

TOWNSHIP OF NORTH DUMFRIES  
OFFICIAL PLAN  
CONSOLIDATION

CONSOLIDATION DATE: MAY 1, 2008

PREPARED BY

K. SMART ASSOCIATES LIMITED

ON BEHALF OF

THE CORPORATION OF THE  
TOWNSHIP OF NORTH DUMFRIES



## **TABLE OF CONTENTS**

<b>CHAPTER 1: PLAN FRAMEWORK</b>	1
1.1 INTRODUCTION	1
1.2 POLICY FRAMEWORK	1
1.3 HIERARCHY OF PLANNING DOCUMENTS	1
1.4 GOALS	2
1.5 POPULATION	3
 <b>CHAPTER 2: GENERAL DEVELOPMENT POLICIES</b>	 4
2.1 SETTLEMENT PATTERNS	4
2.1.1 Ayr Urban Area	4
2.1.2 Rural Settlement Areas	4
2.1.3 Industrial/Commercial Areas	4
2.1.4 Rural Area	4
2.2 RESIDENTIAL GROWTH STRATEGY	5
2.3 EMPLOYMENT LAND STRATEGY	5
2.4 LAND USE DESIGNATIONS	6
2.4.1 Urban Residential and Ancillary	6
2.4.2 Urban Core Area	6
2.4.3 Settlement Residential and Ancillary	6
2.4.4 Settlement Core Area	7
2.4.5 General Industrial	7
2.4.6 Dry Industrial/Commercial	8
2.4.7 Rural Institutional	9
2.4.8 Open Space	9
2.4.9 Agricultural	9
2.4.10 Environmental Constraint	9
2.4.11 Special Policy Areas	10
2.4.12 Uses Permitted in all Designations	11
2.4.13 Existing Uses	12
2.4.14 Temporary Uses	12
2.5 AYR URBAN AREA	13
2.6 RURAL SETTLEMENT AREAS	15
2.6.1 General Policies	15
2.6.2 Settlement Specific Policies	17
2.7 INDUSTRIAL/COMMERCIAL AREAS	21
2.7.1 General Policies:	21
2.7.2 Area Specific Policies	21
2.8 RURAL AREA NON-FARM-RELATED DEVELOPMENT	23
2.8.1 Non-farm-related Residential Development	23
2.8.2 Non-farm-related Non-residential Development	25
 <b>CHAPTER 3: GENERAL LAND USE POLICIES</b>	 26
3.1 COMPATIBILITY	26
3.1.1 Land Use Compatibility	26
3.1.2 Contaminated Sites	27
3.1.3 Minimum Distance Separation (MDS)	27
3.1.4 Noise	27
3.2 HOUSING POLICIES	28
3.2.1 General Housing Policies	28
3.2.2 Density Targets	28

3.2.3	Range and Mix of Housing Types	29
3.2.4	Assisted and Special Needs Housing	29
3.2.5	Condominium Conversion	30
3.3	<b>TRANSPORTATION PLANNING</b>	30
3.3.1	Road Hierarchy	30
3.3.2	General Policies	31
3.3.3	Township Roads	31
3.3.4	Traffic Study Requirements	32
3.3.5	Road Design and Construction	33
3.3.6	Emergency Access	33
3.3.7	Railways	33
3.3.8	Public Transit	33
3.3.9	Bicycle Routes and Pedestrian Paths	34
3.3.10	Truck Routes	34
3.3.11	Scenic Roads	34
3.4	<b>INFRASTRUCTURE AND SERVICING PLANNING</b>	35
3.4.1	Wastewater Servicing	35
3.4.2	Water Supply	35
3.4.3	Waste Management	35
3.4.4	Stormwater Management	35
3.4.5	Utilities	37
3.5	<b>PARKS, OPEN SPACE AND RECREATIONAL FACILITIES</b>	37
3.5.1	General Policies	37
3.5.2	Parkland and Open Space Acquisition	38
3.6	<b>FIRE PREVENTION AND SUPPRESSION SERVICES</b>	39
<b>CHAPTER 4: ECONOMIC DEVELOPMENT</b>		40
4.1	GENERAL POLICIES	40
4.2	INDUSTRIAL	40
4.3	COMMERCIAL/RETAIL	41
4.4	HOME OCCUPATIONS	41
<b>CHAPTER 5: NATURAL RESOURCE MANAGEMENT</b>		42
5.1	<b>AGRICULTURAL RESOURCE AREAS - Farm-Related Development</b>	42
5.1.1	General Policies	42
5.1.2	Farm Parcel Creation/Alteration	42
5.1.3	Farm-Related Uses	43
5.1.4	On-farm Business Activities	43
5.1.5	Farm-Related Residential Development	44
5.2	<b>MINERAL AGGREGATE RESOURCE AREAS</b>	44
5.2.1	Designation and Protection	44
5.2.2	Special Studies	46
5.2.3	New Mineral Aggregate Applications	46
5.2.4	Wayside Pits	48
5.2.5	Rehabilitation of Existing or Abandoned Aggregate Pits	48
5.3	<b>WATER RESOURCE PROTECTION STRATEGY</b>	48
<b>CHAPTER 6: ENVIRONMENTAL MANAGEMENT</b>		50
6.1	<b>ENVIRONMENTAL AREAS</b>	50
6.1.1	General Policies	50
6.1.2	Environmental Preservation Areas	50
6.1.3	Provincially Significant Wetlands	51
6.1.4	Environmentally Sensitive Policy Areas	51

6.1.5	Fish Habitat	52
6.1.6	Significant Natural Corridors	52
6.1.7	Sensitive Groundwater Areas, Recharge Areas, Discharge Areas, and Headwaters	52
6.1.8	Locally Significant Natural Areas	53
6.1.9	Significant Woodlands	55
6.2	HAZARD LANDS	55
6.3	BIODIVERSITY	58
6.4	WATERSHED PLANNING	58
6.4.1	General policies	58
6.4.2	Blair, Bechtel, and Bauman Creeks Watershed	60
6.4.3	Mill Creek Watershed	60
6.4.4	Moffat Creek Watershed	60
6.5	ENVIRONMENTAL IMPACT STATEMENTS	60
6.5.1	General Policies	60
6.5.2	Environmental Impact Statements - Locally Significant Natural Area.	61
6.5.3	Environmental Impact Statements - Fish Habitat	61
<b>CHAPTER 7: HERITAGE RESOURCE MANAGEMENT</b>		62
7.1	GENERAL POLICIES	62
7.2	INVENTORY OF HERITAGE RESOURCES	62
7.3	DESIGNATION OF HERITAGE PROPERTIES	63
7.4	STATEMENTS OF IMPACT	64
7.5	ARCHEOLOGICAL RESOURCES	65
7.6	CEMETERIES AND BURIAL PLACES	65
7.7	GRAND RIVER CORRIDOR	65
<b>CHAPTER 8: IMPLEMENTATION AND INTERPRETATION</b>		66
8.1	LOCAL/REGIONAL JURISDICTION	66
8.2	INTERPRETATION	66
8.3	AMENDMENTS TO THIS PLAN	67
8.4	MONITORING AND REVIEW	68
8.5	PUBLIC PARTICIPATION	68
8.6	IMPLEMENTATION GUIDELINES	68
8.7	DEVELOPMENT APPLICATION REVIEW	70
8.8	SITE PLAN CONTROL	71
8.9	HOLDING PROVISIONS	72
<b>SCHEDULE 'A'</b>		74
<b>GLOSSARY</b>		75
<b><u>TABLES</u></b>		
<b>TABLE 1 - Township Population and Household Forecast</b>		3
<b>TABLE 2 - Household Projections</b>		5
<b><u>MAPS ( LOCATED AT BACK OF PLAN)</u></b>		
<b>MAP 1 - Context Map</b>		

**MAP 2A**- Land Use Map**MAP 2B** - Land Use Map (Environmental Constraint Areas)**MAP 2.1**- Ayr Urban Area**MAPS 2.2 to 2.25** - Rural Settlement Areas

- Map 2.2 - Branchton Settlement Area
- Map 2.3 - Brown Settlement Area
- Map 2.4 - Clarkson Settlement Area
- Map 2.5 - Clyde Settlement Area
- Map 2.6 - Dickie One Settlement Area
- Map 2.7 - Dickie Two Settlement Area
- Map 2.8 - Greenfield Settlement Area
- Map 2.9 - Hall Settlement Area
- Map 2.10 - H'Ayritage Settlement Area
- Map 2.11 - Highway 24 Settlement Area
- Map 2.12 - Innanen Settlement Area
- Map 2.13 - Lockie Settlement Area
- Map 2.14 - Mackie Settlement Area
- Map 2.15 - McLean Settlement Area
- Map 2.16 - Morrison Settlement Area
- Map 2.17 - Parker Settlement Area
- Map 2.18 - Plumtree Settlement Area
- Map 2.19 - Ranchlands Settlement Area
- Map 2.20 - Reidsville Settlement Area
- Map 2.21 - Riverview Settlement Area
- Map 2.22 - Roseville Settlement Area
- Map 2.23 - Taylor Settlement Area
- Map 2.24 - Wrigley Settlement Area
- Map 2.25 - Young Settlement Area

**MAPS 2.26 to 2.32** - Industrial/Commercial Areas

- Map 2.26 - Highway 24 Industrial/Commercial Area
- Map 2.27 - Highway 401 & Regional Road 46 Industrial/Commercial Area
- Map 2.28 - Highway 401 & Regional Road 97 Industrial/Commercial Area
- Map 2.29 - Highway 401 & Township Road 2 Industrial/Commercial Area
- Map 2.30 - Regional Roads 12 and 50 Industrial/Commercial Area
- Map 2.31 - Regional Road 58 & Township Road 3 Industrial/Commercial Area
- Map 2.32 - Township Road 17 Industrial/Commercial Area

**MAPS 2.33** – Special Policy Areas

- Map 2.33 – Special Policy Area 2.4.11.2 Electrical Generation

**MAP 3** - Transportation**MAP 4** - Agricultural Resource Area**MAP 5** - Mineral Aggregate Resource Area**MAP 6A** - Environmental Areas - (EPA, ESPA, PSW)

**MAP 6B** - Environmental Areas - (Significant Woodlands, Significant Corridors, Locally Significant Natural Areas, Sensitive Groundwater Recharge/Discharge Areas)

**MAP 6C** - Environmental Areas (Hazard Lands)

**MAP 7** - Watershed Study Areas

---

---

## **CHAPTER 1: PLAN FRAMEWORK**

### **1.1 INTRODUCTION**

The Township of North Dumfries is located in south-western Ontario and is one of seven lower tier municipalities which comprise the Regional Municipality of Waterloo. While mainly rural in character, the Township's 18,733 hectares encompass a variety of urban environments, including the Ayr Urban Area and a total of thirty-one settlement areas (twenty four residential and seven industrial/commercial). As a result of its location adjacent to Highway 401, the Township has experienced significant industrial and residential development over the past decade. This development, which has been mainly centred in the Ayr Urban Area and in the Hwy. 97/401 Industrial/Commercial Area, has served to diversify and strengthen the local economy.

The Township contains an abundance of significant natural areas, including the Carolinian Forest, Grand River Corridor, six Provincially Significant Life Science Areas of Natural and Scientific Interest (ANSIs), and numerous Provincially Significant Wetlands, Regionally designated Environmentally Sensitive Policy Areas and Locally Significant Natural Areas. In addition, the Township contains a variety of natural resources, including prime agricultural lands and aggregate resources.

### **1.2 POLICY FRAMEWORK**

The Township of North Dumfries Official Plan (Plan) establishes a policy framework to guide public and private sector decisions relating to development and the provision of infrastructure and community services. This Plan is a legal document which has been prepared in accordance with the provisions of the Planning Act and the Regional Official Policies Plan. This Plan sets out the intentions of Township Council relating to future economic, social and land use changes within the Township. No by-law will be adopted by Township Council which is not in conformity with the provisions of this Plan.

The main purposes of the Plan are to:

- a) provide a formal statement of the Township's intentions relating to growth management until the year 2016;
- b) establish a policy framework for maintaining and enhancing the long term physical, agricultural, environmental, social, economic, natural and heritage resources while promoting the sustainable growth of the Township; and
- c) provide a legal framework to guide public and private decisions relating to development and the provision of infrastructure and community services within the Township.

### **1.3 HIERARCHY OF PLANNING DOCUMENTS**

As a lower tier municipality, planning in the Township of North Dumfries is governed through a hierarchy of formal documents. These documents include the Regional Official Policies Plan, the Township Official Plan, Community Plans, Implementation Guidelines and the Township Zoning By-law. The inter-relationships of these documents are described below:

---

---

1. **The Regional Official Policies Plan** - this document is the Official Plan of the Regional Municipality of Waterloo. It is adopted by Regional Council and approved by the Minister of Municipal Affairs and Housing. The Regional Official Policies Plan provides for local interpretation of the Provincial Policy Statement issued by the Province under Section 3 of the Planning Act and establishes boundaries and general policy framework for development within the region. The Regional Official Policies Plan forms the framework within which the Township of North Dumfries Official Plan was prepared. Interpretation of the policies in the Regional Official Policies Plan is the responsibility of Regional Council.
2. **Township of North Dumfries Official Plan** - this Plan functions as a link between the policies of the Regional Official Policies Plan and the municipal objectives of the Township of North Dumfries. This Plan provides policies to guide both development and infrastructure investment within the township. In accordance with Section 26 of the Planning Act, this Plan must conform with the Regional Official Policies Plan, however, the policies in this Plan can be more restrictive. Interpretation of the policies in this Plan is the responsibility of Township Council.
3. **Community Plans** - Community Plans have no legal status under the Planning Act. They serve as statements adopted by resolution of Township Council which serve to guide future decisions relating to the development of a community planning area. Community Plans are prepared to co-ordinate inter-related decisions regarding the distribution of densities, location of schools, the installation of infrastructure, protection of the environment, land use compatibility and the staging of development. Community Plans must conform to both the Regional Official Policies Plan and this Plan and cannot be used as instruments to introduce new policies which could be used as the basis for refusing development applications. Portions of Community Plans not adopted by Official Plan Amendment may be subject to the approval of the Region in accordance with the policies in Section 12.2.3 of the Regional Official Policies Plan.
4. **Implementation Guidelines** - are recognized as statements adopted by Township Council which detail the manner in which policies of this Plan are implemented. Guidelines must conform to both the Regional Official Policies Plan and this Plan and cannot be used as instruments to introduce new policies which could be used as the basis for refusing development applications. Implementation Guidelines may be subject to the approval of the Region in accordance with the Policies in Section 12.2.3 of the Regional Official Policies Plan.
5. **Township Zoning By-laws** - Township Zoning by-laws adopted in accordance with Section 34 of the Planning Act are used to implement the policies of this Plan and provide standards for individual developments within the broad planning context. Any zoning by-laws adopted by the Township of North Dumfries must conform to the policies of this Plan.

## 1.4 GOALS

The Goals as outlined in this section are the basic decision making guidelines of this Plan. They reflect the general long range intent of the Plan and are further interpreted by the policies of the Plan. The Goals of this Plan are described below.

