lots 23 and 24, Conc. 1, Town of Palmerston. To add approximately 49 acres to Palmerston's industrial land inventory.
15	November 29, 2001	December 28, 2001	Lot 20, Conc. 1, Township of Minto. To expand the Palmerston Urban Centre boundary on Schedule A5 for nursing home expansion. For Schedule A5-3, the expansion area is to be redesignated from Prime Agricultural to Residential.
16	May 30, 2002	June 28, 2002	Part Lot 14, Conc. 2, Township of Centre Wellington and Fergus. To permit the development of a secondary school.
17	June 27, 2002	July 19, 2002	Part Lots 18 & 19, Conc. 11, change from Future Development to Industrial on Schedule A4-1 Drayton .
18	June 27, 2002	July 19, 2002	Part Lots 18 & 19, Conc. 10; change from Future Development to Residential on Schedule A4-1 Drayton. Redesignation will permit Mapleton Ridge Subdivision.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
19	February 27, 2003	March 26, 2003	To amend County Official Plan, Schedule A6-Wellington North to change land use designation from Prime Agricultural to Rural Industrial to provide expansion of a small scale dry industrial operation.
20	October 31, 2002	November 22, 2002	Part Lot 113, Conc. D, Expand Hamlet of Teviotdale on Schedule A-5 along Wellington Road 109
21	March 27, 2003	April 17, 2003	To amend the County O.P. to change land use designation from Highway Commercial to Residential Transition to provide for development of an apartment building. (See Schedule A5-3 – Palmerston)
22	April 24, 2003	May 21, 2003	Part Lot 4, Concession 11, Township of Mapleton (former Township of Peel). To redesignate the subject land from Prime Agricultural to Rural Industrial PA4-5 for Norwell Dairy.
23	April 24, 2003	May 21, 2003	Lot 12, Concession 3, Township of Nichol, now Township of Centre Wellington (Eisen). To permit expansion of a landscape materials sales and outdoor storage area.
24	June 25, 2003	June 27, 2003	To change and/or modify the Wellington County Official Plan by amending (Housekeeping): <ul style="list-style-type: none"> - Wellington Growth Forecast - Correct a number of mapping and text errors - Add some new policies including permitted uses in agricultural areas, extension of urban services and public meetings. - Amend Schedules “A” to “H”
25	June 25, 2003	June 27, 2003	Part of Lot 15, Concession 1, WOGR in the Township of Centre Wellington. To permit the establishment of a church and accessory uses on the subject lands. Subject land now within the Elora/Salem URBAN CENTRE .
26	October 30, 2003	June 22, 2005 OMB Order 1628	To expand the Urban Area boundaries of Fergus and Elora-Salem and to provide for a new Centre Wellington Official Plan.
27	June 25, 2003	June 27, 2003	Bosomworth Farm – Part of Lot 18, Concession 4, and Part of Lots 7 & 8, Concession A and; Whitelaw Farm – Part of Lot 6, Concession A, Schedule A1 (Centre Wellington) be amended as it relates to the above subject lands, by adding the Mineral Aggregate Area boundary to the subject lands as illustrated on Schedule “A” of this Amendment.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
28			No decision – Erin (Ospringe) Proposed Waste Transfer Station (File OP-2003-09)
29	September 25, 2003	October 16, 2003	To allow for the expansion of an existing gravel pit for extraction above the water table, operated by Capital Paving by adding the MINERAL AGGREGATE AREA boundary to Part of Lot 6 and Part of Lot 7, Concession 3 and removing the MINERAL AGGREGATE AREA boundary from Part of Lot 7, Concession 3 (Schedule A7 – Township of Puslinch)
30	September 25, 2003	October 16, 2003	Part Lots 21 & 22, Concession 1, N/S Main Street, former Town of Palmerston is amended by redesignating the subject land from RECREATIONAL to CENTRAL BUSINESS DISTRICT , as shown on Schedule A5-3.
31	September 25, 2003	October 16, 2003	Part Lots 57 & 58, Concession C, formerly Township of Minto – Village of Clifford, now Town of Minto – is amended by redesignating the subject lands from “FUTURE DEVELOPMENT” to HIGHWAY COMMERCIAL ” as shown on Schedule A5-1.
