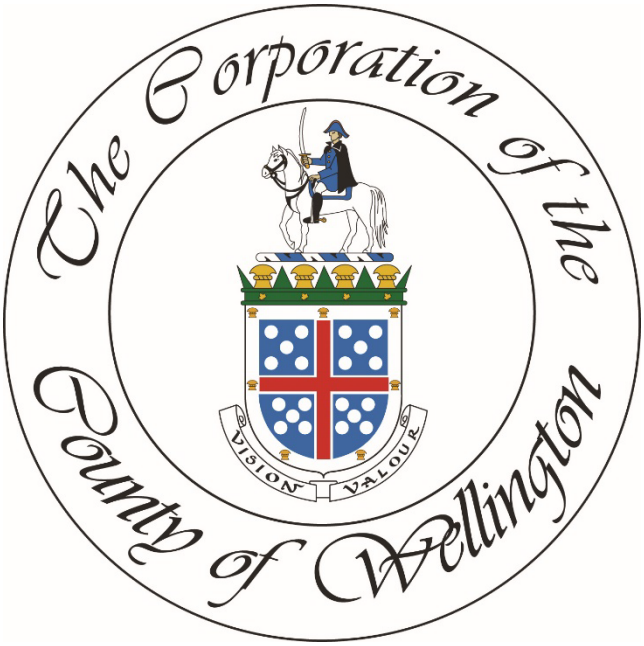
COUNTY OF WELLINGTON
Official Plan



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: July 2026

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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 100,800 (in 2021) 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.

1.3 THE PLAN

This Official Plan is a legal document intended to give direction over the next 20 to 30 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
- *complete 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, recreational and transportation opportunities for people of all ages, abilities, and incomes.

2.1.5 Complete Communities

Complete communities are those which:

- provide a diverse mix of land uses;
- provide a diverse range and mix of housing options;
- expand convenient access to a range of transportation options, *public service facilities*, open spaces, recreational facilities, and healthy, local, and affordable food options;
- provide for more *compact built form* and a vibrant public realm;
- are age friendly.

2.1.6 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 160,000 by the year 2051;

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 *complete 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 Planning Statement.

The province has established a Greenbelt Plan which maintains policy connections to the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019, as amended). 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.

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 or a Community Planning Permit System will ensure that local standards are applied to new building activity.

Local municipalities will develop comprehensive zoning by-laws or a Community Planning Permit System 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 Planning Statement, and in conformity with the 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.

Local municipalities will also follow a phasing process for extending and sequencing growth in accordance with Section 3.6 of this Plan.

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 100,800 people in 2021 to approximately 160,000 people in 2051. Wellington will plan for new housing, commerce, employment and services for about 59,000 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 or units for residential development* will be directed to primary urban centres, secondary 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 primary urban centres that offer *municipal water services* and *municipal sewage services*.

2. growth will be limited in primary urban centres, secondary 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.

Schedules A and A1 through A7 delineate the County growth structure by identifying:

- primary urban centres and the *designated greenfield areas, delineated built boundary* and *employment areas* within them
- secondary urban centres and *employment areas* within them
- a regionally significant economic development study area
- rural employment areas
- hamlets
- Greenbelt Area

Primary urban centres and secondary urban centres collectively are sometimes referred to as "urban areas" and "urban centres" throughout this Plan.

3.2 PROJECTED GROWTH

Table 1 shows, on a County Wide basis, the projections for population, households and employment expected for Wellington over 30 years. This forecast is based on a county population and household forecast prepared by Watson and Associates Economists Ltd. and will be used by all municipalities and government agencies in planning for growth and growth-related facilities.

The forecast anticipates that 89% of population growth in Wellington County will take place in 12 primary urban centres. The remainder will largely be directed mainly to 2 secondary urban centres, 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 support the achievement of *complete communities* through a more *compact built form*;
- to encourage growth in primary and secondary urban centres;
- to identify and promote opportunities for growth in the built up areas of primary 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 primary and secondary urban centres;
- to identify areas outside of *prime agricultural areas* as a location for limited 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*;
- to support a culture of conservation, including water, energy and cultural heritage conservation, air quality protection and integrated waste management;
- to support the achievement of *complete communities* in primary and secondary urban centres and hamlets; and

- to establish and implement phasing policies, where appropriate, to ensure that *development* within designated greenfield areas is orderly and aligns with the timely provision of the *infrastructure* and *public service facilities*.

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 15 percent of all residential development occurring annually will be within the *built-up area*. Local municipalities are encouraged to exceed the minimum target and the Township of Centre Wellington and Township of Wellington North are encouraged to exceed a minimum target of 20 percent.

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. All local municipalities are encouraged to exceed the overall minimum density target, and the Township of Centre Wellington is encouraged to exceed an overall minimum density target of not less than 52 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Fergus through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 56 residents and jobs per hectare.

Lands added to the *designated greenfield area* of Elora-Salem through Official Plan Amendment 126 will be planned to achieve an overall minimum density target of not less than 53 people and jobs per hectare."

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

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

Wellington will use planning policies to influence a change in past development patterns. A greater share of growth will be forecast for primary urban centres than has been experienced in the past. Land will be set aside in primary urban centres 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.

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

- its' desire to encourage urban growth
- its' desire to protect resource land
- the historic rate of local growth
- available land and services

Due to the difficulty in forecasting growth for small areas, secondary urban centres and hamlets are not assigned specific forecasts but are part of the residual municipal forecasts after primary urban centres are calculated.

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

Table 1 **WELLINGTON COUNTY**
Projected Growth in Wellington County to 2051

	2021	2051
Total Population[1]	100,800	160,000
% of Population in Primary Urban Centres	53	66
Households	36,060	57,940
Total Employment[2]	43,000	70,000

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment.

Table 2 **TOWNSHIP OF CENTRE WELLINGTON**
Projected Growth in Wellington County to 2051

	2021	2051
Centre Wellington		
Total Population[1]	34,100	58,200
Households	12,810	22,130
Total Employment[2]	12,200	25,100

	2021	2051
Elora-Salem		
Total Population[1]	7,800	14,100
Households	2,960	5,280

Fergus		
Total Population[1]	19,100	36,300
Households	7,320	14,080
Outside Primary Urban Centres		
Total Population[1]	7,200	7,800
Households	2,530	2,770

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 3 **TOWN OF ERIN**
Projected Growth in Wellington County to 2051

	2021	2051
Erin		
Total Population[1]	12,000	26,300
Households	4,230	9,200
Total Employment[2]	3,100	6,200

	2021	2051
Erin Village		
Total Population[1]	3,100	10,800
Households	1,140	3,840
Hillsburgh		
Total Population[1]	1,400	6,100
Households	550	2,190
Outside Primary Urban Centres		
Total Population[1]	7,500	9,400
Households	2,540	3,170

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 4 **GUELPH/ERAMOSA TOWNSHIP**
Projected Growth in Wellington County to 2051

	2021	2051
Guelph/Eramosa		
Total Population[1]	13,600	14,700
Households	4,650	5,110
Total Employment[2]	6,000	6,800

	2021	2051
Rockwood		
Total Population[1]	5,200	5,800

Households	1,880	2,180
Outside Primary Urban Centre		
Total Population[1]	8,400	8,900
Households	2,770	2,930

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 5 **TOWNSHIP OF MAPLETON**
Projected Growth in Wellington County to 2051

	2021	**2051**
Mapleton		
Total Population[1]	11,200	15,100
Households	3,260	4,820
Total Employment[2]	4,400	7,000

	2021	**2051**
Drayton		
Total Population[1]	2,400	4,300
Households	850	1,580
Moorefield		
Total Population[1]	600	2,500
Households	180	880
Outside Primary Urban Centres		
Total Population[1]	8,200	8,300
Households	2,230	2,360

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 6 **TOWN OF MINTO**
Projected Growth in Wellington County to 2051

	2021	2051
Minto		
Total Population[1]	9,300	15,200
Households	3,400	5,460
Total Employment[2]	4,200	6,500

	2021	2051
Clifford		
Total Population[1]	900	1,400
Households	390	580
Harriston		
Total Population[1]	2,200	3,500
Households	830	1,280
Palmerston		
Total Population[1]	3,000	6,800
Households	1,160	2,460
Outside Primary Urban Centres		
Total Population[1]	3,200	3,500
Households	1,020	1,140

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 7 **TOWNSHIP OF PUSLINCH**
Projected Growth in Wellington County to 2051

	2021	2051
Total Population[1]	7,900	10,000
Households	2,850	3,560
Total Employment[2]	5,800	7,900

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

Table 8 **TOWNSHIP OF WELLINGTON NORTH**
Projected Growth in Wellington County to 2051

	2021	2051
Wellington North		
Total Population[1]	12,700	20,500
Households	4,860	7,660
Total Employment[2]	7,300	10,500

	2021	2051
Arthur		
Total Population[1]	2,700	4,800
Households	1,055	1,845
Mount Forest		
Total Population[1]	5,500	10,600
Households	2,330	4,110
Outside Primary Urban Centres		
Total Population[1]	4,500	5,100
Households	1,475	1,705

[1] Includes net undercount adjustment which is estimated at approximately 3%
[2] Includes 'no fixed place of work' employment

3.6 PHASING GROWTH

Local municipalities, in coordination with the County, shall identify the logical and timely extension and sequencing of growth in *designated greenfield areas* as indicated on Schedule A (County Growth Structure). The process for phasing growth in Primary Urban Centres shall include the following:

a) a Secondary Plan implemented through a County or local Official Plan Amendment;
b) a County Official Plan Amendment and/or local Official Plan Amendment;
c) a Growth Management and Phasing Plan approved by a local Council; or
d) a combination of any of the above.