1. To guide future land use decisions in the Township in a manner that provides for the needs of existing and future residents, enhances the natural and human environment, separates incompatible land uses and ensures orderly development within the Township.
- 
-



2. To preserve, protect and encourage the continued use of prime agricultural areas for agricultural purposes.
3. To protect, conserve or wherever feasible, enhance the natural environment within the Township.
4. To protect, conserve or wherever feasible, rehabilitate and/or reuse the heritage resources of the Township.
5. To provide for the management of natural resources within the Township in a manner that minimizes undesirable short and long term impacts on the natural environment, the quality and quantity of ground and surface water, and the quality of life for existing and future residents.
6. To minimize the threat to life and destruction of property from flooding and other natural hazards.
7. To concentrate the majority of growth in the Township within the Ayr Urban Area, with limited growth in designated Rural Settlement Areas and Industrial/Commercial Areas where municipal services can be provided in a cost effective and environmentally responsible manner.
8. To encourage a range of housing types, sizes and densities to meet the needs of existing and future residents.
9. To promote the expansion of existing businesses and the attraction of new businesses to the Township to provide for a balance of residential and employment opportunities, and short and long term employment stability.
10. To ensure the cost effective provision and maintenance of transportation, water distribution, sewage collection, stormwater management and fire protection systems as required to service existing and future residents.
11. To provide opportunities for both active and passive recreational pursuits by combining the provision of parkland, sports fields, community facilities, and natural areas to satisfy the recreational needs of existing and future residents.

## 1.5 POPULATION

The Township population and household forecasts contained in Table 1 of this Plan are taken from Regional Forecasts contained in the Regional Official Policies Plan. These population and household forecasts will be used in all planning, infrastructure, and other studies undertaken by or for the Township. Longer term forecasts may be used if based on the Regional Population and Household Forecast.

**Table 1: Township Population and Household Forecast**

	<b>1991</b>	<b>2016</b>
Population Forecast	6,821	10,000
Household Forecast	2,175	3,600

---

---

## **CHAPTER 2: GENERAL DEVELOPMENT POLICIES**

### **2.1 SETTLEMENT PATTERNS**

The Township is divided into four distinct Settlement Patterns as designated on Maps 2A and 2.1 through 2.32 inclusive. These include the Ayr Urban Area, Rural Settlement Areas, Industrial/Commercial Areas, and the Rural Area. This section establishes the general land uses that will be permitted within each of these areas.

#### **2.1.1 Ayr Urban Area**

The Ayr Urban Area is identified on Maps 2A and 2.1 of this Plan and is a fully serviced urban area containing a broad range of residential, commercial, industrial, recreational and institutional uses. The Ayr Urban Area provides employment opportunities and is intended to accommodate the majority of future residential growth within the Township. Specific policies relating to the Ayr Urban Area are contained in Section 2.5 of this Plan.

#### **2.1.2 Rural Settlement Areas**

Rural Settlement Areas are identified on Maps 2A and 2.2 to 2.25 inclusive of this Plan. Rural Settlement Areas are mainly residential in nature and are intended to accommodate limited growth within the township. The twenty-four (24) Rural Settlement Areas have historically developed on private services, although several are now connected to municipally owned water systems. Expansions to Rural Settlement Areas will be by amendment to this Plan in accordance with the policies as contained in Sections 2.2 and 2.6 of this Plan and Section 7.5 of the Regional Official Policies Plan.

#### **2.1.3 Industrial/Commercial Areas**

Industrial/Commercial Areas are identified on Maps 2A and 2.26 to 2.32 inclusive of this Plan and are intended to provide for industrial/commercial development not requiring municipal water and wastewater services. These areas are intended to accommodate a mixture of industrial and commercial uses. The future expansion of these areas will be by amendment to this Plan in accordance with the policies as contained in Sections 2.3 and 2.7 of this Plan and 7.5 of the Regional Official Policies Plan.

#### **2.1.4 Rural Area**

The Rural Area includes all of the residual lands in the township not located within the Ayr Urban Area, Residential Settlement Areas, or Commercial/Industrial Areas. Included within the Rural Area are Prime Agricultural Areas and Non-Prime Agricultural Areas as identified on Map 4 of this Plan. The primary activities in the Rural Area will be farming, mineral aggregate extraction and forestry. Specific land use designations within the Rural Area are identified on Maps 2A and 2B of this Plan. Development within the Rural Area will be in accordance with the policies as contained in Sections 2.8 and 5.1 of this Plan.

---

---

## 2.2 RESIDENTIAL GROWTH STRATEGY

2.2.1 In conjunction with the approval of this Plan, and any future reviews of the policies and mapping of this Plan in accordance with the provisions of Policies 8.3.4 and 8.3.5 of this Plan, Township Council will adopt by resolution, a Township Growth Strategy which will be used in determining the need for expansion of Rural Settlement Areas.

2.2.2 The purpose of the Township of North Dumfries Growth Strategy is to:

- a) update the inventory of existing vacant residential land in the Township based on current planning commitments;
- b) project future land requirements to accommodate projected household growth in the Township; and
- c) determine if the designation of additional lands is justified based on this inventory.

2.2.3 The household projections for each of the Ayr Urban Area, the Rural Settlement Areas and the Rural Area to the year 2016 are as illustrated on Table 2 of this Plan.

**TABLE 2 - Household Projections**

	Existing Units (Dec 31, 1995)	Total Projected Units 2016	Projected New Units Dec 31, 1995 - 2016
North Dumfries	2585	3600	1015
Ayr Urban Area	1062	1802	740
Rural Settlement Areas	1523 (combined Rural Settlement Area and Rural Area)	1798 (combined Rural Settlement Area and Rural Area)	173 (includes potential expansions to Rural Settlement Areas of up to 15 units*)
Rural Area			102

\* Assumes a maximum of 5 units per potential Rural Settlement Area expansion identified in accordance with the policies of Section 2.6 of this Plan. Units not accommodated through the identified potential expansions will be assigned to the Ayr Urban Area for the purposes of implementing the policies of this Plan.

## 2.3 EMPLOYMENT LAND STRATEGY

The Employment Land Strategy is intended to guide future designation of additional lands to meet projected industrial and commercial growth within the Township.

2.3.1 In conjunction with the approval of this Plan, and any future reviews of the policies and mapping of this Plan in accordance with the provisions of Policies 8.3.4 and 8.3.5 of this Plan, Township Council will adopt by resolution, a Township Industrial Justification

Study which will be used in determining the need for expansion of Industrial/Commercial Areas.

- 2.3.2 The Township will maintain an employment land inventory including available lot sizes and will from time to time update this inventory taking into consideration new development, expansions, and intensification of existing properties.
- 2.3.3 Notwithstanding Policy 2.3.1, where the review of the employment land inventory completed in accordance with Policy 2.3.2 demonstrates that additional lands are needed to meet the short and medium term industrial and commercial growth projections, Township Council may revise the Township Industrial Justification Study to provide for the designation of additional lands to meet these needs.

## **2.4 LAND USE DESIGNATIONS**

The land use designations and policies contained in Sections 2.4 to 2.8 inclusive and illustrated on Maps 2A, 2B, and 2.1 to 2.32 inclusive are intended to guide the future use of land within the Township and form the basis for implementation through zoning or other development controls.

### **2.4.1 Urban Residential and Ancillary**

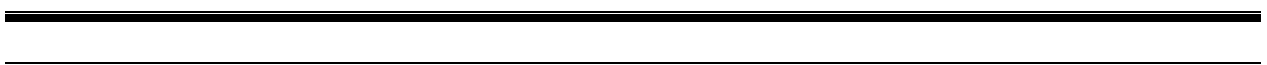
- 2.4.1.1 The Urban Residential and Ancillary designation provides for the development of residential and associated ancillary uses on full municipal services within the Ayr Urban Area. Within this designation a mix in housing types and densities will be encouraged in accordance with the policies as contained in Section 3.2 of this Plan.
- 2.4.1.2 Ancillary uses within this designation will be restricted to those uses normally associated with residential neighbourhoods and may include Home Occupations, convenience commercial establishments, places of worship, nursing homes, elementary schools, parks, and storm water management facilities.
- 2.4.1.3 The type and density of residential development and specific ancillary uses will be regulated through the Township Zoning By-Law.

### **2.4.2 Urban Core Area**

- 2.4.2.1 The Urban Core Area designation identifies locations within the Ayr Urban Area where a full range of residential types, institutional, commercial, compatible industrial and service uses are permitted. It is the intent of this Plan that the Urban Core Area will be the focus of commercial development within the Ayr Urban Area.
- 2.4.2.2 Specific uses within the Urban Core Area will be regulated through the Township Zoning By-law.

### **2.4.3 Settlement Residential and Ancillary**

- 2.4.3.1 The Settlement Residential and Ancillary designation is intended to provide for primarily low density residential development within Rural Settlement Areas.



2.4.3.2 Ancillary uses within this designation will be restricted to Home Occupations, parks, and storm water management facilities.

2.4.1.3 Specific types and densities of residential development and ancillary uses will be regulated through the Township Zoning By-Law.

#### **2.4.4 Settlement Core Area**

2.4.4.1 The Settlement Core Area designation applies to Rural Settlement Areas and provides for a mix of residential and commercial uses. The Township encourages the mixing of compatible uses and the provision of a variety of housing types within Settlement Core Areas.

2.4.4.2 Specific uses within Settlement Core Areas will be regulated through the Township Zoning By-law.

#### **2.4.5 General Industrial**

2.4.5.1 The General Industrial designation provides for a range of light industrial uses and related activities which are compatible with surrounding uses, and do not utilize significant quantities of water or generate significant quantities of wastewater within their processes.

2.4.5.2 The General Industrial designation applies only to lands located within the Ayr Urban Area which have, or will be required to have, access to municipal water and wastewater services.

2.4.5.3 Uses permitted within the General Industrial designation shall not include those uses deemed to be hazardous and/or offensive, but may include:

- a) light manufacturing, assembly and processing industries;
  - b) service uses including small equipment and business machine sales and service, printing and/or publishing establishments, rent-all establishments, landscaping and garden centre sales and service, public garages, car washes and sales of automotive parts, sales and servicing of industrial or commercial motor vehicles or motorized equipment,
  - c) building contractors yards;
  - d) dry cleaning plants;
  - e) security and janitorial services;
  - f) industrial research and development facilities;
  - g) computer based technologies;
  - h) training facilities relating to uses such as industrial trades, service industries, computer based technologies; and arts and crafts;
- 
-

- i) recycling facilities; but not including the recycling of plastics and/or tires;
- j) indoor storage facilities;
- k) courier or delivery services;
- l) restaurants or catering establishments
- m) veterinary offices;
- n) compatible recreational facilities;
- o) retail sales of products manufactured on the same site; and
- p) offices required for the administration of an industrial activity or for the provision of technical and professional services to an industrial activity.

2.4.5.4 Specific uses within the General Industrial designation will be regulated through the Township Zoning By-law.

## **2.4.6 Dry Industrial/Commercial**

2.4.6.1 The Dry Industrial designation is applicable to lands generally serviced by private wells and individual wastewater treatment systems. The Dry Industrial designation provides for a range of light industrial uses and related activities similar to the uses in the General Industrial designation.

2.4.6.2 Commercial uses within Industrial/Commercial Areas will generally be restricted to uses which:

- a) are intended to primarily serve the Industrial/Commercial Area; or
- b) because of proximity to a Provincial Highway or Regional Road would normally be considered for inclusion within a highway commercial category.

2.4.6.3 Retail outlets which provide for day-today retail shopping needs, power centres, shopping centres, or the type of retail outlet normally found within a shopping centre facility, will not be permitted within Industrial/Commercial Areas.

2.4.6.4 Uses within Industrial/Commercial Areas will be restricted to uses which do not require large amounts of water for the operation, and the nature of wastes generated must be demonstrated to be appropriate for private servicing to the satisfaction of the Region. Specific uses within the Dry Industrial designation will be regulated through the Township Zoning By-law.

---

**2.4.7 Rural Institutional**

- 2.4.7.1 The Rural Institutional designation provides for such uses as schools, medical offices, government uses, libraries, senior citizen homes, day care centres, places of worship, community centres, arenas and community halls within the Rural Area.
- 2.4.7.2 Where lands are designated as Rural Institutional on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Rural Institutional designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.7.3 Specific uses within the Rural Institutional designation will be regulated by the Township Zoning By-law.

**2.4.8 Open Space**

- 2.4.8.1 The Open Space designation will be applied to conservation areas, major public parks, privately owned recreation areas, cemeteries, appropriate heritage features, fairgrounds, golf courses, camping facilities and recreational trailer parks.
- 2.4.8.2 Where lands are designated as Open Space on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Open Space designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.8.3 Specific uses within the Open Space designation will be regulated through the Township Zoning By-law.

**2.4.9 Agricultural**

- 2.4.9.1 Primary uses within the Agricultural designation will be farming, mineral aggregate extraction and forestry. Additional uses may be permitted in accordance with the provisions of the policies contained in Sections 2.8 and 5.1 of this Plan.
- 2.4.9.2 Where lands are designated as Agricultural on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Agricultural designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.9.3 Uses within the Agricultural designation will be regulated through the Township Zoning By-law.

**2.4.10 Environmental Constraint**

- 2.4.10.1 Environmental Constraint designations are as illustrated on Map 2B and are applied to lands designated on Environmental Area Maps 6A, and 6B as being of Provincial, regional or local environmental significance. The Environmental Constraint designation is also applied to lands with potential hazards to urban related development as identified on Map 6C of this Plan. These potential hazards include lands with steep slopes, organic
- 
-

soils, erosion susceptibility, floodplains, other geophysical limitations and their associated buffers and setbacks.

2.4.10.2 Uses within Environmental Constraint areas may include agriculture, conservation, appropriate recreational uses, and forestry and wildlife management. Additional uses may be permitted within the buffer and setback areas subject to such uses conforming to the policies contained in Sections 6.1 and 6.2 of this Plan.

2.4.10.3 Uses within Environmental Constraint areas will be regulated by the Township Zoning By-law.

#### **2.4.11 Special Policy Areas**

2.4.11.1 Special Policy Areas may be established by Council to designate areas subject to specific constraints to development, policy exceptions, or which would require the submission of specific studies prior to consideration of a development approval.

2.4.11.2 Council established Special Policy Area 2.4.11.2 as designated in Maps No. 2A and No. 2.33 of the Plan and sets out the following policies in regards to that Special Policy Area and its surroundings.

- a) In Special Policy Area 2.4.11.2, Council may permit an electricity generation land use in addition to all other uses and purposes for which the subject lands are designated by the Plan through site specific zoning and site plan control, and such other studies as may be reasonably required by Council, so long as Council is satisfied that the electricity generation land use:
  - i) location is proposed after careful study of other potentially suitable locations elsewhere in the Region of Waterloo where such study compares the impacts upon existing land uses at those optional locations with the proposed location;
  - ii) protects the function and characteristics of the Provincially Significant Wetland;
  - iii) satisfies the requirements of the Provincial Policy Statement, 2005 regarding mitigating impacts upon existing agricultural land uses, and also satisfies the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Publication 707 – Minimum Distance Separation (MDS) Formulae Implementation Guidelines, 2006 or any successor publication as appropriate;
  - iv) produces electricity when dispatched by the Independent Electric System Operator, or successor organization, to promote a more reliable and consistent electrical supply in the local electrical power grid (i.e., only a so called “peaking power” supply), and does not operate regularly on a continuous basis;



- v) includes no more than a maximum of three (3) turbines combusting natural gas each powering a generator creating electricity and including a step-up transformer;
  - vi) preserves the quality and quantity of surficial and ground water through appropriate measures;
  - vii) employs a design that minimizes the visual impact of the electricity generation land use upon surrounding land uses;
  - viii) shall be decommissioned should it cease to function, and that such activities as are required to complete such decommissioning shall be secured through means of Site Plan Control as further set out in Policy 8.8 of the Plan, and a work plan would be developed for review with the appropriate government and municipal agencies to ensure that it meets the regulatory requirements in effect at that time;
  - ix) emits exhaust, noise, or vibration as permitted by Provincial regulations and guidelines as set by the Province from time to time, and the Township will require use of Site Plan Control for achieving a physical design promoting noise levels consistent with such Provincial regulations and guidelines at the time of development; and
  - x) satisfies all other policies, standards and controls of this Plan generally applicable to all land uses or to the subject lands as a result of other designations of those lands.
- b) In the future on lands surrounding Special Policy Area 2.4.11.2, Council shall not allow any land uses to be developed that are not compatible with any electricity generation land use that Council may permit to be developed on the lands subject to Special Policy Area 2.4.11.2.