32	December 4, 2004	Dec. 25, 2003	Part of Lot 10, Concession 3 and includes Part of the Original Road Allowance between Lots 10 and 11, Conc. 3. Township of Centre Wellington (former Twp of West Garafraxa) To allow for the minor expansion of an existing golf course operation known as the Lake Belwood Golf Course.
33	Feb. 3, 2004	Feb. 24, 2004	Lot 1, Conc. 1- former Twp. of Erin) To expand the Hamlet of Crewson’s Corner in the Town of Erin. A plan of subdivision is proposed for this site. Schedule A2 – Erin is amended to expand Hamlet designation and revising Core Greenland and Greenland designations.
34	March 2, 2004	March 23, 2004	Part Lots 10 and 11 north of Princess Street and part of Park Lots 10, 11 and 12 south of Princess Street. To redesignate three areas within the urban centre of Mount Forest from Residential to Recreational. Schedule A6-1 (Mount Forest) to be revised.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
35	March 2, 2004	March 23, 2004	Subject land is located at southwest end of Mt. Forest, south of Princess Street and West of Cork Street. Area to be redesignated is illustrated on Schedule "A". To permit a "lifestyle" residential use. Schedule A6-1 (Mount Forest) is to be revised to allow the use.
36	March 2, 2004	March 23, 2003	Part of Lots 14 and 15, Conc. 4 Township of Centre Wellington (former W. Garafraxa). To permit the establishment of a residential condominium development consisting of 5 single detached units surrounding an existing private lake.
37	April 1, 2004	April 22, 2004	The two properties are located at extreme west end of Palmerston on north side of Main Street (Wellington Road 123). The 49.85 acre property is located West Part of Lot 24, Conc. 1. The 1.3 acre property located in East Part of Lot 1, Conc. 1. To expand urban centre of Palmerston and redesignate most of this property to Industrial and Highway Commercial. The amendment affects both Schedule A5-Minto as well as Schedule A5-3 Palmerston.
38	November 4, 2004	November 25, 2004	To revise Schedules A7 (Puslinch), A7-1 (Aberfoyle) and A7-2 (Morrison) to reflect updated natural features mapping prepared by the MNR and local Conservation Authorities. The County of Wellington addresses this provincial objective through the establishment of the GREENLANDS SYSTEM policies of the Official Plan.
39	December 14, 2004	January 4, 2005	To expand the urban centre of Arthur and redesignate a 2 ± acre parcel of land from Prime Agriculture to Highway Commercial and Future development to permit veterinary clinic. The amendment affects Schedule A6 – Wellington North and Schedule A6-2 – Arthur only. There are no associated policy changes.
40	December 14, 2004	January 4, 2005	To expand the Urban Area boundary of Erin Village and provide for a new Erin Official Plan.
41	October 27, 2005	November 22, 2005	To eliminate new county residential designations and new lifestyle community designations outside urban centres.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
42	June 30, 2005	August 1, 2005	The purpose of the proposed Amendment is to expand the urban centre of Harriston by approximately 13 acres, and redesignate most of the area to Industrial and a small area to Core Greenland.
43	September 29, 2005	October 25, 2005	That Schedule A4-2 (Moorefield) is amended by redesignating the subject lands from Residential to Central Business District and Industrial .
44	November 24, 2005	December 22, 2005	To amend the County Official Plan to redesignate land from Recreational to Residential (See Schedule A5-3 – Palmerston)
45	November 24, 2005	December 15, 2005	To revise Schedule A3 (Guelph/Eramosa), A3-1 (Rockwood), and A3-2 (Eden Mills) to reflect updated natural features mapping prepared by the Ministry of Natural Resources and Grand River Conservation Authority, also add a site-specific Special Policy Area to allow for possible rerouting of a municipal drain.
46	February 3, 2006	February 24, 2006	To amend the County of Wellington Official Plan to expand the Hamlet of Crewson's Corners (Guelph-Eramosa portion) to permit the creation of a new residential lot.
47	January 31, 2006	February 21, 2006	To redesignate a parcel of land from Future Development to Residential. The amendment affects Schedule A5-2 – Harriston only. There are no associated policy changes.
48	April 27, 2006	May 25, 2006	To redesignate the subject property from Primary Agriculture to Secondary Agriculture. The amendment affects Schedule A2-Erin and there are no textual changes to the policies of the Official Plan proposed.