Growth will be phased to address availability, feasibility and plans for staging extensions or improvement of *municipal sewage services*, *municipal water services*, roads, active transportation, other *infrastructure* and *public service facilities* to support fully serviced and *complete communities* and *employment areas*. Other County or local planning criteria considered appropriate in the circumstances may also apply.

Phasing will sequence *development* to ensure the substantial completion of new community area and *employment areas* before additional community areas and *employment areas* are opened up for development.

Land identified for urban *development* or future urban *development* within primary urban centres may include active *agricultural uses*. Phasing options should be considered to keep lands in

agricultural production and leave agricultural infrastructure in place until the land is to be developed.

This policy does not apply to prevent the completion of previously approved development, logical infilling or *development* of a minor nature if the overall intent of this section is met.

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 designated 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 B, 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 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 landscape*s. 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.

l) The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and consider their interests when identifying, protecting, and managing *cultural heritage resources* and *archaeological resources.*

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.

The County will protect *employment areas* along *major goods movement facilities and corridors* for uses that require those locations and focus freight-intensive land uses to areas in proximity to major highways, *airports*, and *rail facilities*.

4.2.2 Conversion

Conversion of employment lands (Industrial and Rural Employment Areas) within *employment areas* identified on Schedule A to non-employment uses which, for the purposes of this sub-section includes major retail uses, may be permitted only by amendment to this Plan where it has been demonstrated that:

a) there is a need for the conversion;

b) the County will maintain sufficient employment lands to accommodate forecasted employment growth to the year 2051;

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* and *public service facilities* to accommodate the proposed conversion;

e) the lands are not required to the year 2051 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 primary urban centres 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 primary urban centres to provide employment opportunities which will at least keep pace with residential growth.

4.2.4 Settlement Area Opportunities

Settlement areas are 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. The opportunity to work from home will be encouraged.

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.

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.

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 policies of Section 4.8 Expansion of Primary Urban Centres, Secondary Urban Centres and Hamlets.

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

ii) 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 15 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. *New multiple lots or units for residential development* will incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

4.4.3 Residential Intensification

This Plan contains policies encouraging *residential intensification* in primary urban centres. The strategic approach to *residential intensification* intends to retain small town character and revitalize downtown areas which includes:

a) supporting increased densities in newly developing *designated greenfield areas* with a broader mix of housing types than has been the norm in small towns;

b) supporting appropriate *residential 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 *residential intensification* within primary and secondary urban centres along major roadways and arterial roads;

e) encouraging modest *residential 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 *residential intensification* which results in new rental accommodation;

h) encouraging small scale *residential 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 *designated 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 *designated greenfield areas* density target of a minimum of 40 persons and jobs per hectare and specifically:

   i) 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) The minimum greenfield density target will be measured over all designated greenfield areas of the County, excluding *natural heritage features and areas, natural heritage systems* and floodplains (provided *development* is prohibited in these areas), and *employment areas* and cemeteries, as well as rights-of-way for: electricity transmission lines; *energy transmission pipelines*; freeways, as defined by and mapped as part of the Ontario Road Network; and railways; and

iv) encourage the introduction of medium density housing types in new subdivisions and other *designated 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, Additional Residential 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 primary and secondary urban areas with appropriate levels of servicing.

In the Rural System *affordable* housing opportunities are not readily available. Additional Residential Units will be the most likely means of increasing housing affordability in the Rural System.

4.4.6 Additional Residential Units

Additional Residential 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. These units are subordinate in scale and function to the main residence on the property.

Additional Residential Units are an effective form of *intensification* and increase the stock of *affordable* rental housing; provide home owners with additional sources of income; and offer alternative housing options in the community.

Garden suites are temporary dwellings and are not considered Additional Residential Units under this Plan.

It is the policy of this Plan to authorize:

a) The use of no fewer than two Additional Residential Units in a single detached dwelling, semi-detached dwelling or rowhouse; and

b) The use of an Additional Residential Unit in a building or structure *ancillary* to a single detached dwelling, semi-detached dwelling or rowhouse.

For additional clarity the intent of this policy is to allow at least three residential units, which includes the primary dwelling unit, on eligible properties in accordance with section16(3) of the Planning Act. Local municipalities, through their comprehensive zoning by-laws, may permit more than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse in locations Council(s) have deemed it appropriate. Notwithstanding the above, within the Rural System of the County, a total of two Additional Residential Units are permitted on eligible properties. This policy is not intended to limit the use of an Accessory Residence for farm help permitted by section 6.4.6 of this plan.

An Additional Residential Unit within a main residence or within an *ancillary* building on a property will not be permitted within *hazardous lands* as defined and regulated by the Local Conservation Authority.

An Additional Residential Unit will be required to be serviced by appropriate water and wastewater services in a manner that is acceptable to the local municipality. Additional Residential Units located within *vulnerable* areas designated under the Clean Water Act may be permitted subject to the applicable Source Protection Plan policies and the policies in section 4.9.5 of this Plan.

4.4.6.1 Additional Residential Units Within a Main Residence

Local municipalities shall enact zoning provisions to allow no fewer than two Additional Residential Units within a single detached dwelling, semi-detached dwelling or rowhouse on a property.

In developing zoning provisions for Additional Residential Units within a main residence, local municipalities should consider the following:

a) that safe road access can be provided;

b) the establishment of an Additional Residential 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 additional residential unit;

d) that any exterior alterations to the main residence, necessary to accommodate the Additional Residential Unit, are minimized to reduce visual impacts on the streetscape;

e) that adequate amenity areas are provided for the main residence and Additional Residential Unit;

f) the Additional Residential Unit meets the applicable Building Code, Fire Code and local property regulations; and

g) whether a garden suite and Additional Residential Units will be permitted on the same lot.

4.4.6.2 Additional Residential Units Within an Ancillary Building or Structure

Local municipalities shall enact zoning provisions to allow one Additional Residential Unit within a building or structure that is *ancillary* to a single detached dwelling, semi-detached dwelling or rowhouse, provided that a residential unit does not already exist in an *ancillary* building on the property. For clarity, an Additional Residential Unit may be permitted as a separate standalone *ancillary* building or as part of an *ancillary* building. An Additional Residential Unit is prohibited from being severed from the property, except in accordance with provincial policy.

When developing zoning provisions to address Additional Residential Units in *ancillary* buildings local municipalities should give consideration to the items listed in section 4.4.6.1. and shall have zoning provisions to address the following in the Rural System:

a) the Additional Residential Unit is located within the main building cluster on the property to minimize land taken out of agricultural production;

b) the Additional Residential Unit will be limited in scale; and

c) *Minimum Distance Separation formulae* is complied with, where applicable.

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 primary and secondary urban centres. 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 formulae* 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.

4.6.5.1 Rural Development in Prime or Secondary Agricultural Areas

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 formulae* 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.

4.6.5.2 Urban Development Adjacent to Prime Agricultural Land

Where *development* is proposed in primary urban centres within 300 metres of designated *prime agricultural land*, a Council may require an assessment of the impacts the *development* may have on agricultural activities in the area. An assessment may include methods to minimize and mitigate the impact on *agricultural uses*, having regard for the nature and type of the *agricultural uses* and the sensitivity of the proposed urban land uses.