## **2.4.12 Uses Permitted in all Designations**

2.4.12.1 The following uses will be permitted in all designations within the Township except where they are expressly prohibited or precluded by any other policy of this Plan or the Regional Official Policies Plan:

- a) any use for the purpose of the Township, the Region, the Government of Ontario or Government of Canada or any department, agency, board or commission thereof, including Ontario Hydro and the Hydro Commission of Cambridge and North Dumfries;
  - b) the facilities, other than administrative offices, sales outlets, studios, garages, depots or yards, of any privately owned public utility, pipeline company or broadcasting company; and
  - c) a use accessory to a permitted use.
- 
-

2.4.12.2 Uses permitted in all designations will be regulated through the Township Zoning By-law.

### **2.4.13 Existing Uses**

2.4.13.1 Notwithstanding the provisions of this Plan, it is the policy of the Township that any lands used for any legally existing purpose in any designation for which no provision is made by this Plan for such activity to be undertaken, may continue to be used for such purpose.

2.4.13.2 Subject to the provisions of Chapters 3 to 7 inclusive of this Plan, Council may pass by-laws or otherwise facilitate the continuation, extension or enlargement of such uses within the confines of the lands on which the activity is located without amendment to this Plan, provided that:

- a) the existing use is an appropriate use of such lands and its continuation, enlargement or extension will not have a detrimental impact on the surrounding land uses; and
- b) such actions by Council do not provide for the expansion of the existing use onto adjoining lands.

2.4.13.3 Notwithstanding Policy 2.4.13.1, Council may pass by-laws or otherwise facilitate or encourage the relocation of an existing use where any of the following conditions exist:

- a) the use is located within lands designated as Environmental Constraint within this Plan and the continuation of this use poses a threat to the health and safety of residents or users of the property;
- b) the existing use is incompatible with existing or proposed uses on the surrounding lands;
- c) the buildings, facilities or infrastructure of the existing use are inadequate, obsolete, or structurally unsound;
- d) the existing use would benefit from relocation; or
- e) the site or facilities of the existing use are required for public purposes.

### **2.4.14 Temporary Uses**

2.4.14.1 It is the policy of the Township that by-laws may be passed in accordance with the provisions of the Planning Act to authorize the temporary use of land, buildings or structures for a period of time not exceeding three years and to permit such temporary use to be continued thereafter for additional periods of time, not exceeding three years each, as determined by Township Council to:

- a) provide an opportunity for the owner or occupant of land, buildings or structures used for a purpose not otherwise permitted by this Plan to bring the use into conformity with this Plan;

- b) provide Township Council with an opportunity to fully assess whether a use which is unfamiliar to Council and which is not otherwise permitted by this Plan should be considered as a conforming use by site specific amendment to this Plan upon the expiry of the temporary authorization, or should be discontinued;
- c) provide for the temporary use of vacant land for the purposes of a parking lot which is not otherwise permitted by this Plan pending the development of the land;
- d) permit the establishment and use of a garden suite on a property; and
- e) permit any other use which Township Council deems appropriate on a temporary basis.

2.4.14.2 Notwithstanding Policy 2.4.14.1, the initial by-law authorizing the temporary use of a garden suite may be approved for a period of up to ten years.

2.4.14.3 The Township may enter into an agreement with a property owner and/or other parties concerning the temporary use.

2.4.14.4 Where an authorized temporary use is discontinued prior to the expiry of the authorizing by-law, the use will not be resumed.

## **2.5 AYR URBAN AREA**

2.5.1 The Ayr Urban Area is designated as illustrated on Map 2.1 of this Plan.

2.5.2 The household forecast for the Ayr Urban Area to the year 2016 is contained in Table 2 of this Plan.

2.5.3 The Township will within one year of the approval of this Plan commence a community planning process for the Ayr Urban Area to address:

- a) implementation of a two-zone flood plain policy framework;
  - b) the distribution of densities and land uses, including the appropriate integration of future development with the existing community;
  - c) a review of the function of the Urban Core Area as designated on Map 2.1 with the intent being to identify means to promote the vitality of the Ayr Urban Core Area as the focus of the community;
  - d) the future development of stormwater management facilities, and municipal water supply and wastewater treatment systems, including where feasible, the completion of associated environmental assessments required under the Environmental Assessment Act;
  - e) the completion of a comprehensive traffic impact analysis to assess the impact of projected growth on the Township, Regional and Provincial Road Networks,
- 
-

including the identification of improvements required to accommodate such growth;

- f) the potential for enhanced transportation opportunities for pedestrians and cyclists;
- g) the determination of the appropriate designation for the vacant lands north of the railway tracks identified as Special Policy Area 2.5.7 on Map 2.1;
- h) the determination of the appropriate designation for the vacant lands located adjacent to the Regional Road No. 58 and Township Road no. 3 Industrial Commercial Area identified as Special Policy Area 2.7.2.6.3 on Map 2.31;
- i) staging for the development of the community;
- j) the location of schools and investigation of their potential development as multi-use facilities to accommodate libraries and municipal recreational facilities;
- k) appropriate integration of environmental areas into the urban environment; and,
- l) the provision of parks and recreational amenities.

2.5.4 The community planning process for the Ayr Urban Area will include an extensive public consultation process, with a minimum of one public meeting being held prior to consideration of the Community Plan by Township Council. The notification for this meeting will be consistent with the notification process for an Official Plan Amendment under the provisions of the Planning Act.

2.5.5 The results of the community planning process will be adopted as a Community Plan by resolution of Township Council, with appropriate policy and mapping changes being considered for adoption by Township Council through amendment to this Plan. Portions of the Community Plan not adopted by amendment to this Plan will be subject to review and approval, where appropriate by the Region in accordance with Regional Official Plan Policy 12.2.3 d).

2.5.6 Prior to the approval of the Community Plan provided for in Policy 2.5.5, the redesignation of lands identified as Special Policy Area 2.5.6 on Map 2.1 of this Plan will not be permitted.

2.5.7 Notwithstanding the designation of General Industrial on the lands identified as Special Policy Area 2.5.7, no development of these lands will be permitted until such time as the Community Plan as provided for in Policy 2.5.5 has been approved.

2.5.8 Infill residential development will be encouraged within the Urban Residential and Ancillary designation by way of consent where:

- a) the proposed development conforms to the policies of this Plan and the Regional Official Policies Plan;

- b) the severed and retained parcels conform to the requirements of the Township Zoning By-law or that a minor variance has been approved by the Committee of Adjustment;
- c) the severed and retained parcels have frontage on an existing open road of a standard satisfactory to the Township, and that no new road (other than road widenings) will be required;
- d) that the proposed development conforms to the provisions of Subsection 53(1) of the Planning Act; and
- e) the proposed development will be compatible with the uses in the immediate neighbourhood in form and function with respect to lot size and configuration, so as to minimize the impact of the proposed development on existing uses.

2.5.9 Notwithstanding the designation of Urban Residential and Ancillary, this Plan recognizes the existing privately serviced residential development on lands identified as Special Policy Area 2.5.9 on Map 2.1. This Plan supports development proposing residential infill on private services on these lands, subject to the provisions of Policy 2.5.8.

2.5.10 Other than minor service commercial or convenience commercial uses, future commercial development within the Ayr Urban Area will only be permitted within the Urban Core Area.

2.5.11 Lands identified on Map 2.1 as Special Policy Area 2.5.11 will be identified with an 'f' suffix in the Township Zoning By-law. These lands are located below the regulatory flood plain as identified by the Grand River Conservation Authority. Prior to the establishment of a Two-Zone Flood Plain policy framework for the Ayr Urban Area, new development will not be permitted on these lands, however, additions to the existing structures may be permitted by amendment to the Township Zoning By-law and are subject to the approval of the Grand River Conservation Authority.

## **2.6 RURAL SETTLEMENT AREAS**

### **2.6.1 General Policies**

2.6.1.1 The household forecast for the Township's Rural Settlement Areas to the year 2016 is contained in Table 2. As of the date of the adoption of this Plan by Township Council, the designation of additional lands to accommodate up to a maximum cumulative total of 15 housing units is required to meet the projected residential growth within Rural Settlement Areas. The designation of land within Rural Settlement Areas to accommodate up to this projected growth may be permitted in accordance with the policies contained in Section 2.6 of this Plan.

2.6.1.2 Development proposals to expand Rural Settlement Areas for residential purposes will:

- a) conform to Section 2.6 of this Plan;
- b) be permitted only once per Rural Settlement Area as of December 19, 1995;

- c) accommodate up to a maximum of five (5) residential units;
- d) constitute a minor rounding out of the Rural Settlement Area taking into consideration existing property configurations, patterns of existing land use, and natural and constructed features;
- e) consider the impact of the proposed development on the operation of adjacent agricultural operations including any reductions in tillable soils or pasture land, or alterations to the configuration of tillable lands that negatively impact the long term viability of the agricultural operations;
- f) conform to the Minimum Distance Separation;
- g) consider the impact of the proposed development on Environmental Areas and on Natural Resources in accordance with the policies of this Plan;
- h) be a minimum of 0.4 hectares in size;
- i) accompanied by detailed environmental and servicing studies as required by the policies of this Plan; and,
- j) withstanding c) above, consideration may be given to the approval of lands to accommodate several additional residential units where in the review of the Rural Settlement Area boundary, it is determined that exceptional circumstances exist that would warrant such consideration.

2.6.1.3 Development proposals within a Rural Settlement Area will:

- a) conform to the policies of Section 2.6 of this Plan;
- b) be compatible with the surrounding land uses in form and function; and,
- c) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.6.1.4 Commercial and service uses are required to locate within the Settlement Core Area of Rural Settlement Areas.

2.6.1.5 No new industrial designations will be permitted within Rural Settlement Areas. In addition, no expansions to Rural Settlement Areas for the purposes of industrial or commercial development will be permitted.

2.6.1.6 Expansions to Rural Settlement Areas for institutional and recreational purposes will:

- a) accompanied by a justification analysis which gives consideration to the amount of land available for such uses within the Rural Area, Rural Settlement Areas, Industrial/Commercial Areas and the Ayr Urban Area;
  - b) consider the suitability of the Rural Settlement Area for expansion in comparison to other reasonable alternatives available elsewhere in the Township;
- 
-

- c) conform to the Minimum Distance Separation;
- d) consider the impact of the proposed expansion on the Environmental Areas and on Natural Resources in accordance with the policies of this Plan; and ,
- e) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

## **2.6.2 Settlement Specific Policies**

### **2.6.2.1 Branchton Settlement Area**

2.6.2.1.1 The Branchton Settlement Area is designated as illustrated on Map 2.2 of this Plan.

2.6.2.1.2 No expansions to the Branchton Settlement Area will be permitted.

### **2.6.2.2 Brown's Settlement Area**

2.6.2.2.1 The Brown's Settlement Area is designated as illustrated on Map 2.3 of this Plan.

2.6.2.2.2 No expansions to the Brown's Settlement Area will be permitted.

### **2.6.2.3 Clarkson Settlement Area**

2.6.2.3.1 The Clarkson Settlement Area is designated as illustrated on Map 2.4 of this Plan.

2.6.2.3.2 No expansions to the Clarkson Settlement Area will be permitted.

### **2.6.2.4 Clyde Settlement Area**

2.6.2.4.1 The Clyde Settlement Area is designated as illustrated on Map 2.5 of this Plan.

2.6.2.4.2 Consideration of any expansion to the Clyde Settlement Area will be restricted to the lands located on the south side of Township Road 18, east of Regional Road No. 27. Any such expansion will be subject to all applicable policies of this Plan.

2.6.2.4.3 During the processing of any development application to expand the Clyde Settlement Area in accordance with Policy 2.6.2.4.2, Township Council may include lands within the expansion for the purposes of a municipal park.

### **2.6.2.5 Dickie One Settlement Area**

2.6.2.5.1 The Dickie One Settlement Area is designated as illustrated on Map 2.6 of this Plan.

2.6.2.5.2 No expansions to the Dickie One Settlement Area will be permitted.

### **2.6.2.6 Dickie Two Settlement Area**

2.6.2.6.1 The Dickie Two Settlement Area is designated as illustrated on Map 2.7 of this Plan.

2.6.2.6.2 No expansions to the Dickie Two Settlement Area will be permitted.

**2.6.2.7 Greenfield Settlement Area**

2.6.2.7.1 The Greenfield Settlement Area is designated as illustrated on Map 2.8 of this Plan.

2.6.2.7.2 No expansions to the Greenfield Settlement Area will be permitted.

**2.6.2.8 Hall Settlement Area**

2.6.2.8.1 The Hall Settlement Area is designated as illustrated on Map 2.9 of this Plan.

2.6.2.8.2 No expansions to the Hall Settlement Area will be permitted.

**2.6.2.9 H'Ayritage Settlement Area**

2.6.2.9.1 The H'Ayritage Settlement Area is designated as illustrated on Map 2.10 of this Plan.

2.6.2.9.2 No expansions to the H'Ayritage Settlement Area will be permitted.

**2.6.2.10 Highway 24 Settlement Area**

2.6.2.10.1 The Highway 24 Settlement Area is designated as illustrated on Map 2.11 of this Plan.

2.6.2.10.2 No expansions to the Highway 24 Settlement Area will be permitted.

2.6.2.10.3 Any development on lands located immediately south of the City of Cambridge border identified as Special Policy Area 2.6.2.10.3 on Map 2.11 of this Plan will:

- a) not be permitted until such time as the Township has been advised by the Regional Commissioner of Engineering that the Environmental Assessment for the South Boundary Road as identified through the Cambridge Area Transportation Study and, if appropriate, the functional design for this portion of the roadway have been completed;
- b) be subject to the results of the Environmental Assessment;
- c) be on full municipal services extended from the City of Cambridge unless the results of the Environmental Assessment or the functional design of the roadway eliminates the feasibility of extending full services to the site; and,
- d) if developed on full services be required to provide for an acceptable transition in density from the existing estate residential dwelling through to the remainder of the development.

**2.6.2.11 Innanen Settlement Area**

2.6.2.11.1 The Innanen Settlement Area is designated as illustrated on Map 2.12 of this Plan.

2.6.2.11.2 No expansions to the Innanen Settlement Area will be permitted.

---

---



2.6.2.11.3 Only estate residential development consistent with the form of the existing lots will be permitted within the Innanen Settlement Area.

**2.6.2.12 Lockie Settlement Area**

2.6.2.12.1 The Lockie Settlement Area is designated as illustrated on Map 2.13 of this Plan.

2.6.2.12.2 No expansions to the Lockie Settlement Area will be permitted.

**2.6.2.13 Mackie Settlement Area**

2.6.2.13.1 The Mackie Settlement Area is designated as illustrated on Map 2.14 of this Plan.

2.6.2.13.2 No expansions to the Mackie Settlement Area will be permitted.

**2.6.2.14 McLean Settlement Area**

2.6.2.14.1 The McLean Settlement Area is designated as illustrated on Map 2.15 of this Plan.

2.6.2.14.2 No expansions to the McLean Settlement Area will be permitted.

2.6.2.14.3 Notwithstanding the Settlement Residential and Ancillary designation on the lands located on the north east corner of the McLean Settlement Area shown as Special Policy Area 2.6.2.14.3 on Map 2.15, commercial uses will be permitted on these lands subject to the policies of this Plan.

**2.6.2.15 Morrison Settlement Area**

2.6.2.15.1 The Morrison Settlement Area is designated as illustrated on Map 2.16 of this Plan.

2.6.2.15.2 No expansions to the Morrison Settlement Area will be permitted.

2.6.2.15.3 Any development on lands designated Dry Industrial/Commercial within the Morrison Settlement Area must be compatible with surrounding residential development, and must conform to the policies of this Plan.