49	September 28, 2006	October 27, 2006	To expand the Hamlet of Ballinafad in the Township of Erin. The area to be developed is located on interior lands in the northeast quadrant of Ballinafad. Schedule A2-2 Erin of the County Official Plan is to be amended to expand the Hamlet boundary and to refine Core Greenland areas.
50	May 24, 2007	OMB Order dated December 20, 2007	To redesignate the subject property from Highway Commercial to Residential Transition Area. The amendment affects Schedule A5-3 – Palmerston and there are no textual changes to the policies of the Official Plan proposed.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
51	November 30, 2006	January 4, 2007	The purpose of this amendment (A7-Puslinch) is to change the County of Wellington Official Plan in order to permit the development of a residential plan of subdivision (Part of Lots 18 and 19, Conc. 8) in the Twp. of Puslinch. The subdivision is called Audrey Meadows
52	Feb. 22, 2007	March 23, 2007	To implement a groundwater management and protection resource, and sustain stream flows and valued ecosystem components where these are maintained by groundwater. New policies are to protect groundwater resources and municipal supply wells from high risk land use activities based on the recommendations of the County's Groundwater Protection Study. The amendment includes new Schedules which identifies Well Head Protection Areas and a limitation on land use activities in sensitive areas within the County.
53	June 28, 2007	July 25, 2007	The purpose of the proposed OPA 53 is to update the Wellington County Official Plan in accordance with the implementation policies of the 2005 Provincial Policy Statement.
54	April 26, 2007	June 1, 2007	To permit the expansion of an existing gravel pit. This involves the expansion of the Mineral Aggregate Area overlay designation as well as revisions to the Greenlands designation, located in Part Lots 4 and 5, Concession 5 and 6, Township of Mapleton (Willis). Schedule A4 (Mapleton) is amended.
55	October 25, 2007	November 28, 2007	To redesignate the subject area from Residential to Industrial Policy Area PA 5-8. The land is intended to provide a buffer area between neighbouring residential lands and the TG Minto plant and to allow industrial development in the future. Schedule A5-3 Palmerston is amended.
56		OMB Order dated January 19, 2010	The amendment by Capital Paving Inc. (proposed Aikensville aggregate pit) was denied by the OMB.
57	January 31, 2008	February 29, 2008	To change Schedule A3 (Guelph/Eramosa) to correct errors in the original County mapping of the Everton Hamlet boundary approved in 1999 and to refine the boundary to include the rear portion of six existing residential lots on the north side of Market Street.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
58	March 27, 2008	April 29, 2008	To change Schedule A3 (Guelph/Eramosa) by redesignating the lands identified on Schedule 'A' from HAMLET to PRIME AGRICULTURAL and from PRIME AGRICULTURAL to HAMLET to permit the establishment of five lots in an alternative location.
59	January 31, 2008	February 29, 2008	To amend the redesignated portions of the subject property from CORE GREENLANDS to SECONDARY AGRICULTURAL in order to allow for mineral extraction of an area known as the McNally East Pit. (Schedule A7 - Puslinch)
60	May 29, 2008	June 26, 2008	To change Schedule A7 (Puslinch) of the County Official Plan by re-designing the subject land identified on Schedule "A" from the current Secondary Agricultural designation to RECREATIONAL to permit the establishment of a 27-hole golf course and ancillary uses (known as the Decorso Golf Course).
61	June 26, 2008	Nov. 4, 2008	To amend the Wellington Growth Forecast by introducing new population, household and employment forecasts; revise text in accordance with the new forecasts; redesignate Belwood and Eden Mills from 'Urban Centres' to 'Hamlets', and add a policy on compensating for tree removal related to development on new lots. (Schedule A1, A3and deleting Schedule A3-2 Eden Mills)
62	June 26, 2008	July 24, 2008	The purpose of the proposed Official Plan Amendment is to add comprehensive policies with regard to wind energy systems to the Wellington County Official Plan.