Examples of such methods may include, but are not limited to, planning and design approaches which maximize the separation between agricultural and non-agricultural uses by considering density, road and lot patterns; and those which provide deterrents to trespassing on farms such as fences, vegetated buffers and berms where warranted.

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 primary and secondary urban centres, hamlets or cities 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 Formulae*.

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.

4.8 EXPANSION OF PRIMARY URBAN CENTRES, SECONDARY URBAN CENTRES AND HAMLETS

4.8.1 General

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

4.8.2 Primary Urban Centre Expansion Criteria

A primary urban centre expansion may only occur 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 County of Wellington; 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 the year 2051 , 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, the phasing policies of Section 3.6 and the other policies of this Plan;

d) where applicable, the proposed expansion will meet the requirements of the Greenbelt Plan;

e) the *infrastructure* and *public service facilities* needed for expansion will be environmentally sustainable and financially viable over the full life cycle of these assets;

f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the County will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following;

   i) reasonable alternatives that avoid *prime agricultural areas* are evaluated; and;

   ii) where *prime agricultural areas* cannot be avoided, lower priority agricultural lands are used;

g) any adverse impacts on the *agri-food network*, including agricultural operations, from expanding *settlement areas* would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an *agricultural impact assessment*;

h) in determining the most appropriate direction and location for expansion, the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the Provincial Policy Statement are applied, as well as 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;

j) the *settlement area* to be expanded is in compliance with the *minimum distance separation formulae.*

4.8.3 Secondary Urban Centre Expansion

None of the secondary urban centres in Wellington are on municipal services and it is the policy of this Plan to limit growth in areas without municipal services. The expansion must be based on the criteria as set out in Section 4.8.2.

4.8.4 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 the criteria 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, 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 C 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 C 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

A *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 C as *Wellhead Protection Areas* A, B, C and E. *WHPA*-Ds are not identified on Schedule C 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 C as *Wellhead Protection Areas* Q1 and Q2. Table 9 summarizes the time of travel factors that represents each *WHPA*.

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 C 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 C-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 C 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 C 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

Please note that the Source Protection Plans are amended from time to time and for an up to date list of a SPP's specific land use policies, the reader should consult the specific SPP.

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 C7. 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 B1) and Everton in Erin (Schedule B2). 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 C2 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 C 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 rand 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 B7 – 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*

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 B 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 B 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*.

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.

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 valley- land 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 D 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
- secondary urban centres
- hamlets

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 of primary and secondary urban centres.

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*.

Some urban areas within Wellington without central sewer and water systems are recognized on Schedule A as secondary urban centres due to the prominent role they play as a focus for growth and community functions in their municipalities. Greenlands within secondary urban centres may be identified on separate land use schedules on Schedule B based on the extent of the greenland features and the scale of mapping. The greenland policies will continue to fully apply.

Hamlets are 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.

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) Additional Residential 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*.

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 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*

6.4.8 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

6.4.9 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.

6.4.10 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.

6.4.11 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 Rural Clusters

Rural clusters are long-established small groups of housing with occasional commercial, industrial or institutional uses located in the Secondary Agricultural Area designation. These areas are not designated on Schedule "A" or "B" and are not expected to grow but they may be recognized in the zoning by-law. New lots may only be allowed in rural clusters in accordance with section 10.4.

As part of a *municipal comprehensive review*, the County will assess the impact of constraints such as the Provincial *Agricultural System*, *Natural Heritage System* and Greenbelt Plan on the potential future supply of rural residential lots in the Secondary Agricultural Area, including rural clusters. This assessment will consider, among other things, whether changes to the rural residential lot creation policies are needed.

6.5.5 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.

6.5.6 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.

6.5.7 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 D. 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: primary urban centres, secondary 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 B 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.

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;

b) be prepared in detail by a recognized expect;

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.

6.6.9 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
- provide an on-site amenity area

e) 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 multiple lots or units for residential development* are 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 primary and sescondary 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.

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other

contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse effects* to the proposed *sensitive land uses* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

6.8.4 Existing Employment Areas outside Settlement Areas

Existing *employment areas* outside of *settlement areas* on *rural lands* that were designated for employment uses in the County of Wellington Official Plan that was approved and in effect as of June 16, 2006 may continue to be permitted. Expansions to these existing *employment areas* may be permitted only if necessary to support the immediate needs of existing businesses and if compatible with the surrounding uses.

6.8.5 Continuation of Permitted Use

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Rural Employment Area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing;
- Facilities that are ancillary to manufacturing and warehousing; and
- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

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.

An Additional Residential 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.

6.10 SECONDARY URBAN CENTRES

6.10.1 Defined

Settlement areas without *municipal sewage services* and *municipal water services* may be recognized as secondary urban centres due to the prominent role they play as a focus for a mix of land uses, growth and community functions in their municipalities.

6.10.2 Permitted Uses

Secondary urban centres are expected to provide a 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 appropriate services are provided.

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

6.10.3 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.

6.10.4 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for secondary 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.

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential adverse effects to the proposed *sensitive land uses* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

6.10.5 Impact Assessment

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

6.10.6 Residential Uses

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

The County will plan for a diverse range and mix of housing options, densities, and unit sizes appropriate for private or communal sewage and water services.

An Additional Residential 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.

6.10.7 "Main Street"

"Main Street" is also an appropriate area for mixed use in small towns. Strong "main street" commercial areas are supported. *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.

6.10.8 Other Commercial Uses

Other commercial uses will be required in secondary 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.

6.10.9 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 plan policies 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.

6.10.10 Industrial Development

Secondary urban centres are expected to contribute to the supply of industrial land by designating and zoning industrial areas well in advance of development.

6.10.11 Institutional

Secondary urban centres will provide institutional uses servicing Wellington such as schools, churches, government offices, 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.

6.10.12 Parks and Open Space

Secondary 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.

6.10.13 Greenlands System

The Greenland System policies established in this Plan apply within secondary urban centres. More detailed policies may be developed for secondary 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.

6.10.14 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 secondary urban centres. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

6.11 HAMLETS

6.11.1 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. An Additional Residential 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.

6.11.2 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.

6.11.3 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.

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse effects* to the proposed *sensitive land uses* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

6.11.4 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.

6.11.5 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 hamlets. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

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:

- primary urban centres

Primary urban centres and secondary urban centres collectively are sometimes referred to as "urban areas" and "urban centres".

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 will 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, complete, 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*.

Primary urban centre policies will be developed to recognize the larger urban places in Wellington which have existing or planned sewer and water services. These areas will be expected to provide the greatest opportunities for growth in Wellington.

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.

7.4 PRIMARY URBAN CENTRES

7.4.1 Permitted Uses

Primary 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 primary urban centres.

7.4.2 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.

7.4.3 Land Use Compatibility

More detailed planning policies and zoning regulations shall be developed for primary 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.

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of *major facilities* in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible, the County shall protect the long-term viability of existing or planned industrial, manufacturing or other *major facilities* that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* is only permitted if potential *adverse effects* to the proposed *sensitive land uses* are minimized and mitigated, and potential impacts to industrial, manufacturing or other *major facilities* are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

7.4.4 Impact Assessment

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

7.4.5 Residential Use

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

Wellington will plan for a diverse range and mix of housing options, densities, and unit sizes on full municipal services.

An Additional Residential 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.

7.4.6 “Main Street”

"Main Street" is also an appropriate area for mixed use in small towns. Strong “main street” commercial areas are supported. *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.

7.4.7 Regional Retail Centre

New retail centres of regional significance will require an amendment to this Plan and will only be allowed in primary urban centres 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.

7.4.8 Other Commercial Uses

A variety of other commercial uses will be required in primary 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.

7.4.9 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.

7.4.10 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 primary urban centres to provide serviced industrial land.

All primary 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.

7.4.11 Institutional

Primary 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.

7.4.12 Parks and Open Space

Primary 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.

7.4.13 Greenlands System

The Greenland System policies established in this Plan apply within primary urban centre. More detailed policies may be developed for primary 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.

7.4.14 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 primary urban centres. The County will encourage the retention of trees where practical and will encourage increases in the overall urban tree canopy.

7.4.15 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 PRIMARY AND SECONDARY 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. Primary urban centres and secondary urban centres collectively are sometimes referred to as “urban areas” and “urban centres” throughout 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.

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

Planning and managing growth for Wellington's urban centres is based on the population forecasts set out in Section 3 of this Plan. To accomplish this growth it is essential to provide adequate opportunities for housing in each primary urban centre.

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.