**2.6.2.16 Parker Settlement Area**

2.6.2.16.1 The Parker Settlement Area is designated as illustrated on Map 2.17 of this Plan.

2.6.2.16.2 Consideration of any expansion to the Parker Settlement Area will be restricted to the lands located on the north side of Township Road 5, immediately east of the existing settlement area boundary. Any such expansion will be subject to all the applicable policies of this Plan.

2.6.2.16.3 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.6.2.16.3 on Map 2.17 of this Plan, development of these lands will be restricted to a maximum of twenty-five (25) mobile homes and will be subject to Site Plan approval.

2.6.2.16.4 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.6.2.16.4 on Map 2.17 of this Plan, the operation of self storage facility will be a permitted use, subject to a maximum gross floor area of 1858 sq. metres (20,000 sq. ft.) and Site Plan approval.

**2.6.2.17 Plumtree Settlement Area**

2.6.2.17.1 The Plumtree Settlement Area is designated as illustrated on Map 2.18 of this Plan.

2.6.2.17.2 No expansions to the Plumtree Settlement Area will be permitted.

**2.6.2.18 Ranchlands Settlement Area**

2.6.2.18.1 The Ranchlands Settlement Area is designated as illustrated on Map 2.19 of this Plan.

2.6.2.18.2 No expansions to the Ranchlands Settlement Area will be permitted.

**2.6.2.19 Reidsville Settlement Area**

2.6.2.19.1 The Reidsville Settlement Area is designated as illustrated on Map 2.20 of this Plan.

2.6.2.19.2 No expansions to the Reidsville Settlement Area will be permitted.

**2.6.2.20 Riverview Settlement Area**

2.6.2.20.1 The Riverview Settlement Area is designated as illustrated on Map 2.21 of this Plan.

2.6.2.20.2 No expansions to the Riverview Settlement Area will be permitted.

**2.6.2.21 Roseville Settlement Area**

2.6.2.21.1 The Roseville Settlement Area is designated as illustrated on Map 2.22 of this Plan.

2.6.2.21.2 No expansions to the Roseville Settlement Area will be permitted.

**2.6.2.22 Taylor Settlement Area**

2.6.2.22.1 The Taylor Settlement Area is designated as illustrated on Map 2.23 of this Plan.

2.6.2.22.2 No expansions to the Taylor Settlement Area will be permitted.

**2.6.2.23 Wrigley Settlement Area**

2.6.2.23.1 The Wrigley Settlement Area is designated as illustrated on Map 2.24 of this Plan.

2.6.2.23.2 Consideration may be given to the expansion of the Wrigley Settlement Area, only in so far as it relates to the lands on the south side of Regional Road 49, Part Lot 27, Concession VII owned by Mr. B. Cassel, subject to all applicable policies of this Plan.

2.6.2.23.3 No new development is permitted on lands identified as Special Policy Area 2.6.2.23.3 on Map 2.24 of this Plan until such time as the Minimum Distance Separation formula conflict is resolved.

### **2.6.2.24 Young Settlement Area**

2.6.2.24.1 The Young Settlement Area is designated as illustrated on Map 2.25 of this Plan.

2.6.2.24.2 No expansions to the Young Settlement Area will be permitted.

## **2.7 INDUSTRIAL/COMMERCIAL AREAS**

### **2.7.1 General Policies:**

2.7.1.1 Development applications to expand an Industrial/Commercial Area will:

- a) be accompanied by a justification analysis which gives consideration to the amount of land available for such uses within Rural Areas, Rural Settlement Areas, Industrial/Commercial Areas and the Ayr Urban Area;
- b) consider the suitability of the Industrial/Commercial Area for expansion in comparison to other reasonable alternatives available elsewhere in the Township;
- c) conform to the Minimum Distance Separation;
- d) consider the impact of the proposed expansion on Environmental Areas and on Natural Resources in accordance with the policies of this Plan; and,
- e) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.7.1.2 Residential uses will not be permitted within Industrial/Commercial Areas.

### **2.7.2 Area Specific Policies**

#### **2.7.2.1 Highway 24 Industrial/Commercial Area**

2.7.2.1.1 The Highway 24 Industrial/Commercial Area is designated as illustrated on Map 2.26 of this Plan.

2.7.2.1.2 No expansions to the Highway 24 Industrial/Commercial Area will be permitted.

#### **2.7.2.2 Highway 401 and Township Road No. 46 Industrial/Commercial Area**

2.7.2.2.1 The Highway 401/Township No. 46 Industrial/Commercial Area is designated as illustrated on Map 2.27 of this Plan.

**2.7.2.3 Highway 401 and Regional Road 97 Industrial/Commercial Area**

2.7.2.3.1 The Highway 401/Regional Road No. 97 Industrial/Commercial Area is designated as illustrated on Map 2.28 of this Plan.

2.7.2.3.2 Lands identified as Special Policy Area 2.7.2.3.2 on Map 2.28 may be used for the purpose of a trucking terminal and associated ancillary uses subject to the following:

- a) the extraction of aggregate from the property or the provision of justification satisfactory to the Township that the extraction of such aggregate is not required in accordance with the provisions of Policy 5.2.1.2;
- b) the submission of a traffic impact study to the satisfaction of the Region and the implementation of the results of the study;
- c) that issues relating to stormwater management, potential groundwater contamination, water supply and wastewater treatment be addressed to the satisfaction of the Township, the Region and/or other appropriate authorities;
- d) that the regulations of the zoning by-law recognize the existing lot frontage and area of the subject lands and prohibit any future severances which would reduce the size of the parcel.

**2.7.2.4 Highway 401 and Township Road No. 2 Industrial/Commercial Area**

2.7.2.4.1 The Highway 401/Township No. 2 Industrial/Commercial Area is designated as illustrated on Map 2.29 of this Plan.

**2.7.2.5 Regional Road Nos. 12 and 58 Industrial/Commercial Area**

2.7.2.5.1 The Regional Road Nos. 12 and 58 Industrial/Commercial Area is designated as illustrated on Map 2.30 of this Plan.

**2.7.2.6 Regional Road No. 58 and Township Road No. 3 Industrial/Commercial Area**

2.7.2.6.1 The Regional Road Nos. 58 and Township Road No. 3 Industrial/Commercial Area is designated as illustrated on Map 2.31 of this Plan.

2.7.2.6.2 Within the Regional Road No. 58 and Township Road No. 3 Industrial/Commercial Area, no uses will be permitted which negatively impact the long term viability of the Urban Core Area within the Ayr Urban Area.

2.7.2.6.3 Prior to the approval of the Community Plan provided for in Policy 2.5.5, the redesignation of lands identified as Special Policy Area 2.7.2.6.3 on Map 2.31 of this Plan for uses which may otherwise be able to locate within the lands currently designated for industrial development in Ayr, or which have the potential to negatively impact the long term viability of the Urban Core Area will not be permitted.

**2.7.2.7 Township Road No. 17 Industrial/Commercial Area**

2.7.2.7.1 The Township Road No. 17 Industrial/Commercial Area is designated as illustrated on Map 2.32 of this Plan.

2.7.2.7.2 No expansions to the Township Road No. 17 Industrial/Commercial Area will be permitted.

**2.8 RURAL AREA NON-FARM-RELATED DEVELOPMENT****2.8.1 Non-farm-related Residential Development**

2.8.1.1 The household forecast for the Township's Rural Area to the year 2016 is contained in Table 2. Non-farm-related residential development within the Rural Area will be in accordance with the policies of Section 2.8.1 of this Plan.

2.8.1.2 The creation of lots for non-farm-related residential uses will not be permitted within the Rural Area except in accordance with Policies 2.8.1.4, 2.8.1.5 and 2.8.1.6.

2.8.1.3 Notwithstanding the provisions of Policies 5.1.1.6 and 5.1.3.2 of the Regional Official Policies Plan, a new farm or new lot will not be deemed to have been created where consent is given for the following purposes:

- a) to create or alter any easement or right-of-way;
- b) to correct or confirm valid title for a lot which has been previously recognized and held in distinct and separate ownership;
- c) to make minor adjustment to the legal boundaries of lots so as to conform to existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private water supply or private sewage disposal facilities on abutting lots;
- d) to make a lot boundary adjustment between two abutting non-farm lots recognized by the Township Zoning By-Law that does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act; or,
- e) to make a lot boundary adjustment between an abutting farm and non-farm lot which results in a substantial increase in the long term agricultural viability of the farm operation, and does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act.

2.8.1.4 New non-farm-related residential lots may be created within the Beverly Northern and Southern Areas of the Township designated as shown on Map 2A of this Plan, subject to the following:

- a) within the Beverly Southern Area, a hydrogeological study undertaken in compliance with the Region's Guidelines for Hydrogeological Studies for

Privately Serviced Developments as approved by the Regional Commissioner of Engineering;

- b) the minimum size for any new or retained lots for which a hydrogeological report has been completed will be as determined by the report, but will not be less than 0.4 hectares;
- c) where a hydrogeological report has not been completed, the minimum size for any new or retained lots will be 1 hectare;
- d) a lot size up to a maximum of 1.2 hectares may be considered, except where natural features or existing lot patterns justify the inclusion of additional lands;
- e) the proposed lot is not located on Prime Agricultural Lands;
- f) conformity with the Minimum Distance Separation;
- g) impacts of the proposed development on the Environmental Areas in accordance with policies contained in Chapter 6 of this Plan;
- h) compliance with the Ministry of Environment and Energy's Guidelines on Land Use Compatibility;
- i) no additional direct access to a Regional road will be permitted;
- j) the creation of new lots will not be permitted from non-farm-related lots, or farm-related non-residential lots, created after January 1, 1973;
- k) the maximum number of new lots that may be permitted from a farm or lot as it existed on January 1, 1973, will be determined as follows:
  - i) one lot from a farm or lot containing two hectares or less;
  - ii) two lots from a farm or lot containing more than two hectares and up to ten hectares; and,
  - iii) three lots from a farm or lot containing more than ten hectares.
- l) where a farm from which a lot is being taken exceeds 40 hectares, the farm remaining after the severance must comply with the provisions of Regional Official Policies Plan policy 5.1.3.2.

#### 2.8.1.5

Where two or more farms are to be merged in title into one ownership, a lot may be created for a residential dwelling surplus to the needs of the merged farm provided the dwelling is designated in this Plan as a heritage property under the Ontario Heritage Act, subject to:

- a) a lot size of up to 1.2 hectares, except where natural features or existing lot patterns justify inclusion of additional lands; and,

- b) the issuance of a Regional Road access permit where access to a Regional Road is required.

2.8.1.6 The creation of one or more new lots for the purposes of infilling non-farm-related residential units within any existing settlement which has not been designated within this Plan as a Rural Settlement Area, may be permitted subject to the following criteria:

- a) that non-farm-related residential lots only be created between two existing non-farm-related residential units or lots that are separated by a distance of not more than 100 metres on the same side of an open public road. The measurement of such 100 metres shall be as determined according to the following:
  - i) measurement is established between two points located along the centre-line of the existing right-of-way of an open public road and which points are determined by a line drawn from the centre of such unit and perpendicular to the public road;
  - ii) the distance between the two points is measured along the public road through intersecting public roads;
  - iii) the point of reference on an adjoining and undeveloped non-farm-related residential lot is determined by the mid-point along the public road; and,
- b) conformity to the Minimum Distance Separation.

2.8.1.7 Notwithstanding the Rural Area/Agricultural designation on lands containing a former school house located south of the Branchton Settlement Area, two residential units will be permitted on the parcel.

## **2.8.2 Non-farm-related Non-residential Development**

### **2.8.2.1 General Policies**

2.8.2.1.1 The creation of lots for non-farm-related non-residential uses will not be permitted within the Rural Area except in accordance with Policies 2.8.2.1.2 and 2.8.2.1.4. For the purpose of determining whether a new lot is being created through a development proposal, regard will be had to the provisions of Policy 2.8.1.3 when interpreting the policies in Section 2.8.2.

2.8.2.1.2 The designation of new, or expansions to existing, recreational and/or institutional uses may be permitted in the Rural Area, subject to a site-specific amendment to this Plan. Such development applications will comply with the following:

- a) the proposed use will not be located on Prime Agricultural Areas;
  - b) the need for the proposed use to be located in the Agricultural Resource Area is justified taking into consideration the nature of the proposed use and the availability of lands designated within Ayr Urban Area, Rural Settlement Areas, and Agricultural Resource Area for such uses;
- 
-

- c) the amount of land proposed to be designated and zoned is the minimum appropriate for the requirements of the proposed use based on the nature of the proposed use;
- d) conformity with the Minimum Distance Separation;
- e) the use is clearly demonstrated to be compatible with the adjacent agricultural operations; and,
- f) the submission of environmental and servicing studies as required by the policies of this Plan.

2.8.2.1.3 Minor additions to, or intensification of existing industrial, commercial, recreational and/or institutional uses located outside of a Rural Settlement Area, or minor changes in use thereof, may be permitted. Minor expansions to lot areas may be permitted where:

- a) consideration is given to both the size of the lot addition and the impact of the proposed development on surrounding agricultural uses; and,
- b) the lot addition does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act.

2.8.2.1.4 The creation of lots specifically for the purpose of conserving woodlands or Environmental Areas as designated on Maps 6A and 6B of this Plan, may be permitted only where such lands are designated as Open Space in this Plan and zoned to prohibit any use not related to conservation. The creation of such lots will not be permitted where the configuration of the remnant parcels will create the potential for new non-farm uses or lots, or result in farms which may not be commercially viable in accordance with Policy 5.1.2.1 of this Plan.



---

---

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

### **3.1 COMPATIBILITY**

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

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

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

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

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

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

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

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

---

---

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

### **3.1.2 Contaminated Sites**

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

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

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

### **3.1.4 Noise**

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

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

## **3.2 HOUSING POLICIES**

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

### **3.2.1 General Housing Policies**

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

### **3.2.2 Density Targets**

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

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

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

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

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

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

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

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

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

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

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

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

### 3.2.5 Condominium Conversion

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

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

## 3.3 TRANSPORTATION PLANNING

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

### 3.3.1 Road Hierarchy

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

- a) **Provincial Highways:** All development applications which impact a Provincial Highway, as designated on Map 3 of this Plan are subject to the requirements and permits of the Ministry of Transportation.
  - b) **Regional Roads:** All development applications which impact an existing or proposed Regional Road as designated on Map 3 of this Plan, are subject to the policies of the Regional Official Policies Plan and appropriate Regional implementation guidelines.
- 
-

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

### 3.3.2 General Policies

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

### 3.3.3 Township Roads

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

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

### **3.3.4 Traffic Study Requirements**

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

---

**3.3.5 Road Design and Construction**

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

**3.3.6 Emergency Access**

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

**3.3.7 Railways**

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

**3.3.8 Public Transit**

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



**3.3.9 Bicycle Routes and Pedestrian Paths**

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

**3.3.10 Truck Routes**

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

**3.3.11 Scenic Roads**

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

---

### **3.4 INFRASTRUCTURE AND SERVICING PLANNING**

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

#### **3.4.1 Wastewater Servicing**

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

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

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

#### **3.4.2 Water Supply**

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

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

3.4.2.3 The Township will encourage and support water conservation practices.

#### **3.4.3 Waste Management**

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

#### **3.4.4 Stormwater Management**

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

---

---

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

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

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

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

---

---

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

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

### **3.4.5 Utilities**

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

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

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

### **3.5.1 General Policies**

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

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

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

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

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

---

---

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

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

- 3.5.2.1 The Township may acquire and/or protect Parkland and Open Space Areas as follows:
- a) lease or purchase land at fair market value;
  - b) enter into any agreements, or enact a zoning by-law to preserve Open Space in accordance with the policies contained in Section 6.1 of this Plan;
  - c) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 2 percent of the land proposed for commercial or industrial development as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever;
  - d) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 5 percent of the land proposed for all other forms of development as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever; or,
  - e) the Township may require cash-in-lieu of all or part of the required parkland dedication where:
    - i) the required land dedication fails to provide an area of suitable shape, size or location for development of public parkland;
    - ii) the required dedication of land would render the remainder of the site unsuitable or impractical for development;
    - iii) it is determined that existing park and recreational facilities in the immediate area of the proposed development are adequate to serve the projected increase in population; or,
    - iv) funds are required to acquire, upgrade or expand land, parks or recreational facilities elsewhere in the Township to meet the needs of the projected population.
- 
-

- 3.5.2.2 The amount paid for cash-in-lieu of parkland dedication will be in accordance with provisions of the Planning Act, and be placed in a fund to be expended solely for the purchase of additional parkland, open space or recreational lands and/or facilities.
- 3.5.2.3 Environmental Constraint Areas will not be accepted as part of a dedication for parkland pursuant to the Planning Act.
- 3.5.2.4 The Township may accept ownership of woodlots and other environmental constraint areas for protecting the natural area for passive recreation and education uses.
- 3.5.2.5 Lands conveyed to the Township for active parkland and other recreational facilities shall be required to meet minimum standards to the satisfaction of the Township in terms of drainage, grading and site condition.