63	February 26, 2009	March 26, 2009	To correct the Hamlet boundaries of Conn and Damascus back to what they were in the 1999 West Luther Township Official Plan. (Schedule A6 - Wellington North is amended by revising the Conn and Damascus Hamlet Boundaries)
64	May 28, 2009	June 26, 2009	The purpose of this amendment is to add a special policy to Section 9.4 of the County Official Plan (Guelph/Eramosa local policies) to permit a flour mill, grain elevator and accessory uses which are expected to access Woodlawn Road in Guelph. Existing Core Greenlands designation would remain unchanged. (Schedule A3 Guelph/Eramosa is amended by adding PA3-18 boundary to subject lands.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
65	May 28, 2009	June 26, 2009	OPA 65 is to bring the Wellington County Official Plan into conformity with Places to Grow by revising / adding text and maps to conform with Places to Grow policies, introduce targets and amend the Wellington County Growth Forecast by making minor adjustments to population, household and employment forecasts in accordance with Places to Grow
66	June 25, 2009	July 21, 2009	To add a Mineral Aggregate Area overlay on top of the existing Prime Agricultural designation and to permit the development of a sand and gravel pit on the subject property Cox Construction. (Schedule A5 Minto)
67	June 25, 2009	July 21, 2009	To redesignate a portion of the subject property from "Industrial" to Highway Commercial" to bring the subject property into one continuous designation. The designation will permit the development on an additional OPP building on the subject property. (Schedule A6-1 - Mount Forest)
68	June 25, 2009	July 21, 2009	To redesignate the subject property from Industrial and Greenlands to Residential and Highway commercial. To develop lands with a residential subdivision which will include a variety of housing types, commercial areas, some retail uses and an open space area. (See Schedule A6-1 – Mount Forest – Murphy Lands)
69	February 25, 2010	March 24, 2010	To change the limits of the designated Elora-Salem Urban Centre from Prime Agricultural, Core Greenlands and Community Planning Study Area to Urban Centre. (Schedule A1 – Centre Wellington) (Ainley/Keating property Elora)
70	November 23, 2009	December 23, 2009	Section 9.5.3 addition to PA4-5 Norwell Dairy Systems expansion of rural Industrial land. Changing designation Part Lot 34, Conc. 11 (Twp of Mapleton)
71	April 29, 2010	May 28, 2010	The purpose of the amendment is to re-designate part of Lot 12, Conc. 5, Twp. of Centre Wellington, to the RECREATIONAL category to permit the expansion of the Highland Pines Campground (Phase 3) Formerly West Garafraxa Twp.
72	April 29, 2010	May 28, 2010	To redesignate an area of land from FUTURE DEVELOPMENT to Residential. (Wellington Construction -Schedule A5-2, Harriston – Town of Minto)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
73	January 27, 2011	March 1, 2011	Schedule A7 (Puslinch) Sloat/Fox Run Estates, is amended by changing the designation of Part of Front Part Lot 19, Conc. 8, in the Township of Puslinch from Secondary Agricultural, Core Greenlands and Greenlands to COUNTRY RESIDENTIAL, and CORE GREENLANDS with minor boundary adjustments, as illustrated on Schedule "A".
74	April 28, 2011	May 27, 2011	Schedule A5-3, Gil Development in Palmerston has been amended by redesignating the lands described as Part of Lot 19 and 20, Conc. 1 from "Industrial" to "Residential", "Residential Transition" and "Highway Commercial" with minor revisions to "Core Greenlands" designation.
75	January 26, 2012	February 22, 2012	To redesignate an area of land from Future Development and Prime Agricultural to Residential and Recreational. Schedules A4 Mapleton and A4-1 Drayton are being revised. Policy area to be created to deal with golf course use in Core Greenland areas, to address servicing constraints and Bobolink habitat. (Special Policy PA4-8 – Glenaviland Lands). Urban Area reduced.
76	October 27, 2011	OMB Order September 12, 2012	OPA76 Partially approved by OMB. Lower half included into urban centre and redesignated from Prime Agricultural to Residential PA5-9. Upper half adjourned by OMB.
77			Appealed, consolidated with OPA 81 (Hustonville-Moorefield)
78	November 24, 2011	December 20, 2011	To redesignate an area of land from FUTURE DEVELOPMENT to RESIDENTIAL. Wellington County Official Plan Schedule A5-2, Wellingdale Construction. (Harriston)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
79	November 24, 2011	December 16, 2011	To expand existing policy area PA1-1 to implement a concept plan for an institutional campus at Wellington Place. Institutional lands are identified for expanded County services (including supportive housing), a hospital and health-related services and post secondary education uses. The amendment also refines Core Greenlands boundaries, adds Greenlands areas, a Cultural Heritage Landscape associated with the former House of Industry and Refuge, and a central Commons.