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 B of the Plan shall be residential development. A variety of housing types shall be allowed, from detached and semi-detached dwellings to townhouses and apartments, among other housing forms, subject to the policies of this Plan.

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

An Additional Residential 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. Notwithstanding the above, stacked or back-to-back townhouses, which exceed the 35 units per hectare density, will be considered apartments for purposes of this section;

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 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.

8.3.7 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.

8.3.8 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.

8.3.9 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.

8.3.10 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.

8.3.11 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 B 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 provide opportunities for higher density residential and mixed-use *development* that supports viable downtowns and provides additional housing choices in the community;

d) 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;

e) to facilitate vehicular and pedestrian movement in the downtown through improvements to roads, parking areas, pedestrian paths;

f) to protect the heritage buildings and structures in the downtown area and ensure that the attractive streetscape is retained and, where possible, enhanced;

g) to enhance the appearance of and increase access to the natural areas in the downtown area for economic and recreational purposes;

h) to continually improve the image and level of services of the downtown;

i) to promote the Central Business District and the various commercial and business services it provides;

j) 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.

8.4.3 Permitted Uses

The CENTRAL BUSINESS DISTRICT as illustrated on Schedule B 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 through mixed-use developments within this designation provided that retail, office or service commercial uses are located at street level. Local municipalities may establish zoning provisions to permit multi-unit residential *development* at street level, provided that the lands do not front onto a Provincial or County Road or where local official plans provide more detailed direction.

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.

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, site design standards which provide good design and pedestrian friendly development will be encouraged. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setback, landscaping, parking and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where mixed-use *development* is proposed commercial and residential uses on the site will be designed to minimize potential conflicts and provide a safe and attractive pedestrian environment for residents and visitors.

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

8.4.7 Zoning By-law

Within the CENTRAL BUSINESS DISTRICT municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.

8.4.8 Expansion Criteria

Areas designated CENTRAL BUSINESS DISTRICT, as shown on Schedule B 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 RESIDENTIAL TRANSITION AREA as illustrated on Schedule “B” is intended to provide an opportunity for non-retail commercial uses as well as other community services outside of the Central Business District. These uses do not generate the same level of vehicular and pedestrian traffic as the Central Business District, which is intended to be the primary focus for retail commercial uses catering to local community needs.

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) to provide opportunities for residential *development* in close proximity to downtown cores through compatible residential and mixed-use developments.

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 where appropriate incorporated into new *development*; 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 illustrated on Schedule "B" of the Plan, is designated to accommodate a range of uses, including mixed-use *development*. In addition to the uses allowed in the RESIDENTIAL designation, a wide variety of non-retail and service function uses may be permitted. These may include, but are not limited to, professional offices, studios, clinics, personal service establishments, day care centres and nursing homes. Ancillary retail uses secondary to the main service function use 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 8.3.6.

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. Residential and mixed-use *development* may take a variety of forms ranging from single detached dwellings to appropriately scaled multi-unit and mixed-use buildings with commercial uses located at street level.

8.5.5 Design Considerations

When considering any *development* or *redevelopment* site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used, where permitted, to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading and waste collection areas for permitted land uses shall be provided on the site and will be directed to the rear yard, where practical, and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.

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

8.5.6 Zoning By-law

Within the RESIDENTIAL TRANSITION AREA municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.

8.5.7 Expansion Criteria

The RESIDENTIAL TRANSITION AREA, as shown on Schedule B, 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 B 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.

d) to provide opportunities for mixed-use *development* that does not negatively impact the planned function of HIGHWAY COMMERICAL areas.

8.6.3 Permitted Uses

The HIGHWAY COMMERCIAL designation as illustrated on Schedule B of the Plan shall accommodate uses catering to the travelling public such as motels, automotive sales and service, grocery stores and other, 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.

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

8.6.4 Scale of Development

Low density and low coverage commercial *development* will be directed to HIGHWAY COMMERICAL areas.

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

When considering any new *development* or *redevelopment*, site design standards will be encouraged which provide good design and pedestrian friendly *development*. Site plan control will be used to ensure effective design of new *development* is achieved.

Council shall ensure the design of the *development* with respect to building height, bulk, setbacks, landscaping, and vehicular circulation is functional and integrated with surrounding *development*. Adequate parking, loading, storage and waste collection areas for permitted land uses shall be provided on the site and be appropriately screened from adjacent land uses.

In addition, where a mixed-use *development* is proposed the commercial and residential uses on the site will be designed to minimize potential conflicts and to provide a safe and attractive pedestrian environment for residents and visitors.

8.6.7 Restricting Residential Uses

Not all lands within the HIGHWAY COMMERCIAL designation are appropriate for residential mixed-use *development* due to their proximity to incompatible land uses or significance as a commercial node in the community. Local municipalities, through the Zoning by-law, may restrict residential uses on incompatible HIGHWAY COMMERCIAL lands.

Municipalities may consider requests to permit residential uses where it has been demonstrated that the potential incompatibilities with non-residential uses can be adequately addressed.

8.6.8 Zoning By-law

Within the HIGHWAY COMMERCIAL area, municipalities may establish zoning provisions to permit and regulate land use.

The Zoning by-law may require on-site parking, landscaping, buffering, setbacks, maximum lot coverage and building heights and other provisions deemed appropriate by the municipality to achieve desirable development and appropriate transition to adjacent land uses.

8.6.9 Expansion Criteria

The HIGHWAY COMMERCIAL area as shown on Schedule B 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;

f) to make more efficient use of existing industrial areas and vacant and underutilized industrial areas.

8.7.3 Permitted Uses

The lands designated INDUSTRIAL on Schedule B 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.

8.7.7 Continuation of Permitted Use (Industrial)

Pursuant to subsections 1 (1.1) and (1.2) of the Planning Act, uses in the Industrial area that do not conform with the definition of “area of employment” as identified in the Planning Act as:

- Manufacturing uses;
- Uses related to research and development in connection with manufacturing anything;
- Warehousing uses, including uses related to the movement of goods;
- Retail uses and office uses that are associated with manufacturing and warehousing.

- Facilities that are ancillary to manufacturing and warehousing; and

- Any other prescribed business and economic uses.

are permitted where the use has been lawfully established on the parcel of land before October 20, 2024.

8.8 RECREATIONAL

8.8.1 Overview

The RECREATIONAL designation on Schedule B 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.

New and enhanced recreational opportunities must be provided.

8.8.2 Objectives

The objectives with respect to Recreational Areas are as follows:

a) to provide a wide variety of new and enhanced 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.

8.8.3 Permitted Uses

The permitted uses in the RECREATIONAL designation as illustrated on Schedule B 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 B 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.

8.9.3 Permitted Land Use

Within the Core Greenlands and Greenlands designations on Schedule B, 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 B);

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 to current uses until an Official Plan Amendment including a proper site plan or concept plan for future uses has been submitted and approved;

c) to prohibit *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 B 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 a consent in accordance with section 10.6.3 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.

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

a) it has been determined by the County and/or Local Municipality that additional lands are required in the municipality to accommodate future growth;

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 compatible and a contiguous 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 B 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 Fergus Golf Course Recreational/ Residential Area

On Part of Lots 9 and 10, Concession 3, a Recreational/Residential community may be developed. 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, maintenance facilities, and parking area. Secondary uses shall consist of residential uses to be developed in accordance with the policies of this subsection.

The residential development of the property shall be limited to lands south of Wellington Road 19. 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

The maximum number of residential units permitted on the property shall be determined by a servicing capacity sturdy to the satisfaction of the approval authority

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 B-1 and in detail on Schedule B-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 B-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 B-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 B1 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 B1, 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 B1 (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.

PA1-5 6235 Guelph Street (Nichol) – Elora BESS LP

The land identified with PA1-5 on Schedule B1 (Centre Wellington) of this Plan, shall be subject to the following policies:

Notwithstanding Section 6.4.3, a battery energy storage system and associated equipment shall be permitted as an additional permitted use. For the purposes of this amendment, a battery energy storage system shall be defined as "a system or facility that uses battery technology to capture energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production." The battery energy storage system use shall be limited to an area of approximately 8 ha (19.7 ac) as shown on Schedule "A".

The Zoning By-law may establish provisions related to scale, including setbacks. The subject proposal shall be in accordance with the Ontario Electrical Safety Authority and subject to site plan approval. Development and site plan agreements are to address matters related to land use compatibility, fire and safety and rehabilitation of the lands back to agriculture use after the use has ceased.