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

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

---

## **CHAPTER 4: ECONOMIC DEVELOPMENT**

Economic Development is closely related to the quality of life and employment opportunities within the Township. The local economy comprises a range of industries including trucking, manufacturing, aggregate, agriculture, retail and services. The objective of the Township is to facilitate local business retention and growth, promote the township to outside business and industry as a great location/investment opportunity.

### **4.1 General Policies**

4.1.1 The Township will promote new business development, and the retention and growth of existing businesses to provide local employment opportunities for residents within the township.

4.1.2 In order to facilitate local business growth and retention, the Township will:

- a) identify vacant industrial/commercial land;
- b) ensure there is an adequate supply of appropriately zoned and serviced land for business and commercial expansion and relocation;
- c) encourage business partnership arrangements;
- d) nurture the growth of small businesses by permitting home-based businesses in accordance with Section 4.4 of this Plan; and,
- e) promote a high level of education and training within the community.

4.1.3 The Township will cooperate with the Region in the preparation of an Economic Strategy in accordance with Policy 8.1.1 of the Regional Official Policies Plan.

### **4.2 INDUSTRIAL**

4.2.1 The Township will ensure that there is sufficient designated industrial land available to accommodate new industrial operations, expansions and relocation of existing industry.

4.2.2 The Township may prohibit sensitive uses from locating in industrial areas or adjacent to existing industrial operations where necessary to protect industry from encroachment of uses which may occur at the expense of industrial activity and growth.

4.2.3 The designation of residential areas adjacent to industrial uses will be permitted where special studies demonstrate that the industrial uses do not create an environment incompatible with the proposed residential uses.

4.2.4 The Township will encourage industrial development and operation practices which minimize negative impacts on the surrounding environment through compliance with Provincial environmental regulations, Regional water resources protection policies, minimizing emissions of sound vibration, and air contaminants such as dust, smoke,

---

---

odour, fumes and particulate; protecting and maintaining water quality and groundwater recharge areas; and controlling waste and quality of discharge.

#### **4.3 COMMERCIAL/RETAIL**

4.3.1 The Township will encourage the provision of commercial/retail facilities in core and Industrial/Commercial Areas to serve the needs of township residents.

4.3.2 Compatible commercial and office uses may be permitted within Industrial/Commercial Areas where they are deemed by the Township to be compatible with existing industrial operations in accordance with the policies of Sections 2.4.5 and 2.4.6 of this Plan.

#### **4.4 HOME OCCUPATIONS**

4.4.1 The Township will permit a resident to operate a small scale business or professional office in residential areas of the township as a Home Occupation, provided that such a use:

- a) is clearly secondary to the residential use of the property;
- b) does not occupy more than 25% of the gross floor area of the dwelling unit and does not require alterations which are not residential in character;
- c) does not generate traffic uncharacteristic of a residential neighbourhood;
- d) provides adequate off-street parking;
- e) does not employ more than one person who is not a resident of the dwelling;
- f) does not visually detract from the residential character of the community;
- g) does not require outdoor storage of goods or materials; and,
- h) will not otherwise disrupt the peaceful and quiet enjoyment of other properties in the community.

4.4.2 Home Occupations will be regulated through the Township Zoning By-law.

---

---



---

---

## **CHAPTER 5: NATURAL RESOURCE MANAGEMENT**

### **5.1 AGRICULTURAL RESOURCE AREAS - Farm-Related Development**

Given the limited availability of prime agricultural lands within the Township, it is the intent to preserve, protect and encourage the continued use of these areas for agricultural purposes.

#### **5.1.1 General Policies**

- 5.1.1.1 Agricultural Resource Areas are designated as shown on Map 4 of this Plan. The primary activities in this designation will be farming, mineral aggregate extraction and forestry.
- 5.1.1.2 Prime and Non-Prime Agricultural Areas are designated as shown on Map 4 of this Plan. Farming, small scale on-farm business activities and farm-related non-residential uses will be the primary activities permitted in Prime Agricultural Areas. Notwithstanding the above, the Agricultural Area designations will not apply to lands designated for non-farm uses in this Plan.
- 5.1.1.3 Non-farm-related development within the Rural Area will be subject to Section 2.8 of this Plan.
- 5.1.1.4 For the purpose of determining whether a new lot is being created through a development proposal, regard will be had to Policy 2.8.1.3 of this Plan.
- 5.1.1.5 The construction of new farm-related residential and new/expanded livestock barns or manure storage facilities will conform to the Minimum Distance Separation.

#### **5.1.2 Farm Parcel Creation/Alteration**

- 5.1.2.1 Where a new farm is proposed to be created, or where part of an adjoining farm is to be severed and merged in title with an existing farm, the development application will comply with the following:
- a) each resultant farm that is created must have a minimum area of 40 hectares; or,
  - b) resultant farms having less than a minimum of 40 hectares will:
    - i) be of a size appropriate for the type of agricultural use(s) proposed. Such development applications will be evaluated by the Ministry of Agriculture, Food and Rural Affairs, or other professional(s) knowledgeable in farm economics and management to determine if the proposed farm is of sufficient size and nature to be reasonably expected to sustain a commercially viable operation as an independent farm unit, and for flexible re-use for agricultural purposes in the event of business failure; and,
    - ii) be permitted by a site specific zoning by-law amendment.
- 
-

**5.1.3 Farm-Related Uses**

5.1.3.1 Development applications for farm-related non-residential uses in the Agricultural Resource Area will comply with the following:

- a) will conform to the Zoning By-law;
- b) where feasible, not be located on Prime Agricultural Lands;
- c) be prohibited in a woodlot except where an exception from the Regional Tree Cutting By-law has been obtained;
- d) a lot size up to a maximum of 1.2 hectares may be considered, except where natural features or existing lot patterns justify the inclusion of additional lands;
- e) minimize impacts on Environmental Areas in accordance with policies in Chapter 6 of this Plan; and,
- f) compliance with the Ministry of Environment and Energy's Guidelines on Land Use Compatibility;

5.1.3.2 Notwithstanding Policy 5.1.3.1, lot creation for a farm-related non-residential use will only be permitted in Prime Agricultural Areas, where the use has been established.

**5.1.4 On-farm Business Activities**

5.1.4.1 Where an on-farm business activity is proposed to be established, the development application will comply with the following:

- a) it must be demonstrated that the proposed on-farm business activity will remain secondary to the farm operation and that the cumulative effect of on-farm business activities does not undermine the agricultural nature of the area. Determination of whether a proposal activity is secondary to the farm operation must include an evaluation of the relationship between the existing agricultural operation and the proposed on-farm business. This will include the financial investment, the number of employees, the type of operation for both the agricultural operation and the proposed on-farm business and any other factors as may be deemed appropriate;
- b) be permitted by a site specific zoning by-law amendment which:
  - i) identifies the area of the operation including all buildings and storage areas;
  - ii) wherever feasible, the area of operation is to be part of the farm cluster; and,
  - iii) consideration is given to any impacts such as noise, dust, vibration, visibility to the adjacent agricultural operations. Mitigation of impacts may require screening or fencing, as determined by Council;

- c) the subject property will remain zoned for agricultural purposes;
- d) no new lot will be created;
- e) the proposed on-farm business activity will not be detrimental to the environment;
- f) shall not include any use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water carried wastes;
- g) shall be limited to dry manufacturing and/or repair; with ancillary retail;
- h) shall not include retail, automotive sales and/or repair; and,
- i) the maximum area of operation that may be permitted for a farm will be determined as follows:
  - i) up to 100 square metres of area of operation for a farm between 10 hectares and 20 hectares;
  - ii) up to 200 square metres of area of operation for a farm between 20 hectares and 40 hectares; and,
  - iii) up to 300 squares metres of area of operation for a farm greater than 40 hectares.

### **5.1.5 Farm-Related Residential Development**

- 5.1.5.1 To accommodate full-time farm employees, including members of the farm household, or to aid retiring farmers, the construction of a second permanent or temporary farm-related residential unit, or the conversion of an existing farm-related residential unit, to create a second or third dwelling unit will be permitted on a farm. Consents will not be granted for any farm-related residential units created in accordance with this policy.

## **5.2 MINERAL AGGREGATE RESOURCE AREAS**

To provide for the orderly extraction and optimum utilization of mineral aggregate resources while minimizing undesirable short and long term impacts on the natural environment and the quality of life for existing and future residents.

### **5.2.1 Designation and Protection**

- 5.2.1.1 Mineral Aggregate Resource Areas are designated as shown on Map 5 of this Plan. Mineral Aggregate extraction is a permitted use both within and outside the Mineral Aggregate Resource Area, subject to the policies of this Plan.

- 5.2.1.2 The Township will protect Mineral Aggregate Resource Areas from land uses which are incompatible with future extraction except where it is shown that:
- a) extraction would not be feasible;
  - b) the proposed land use or development serves a greater long term interest of the general public than does extraction; or,
  - c) the proposed land use or development would not significantly preclude or hinder future extraction.
- 5.2.1.3 The Township will regulate uses associated with aggregate extraction through the Zoning By-law as follows:
- a) permit accessory uses associated with aggregate extraction operations and processing activities such as crushing, screening, washing, stockpiling, blending with recycled asphalt or concrete materials, storage, weigh scales, parking and office facilities;
  - b) require site specific zoning to permit ancillary land uses such as asphalt plants, concrete plants and aggregate transfer stations subject to:
    - i) the protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and outdoor storage;
    - ii) the protection of the environment from negative effects of dust, chemical spills, run-off, or contamination of surface or groundwater;
    - iii) access being obtained directly to a road capable of carrying the anticipated truck traffic; and
  - c) notwithstanding b) above, ancillary land uses will be prohibited in Sensitive Groundwater Areas.
- 5.2.1.4 The Township encourages the extraction of the mineral aggregate resource prior to, and during the development of land.
- 5.2.1.5 The Township recognizes all existing licensed pits and quarries as legal uses of land and will endeavour through the policies of this Plan to ensure their continued viability and use for extractive purposes in accordance with license requirements established under the Aggregate Resources Act. The Township will ensure that appropriate zoning is maintained to recognize licensed mineral aggregate extraction operations as a permitted use.
- 5.2.1.6 No new pits or quarries will be permitted in Environmental Preservation Areas or Environmentally Sensitive Policy Areas.
- 5.2.1.7 Any new aggregate operations and subsequent rehabilitation located between the top of bank plus the applicable regulatory setbacks and the Grand River, will only be permitted where it is demonstrated to the satisfaction of the Ministry of Natural Resources, the
- 
-

Region and the Grand River Conservation Authority that the extraction proposal and subsequent rehabilitation of the lands will result in a net environmental gain.

- 5.2.1.8 New mineral aggregate extraction below the water table will only be permitted in accordance with Regional Official Policies Plan Policies 5.3.8 and 5.3.10.
- 5.2.1.9 New mineral aggregate extraction on Prime Agricultural Lands may be permitted as an interim use provided that agricultural rehabilitation is maximized.
- 5.2.1.10 Notwithstanding Policy 5.2.1.9 new mineral aggregate extraction on Prime Agricultural Lands may be permitted without rehabilitation to an agricultural use subject to the provisions of Policy 5.3.12 of the Regional Official Policies Plan.
- 5.2.1.11 The Township will co-operate with the Ministry of Natural Resources and the Region to ensure that all appropriate conditions resulting from the review of the studies required in accordance with Policy 5.2.2.1 are imposed and enforced as:
- a) conditions on the license or notes on the site plan required under the Aggregate Resources Act; and/or,
  - b) conditions of development application approval under the Planning Act.
- 5.2.1.12 The Township will encourage and co-operate with the owners of licensed extractive operations to achieve orderly phased extraction of licensed areas based on practices that promote minimal active mining areas and progressive rehabilitation.
- 5.2.1.13 The Township will encourage the construction of intra-pit road systems and new roads intended for aggregate traffic so as to lessen the impact of aggregate traffic on local residents and sensitive land uses.

## **5.2.2 Special Studies**

- 5.2.2.1 The Township will cooperate with the aggregate industry in the development and maintenance of an inventory of all existing and abandoned mineral aggregate operations within the Township. This inventory should be updated annually to provide progress on the operation, monitoring of the conditions in accordance with the approved License and the identification of any outstanding issues that need to be addressed.

## **5.2.3 New Mineral Aggregate Applications**

- 5.2.3.1 Where the approval of a development application is required prior to the establishment of a new aggregate extraction operation, the applicant shall erect a sign satisfactory to the Township on the subject lands advising of the nature of the application, including area of the application, facilities to be located on the site, and where additional information may be obtained.
- 5.2.3.2 Where the approval of a development application is required prior to the establishment of a new aggregate extraction operation or expansion to an existing operation, the Township will organize a pre-submission consultation meeting with the Region, the Grand River Conservation Authority, and the applicant to identify the study requirements necessary

for the appropriate evaluation of the application and the process to be followed. Acceptance of the zone change application will not occur until the applicant has submitted the identified studies.

5.2.3.3 Where the approval of a development application is required prior to the establishment of a new aggregate extraction operation or expansion to an existing operation, Township support for the zone change application will be subject to the following:

- a) the submission of a study approved by the Township indicating potential transportation impacts from the proposed extraction operation on the Township Road system;
- b) if required, the submission of an Environmental Impact Statement in accordance with Chapter 6 of this Plan;
- c) demonstration that the proposed rehabilitation is consistent with the policies of the Regional Official Policies Plan and this Plan; and,
- d) the submission of all reports required by the Ministry of Natural Resources in accordance with the Aggregate Resources Act, and the Region in accordance with the policies of the Regional Official Policies Plan;
- e) such other relevant matters as Council deems necessary; and,
- f) the Township being satisfied that the following conditions will be dealt with through the site plan approved under the Aggregates Act, or other appropriate means:
  - i) to ensure adequate buffers and/or screenings along road right-of-ways, or adjacent to any existing or proposed residences or as determined through the approval of required studies, adjacent to sensitive land uses to the satisfaction of the Township;
  - ii) that no new excavation or processing will take place until all required buffers and/or screenings have been constructed;
  - iii) that no water or washing or screening operations will be discharged into any water course;
  - iv) that the applicant in cooperation with the Township will establish all haul routes for truck traffic;
  - v) that required road improvements identified through the transportation study noted in a) above are in place s Township is satisfied that any road improvements are in place prior to the removal of aggregates from the site; and,
  - vi) that no new excavation or processing will take place until all required fencing and/or security measures have been put in place.