80	January 31, 2013 Appealed	OMB PL130211 Issued Aug 28, 2015	The purpose of this proposed Amendment is to revise Schedule A1 of the County of Wellington Official Plan (Land Use Schedule for the Township of Centre Wellington) by adding the Mineral Aggregate Area overlay to the subject lands to permit the extension of an existing above water aggregate extraction operation.
81	April 28, 2014	December 19, 2014	The purpose of the proposed OPA is to revise the Official Plan to ensure that it addresses provincial policy and plans, and areas of concern or interest identified through the 5-year Review.
82	September 27, 2012	November 28, 2012	That Schedule A4-3 Wallenstein, Mapleton be amended by redesignating the lands described as Part of Lot 18, Concession 1 from Policy Area PA4-7 to Hamlet.
83	November 21, 2013	December 18, 2013	Plume Gravel Pit in Minto OP-2010-14
84	April 3, 2013	April 24, 2013	That schedule A5-1 (Clifford) be amended by redesignating the lands from Recreational to Residential .
85	June 27, 2013	July 19, 2013	To expand the Rockwood Urban Centre to permit a new elementary school. Schedule A3 (Guelph/Eramosa) and Schedule A3-1 (Rockwood) is amended by adding a portion of the subject property to the Residential designation in the Rockwood Urban Centre. POLICY AREA PA3-20 ALSO APPLIES.
86	November 21, 2013	December 18, 2013	To allow for an automotive dealership (Mark Wilson Better Used Cars) to locate in the Township of Guelph/Eramosa at Wellington Road 124 at Whitelaw Road.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DECIPTION OF AMENDMENT
87	November 21, 2013	December 18, 2013	Eastridge Landing lands redesignate from FUTURE DEVELOPMENT and INDUSTRIAL to RESIDENTIAL AND RECREATIONAL , for the development of a residential subdivision. Wellington North, Arthur Village
88	February 27, 2014	March 26, 2014	To change Schedule A3 (Guelph-Eramosa) to expand the Urban Centre of Rockwood and to redesignate these lands on Schedule A3-1 from Prime Agriculture to Residential, and change Schedule A3-1 (Rockwood) to redesignate lands from Residential to Recreational
89	April 24, 2014	May 21, 2014	That Schedule A5 (Minto) is amended by changing the land use designations on land described as Part Lot 11, Concession 14, in the Town of Minto as shown on Schedule "A" of this amendment, from Secondary Agricultural and Highway Commercial to Recreational and include this same land in an expanded Policy Area – PA5-1 Pike Lake Recreation Area. The existing Core Greenlands designated areas are to remain unchanged.
90	April 24, 2014	May 21, 2014	To redesignate land from Residential to HIGHWAY COMMERCIAL to permit the expansion of the existing Ren's Pets Depot located in the community of Aberfoyle in the Township of Puslinch.
91	June 12, 2014 Refused	N.A.	OP-2014-01 Pinkse in Palmerston Street level apartments in Central Business District.
92	September 25, 2014	November 6, 2014	OPA-2014-03 – Dick in Palmerston, Highway Commercial to Residential Transition
93	September 25, 2014	November 6, 2014	OPA-2014-04 – Hummel in Mt. Forest, Highway Commercial to Residential.
94	March 26, 2015	April 21, 2015	To redesignate the subject property from Future Development to Residential to permit a single family dwelling located in Mount Forest. (OPA-2014-05 Hummel)
95	September 24, 2015	November 19, 2015	Wellingdale in Harriston – redesignatd 2.3 acres from Future Development to Residential

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
96	January 28, 2016	February 23, 2016	To update the policies on community improvement, and to remove Community Improvement Area boundaries from the land use schedules.
97	November 26, 2015	OMB order issued: Feb 22, 2017	To redesignate the lands located on Part Lot 5 & 6, Concession 5, Township of Wellington North by adding the Mineral Aggregate area (Schedule A6) and expanding the Mineral Aggregate Resource overlay area (Schedule C) to the subject lands. County of Wellington File No. OP-2014-02, Ghent Pit (OPA#97) OMB Approved – PL160043
98	May 26, 2016	June 29, 2016	To bring the County Official Plan into conformity with the relevant policies and map schedules of Source Protection Plans as they apply to the County of Wellington. This Amendment also establishes a new “Communal Well Policy Area” to ensure a level of protection is maintained for existing communal wells in the Township of Puslinch. This Amendment includes revised Schedules to the County Official Plan, as mapped in the applicable Source Protection Plan. A new Appendix to the County Official Plan, which identifies the Source Protection Plan Area boundaries for all applicable Source Protection Plans within the County, is also included.