PA1-6 Mineral Aggregate Resource Analysis Area

Prior to considering any changes to land use designations in areas identified as PA1-6 or within 300 metres of areas identified as PA1-6 on Schedule B1, mineral aggregate resource analysis shall be completed which demonstrates consistency with the Mineral Aggregate Resources policies of the Provincial Planning Statement.

9.2.5 Fergus and Elora/Salem Fringe Area

Lands added to the *Employment Area* on Schedule "A" through Official Plan Amendment 126 are planned to contain industrial uses in the future. Where practical, future urban development will be planned to reduce nuisance issues related to odour from existing livestock operations by locating new infrastructure, storage, parking and other appropriate non-sensitive uses closest to the areas of existing livestock operations.

Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to the livestock operations located at 6235 Guelph Street, 6374 Wellington Road 7 and 6340 Wellington Road 7. Zoning relief may be used to consider such expansions to ensure future viability of these operations while also ensuring that expansion is managed so that impacts to urban areas will be mitigated.

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 B2 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 B2, 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 B2 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 B2-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 B2, 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 – ERAMOSA 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 B3-1. 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 B3-1 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 B3 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 B3, may also be used for offices and accessory uses.

PA3-3 River Walk Estates (Rockwood)

The land identified as **PA3-3** on Schedule B3-1 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 B3 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 B3 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 B3 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 B3 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 B3 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 B3 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 B3 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 B3 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 B3, 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 B3, the following policies shall apply:

i) existing residential and/or commercial uses and conversions thereto may be permitted in accordance with the polices 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 B3 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 B3 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 B3 may also include a 9-hole golf course with a clubhouse and associated golf practice and golf teaching facility.

PA3-18 LVB Milling (Guelph Township)

Notwithstanding any provisions in this Plan to the contrary, the permitted uses on the land identified as PA3-18 on Schedule B3 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 B3 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 B3-1 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 B3 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 B4-1 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 Drayton and Moorefield Fringe Area

Lands identified for urban development or future urban development through Official Plan Amendment 120 are based on the Growth Management Strategy approved by Township Council. These areas may contain industrial or non-industrial uses in the future. Where practical, future

development will be planned to reduce nuisance issues related to odour from existing livestock operations by locating new infrastructure, storage, parking and other appropriate non-sensitive uses closest to the areas of existing livestock operations.
Minimum Distance Separation II (MDS II) relief may need to be considered for potential future expansions to the livestock operations located at 8313 Concession 8 (Moorefield) and 7937, 8085 and 8110 Wellington Road 8 (Drayton). Minor variance applications will be used to consider such expansions to ensure future viability of these operations while also ensuring that expansion is managed so that impacts to urban areas will be mitigated.

9.5.4 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 B4 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 B4, 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 B4 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

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, development agreement(s) and site plan agreements 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 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 Energy;

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) **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

vi) any other matters deemed appropriate by Council.

PA4-5 Norwell Dairy Systems Industrial Area

a) The area identified as **PA4-5** on Schedule B4 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 B5 and B4-1, 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.

PA4-10 Deleted by Amendment No.123 (Provincial Modification)

PA4-11 Future Community Expansion Area

The lands identified as PA4-11 on Schedule B4 have been identified for future Residential and other compatible uses through a local Growth Management Strategy approved by Township Council but are not needed within the planning horizon of this Plan. The purpose of the Future Community Expansion Area is to identify and protect this area from incompatible uses and for future inclusion into the Primary Urban Centre of Drayton.

The Prime Agricultural and Core Greenlands designations will continue to apply, but lands may be considered for residential and other compatible uses through a future amendment or modification to this Plan in accordance with applicable Provincial and County policies when the additional expansion lands are needed and can be serviced with municipal water and sewage services.

PA4-12 Drayton Excess Lands Overlay

The lands identified as PA4-12 on Schedule B4-1 were identified as excess lands through a local Growth Management Strategy approved by Township Council. The purpose of the Drayton Excess Lands Overlay is to offset the designation of new community area lands elsewhere in Drayton and Moorefield.

The Future Development designation will continue to apply and on an interim basis the lands will not be considered for re-designation to another use. If the excess lands policies of A Place to Grow Growth Plan for the Greater Golden Horseshoe (2020) are revoked by the Province, the PA4-12 policy area shall no longer apply without the need for further amendment to this Plan and the Future Development, Core Greenlands and Greenlands designations will continue to apply.

PA4-13 Moorefield Excess Lands Overlay

The lands identified as PA4-13 on Schedule B4-2 were identified as excess through a local Growth Management Strategy approved by Township Council. The purpose of the Moorefield Excess Lands Overlay is to offset the designation of new employment area and community area lands elsewhere in Drayton and Moorefield.

On an interim basis, permitted uses within areas designated Industrial, Residential, Recreational and Greenlands shall be limited to existing uses. If the excess lands policies of A Place to Grow Growth Plan for the Greater Golden Horseshoe (2020) are revoked by the Province, the PA4-12

policy area shall no longer apply without the need for further amendment to this Plan and the Industrial, Residential, Recreational and Greenlands designations will continue to apply.

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 B5-2 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 B5-2.

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 B5 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 polices 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 B5, 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 ¾ of a hectare (1.86 acres) are required.

PA5-3 Hunter's Run Subdivision

On the land identified as **PA5-3** on Schedule B5 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 B5-2 and B5-3 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 satisfac- tion 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 Deleted by Amendment No. 123

PA5-8 TG Minto Industrial Site

The lands identified as **PA5-8** on Schedule B5-3 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 B5, B5-2 and B5-3 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.

PA5-11 North Clifford Planning Area

Development within the Planning Area will promote the efficient use of *infrastructure*, the development of a complete community (mix of land use, parks, trails etc.) as well as a compact form of development.

Roadways and Trails

The road network within PA5-11 shall be developed in the general location indicated on Schedule B5-1a (Clifford Transportation Network), and in accordance with the applicable polices of the Official Plan. The roadway layout shown has one north-south collector extending Brown Street northerly to West Heritage Street, and one east-west collector between the Brown Street extension and Ann Street. Future Local Roads might include extending James Street West to Minto Street, and another local road joining West Heritage Street and the James Street extension.

Adjustments may be made to the location and alignment of the road network as *development* plans come forward should they reduce the need for the collector roadway from Wellington Road 1 through to Brown Street. Road network development should be compatible with the Municipal Servicing Policy and may be subject to further study (e.g. Class Environmental Assessment, Master Servicing Study).

Trails and open space should be integrated into the planning around Municipal Drain 93 and with extension of the trail system through to West Heritage Street as indicated on Schedule B5-1a (Clifford Transportation Network).

Municipal Servicing Policy Issues

Development within the Planning Area shall be on full municipal sanitary and water services in accordance with relevant policies of the Official Plan and in accordance with the Town of Minto Municipal Servicing Policy. Proponents of development shall be required to enter into cost sharing servicing agreements with the Town of Minto where deemed necessary by the Town for matters including but not limited to cost recovery for *infrastructure* improvements made by the Town on Elora Street North, and all costs associated with extending water or sewer beyond municipal boundaries if permitted at the Town's sole discretion.

PA5-12 Design Policies "Village Feel"

Development within the PA5-12 planning area should limit traditional highway commercial form. Sites should be designed and developed to ensure attractive streetscapes and to promote social interaction. This "Village Feel" will be achieved in part by requiring reduced front building setbacks and limiting large front yard parking areas for the lands designated Highway Commercial and in part through the submission of Urban Design Guidelines (should local design guidelines not be available at the time of development) with each highway commercial *development* application.

PA5-13 North Palmerston Planning Area

The area identified as PA5-13 on Schedule "B5-3" is a vacant Future Development area within the Primary Urban Centre of Palmerston. These lands are considered for future Community Area growth to 2051 to satisfy the County's 2022 Land Needs Assessment. Notwithstanding the provisions of Section 8.10 or any other provision to the contrary, the Town of Minto may, without further amendment to this Plan, rezone lands within the PA5-13 area for residential and commercial purposes. Until such time as the Town has rezoned the area, the policies of this Plan, including section 8.10, shall continue to apply to all lands identified as PA5-13. Any zoning by-law amendment application shall be supported by the following studies:

a) A conceptual plan for the area which establishes boundaries of the area, and a land use and transportation framework for the lands (including pedestrian and bicycle paths), together with a description of the concept and desired future for the area;
b) Servicing strategy;
c) Population capacity and employment targets, the location, types and density of proposed land uses, and the proposed phasing, servicing and financing of development;
d) Archaeological Assessment;
e) Environmental Impact Assessment;
f) Environmental Site Assessment;
g) Functional Servicing Study (including water, wastewater, stormwater, hydrogeological, surface and groundwater impact assessment);
h) Traffic Impact Assessment.
i) Floodplain Identification/Delineation Study

The background studies and assessments required above should correspond with the complexity and scale of the *development* proposal being considered. Notwithstanding the above, Council may require additional information as deemed necessary. Further, the preliminary studies previously completed by the Town for the PA5-13 area will be considered when determining the necessary scope of the above studies.