5.2.3.4 Where a development application is not required to permit a new aggregate extraction operation or expansion to an existing operation, the Township will ask the Ministry of Natural Resources to request the submission of the appropriate studies noted in Policy 5.2.3.3 as part of the aggregate license and site plan approval process.

#### **5.2.4 Wayside Pits**

5.2.4.1 New wayside pits will be permitted in all land use designations without amendment to the Zoning By-law, with the exception of those areas immediately adjacent to Ayr Urban Area, Rural Settlement Areas and Industrial/Commercial Settlement Areas or within Environmental Areas as described in Section 6.1 of this Plan.

5.2.4.2 Portable asphalt plants for the exclusive temporary use of a road authority operating under an approved wayside pit permit will be permitted in all land use designations, without amendment to the Zoning By-law, with the exception of Ayr Urban Area, Rural Settlement Areas or within Environmental Areas described in Section 6.1 of this Plan.

5.2.4.3 The Township will request the Ministry of Natural Resources to include a notification on wayside permits for lands adjacent to Locally Significant Natural Areas that the Township should be contacted prior to excavation to obtain information on how to mitigate impacts on the Locally Significant Natural Areas.

#### **5.2.5 Rehabilitation of Existing or Abandoned Aggregate Pits**

5.2.5.1 The Township will cooperate with land owners, the Region, pit operators, the Ministry of Natural Resources in efforts to rehabilitate existing and/or abandoned pits and quarries to reduce or eliminate dangerous or hazardous conditions and return the pit site to a suitable land use as determined by the Township in conformity with the policies of this Plan and policies 5.3.11 and 5.3.12 of the Regional Official Policies Plan.

### **5.3 WATER RESOURCE PROTECTION STRATEGY**

The Township will endeavour to protect water resources including sensitive groundwater recharge and discharge areas, headwaters and aquifers from development which would jeopardize the quality of water sources in the township.

5.3.1 The Township will participate with the Region, the Ministry of Natural Resources, the Ministry of Environment and Energy, the Ministry of Agriculture Food and Rural Affairs, and the Grand River Conservation Authority in implementing the Regional Water Resources Protection Strategy.

5.3.2 Implementation of the Regional Water Resources Protection Strategy will include:

- a) defining the location, nature and extent of water resources;
- b) identifying and evaluating potential threats to surface and groundwater quality;
- c) developing policies and programs to manage, reduce or eliminate these threats; and,

- d) informing and consulting with the community about water resource protection issues.

5.3.3 Amendments to this plan will be considered to establish policies and mapping as required to implement the recommendations of the Regional Water Resources Protection Strategy.

5.3.4 The Township, in consultation with the Region, the Ministry of Natural Resources, the Ministry of Environment and Energy, the Grand River Conservation Authority and affected landowners, will establish policies in this Plan to provide for the appropriate protection, conservation or enhancement of sensitive groundwater recharge and discharge areas; aquifers and headwaters, not fulfilling the criteria for designation as Sensitive Groundwater Areas in accordance with the provisions of Policy 4.1.6 and Section 5.2 of the Regional Official Policies Plan.

---

---



---

## **CHAPTER 6: ENVIRONMENTAL MANAGEMENT**

### **6.1 ENVIRONMENTAL AREAS**

Significant environmental areas are highly valued and considered irreplaceable. They provide economic, ecological and social benefits. Collectively they contribute to the conservation of biological diversity and maintenance of quality air, land and water. Interconnections among significant natural areas should be preserved and maintained to preserve the ecological integrity of the landscape, and development in these areas should conserve or enhance the natural features and functions, and protect environmental areas in the Township from incompatible development.

#### **6.1.1 General Policies**

- 6.1.1.1 Environmental Areas include Environmental Preservation Areas, Environmentally Sensitive Policy Areas, Provincially Significant Wetlands; fish habitat; significant natural corridors (which include significant valleylands); sensitive groundwater recharge and discharge areas, headwaters and aquifers; Locally Significant Natural Areas; and significant woodlands.
- 6.1.1.2 Where development is proposed on lands that have not been adequately evaluated or classified to identify Environmental Areas, the applicant will be required to prepare a Natural Habitat Network inventory in accordance with Regional Official Policies Plan Policy 4.1.11 and 4.1.12.
- 6.1.1.3 The acquisition of Environmental Areas by the Township or other public agencies will be promoted wherever feasible.

#### **6.1.2 Environmental Preservation Areas**

- 6.1.2.1 Environmental Preservation Areas are designated as illustrated on Map 1 of the Regional Official Policies Plan, and identified for information purposes on Map 6A of this Plan. The boundaries of Environmental Preservation Areas may be refined, and areas added or deleted within the Regional Official Policy Plan, without amendment to this Plan. While this Plan will be amended from time to time, to update Map 6A to reflect amendments to Environmental Preservation Area boundaries, the boundaries as established in the Regional Official Policies Plan will be the boundaries used to interpret the policies of this Plan.
- 6.1.2.2 Environmental Preservation Areas shown on Map 6A of this Plan will be designated as Environmental Constraint Areas for land use purposes on Maps 2B, and 2.1 to 2.32 inclusive of this Plan.
- 6.1.2.3 Development is not permitted within Environmental Preservation Areas. Development proposed contiguous to an Environmental Preservation Area is subject to the provisions of Section 4.2 of the Regional Official Policies Plan including the submission of an Environmental Impact Statement for review by the Region.
- 6.1.2.4 Environmental Preservation Areas which are privately owned are not for use by the public, except at the discretion of the owner.
- 
-

### **6.1.3 Provincially Significant Wetlands**

- 6.1.3.1 Provincially Significant Wetlands include all Class 1, 2, and 3 Wetlands as identified by the Ministry of Natural Resources. Provincially Significant Wetlands are designated as illustrated on Map 2 of the Regional Official Policies Plan and are identified for information purposes on Map 6A of this Plan. The boundaries of Provincially Significant Wetlands may be refined, and areas added or deleted within the Regional Official Policy Plan, without amendment to this Plan. While this Plan will be amended from time to time, to update Map 6A to reflect amendments to Provincially Significant Wetland boundaries, the boundaries as established in the Regional Official Policies Plan will be the boundaries used to interpret the policies of this Plan.
- 6.1.3.2 Provincially Significant Wetlands are designated as Environmental Constraint areas on Maps 2B and 2.1 to 2.32 inclusive of this Plan.
- 6.1.3.3 Development is not permitted within Provincially Significant Wetlands. Development proposed adjacent to a Provincially Significant Wetland is subject to the provisions of Section 4.4 of the Regional Official Policies Plan including the submission of an Environmental Impact Statement for review by the Grand River Conservation Authority. For the purposes of interpretation of this Policy, adjacent will be defined as lands within 120 metres of the boundary of the Provincially Significant Wetland.
- 6.1.3.4 Provincially Significant Wetlands which are privately owned are not for use by the public, except at the discretion of the owner.

### **6.1.4 Environmentally Sensitive Policy Areas**

- 6.1.4.1 Environmentally Sensitive Policy Areas are designated as illustrated on Map 1 of the Regional Official Policies Plan and are identified for information purposes on Map 6A of this Plan. The boundaries of Environmentally Sensitive Policy Areas may be refined, and areas added or deleted within the Regional Official Policy Plan, without amendment to this Plan. While this Plan will be amended from time to time, to update Map 6A to reflect amendments to Environmentally Sensitive Policy Area boundaries, the boundaries as established in the Regional Official Policies Plan will be the boundaries used to interpret the policies of this Plan.
- 6.1.4.2 Environmentally Sensitive Policy Areas are designated as Environmental Constraint Areas on Maps 2A and 2.1 to 2.32 inclusive of this Plan.
- 6.1.4.3 All development proposed within or contiguous to an Environmentally Sensitive Policy Area is subject to the provisions of Section 4.3 of the Regional Official Policies Plan, including the submission of an Environmental Impact Statement to the Region.
- 6.1.4.4 Environmentally Sensitive Policy Areas which are privately owned are not for use by the public, except at the discretion of the owner.
- 
-

---

**6.1.5 Fish Habitat**

- 6.1.5.1 Fish Habitat will be as identified by the Grand River Conservation Authority or the Ministry of Natural Resources.
- 6.1.5.2 Any development proposed contiguous to designated fish habitat area will require the preparation of an Environmental Impact Statement to the satisfaction of the Grand River Conservation Authority in accordance with the policies of Section 6.2 of this Plan.
- 6.1.5.3 The Township may permit development contiguous to designated fish habitat where it is demonstrated to the satisfaction of the Ministry of Natural Resources through the submission of an Environmental Impact Statement that the proposed development will not harmfully alter, disrupt or destroy fish habitat.
- 6.1.5.4 The Township will support the objective of achieving a net gain in the productive capacity of fish habitats. This may be achieved through such measures as enhancing or rehabilitating watercourses and creating or recreating fish habitat as opportunities arise.
- 6.1.5.5 Where it is demonstrated by the Environmental Impact Statement required by Policy 6.1.5.3, that any development could result in negative impacts to fish habitat or in a net loss of the productive capacity of fish habitats, such development will be prohibited, unless it can be compensated for and authorized by the Federal Minister of Fisheries and Oceans.
- 6.1.5.6 Watershed studies will be used to determine appropriate means to implement fishery policy and the specification of protective mitigative measures.

**6.1.6 Significant Natural Corridors**

- 6.1.6.1 The Township will participate in a study with the Region, the Ministry of Natural Resources, the Grand River Conservation Authority, and other Area Municipalities, and in consultation with affected landowners, to address as part of the Natural Heritage Framework and Strategy the following:
- a) establishment of a definition of "significant natural corridors"; and,
  - b) identification of Significant Natural Corridors.
- 6.1.6.2 Significant Corridors identified by the Grand River Conservation Authority or through a Watershed study will be designated by amendment to Map 6B of this Plan and will be designated as Environmental Constraint Areas on Maps 2B and 2.1 to 2.32 inclusive.
- 6.1.7 Sensitive Groundwater Areas, Recharge Areas, Discharge Areas, and Headwaters**
- 6.1.7.1 Sensitive Groundwater Areas related to potable water supply will be designated by amendment to Map 6B and are subject to the provisions of Section 5.2 of the Regional Official Policies Plan.
- 6.1.7.2 Where Sensitive Groundwater Recharge Areas, Discharge Areas or Headwaters are identified through the completion of a watershed study, such areas will be protected from
- 
-

development in accordance with the policies as contained in the approved watershed study (see Section 6.4 of this Plan for watershed requirements).

- 6.1.7.3 Where a Sensitive Groundwater Recharge/Discharge or Headwater area is identified through the completion of the Natural Habitat Inventory, or appropriate field study as required by Policy 4.1.11 of the Regional Official Policies Plan, the submission of an Environmental Impact Statement will be required to determine areas where no development will be permitted, and areas where development may be permitted subject to appropriate mitigation measures.

### **6.1.8 Locally Significant Natural Areas**

- 6.1.8.1 Locally Significant Natural Areas are designated as shown on Map 6B of this Plan and are designated as Environmental Constraint Areas on Maps 2A and 2.1 to 2.32 inclusive of this Plan.

- 6.1.8.2 It is the intent of the Township to preserve, protect and, where appropriate, enhance Locally Significant Natural Areas. Any development within or adjacent to a Locally Significant Natural Area must have regard for the conservation and enhancement of the significant features and functions of the Locally Significant Natural Area in accordance with the policies of this Plan.

- 6.1.8.3 A Locally Significant Natural Area is a natural area not warranting designation as an Environmental Protection Area, Environmentally Sensitive Policy Area or Provincially Significant Wetland which:

- a) is identified by the Ministry of Natural Resources as a Locally Significant Wetland (including all Class 4 to 7 Wetlands identified by the Ministry of Natural Resources); or,
- b) is identified as a significant woodland in the woodland strategy to be completed pursuant to Policy 4.1.8 of the Regional Official Policies Plan; or,
- c) is identified as a Locally Significant Natural Corridor by a study completed in accordance with Policy 6.1.6.1; or,
- d) is identified by the Ministry of Natural Resources as significant wildlife habitat; or,
- e) is identified by the Grand River Conservation Authority as a cold or warm water fishery; or,
- f) provides a connection or acts as a buffer or supporting area to other designated natural areas, thus maintaining ecological connection between communities; or,
- g) performs vital hydrogeological functions, such as serving as headwaters of a stream, groundwater recharge and Local Environmentally Significant Discharge Areas; or,

- h) fulfils at least three of the following criteria:
  - i) is a good quality, representative example of a particular type of ecosystem native to the Township;
  - ii) contains uncommon or rare ecological communities such as old growth forests, savannas, prairies, bogs, fens, meadows and so on;
  - iii) is a natural area of over 1 hectare (2.5 acres);
  - iv) supports a moderate to high diversity of native species and ecological communities due to varied topography, microclimates, soils, and/or drainage;
  - v) contains nationally, provincially, or regionally significant species;
  - vi) contains 'special' physical features (e.g. landforms, springs, fossils);
  - vii) is important or has the potential for ecological research, education and/or passive recreation due to location or features; or,
  - viii) has a high aesthetic or scenic value in the Township.

6.1.8.4 The submission of an Environmental Impact Statement for review by the Township in consultation with the Region and the Grand River Conservation Authority will be required for all development proposed within or adjacent to a Locally Significant Natural Area. For the purposes of interpretation of this policy, adjacent will be defined as lands within 50 metres of the boundary of the Locally Significant Natural Area.

6.1.8.5 Where an Environmental Impact Statement demonstrates that the proposed development will not have significant negative impacts upon the significant features and functions of the Locally Significant Natural Area, the Township may, subject to appropriate conditions, approve or recommend approval of the application without amendment to this Plan.

6.1.8.6 Where an Environmental Impact Statement, submitted in accordance with Policy 6.5.1, demonstrates that a development may have an adverse environmental impact upon the environmentally significant features and functions of the Locally Significant Natural Area, the Township will undertake one of the following:

- a) negotiate an agreement with the owner of the land requiring conditions of approval, or dedication of land to protect lands supporting the environmentally significant features and functions of the Locally Significant Natural Area;
- b) request the Province, the Region, or the Grand River Conservation Authority to use powers within their jurisdiction to enable acquisition of the Locally Significant Natural Area;
- c) encourage public and/or private agencies to acquire all or the affected portion of the Locally Significant Natural Area;

- d) require a Conservation Easement; or,
- e) refuse the application.

- 6.1.8.7 The interpretation and definition of the limits of a Locally Significant Natural Area and adjacent lands will be the responsibility of the Township in consultation with the Region and the Grand River Conservation Authority;
- 6.1.8.8 Locally Significant Natural Areas which are privately owned are not for use by the public, except at the discretion of the owner.
- 6.1.8.9 Where a Locally Significant Natural Area is subsequently designated by the Region as an Environmental Preservation Area, Environmentally Sensitive Policy Area, Provincially Significant Wetland, or Regionally Significant Natural Corridor, the provisions of Sections 6.1.2, 6.1.3, 6.1.4 and 6.1.6 will apply respectively.
- 6.1.8.10 Where lands are identified through a watershed or other appropriate field study as fulfilling the criteria for a Locally Significant Natural Area designation in accordance with Policy 6.1.8.3, an amendment to this Plan will be considered to designate such lands as a Locally Significant Natural Area.

## **6.1.9 Significant Woodlands**

- 6.1.9.1 The Township will participate in a study with the Region, the Ministry of Natural Resources, the Grand River Conservation Authority, and other Area Municipalities, and in consultation with affected landowners, to address the following:
- a) establishment of a definition for "significant woodlands";
  - b) identification of Significant Woodlands;
  - c) recommendation of lands for designation as Environmentally Sensitive Policy Areas by amendment to the Regional Official Policies Plan; and,
  - d) recognition of lands for designation as Locally Significant Natural Areas by their inclusion in this Plan.
- 6.1.9.2 Significant Woodlands identified by the Grand River Conservation Authority or through a Watershed study will be incorporated on Map 6B by amendment to this Plan.