99	May 26, 2016	Item a) June 19, 2017 per OMB settlement Item b) June 28, 2016 Adopted by County Council and not appealed	The purpose of the proposed Official Plan Amendment is to: a) Amend the Wellington County Growth Forecast by updating the population, household and employment forecasts to extend to 2036 and 2041, and revise related text; b) Update policies for second units, to comply with changes to the <i>Planning Act</i>
100	April 28, 2016	May 24, 2016	To apply a Special Policy (PA2-4) to allow for an accessory dwelling unit within an accessory building in Erin
101	April 28, 2016	May 24, 2016	That schedule A6-1 (Mount Forest) be amended by redesignating the land from Industrial to Highway commercial to permit a retail store

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
102	October 26, 2016	November 24, 2016	The purpose of the amendment is to remove the 'Proposed Major Roadway' from Schedule A-3 of the County Official Plan that was intended to show the alignment of future Highway 24 and protect the corridor from development. The province has abandoned the corridor and the County has no interest in building the highway. Therefore, it is no longer appropriate to show the roadway or restrict development in proximity to the alignment.
103	March 30, 2017	June 6, 2017	To redesignate the lands located on Part Lot 4, Concession 5, Township of Wellington North by adding the Mineral Aggregate area (Schedule A6) and expanding the Mineral Aggregate Resource overlay area (Schedule C) to the subject lands. County of Wellington File No. OP-2016-03, Stack Pit
104	May 25, 2017	June 29, 2017	To revise Schedule A3 of the County's Official Plan (Township of Guelph Eramosa) by adding a new Mineral Aggregate Area designation to the subject lands to permit the establishment of a mineral aggregate operation (above water pit).
105	September 28, 2017	October 20, 2017	To redesignate the subject property from Recreational to Residential to permit a single family dwelling located in Palmerston
106	February 22, 2018	May 31, 2018	That Schedule A6-1 (Mount Forest) be amended to redesignate the subject property from Special policy Area PA6-2 to Residential.
107	March 29, 2018	April 27, 2018	That Schedule A2 (Erin) be amended by redesignating a portion of the lands described as Part Lots 19 & 20, Concession 8, Town of Erin from Recreational to Secondary Agricultural. File No. OP-2017-02, Derrydale Golf Course Limited.
108	March 29, 2018	April 27, 2018	That Schedule A7-1 (Aberfoyle) be amended by redesignating a portion of the lands described as Part Lot 23, Concessions 7 & 8, Township of Puslinch from Residential to Residential Transition Area and to apply a new Special Policy Area PA7-8 to allow for the relocation of an existing commercial business (Aberfoyle Snomobiles) and retention of an existing dwelling. File No. OP-2016-05, Aberfoyle Snomobiles.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
109	November 29, 2018	December 26, 2018	<p>The purpose of the applications is to re-designate a portion of the property where the former Public Works garage is situated to permit various light industrial and commercial uses including warehousing and a distillery. This application will facilitate the sale and transfer of the former public works garage building.</p> <p>The amendment affects Schedule A4-2 – Moorefield and amends Section 9.5 of the Official Plan by introducing a new Residential Special Policy Area PA4-9 which applies to the subject property.</p>

OMB File NUMBER	Decision	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
		OMB Order No. 1639 June 13, 2007	Part of Lot 11, Conc. 4, in former Twp. Of Guelph. The purpose of this amendment is to change the County Official Plan in order to allow for a 9-hole golf course with a clubhouse and an associated golf practice and golf teaching facility known as Guelph Golf Academy.
		OMB Order No. 2548 Sept. 18, 2007	To redesignate lands (Schedule A7) composed of Lots 14 and 15, Concession 4, Township of Puslinch from "prime agricultural, mineral aggregate areas". County of Wellington File No. OP-2004-02. Mast-Snyder Pit
OMB File Nos. MM110025 PL110367 PL110368	OMB Approval	Issue Date: October 13, 2011	Schedule A7 (Puslinch) was amended by revising the Mineral Aggregate Boundary and the Provincial ANSI (Earth Science) boundary as it relates to Part of Lot 27, Concession 1, Township of Puslinch, regarding County File No. OP-2009-04 Neubauer Pit, St. Mary's Cement (Canada) Inc.