The easterly half of the PA5-13 area are within 500 m of a closed waste disposal facility identified as policy area PA5-14. In 2020, the Town completed a Landfill Impact Assessment (Terraprobe) which concluded that a reduction of the 500 metre setback to 30 metres is appropriate. Prior to any *development* or *site alteration* on the PA5-13 lands within the original 500 metre setback, further assessment will be required to address the provisions of Section 11.4.5 of this Plan.

PA5-14 Former Waste Disposal Facility (Palmerston)

The area identified as PA5-14 on Schedule B5-3 identifies a former waste disposal facility. Notwithstanding any provisions in this Plan to the contrary, future *development* may be restricted or controlled on, or adjacent to, land identified as PA5-14.

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 B6-1 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 Deleted by Amendment No. 123

PA6-3 Deleted by Amendment No. 127

PA6-4 Rural Clusters

The lands identified as **PA6-4** on Schedule B6 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 B6-3 , 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 B6 and B6-2 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 B6-1 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 B6-1 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.

PA6-9 Wilson Quarry – Phase 2 Subaqueous Extraction

Policy Area PA6-9 applies to the area identified within the hatched boundary line on Schedule B6 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 PA6-9 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 PA6-9 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 PA6-9 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.

PA6-10 PENDING

PA6-11 440 Wellington St. E, Mount Forest

On the lands identified as PA6-11 on Schedule B6-1, a stacked townhouse development with a maximum density of 50 units per ha is also be permitted.

The zoning by-law of the Township of Wellington North is to be amended to implement the above policy.

PA6-12 Mount Forest Future Development Areas

The lands identified as PA6-12 on Schedule “B6-1” are vacant Future Development areas within the Primary Urban Centre of Mount Forest. A portion of these lands are to be considered for future Community Area growth to 2051 to satisfy the County’s 2022 Land Needs Assessment.

Notwithstanding the provisions of Section 8.10 or any other provisions of this Plan to the contrary, the Township of Wellington North may, without further amendment to this Plan, identify and rezone an approximately 54 ha portion of the PA6-12 lands for residential and commercial purposes. These uses may only be permitted provided that the location is based upon additional growth-related studies, including for the provision of *municipal water* and *sewage services*, to the satisfaction of the Township.

Until such time as the Township has rezoned the 54 ha area, the policies of this Plan, including Section 8.10, shall continue to apply to all lands identified as PA6-12.

For the remaining lands within the PA6-12 area not selected by the Township for rezoning, the policies of this Plan, including Section 8.10, shall continue to apply. Any future land use changes for these areas shall be determined through an amendment(s) to this Plan.

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 Employment 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 Employment. 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 Regionally Significant Economic Development Study Area

Schedule A7 and B7 of this Plan identifies a Regionally Significant Economic Development Study Area in Puslinch. This area includes Secondary Agricultural lands to be considered for future employment uses and as appropriate, other uses based on need which are compatible with the surrounding area.

This area also includes lands which have been developed and/or are designated Rural Employment and form part of the Puslinch Economic Development Area (PA7-1). Other lands are licenced and active aggregate extraction operations.

The Regionally Significant Economic Development Study will be initiated by the Township in consultation with the County. Prior to initiation of the study, the Township and County shall prepare detailed terms of reference and, if necessary, make minor refinements to the Study Area limits. The Study shall incorporate a transportation analysis, a servicing strategy, an agricultural and environmental review.

9.8.5 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.

9.8.6 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 B7 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 B7 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 B7 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 ma 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 B7, 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 B7, 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 B7 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 fllodplain 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 B7-1 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 and Erin primary urban centres, Morriston secondary urban centre and the hamlets of Ballinafad and Brisbane. In the Greenbelt only hamlets, not secondary urban centres, are considered *rural settlements.* 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 B2-1 and B7-3. 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. Where the Greenbelt Plan contains policy references to the Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe, 2019 those policy connections shall continue to apply.

The Greenbelt Plan relies on Schedules B2 and B7 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 B2 and B7, 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 B2 and B7. 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 B2 and B7 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.

- Primary and secondary 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 B2-1 and B7-3.

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 B2 and B7.

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, agricultural-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 primary urban centres of Hillsburgh and Erin and the designated secondary urban centre of Morriston; and Hamlets, which in Wellington are the designated Hamlets of Ballinafad and Brisbane. These *settlement areas* are shown on Schedules B2-1 and B7-3.

Towns/Villages
For lands within Towns/Villages, the following policies shall apply:

a) Towns/Villages, within the boundaries shown on Schedules B2-1 and B7-3, 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 and Brisbane, within the boundaries shown on Schedule B2-1, 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 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 b rehabilitate 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 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 sub-divisions, 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 formulae* 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 formulae* 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 formulae* 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 formulae* will be applied to all new lot creation.

10.5 OTHER RURAL SYSTEM LANDS

10.5.1 Secondary Urban Centres and Hamlets

New lots may be created in Secondary Urban Centres and Hamlets provided that the land will be appropriately zoned.

10.5.2 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.

10.5.3 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.

10.5.4 Rural Employment Areas

New lots may be allowed in Rural Employment areas providing that the land will be appropriately zoned.

10.5.5 Country Residential Areas

New Lots may be allowed in Country Residential areas provided that the land will be appropriately zoned.

10.5.6 Lot Line Adjustment

Lot line adjustments may be permitted on other Rural System land where there is no adverse effect.

10.6 URBAN SYSTEM

10.6.1 Primary Urban Centres

New lots may be created in primary 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.

10.6.2 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.

10.6.3 Future Development Areas

Generally, lot creation in the Future Development designation is prohibited. Consideration may be given to a consent in the Future Development designation if the application is to facilitate the assembly of land for a comprehensive future *development* or a public use.

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 Primary and Secondary Urban Centre Policies

The following water and sewage policies apply in primary and secondary 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, municipalities may choose to use private communal services, in accordance with a Servicing Options Assessment as set out in Section 11.2.3.

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 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 outside of secondary urban centres and hamlets:

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.

c) 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;

d) 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.

e) 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 B. 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 B. 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 B 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 improve-ments, 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 10 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 channel-ization 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 10 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 County Road 18 to Sideroad 15)	20	26

Table 10 Specific Road Widenings (continued)

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/ERAMOSA 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 10 Specific Road Widenings (continued)

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 DELEGATED AUTHOURITY FOR MINOR ZONING BY-LAW AMENDMENTS

As provided for under section 39.2 of the Planning Act, a local Council may, by by-law, delegate the authority to pass by-laws under section 34 of the Planning Act, that are minor in nature, to a Committee of Council or an officer, employee or agent of the municipality.

Matters considered “minor” for purposes of this section may include:

- The passing of a temporary use by-law subject to Section 13.4 of this Plan;
- The removal of a holding "H" symbol subject to Section 13.5 of this Plan;
- The passing of a zoning by-law amendment that prohibits the development of a dwelling on an agricultural parcel as a result of a residence surplus to a farming operation consent in accordance with policy 10.3.4 of this Plan;
- The passing of a zoning by-law amendment that recognizes reduced lot areas and frontages as part of a residence surplus to a farming operation consent in accordance with policy 10.3.4 of this Plan; and
- The passing of other minor zoning by-law amendments as may be deemed appropriate by the Council of a local municipality.

Statutory public meetings and notification requirements continue to be required for minor zoning by-law amendment applications that are delegated.

Notwithstanding the above, Municipalities have the option to not require a public meeting for a minor zoning by-law amendment application if no concerns have been identified through written submission during the commenting period identified in the Notice of Complete Application and a delegation by-law has been passed outlining the use of this alternative consultation process.

13.10 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 matters to be addressed through site plan control. Decisions on site plan control applications will be delegated to an officer, employee or agent of the municipality.

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, 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:

- the massing and conceptual design of the proposed building;

- the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which the public has access;

- the provision of interior walkways, stairs, elevators, and escalators which the public has access;

- matters relating to building construction required under a by-law referred to in section 97.1 of the Municipal Act, 2001

- 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.