## **6.2 HAZARD LANDS**

Hazard Lands possess physical characteristics which could cause severe property damage or loss of life. This section is intended to prevent the loss of life and minimize property damage and social disruption through the restriction of land use activities on lands susceptible to erosion or flooding, while permitting limited development on lands where it is determined to be appropriate and safe. Lands identified as Hazard Lands are intended primarily for the preservation and conservation of the land and environment.

---

---

- 6.2.1 Hazard Lands are shown on Map 6C of this Plan and include those lands having inherent physical and environmental constraints such as steep slopes, flood susceptibility, organic soils, erosion susceptibility, permanent water holding areas, other geophysical limitations and associated buffers and setbacks which place constraints on the possibility of development. Hazard Lands may contain various Environmental Areas identified in Section 6.1.
- 6.2.2 Lands identified on Map 6C as being within Hazard Lands will be designated as Environmental Constraint Area as illustrated on Map 2B of this Plan, and zoned in the Township Zoning By-Law to prohibit buildings or structures. Building setbacks from lands shown as Hazard Lands will be established and/or modified where appropriate, in consultation with the Grand River Conservation Authority.
- 6.2.3 Where Hazard Lands contain all or a portion of an Environmental Area identified in Section 6.1, the more restrictive policies will apply.
- 6.2.4 Within Hazard Lands, no development will be permitted except:
- a) through a Township Zoning By-law amendment where development is proposed within the buffer or setback area and a study of the hazard has demonstrated to the satisfaction of the Grand River conservation Authority that the hazardous condition for which the land has been designated can be mitigated through accepted and permanent engineering practices;
  - b) buildings or structures intended for erosion control, normally associated with management of the natural environment, or operated by a public authority. All such buildings and structures must be approved by the Grand River Conservation Authority, the Township and where appropriate, the Region; and,
  - c) the creation of lots which extend into Hazard Land areas provided that the Township Zoning By-law prohibits the establishment of structures or outdoor storage on that portion of the lot located within the Hazard Land area, provided that the lot creation will not result in subsequent demand for development which would negatively impact the Hazard Land.
- 6.2.5 Where development is proposed that would result in a change in use or expansion of an existing building or structure within a Hazard Land, the following uses will not be permitted:
- a) institutional uses such as hospitals, nursing homes, senior citizens residences, schools for the education of children or persons with physical/mental challenges, day care centres, residential care facilities or other similar uses which would pose a threat to the safety of the inhabitants in an emergency situation;
  - b) the provision of essential services such as police, fire, ambulance, major electrical substations, or telephone substations;
  - c) the manufacture, use or storage of substances of a chemical, hazardous or toxic nature, which could pose a threat to public safety if damaged as a result of flooding or failure of flood protection measures;
- 
-

- d) fully enclosed underground parking facilities; and,
  - e) private sewage disposal systems.
- 6.2.6 Structures which are replaced or reconstructed as a result of fire or other unusual loss will be constructed and/or flood proofed to the satisfaction of the Grand River Conservation Authority.
- 6.2.7 Subject to Policy 6.2.5, minor expansions and alterations may be made to existing buildings and structures located within that portion of the Hazard Lands identified by the Grand River Conservation Authority as Regulatory Flood Plain, provided that:
- a) it is approved by the Grand River Conservation Authority;
  - b) it has received appropriate fill permits;
  - c) no new dwelling units or buildings are constructed or created;
  - d) no new floor space is created below the elevation of the first floor, including new basements; and,
  - e) the renovations, additions, and/or alterations are flood proofed in accordance with the requirements of the Grand River Conservation Authority.
- 6.2.8 Outdoor industrial storage is prohibited within that portion of the Hazard Lands identified by the Grand River Conservation Authority as Regulatory Flood Plain.
- 6.2.9 The placing or removing of fill of any kind, whether originating on the site or elsewhere, will not be permitted within lands defined by schedule under the Conservation Authorities Act, unless approved by the Grand River Conservation Authority.
- 6.2.10 An application to amend this Plan to remove or revise the Hazard Land designation will be given due consideration by the Township in consultation with the public, the Grand River Conservation Authority, the Region and other relevant agencies, taking into account:
- a) existing environmental and/or physical hazards;
  - b) potential impacts of these hazards on existing and proposed development;
  - c) proposed methods by which these impacts will be overcome in a manner consistent with accepted engineering techniques and resource management practices; and,
  - d) the monetary, social, and biological costs and benefits of proposed engineering work and/or resource management practices needed to overcome these impacts.
- 6.2.11 The acquisition of Hazard Lands by the Township or other public agencies will be promoted wherever feasible.
- 
-



### **6.3 BIODIVERSITY**

The Township highly values its rich natural biodiversity which arises from its location on the boundary between the Great Lakes-St. Lawrence and the Carolinian Life Zone. The Township will encourage the conservation and enhancement of the native diversity of the natural environment in North Dumfries.

- 6.3.1 The Township will co-operate with the Region in the development and maintenance of an environmental database to document the occurrence and distribution of significant species and other features.
- 6.3.2 The Township will encourage the use of native species appropriate to the Township and will discourage the use of non-native or invasive species in accordance with the Regional list of Native Trees and Shrubs and Non-Native Species, when planning within or contiguous to Environmental Areas.
- 6.3.3 The Township will, where feasible, promote the use of native species of trees, shrubs and prairie vegetation for plantings along Township Roads.

### **6.4 WATERSHED PLANNING**

The Township recognizes the direct relationship between human activities and impacts on water and other natural resources. Watershed studies help assess the nature of impacts from development on ecosystem features and functions by assessing the interconnections between human activities and environmental resources. They also provide recommendations concerning land use planning actions and conditions of development approval the Township can implement to prevent or minimize those impacts.

#### **6.4.1 General policies**

- 6.4.1.1 The Township will participate in co-operation with other municipalities, the public, landowners, the Grand River Conservation Authority, the Region, the Provincial Ministries and other interested agencies in the completion of watershed studies for watersheds within the Township as identified on Map 7 of this Plan.
- 6.4.1.2 Priorities and guidelines for the completion of publicly funded watershed studies will be determined in accordance with Section 3.1 of the Regional Official Policies Plan.
- 6.4.1.3 The Township will consider amendments to this Plan to implement appropriate recommendations from watershed studies.
- 6.4.1.4 The Township will consider applicable recommendations of watershed studies not implemented through amendment to this Plan, during the development approval process.
- 6.4.1.5 Watershed studies will be used to identify potential impacts of change on:
- a) water budget;
  - b) peak run off flows;
  - c) run off volumes;

- d) time distribution of stormwater run off;
- e) flood levels and velocities;
- f) floodplain storage;
- g) existing storm water management facilities;
- h) capacities of existing downstream works;
- i) floodplain buildings and structures;
- j) erosion and sedimentation of stream systems;
- k) surface water quality;
- l) groundwater quantity and quality;
- m) water supply aquifer;
- n) infiltration, recharge, discharge;
- o) baseflow;
- p) wetlands;
- q) significant woodlands and other ecosystems;
- r) significant flora and fauna, including rare, endangered, and threatened species and associated habitat;
- s) aquatic habitat and fisheries;
- t) recreation;
- u) consideration and recommendation of rehabilitation measures for a system which is already impacted; and,
- v) other environmental aspects determined by the watershed study.

6.4.1.6 Terms of reference for watershed studies will include the delineation of detailed targets and objectives for resource management, environmental protection, stormwater management practices, and monitoring, and identification of significant natural features, including identification of Environmental Areas, and the determination of areas where no development will be permitted or where more detailed Environmental Impact Statements may be required to assess development proposals.

---

---

**6.4.2 Blair, Bechtel, and Bauman Creeks Watershed**

Policies relating to this watershed study will be considered by future amendment to this Plan.

**6.4.3 Mill Creek Watershed**

Policies relating to this watershed study will be considered by future amendment to this Plan.

**6.4.4 Moffat Creek Watershed**

Policies relating to this watershed study will be considered by future amendment to this Plan.

**6.5 ENVIRONMENTAL IMPACT STATEMENTS****6.5.1 General Policies**

6.5.1.1 Environmental Impact Statements will be required in accordance with the policies of this Plan and the Regional Official Policies Plan, to identify and evaluate the potential effects of proposed development on Environmental Areas. An Environmental Impact Statement will identify the nature and extent of potential impacts; recommend methods for preventing, minimizing or mitigating impacts; opportunities for enhancing Environmental Areas; specify required modifications to a proposal; and determine appropriate buffer zones. The need for, scope and adequacy of Environmental Impact Statements will be determined by:

- a) the Ministry of Natural Resources for development applications potentially affecting Provincially Significant Wetlands or fish habitat;
- b) the Region, for development applications potentially affecting Environmental Preservation Areas, Environmentally Sensitive Policy Areas, or Regionally Significant Natural Corridors; and,
- c) the Township in consultation with the Grand River Conservation Authority and the Region for development applications potentially affecting other Environmental Areas identified as Locally Significant Natural Areas including Locally Significant Wetlands, Locally Significant Woodlands and areas of significant wildlife habitat.

6.5.1.2 The Township may require the submission of a Comprehensive Environmental Impact Statement where:

- a) the proposed development may affect a variety of Environmental Areas as described in Section 6.1;
  - b) multiple contiguous properties containing Environmental Areas are proposed for development;
  - c) a Community Plan is being undertaken; or,
  - d) Environmental Studies are required to support the expansion of the Ayr Urban Area, Industrial/Commercial Settlement Area, or Residential Settlement Area boundaries.
- 
-

6.5.1.3 The submission of an Environmental Impact Statement will not be required by the Township where an Environmental Assessment or alternative environmental review is being undertaken as part of a comprehensive planning process, provided the Environmental Assessment or alternative environmental review fulfils the requirements of an Environmental Impact Statement.

## **6.5.2 Environmental Impact Statements for Locally Significant Natural Areas**

6.5.2.1 Where an Environmental Impact Statement is required for Locally Significant Natural Areas in accordance with Policy 6.1.8.4, it will be prepared by a qualified professional and submitted with the development application to the Township for review in consultation with the Region. Where the Locally Significant Natural Area is a locally significant wetland, the Township will consult with the Grand River Conservation Authority.

6.5.2.2 Environmental Impact Statements for development affecting Locally Significant Natural Areas will be prepared in accordance with the Regional Implementation Guideline on the preparation of Environmental Impact Statements.

6.5.2.3 Where the Township, in consultation with Region and the Grand River Conservation Authority determines that the preparation of an Environmental Impact Statement, for development proposed in or adjacent to a Locally Significant Natural Area, would serve no useful purpose, it may waive the requirement to complete such a study, subject to terms and conditions of approval that the Township may deem appropriate to conserve natural features.

## **6.5.3 Environmental Impact Statements for Fish Habitat**

6.5.3.1 Any development proposed contiguous to designated fish habitat, identified by the Grand River Conservation Authority, will require the preparation and submission of an Environmental Impact Statement for review by the Ministry of Natural Resources in accordance with Section 6.1.5 of this Plan.

6.5.3.2 In addition to the submission requirements outlined in section 6.5.1.1 of this Plan, the submission of an Environmental Impact Statement for development contiguous to designated fish habitat will specify compensation for loss of fish habitat through near site replacement of habitat, off-site replacement of habitat or on-site increase in habitat capacity. Such compensation proposals will be reviewed by the Ministry of Natural Resources and authorized by the Federal Ministry of Fisheries and Oceans.

6.5.3.3 Any requirements imposed through an Environmental Impact Statement must be implemented by the proponent to the satisfaction of the Ministry of Natural Resources.

---

## **CHAPTER 7: HERITAGE RESOURCE MANAGEMENT**

The Township supports the identification and sensitive management of local heritage resources, by encouraging the restoration, protection, maintenance and enhancement of heritage resources, including natural and made features which have historic, cultural, architectural, archaeological, palaeontological, or natural significance. These features may include properties, buildings, structures, artifacts, rivers, roads, districts and sites including streetscapes, landscapes cemeteries and burial places.

### **7.1 GENERAL POLICIES**

7.1.1 The Township will promote the preservation and enhancement of heritage resources by regulating the demolition, removal or inappropriate alteration of historic features including natural and made features which have historic, cultural, architectural, archaeological, palaeontological, or natural significance. These features may include properties, buildings, structures, monuments, artifacts, rivers, roads, districts and sites including streetscapes, landscapes cemeteries and burial places.

7.1.2 The Township Council will establish and maintain a Local Architectural Conservation Advisory Committee to provide consultation regarding the designation, demolition, or alteration of buildings, structures and sites of architectural or historic interest or significance.

### **7.2 INVENTORY OF HERITAGE RESOURCES**

7.2.1 The Township, in consultation with the Local Architectural Conservation Advisory Committee, will prepare and publish an Inventory of Heritage Resources including: heritage resources of Federal, Provincial and Regional interest, archaeological areas, properties which have been designated pursuant to the Ontario Heritage Act; historic sites, cemeteries, properties, buildings, structures or elements of these with archaeological, historic or architectural value or interest, which in the opinion of the Township, satisfies at least two of the following criteria:

- a) it dates from an early time period in the development of the Township;
  - b) it is a good, representative example of the work of an outstanding local, regional, provincial, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;
  - c) it is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;
  - d) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
  - e) it is a well preserved example and illustration of the Township's social, cultural, political, economic or technological development history;
- 
-

- f) it is a well preserved, representation of construction methods now rarely used;
- g) it is a well preserved and representative example of its architectural style or period of building;
- h) it is a well preserved and outstanding example of architectural design;
- i) it terminates a view or otherwise makes an important contribution to the landscape or streetscape of which it forms a part;
- j) it is generally well recognized as a historic Township landmark;
- k) it is a well preserved example of outstanding historic interior design;
- l) it is an example of a rare or otherwise important historic feature of good urban design or landscaping, or streetscaping; or,
- m) it makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.

7.2.2 The Township will encourage the preservation, restoration and integration of heritage resources into the design of new developments.

### **7.3 DESIGNATION OF HERITAGE PROPERTIES**

7.3.1 The Township will regulate the demolition, removal or alteration of buildings of historic and architectural interest or value included in the Inventory of Heritage Resources. For these purposes Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including buildings or structures of historic and architectural interest or value; and will not permit the demolition, removal or alteration of these buildings or structures;
  - b) pass by-laws providing for the acquisition by purchase, lease or otherwise of any property or part thereof, designated in accordance with Policy 7.2.1, or for the expropriation of any such property;
  - c) enter into any easement agreement or covenant with the owner of a designated property, or register and enforce any easement or covenant with the land registry office against a designated property to protect the heritage resource designated in accordance with Policy 7.2.1; or,
  - d) designate areas of architectural and historic significance as Heritage Conservation Districts, pursuant to the Ontario Heritage Act. The features that give the area its distinctive character and contribute to the area's merit as a Heritage District shall be preserved. These may include the placement and relationship of buildings, the scale and character of the building groups, the architectural details of the buildings, natural areas, vistas and streetscapes and the unique historical, social or cultural association of the area.
- 
-

7.3.2 Heritage Districts may include, but are not limited to areas where:

- a) a significant number of the buildings reflect an aspect of the history of the community by nature of location and historical significance of setting;
- b) significant number of the buildings are of a style or architecture or a method of construction to be significant historically or architecturally at a local, regional, provincial, national or international level;
- c) district contains other important physical, archaeological, environmental, cultural or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a district, but which lend support in evaluating the criteria for designation; or,
- d) the district is an area of special association that is distinctive within the township and, as a result, contributes to the character of the entire community.