PL160043	OMB Approval	Issue Date: Feb 22, 2017	To redesignate the lands located on Part Lot 5 & 6, Concession 5, Township of Wellington North by adding the Mineral Aggregate area (Schedule A6) and expanding the Mineral Aggregate Resource overlay area (Schedule C) to the subject lands. County of Wellington File No. OP-2014-02, Ghent Pit (OPA#97)
PL130211	OMB Approval	Issue Date: August 28, 2015	The purpose of this proposed Amendment is to revise Schedule A1 of the County of Wellington Official Plan (Land Use Schedule for the Township of Centre Wellington) by adding the Mineral Aggregate Area overlay to the subject lands to permit the extension of an existing above water aggregate extraction operation.
PL171422	LPAT Approval	Issue Date: April 12, 2019	To redesignate land from Greenlands to Secondary Agricultural, add lands to the Mineral Aggregate Area overlay and add lands to the Sand and Gravel Resources of Primary and Secondary Significance to permit extension of an existing below water aggregate extraction operation. County File No. OP-2015-04, Mill Creek Pit Phase 6.

Case No.: PL180673 File Nos.: PL180698 PL180699	LPAT Approval	Issue Date: June 26, 2019	<p>The purpose of the amendment is to amend Schedule A2 (ERIN) by adding the Mineral Aggregate Area boundary and removing the Core Greenlands designation from the subject property.</p> <p>These changes would permit MNRF to issue an aggregate license that would allow for the expansion of an existing aggregate operation known as the Erin Pit owned and operated by Halton Crushed Stone Ltd.</p> <p>The property is located at Part of Lots 11 & 12, Concessions 10 & 11, Town of Erin. File OP-2016-04</p>
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FURTHER APPROVALS BY MINISTRY OF MUNICIPAL AFFAIRS & HOUSING TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

<u>MODIFICATION NUMBER</u>	<u>EFFECTIVE DATE</u>	<u>DESCRIPTION OF AMENDMENT</u>
76	December 17, 1999	Burnett Homes, Part of West 1/2 Lot 13, Concession 9 - Town of Erin – Schedule A2 Erin – designate to Urban Centre
77		Schedule A2-2 Erin Village – designate to Residential and Core Greenlands
78	February 03, 2000	Belwood Lake Golf Course, (Golf North Properties) Schedule A1 (Part Lot 11, Conc. 3 Centre Wellington and West Garafraxa)
79	September 07, 2000	Schedule A1-2 Elora/Salem – designate to Residential Edgehill Properties (Granwood Subdivision)
80	August 10, 2001	Amends Policy 9.8.4 and Schedule A7 Mini Lakes Property

OMB Order 0952	July 12, 2002	Resolution Deferral No. 1 (f) Schedule A3 Guelph-Eramosa. Pt. Lots 18, 19 and 20, Conc. 3, Div. B. former Township of Guelph. Mt. Elgin Dairy Farms Ltd. (OMB File No. 001059)
	December 27, 2002	Resolution Deferral 1 (g) Schedule A4-3 Wallenstein, Pt. Lots 18, 19 of Concession 2, Twp. of Mapleton. Expansion of Wallenstein Hamlet. Creation of two industrial designations (PA4-6) and Future Development designations (PA4-7)
OMB Order 1628	June 22, 2005	Deferral 1(b) Broken Front Concession, Part Lot 5 Former Township of Nichol on Schedule A1. Lands added to Elora-Salem urban centre.
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Appeal Withdrawn/File Closed		Appeal of Schedule A3-Guelph-Eramosa regarding Part Lot 4, Concession 3 & Part Lot 4, Concession 4 by Peter Oelbaum was withdrawn by letter dated March 26, 2002. Referral request was closed by OMB by letter dated May 13, 2002 (OMB Case No. PL990392 & File No. 0990068).
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OMB Order PL070333	December 5, 2016	Deferral 1(h) Wilson Quarry Approval in Lot 10, Concession 10, Geograhic Township of West Luther. See associated Policy Area PA6-9