In accordance with the Planning Act, the owner may be required to enter into one or more agreements to the satisfaction of the municipality to ensure that the development proceeds in accordance with the approved plans.

The following uses will be normally excluded from site plan control:

a) buildings or structures for residential purposes on a parcel of land if that parcel of land contains no more than 10 units;

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.

d) the placement of a portable on a school site of a district school board if the school site was in existence on January 1, 2007.

13.11 COMMUNITY PLANNING PERMIT SYSTEM

A Community Planning Permit System is a planning tool that is intended to streamline the development review process by combining zoning, site plan control and minor variances into one approval system. Prior to local municipalities establishing a Community Planning Permit By-law in accordance with section 70.2 of the Planning Act, amendments to local Official Plans or Section 9 of this Plan, where applicable, will be required to:

a) Identify the area of the proposed Community Planning Permit Area;
b) Set out the scope of authority that may be delegated by Council and any limitations on the delegation;
c) Identify municipal goals, objectives and policies in any proposed Community Planning Permit Area;
d) Set out types of criteria that may be included in the Community Planning Permit By-law for evaluating discretionary uses and variations;
e) Set out the types of conditions that may be included in a Community Planning Permit By-law;
f) Set out information and materials that are required for a Community Planning Permit System application;
g) Exempt any class of development or use of land from information and material requirements for complete applications;
h) Include policies related to the provision of specified facilities, services or matters in exchange for a specified density or height of development or increases in density or height.

Where reference to a zoning by-law, site plan control or minor variance is made in this Plan, it is the intent of this Plan, that the implementation and objectives of those policies continue to be achieved through a Community Planning Permit by-law and permit system.

13.12 PARKLAND REQUIREMENTS

13.12.1 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.

13.12.2 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.

13.12.3 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.

13.12.4 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.

13.12.5 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.

13.13 PARKING

13.13.1 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;

d) consider parking standards for bicycles.

13.13.2 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.

13.13.3 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.

13.14 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.

13.15 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.

13.16 INDIGENOUS ENGAGEMENT

The County will engage Indigenous communities with Aboriginal and treaty rights or traditional territory in the area and co-ordinate land use planning matters throughout the planning process.

13.17 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.

13.18 COMPLETE APPLICATION AND PRECONSULTATION

In order to ensure that appropriate information is available to municipalities, 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, minor variance or site plan control is complete, the Council of the County or a local municipality who has received an application may require, in addition to the information prescribed by the Planning Act, any or all of the studies outlined in Section 13.17.5 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 and may develop official plan policies related to complete application requirements for any or all applications. Municipalities may also charge a fee for pre-consultation in accordance with the Planning Act.

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
- Elevation Plan
- Environmental Site Assessment
- Exterior design
- Farm Data Sheets (Minimum Distance Separation)
- Farm Viability/Agrologist Study
- Farm Information Form
- Floodplain study
- Functional servicing report for water, wastewater, and storm water
- Geotechnical Assessment
- Grading and Drainage Plan
- 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
- Landscape Plan
- Lighting Plan
- Noise Study
- Odour Study
- Servicing Options Assessment
- Shadow Analysis
- Slope Stability study
- Socio-economic impact
- Tree preservation and replacement

- Vibration Study
- Visual impact study
- Studies required to fulfill the polices 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.

7 Until such time the County and/or local municipality has received, to its satisfaction, all the information it considers necessary for the appropriate review of an application, it may deem the application incomplete and may refuse to accept or further consider the application until suitable information is provided.

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.

14.5 DEFINED TERMS

Italicized terms in this Plan are defined in the Definitions section. Defined terms are intended to capture both singular and plural forms of these terms. For other terms, the normal meaning of the word applies.

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 of 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:
- 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 Impact Assessment:
means a study that evaluates the potential impacts of non-agricultural development on agricultural operations and the *Agricultural System* and recommends ways to avoid or, if avoidance is not possible, minimize and mitigate adverse impacts.

Agricultural System:
means the system mapped and issued by the Province, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

1. An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas* and *rural lands* that together create a continuous productive land base for agriculture;
2. An *agri-food network* which includes *infrastructure*, services, and assets important to the viability of the agri-food sector.

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.

Agri-food network:
means a network within the *Agricultural System* that includes elements important to the viability of the agri-food sector such as regional *infrastructure* and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors and primary processing; and vibrant agriculture-supportive communities.

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 (ANSI):
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 which delineates the limits of the developed primary urban centre area for purposes of measuring the minimum *intensification* target in this Plan.

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.

Complete Communities:
Places such as mixed-use neighbourhoods that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and *public service facilities*. *Complete communities* are age friendly and may take different shapes and forms appropriate to their contexts.

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, trailways 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 manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.

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 of 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*.

Major facilities:
means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities, marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

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*.

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 multiple lots or units for residential development:
means the creation of more than three 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 service* 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.

Rail facilities:
means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*

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.

Rural lands
Means lands in the Rural System which are located outside of *rural settlement areas* and which are outside *prime agricultural areas.*

Rural Settlements
means secondary urban centres and hamlets serviced by individual private on-site water and/or private wastewater systems, which contain a limited amount of undeveloped lands that are designated for development and are subject to policies that limit growth.

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 primary urban centres and *rural settlements* (secondary urban centres 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 a '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 – 4th 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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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): 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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
38	November 4, 2004	November 25, 2004	To revise Schedules A7 (Puslinch), A7-1 (Aberfoyle) and A7-2 (Morriston) 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.
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)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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)

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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)
73	January 27, 2011	March 1, 2011	Schedule A7 (Puslinch) Sloot/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”.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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. With the approval of OPA 117 in 2021 – the remainder of the lands subject to the appeal were added to the urban boundary. The appeal to the OLT has been closed.
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)
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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
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

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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 – redesignated 2.3 acres from Future Development to Residential
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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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: Amend the Wellington County Growth Forecast by updating the population, household and employment forecasts to extend to 2036 and 2041, and revise related text; Update policies for second units, to comply with changes to the Planning Act
100	April 28, 2016	May 24, 2016	To apply a Special Policy (PA2-4) to allow for a 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.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
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.
109	November 29, 2018	December 26, 2018	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. 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.
110	November 28, 2019	December 24, 2019	That Schedule A7 (Puslinch) be amended to include the lands described as Part of Lot 26, Concession 2, in the Township of Puslinch within policy area PA7-1 (Puslinch Economic Development Area) and to refine the Core Greenland System mapping to facilitate the redevelopment of a former sand and gravel pit operation. County File No. OP-2016-10, Farhi Holdings Corporation.
111	March 26, 2020	July 24, 2020	That Schedule A1 (Centre Wellington) is amended by re-designating the lands described as Part Lot 11, Concession 5, Part 2 60R3039, in the Township of Centre Wellington from Prime Agricultural to Recreational.
112	November 26, 2020	November 26, 2020	The purpose and effect of the amendment is to update policies for additional residential unts, to comply with changes to the Planning Act.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
113	October 29, 2020	November 25, 2020	That Schedule A5-1 (Clifford) be amended by redesignating lands from Highway Commercial to Residential, from Highway Commercial to Industrial, and from Future Development to Residential and to introduce two new special policy areas to encourage the efficient use of infrastructure and to introduce design policies for lands designated Highway Commercial.
114	February 25, 2021	March 26, 2021	To amend Schedule A6 (Wellington North) by re-designating a portion of the property at 7963 Wellington Road 109, Lots 8 & 9, Concession 19, (Peel) from Prime Agricultural to Rural Employment. The amendment serves to extend the Rural Employment Area designation to the entirety of the property.
115	April 29, 2021	May 26, 2021	The purpose of the amendment is to amend Schedule A5-2 (Harriston) by re-designating a portion of the lands known as Part of Lot 88, Concession 'D' (Minto), Part of Park Lots E & F, Preston's Survey 'D' (Minto) (Town of Harriston) Part of Lot 88, Concession 'D' (Geographic Township of Minto), Town of Minto, from Future Development and Core Greenlands to Residential to accommodate the development of a proposed draft plan of subdivision. The Core Greenlands designation is being changed to reflect the revised floodplain as identified by the Maitland Valley Conservation Authority. County of Wellington File OP-2020-02, Mex Developments Inc.
116	February 25, 2021	March 26, 2021	That Schedule A7 (Puslinch) be amended by redesignating a portion of the subject lands from Recreational to Secondary Agricultural. County File # OP-2020-07, Diodoro Enterprises Limited.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
117	March 25, 2021	April 20, 2021	The purpose of this amendment is to adjust the boundaries of the three urban centres in the Town of Minto: Clifford, Palmerston and Harriston in accordance with policy 2.2.8.4 of the Provincial Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe). Schedules A5 (Minto), A5-1 (Clifford), A5-2 (Harriston) and A5-3 (Palmerston) have been revised to reflect the re-designation of certain lands and the modification to the settlement area boundaries (removal of lands in Clifford and Harriston and addition of lands in Palmerston). Corresponding updates have been made to Schedule B5 & C, and Appendices 2, 3 and 4.
118	May 27, 2021	June 29, 2021	That Schedule A2 (Erin) be amended to redesignate lands described as 8940 Wellington Road 124 from “Secondary Agricultural” to “Hamlet Area (Ospringe)” to add 3 new lots and one existing dwelling to the Ospringe Hamlet area.
119	May 22, 2022	April 11, 2023	To define and identify a County Growth Structure as a phase of the County’s municipal comprehensive review. The amendment establishes a revised hierarchy of settlement areas across Wellington and a Regionally Significant Economic Development Study Area in Puslinch. Provincial approval was originally subject to 33 modifications including urban boundary expansions, deferral of identifying the community of Puslinch as a Hamlet until a future review of the Greenbelt Plan (see Schedule A-17 of OPA 119) and other changes. Provincial Bill 150 (2023) reversed most of the Provincial modifications to the County adopted version of the Amendment, including urban expansions. Final Provincial approval with modifications was issued through Bill 162 (2024).

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
120	February 23, 2023	July 12, 2024	To revise the Wellington Growth Forecast by updating the population, household and employment forecasts to extend to 2051 and revise related text as a phase of the County's municipal comprehensive review. Provincial approval was subject to modifications to expand Drayton and Moorefield in accordance with the Township's local Growth Management Strategy.
121	March 30, 2023	April 27, 2023	The purpose of the amendment is to update existing Official Plan policies and add new Official Plan policies in response to recent legislative changes made to the Planning Act intended to expedite the development approval process in Ontario. The amendment also seeks to activate some existing optional provision in the Planning Act regarding Community Planning Permits Systems and Alternative Consultation Measures related to Minor Zoning By-law amendments.
122	April 3, 2025	April 24, 2025	The purpose of this amendment is to amend Schedule B7 (Puslinch) by extending the abutting Country Residential designation onto a portion of lands legally described as Part Lots 17, 18 and 19, Concession 8, in the Township of Puslinch. County File # OP-2021-02 Audrey Meadows Ltd.
123	October 31, 2024	September 3, 2025	The purpose of this amendment is to further implement recommendations of the County's Land Need Assessment (LNA) and growth management work related to Future Development lands and Employment Area conversions. These changes will help ensure suitable lands are available to accommodate forecasted growth to 2051. The amendment also makes several housing friendly policy changes, responds to changes in the Planning Act regarding the definition of 'Area of Employment', and makes other housekeeping updates. Provincial approval was subject to modifications to expand Drayton.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
124	January 25, 2024	February 23, 2024	The purpose of the amendment is to redesignate 440 Wellington St. E., Mount Forest from “Residential” to “Residential Special Policy Area PA6-11” to permit a 28 unit stacked townhouse development with a density of 50 units per hectare. Schedule B6-1 (Mount Forest) is also amended to reflect the designation change.
125		OMB order issued: April 3, 2024	To Amend Schedule B7 (Township of Puslinch) by adding the Mineral Aggregate Overlay and realigning the Greenlands designation and Secondary Agricultural to reflect the location of the significant woodlands feature on-site, and to amend Schedule D (Mineral Aggregate Resource Overlay) on Part of Lot 25, Concession 1 in the Township of Puslinch to allow the expansion of an existing aggregate extraction operation. File No. OP-2020-04.
126	April 24, 2025	November 19, 2025	The Amendment redesignates and expands settlement area boundaries to address urban land needs in Centre Wellington to accommodate a range and mix of land uses over the long-term, makes housing policy updates, adds new employment area policies, and implements mapping updates in the Greenbelt Plan Area resulting from provincial expansion of the Greenbelt, and other matters. Three modifications to the Official Plan Amendment have been made to address matters related to land use compatibility and protecting mineral aggregate resources.
127	February 5, 2025	February 26, 2025	The purpose of the amendment is to redesignate 504 Main St N, Mount Forest from “Residential Special Policy Area PA6-3” to “Highway Commercial” to facilitate additional commercial development. Text referencing PA6-3 is removed and Schedule B6-1 Mount Forest is amended to reflect the designation change.

NUMBER	DATE OF ADOPTION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
128	February 5, 2025	February 26, 2025	The purpose of this amendment is to redesignate the lands located within the urban boundary of 41 Park Street, Clifford from “Future Development” and “Prime Agricultural” to “Residential” to facilitate the development of a residential subdivision. Schedule B5-1 is amended to reflect the designation change.
129	March 6, 2025	March 27, 2025	The purpose of this amendment is to redesignate lands located within the Arthur urban boundary from “Future Development” to “Residential” to facilitate the development of a residential subdivision. Schedule B6-2 is updated to reflect this change.
130	September 25, 2025	October 29, 2025	The purpose of this amendment is to is to add a special policy area (PA1-5) to Section 9.2.4 Policy Area and amend Schedule B1 (Centre Wellington) to facilitate a battery energy storage system on a portion of lands legally described as Concession 3, Lot 10, Part Lot 11, Township of Centre Wellington. County File # OP-2024-04,Lindsay/Elora BESS LP.
132	May 28, 2026	June 23, 2026	That schedule B6-1 (Wellington North) is amended to redesignate lands (Part Lots 35 & 36, Concession 1) from Prime Agricultural to Rural Employment, Prime Agricultural to Greenlands, and Rural Employment to Prime Agricultural (Dakota Trucking).

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-Snider 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.

OMB File NUMBER	DECISION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
Case No.: PL180673 File Nos.: PL180698 PL180699	LPAT Approval	Issue Date: June 26, 2019	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. 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. The property is located at Part of Lots 11 & 12, Concessions 10 & 11, Town of Erin. File OP-2016-04
PL170688 PL170472	LPAT Approval	Issue Date: February 11, 2020	This amendment relates to the property at 8532 Highway 7 (Rockwood) being a portion of Part Lot 1, Concession 6 in the Township of Guelph/Eramosa. The amendment revises Schedule A3 (Guelph/Eramosa) by adding a new Mineral Aggregate Area to the subject property and by revising Schedule 'C' (Mineral Aggregate Resource Overlay) to recognize the establishment of an aggregate operation (Hidden Quarry – James Dick Construction Limited). County File No. OP-2016-09
PL171378	LPAT Approval	Issue Date: June 24, 2020	To amend Schedule A2 (Erin) by adding the "Mineral Aggregate Area" boundary for part of Lots 29 and 30, Concession 8, Town of Erin. This amendment would allow for the expansion of the Hillsburgh Pit (former Huxley Pit) owned by St. Marys Cement Inc. (Canada)
PL111260	LPAT Approval	November 12, 2020	Description: To redesignate lands in Palmerston from Prime Agricultural to Residential to permit a plan of subdivision (Clark-Heinmiller). Partial settlement reached in 2012 by modifying OPA 76. With the approval of OPA 117 in 2021 – the remainder of the lands subject to the appeal were added to the urban boundary. The appeal to the OLT has been closed.
OLT-22-004749	OLT Approved	April 3, 2024	To Amend Schedule B7 (Township of Puslinch) by adding the Mineral Aggregate Overlay and realigning the Greenlands designation and Secondary Agricultural to reflect the location of the significant woodlands feature on-site, and to amend Schedule D (Mineral Aggregate Resource Overlay) on Part of Lot 25, Concession 1 in the Township of Puslinch to allow the expansion of an existing aggregate extraction operation. File No. OP-2020-04. (OPA #125)

OMB File NUMBER	DECISION	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
OLT-23-001059	Withdrawn	June 26, 2024	To re-designate the property from Industrial to Residential and Highway Commercial with a Special Policy to permit Specific Mixed-Uses.

FURTHER APPROVALS BY MINISTRY OF MUNICIPAL AFFAIRS & HOUSING TO THE COUNTY OF WELLINGTON OFFICIAL PLAN

MODIFICATION NUMBER	EFFECTIVE DATE	DESCRIPTION OF AMENDMENT
76	December 17, 1999	Burnett Homes, Part of West l/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.
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).
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