#### **7.4 STATEMENTS OF IMPACT**

7.4.1 The Township will require the submission of a Heritage Impact Statement for any proposed development that includes or is contiguous to a heritage resource identified in the Inventory of Heritage Resources. The Township, in consultation with the Ministry of Citizenship, Culture and Recreation may scope or waive the requirement for an Heritage Impact Statement where the scale and nature of the proposed development is such that no useful purpose would be served by the completion of the Heritage Impact Statement. The Township will consider conservation alternatives for any proposed development in the following order of preference:

- a) rehabilitate and incorporate the heritage resource(s) and its surrounding context into the proposed development;
- b) recognize and incorporate the heritage resource(s) and its surrounding context into development applications in a manner which does not conflict with the heritage resource;
- c) promote the use of scale and design in new developments which blends harmoniously with existing heritage resources;
- d) promote the re-use of the resource, building, or building elements where the heritage resource cannot be conserved intact; and,
- e) require, prior to approving a development application that would result in the destruction of a heritage resource, that the applicant provide measured drawings, a land use history, photographs and other available documentation of the heritage feature in its surrounding context and, if feasible, relocate the heritage resource.

7.4.2 The Township will encourage measures which enhance public appreciation and visibility of heritage features.

---

---

- 7.4.3 The Township, where feasible, will facilitate the restoration, rehabilitation, use and maintenance of heritage resources located within public open space for any purpose compatible with the existing or proposed function of the public space.
- 7.4.4 The Township will assess the impact of proposed road construction, improvements and other public works abutting heritage resources identified in the Inventory of Heritage Resources, and provide in the project design for the mitigation of any negative impacts.

## **7.5 ARCHEOLOGICAL RESOURCES**

- 7.5.1 The Township will include archaeological areas identified in Federal, Provincial and Regional inventories in the Inventory of Heritage Resources.
- 7.5.2 The Township will designate sites that are identified as having significant archaeological resources as Open Space in this Plan.
- 7.5.3 In the approval of development applications, the Township will consider the potential presence of archaeological resources in consultation with the Region and in accordance with Regional Official Policies Plan Policies 6.2.10 and 6.2.11.

## **7.6 CEMETERIES AND BURIAL PLACES**

- 7.6.1 All licensed, private, abandoned or legally closed cemeteries will be designated in the township Inventory of Heritage Resources and will be encouraged to be retained in their original condition and location.
- 7.6.2 Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations will apply.

## **7.7 GRAND RIVER CORRIDOR**

- 7.7.1 The Township supports the goals and objectives of the Grand River Corridor Plan and will co-operate with the Grand River Conservation Authority, the City of Cambridge and the Region in implementing its recommendations through the development approval process and planning for trail and open space linkages within the Corridor.



---

## **CHAPTER 8: IMPLEMENTATION AND INTERPRETATION**

The preceding chapters have outlined Township objectives and policies intended to manage growth and services. This section is intended to outline methods for interpreting and implementing the policies of this plan.

### **8.1 LOCAL/REGIONAL JURISDICTION**

- 8.1.1 The Township of North Dumfries is a lower tier municipality within the Regional Municipality of Waterloo as created by the Regional Municipality of Waterloo Act.
- 8.1.2 This Plan is a legal document prepared in accordance with the statutory powers and responsibilities vested in the Township by the Province and the Region. All public works carried out in the township must conform to this Plan.
- 8.1.3 This Plan will be used as the basis for actions on planning matters within Township jurisdiction.
- 8.1.4 The effect of Federal and Provincial legislation in granting exemptions from compliance under this Plan for specified undertakings is acknowledged. However, the Township will strive through consultation to gain the full support of Federal and Provincial and Regional agencies in attaining the objectives of this Plan.
- 8.1.5 Other government agencies will have regard to this Plan in preparing and administering plans and programs which may affect the township.
- 8.1.6 The private sector is encouraged to refer to this Plan when developing plans and programs which affect areas of Township interest.
- 8.1.7 The Township considers the policies of this Plan, as approved by the Region, to be appropriate Township interpretations consistent with the Regional policies adopted by the Region, and have had regard for Provincial policy statements adopted by the Province under the authority of the Planning Act.

### **8.2 INTERPRETATION**

- 8.2.1 This Plan was prepared by the Township of North Dumfries in accordance with the Planning Act, and is to be read in conjunction with the Regional Official Policies Plan.
- 8.2.2 Maps 1, 2A, 2B, 2.1 through 2.32 inclusive, 3, 4, 5, 6B, 6C and 7 are Schedules to this Plan and constitute part of this Plan. These maps must be read in conjunction with each other and the policies of this Plan. Map 6A is provided for information purposes only and is accurate as of the date of adoption of this Plan. For the purposes of interpretation of the policies of this Plan relating to Environmental Preservation Areas, Provincially Significant Wetlands and Environmentally Sensitive Policy Areas, regard must be had to Maps 1 and 2 of the Regional Official Policies Plan.
- 
-

- 8.2.3 The policies contained in this Plan are intended to provide a statement of the intentions of Township Council. If clarification of any policy is necessary, reference should be made to the preambles and goals of this Plan.
- 8.2.4 Where differences of opinion arise as to the meaning of any part of this Plan, an interpretation may be made by Township Council after hearing all interested parties. Where such interpretation is not accepted by any interested corporation or person, such corporation or person is free to apply to the Courts or other body having jurisdiction for a judicial interpretation.
- 8.2.5 Where a parcel of land is subject to one or more designations on a map in this Plan, development proposals will be reviewed in accordance with all the policies of the applicable designation, but where conflict exists between these policies, the more restrictive policies will prevail to the extent of the conflict.
- 8.2.6 Where boundaries of any designation on Maps 2A, 2B, and 2.1 to 2.32 inclusive coincide with physical features, roadways, property boundaries and other defined geographical features, the boundary will be deemed to be the centre line of that feature.

### **8.3 AMENDMENTS TO THIS PLAN**

- 8.3.1 Notice of amendments to this Plan will be given in accordance with the procedures as provided for in the Planning Act.
- 8.3.2 In considering amendments to this Plan, the Township will be guided by the following:
- a) the need for the proposed change;
  - b) the effect of the proposed change on the demand for Township services and facilities;
  - c) the implications the amendment may have on other policies of the Plan;
  - d) the impact of the proposed change on the Township's ability to achieve the goals and policies expressed in this Plan, or on other Township policies, programs or interests; and,
  - e) the impact of the proposed change on the Region's ability to achieve the principles and policies expressed in the Regional Official Policies Plan, or on other Regional policies, programs or interests.
- 8.3.3 The Township will undertake a review of the policies of this Plan where judicial decisions, Ontario Municipal Board decisions, and/or changes to legislation or Provincial Policy Statements warrant such a review. The Township will consider amendments to this Plan as appropriate to implement the results of this review.
- 8.3.4 The Township will undertake reviews of the policies of this Plan every five years in accordance with the provisions of the Planning Act.
- 
-

- 8.3.5 A comprehensive review of the fundamental principles of this Plan will be conducted following the comprehensive review of the Regional Official Policies Plan.

#### **8.4 MONITORING AND REVIEW**

It is the intent of this Plan to provide for continuous monitoring and review to ensure that this Plan remain current and addresses significant issues or changes in planning thought, to ensure the effectiveness, viability and relevance of the objectives and policies of this Plan.

- 8.4.1 To provide information for the on-going evaluation of policies, and comprehensive reviews of this Plan, the Township will assist where feasible, in the Region's efforts to carry out a program of research to identify the changing social, economic and physical needs of the residents of the region and the consequences of technological improvements that may affect the programs and policies of the Region.

- 8.4.2 This information will be used in the review of this Plan as provided for in Policy 8.3.4 and 8.3.5. If a review of this Plan identifies appropriate changes to the Plan, then amendments will be brought forward for Council consideration in accordance with the provisions of the Planning Act .

#### **8.5 PUBLIC PARTICIPATION**

- 8.5.1 The Township will provide opportunities for public participation in the development, implementation and monitoring of Township planning policies in accordance with this Plan, the Planning Act, the Environmental Assessment Act and other relevant legislation.

- 8.5.2 The Township will co-operate with Region in public participation programs during the processing of related amendments to this Plan and the Regional Official Policies Plan.

- 8.5.3 In public participation programs associated with a comprehensive review of this Plan, or major amendments hereto, the Township will endeavour to:

- a) solicit public input through the Public Participation program;
- b) demonstrate how comments from the public have been considered in the development of planning policy and decisions; and,
- c) ensure that the public participation process is flexible to allow for changes as necessary.

#### **8.6 IMPLEMENTATION GUIDELINES**

- 8.6.1 Implementation Guidelines are recognized as statements adopted by resolution of Council which detail the manner in which policies established in this Plan will be implemented. The content and scope of these Implementation Guidelines are determined by the Township, and will be in conformity with the provisions of this Plan and the Regional Official Policies Plan.

- 8.6.2 Implementation Guidelines may include, but are not limited to:
- a) strategic plans;
  - b) watershed and master drainage plans; and,
  - c) results of a community planning process not adopted by amendment to this Plan;
  - d) staging programs for public works;
  - e) servicing design criteria;
  - f) transportation standards and priorities; and,
  - g) technical documentation.
- 8.6.3 Implementation Guidelines will not be the instrument used to introduce new policy provisions which could be the basis for denying applications under the Planning Act, or for interfering with the natural justice rights of landowners and the public.
- 8.6.4 The Township will provide public notification at least 14 days prior to Council consideration of any new or revised Implementation Guideline. Such notification will include the following information:
- a) the general nature, purpose or content of the proposed Implementation Guideline;
  - b) the time, date and place at which the proposed Implementation Guideline will be considered for approval by Council; and,
  - c) the means by which interested persons may obtain further information or may submit comments on the proposed Implementation Guideline prior to its adoption.
- 8.6.5 Public notification of the proposed adoption of a Implementation Guideline, in accordance with Policy 8.6.4 of this Plan, will be provided by:
- a) publication in a newspaper of sufficiently general circulation as to give reasonable public notice of the meeting;
  - b) personal service or prepaid first class mail to every person or agency who has made a request to receive such notification or who the Township has determined is likely to have a significant interest in the matter which is the subject of the proposed Implementation Guideline; and,
  - c) other means of notification as may be deemed appropriate by Council.
- 8.6.6 A reasonable opportunity will be provided to all persons having an interest in a proposed Implementation Guideline to make representations to Council or to a Committee of Council, and a fair hearing will be provided to such deputations, or to written comments submitted to the Clerk, prior to adoption.
- 
-

8.6.7 Prior to the adoption of any specific Implementation Guideline in accordance with the provisions of this Section, any actions taken by the Township relating to such matters will be in accordance with existing practices previously approved by Council.

8.6.8 Implementation Guidelines are subject to the approval of the Region where they are deemed by the Region to affect matters of Provincial or Regional significance.

## **8.7 DEVELOPMENT APPLICATION REVIEW**

8.7.1 The Township will provide comments to the Region, adjacent Municipalities or other applicable agencies with respect to matters of Township significance or interest relating to development applications submitted in accordance with the Planning Act or other Provincial or Federal legislation. These comments will be provided in accordance with the procedures established by the Province, the Ontario Municipal Board or other legal authority.

8.7.2 Preliminary Official Plan Amendments and Zone Change Applications will not be accepted for circulation by the Township in the absence of a complete application satisfying the requirements of all applicable legislation, and will not be approved prior to the completion of appropriate environmental assessments in accordance with the Environmental Assessment Act.

8.7.3 The Township encourage in consultation with the Region and other appropriate agencies, the review of draft approved subdivisions every three years to determine if the draft approval should be maintained, and as a result of this review, modify the conditions of draft approval as required.

8.7.4 The Township Council may consider delegating, where appropriate, approval authority and the ability to recommend conditions of approval to appropriate delegates as a means to streamline the development approvals process.

8.7.5 The Township will require pre-submission consultation between the applicant, the Township, the Region and other appropriate agencies prior to submission of a development application in accordance with the Planning Act.

8.7.6 The Township may deem applications to amend this Plan and amendments to the Township Zoning By-law premature for acceptance for processing under the Planning Act in the absence of demonstrated pre-consultation between the applicant, the Township, the Region and other appropriate agencies.

8.7.7 The Township will only recommend approval of consent applications where:

- a) the proposed development conforms to the policies of this Plan and the Regional Official Policies Plan;
- b) the severed and retained parcels conform to the requirements of the Township Zoning By-law or that a minor variance has been approved by the Committee of Adjustment;

- c) the severed and retained parcels have frontage on an existing open road of a standard satisfactory to the Township, and that no new road (other than road widenings) will be required; and,
- d) that the proposed development conforms to the provisions of Section 53(1) of the Planning Act.

8.7.8 The Township encourages the concurrent submission and processing of related development applications.

8.7.9 The Township in consultation with the Region and other appropriate agencies will develop guidelines for the review of development applications which:

- a) establish and monitor general time frames and procedures for development approvals;
- b) identify means of increasing the efficiency and effectiveness of the planning approval process;
- c) update approval procedures based on the review; and,
- d) annually prepare a report to Council on the results of the review.

8.7.10 The Township will maintain a Development Applications in Process Status Report and report to Council annually with the results.

## **8.8 SITE PLAN CONTROL**

8.8.1 All lands within the Township shall be deemed to be a Site Plan Control Area and shall be applicable to all development excluding:

- a) development proposed in conjunction with farm operations, farm buildings and the residence of the farm operator for agricultural purposes;
- b) single detached dwellings, semi-detached dwellings and duplexes, except those permitted within or contiguous to Open Space Areas, Environmentally Sensitive Policy Areas, and single detached dwellings, semi-detached dwellings and duplexes forming part of a zero lot line, linked housing or similar innovation in housing developments.

8.8.2 Drawings showing plan, elevation and cross-section views may be required for all buildings to be erected, including all buildings to be used for residential purposes regardless of the number of units within the Site Plan Control Area outlined in Policy 8.8.1 above.

8.8.3 Widening of highways shall be required as a condition of site plan approval for all development within the Site Plan Control Area abutting Local Streets described in Schedule A "Roads to be Widened".

8.8.4 The Township may enter into such agreements as may be necessary to secure appropriate conditions of Site Plan approval pursuant to the provisions of the Planning Act.

8.8.5 The Township Council shall consult with the Region when considering applications for Site Plan approval to ensure that Regional conditions requested pursuant to the provisions of the Planning Act are appropriately satisfied.

## **8.9 HOLDING PROVISIONS**

8.9.1 Holding provisions may be utilized by the Township for those situations where it is necessary or desirable to zone lands for development in advance of the fulfilment of specific requirements and conditions, and where the details of the development have not yet been fully resolved. These details include:

- a) environmental contamination clean-up;
- b) environmental impact analysis;
- c) future subdivision of lands;
- d) school sites; or,
- e) the provision of services and road works.

8.9.2 Holding provisions will be applicable to all land use categories in this Plan and may be applied through the Township Zoning By-Law to any zoning category or specific land use within a zoning category.

8.9.3 Holding provisions may be applied Township wide, to portions of the Township such as lands within a specific service area, catchment area, drainage shed, service pressure zone, Settlement Area, the Ayr Urban Area, or on a site specific basis.

8.9.4 Implementation of Township-wide holding provisions may be by way of both general Township Zoning By-Law and/or site specific Zoning By-Laws, and do not require amendment to this Plan to enact a holding by-law or remove the holding symbol.

8.9.5 Interim uses permitted while the holding provision is in place shall include:

- a) existing uses; and,
- b) other uses deemed appropriate by Township Council which do not adversely affect the future development potential of the lands.

8.9.6 The implementing or holding zoning by-law will zone the lands for future intended use and will identify the lands subject to the holding provisions by adding the holding symbol H to the zoning category, indicating that the development of the lands cannot proceed until the symbol H is removed.

8.9.7 In order to use the holding symbol under these policies, the following requirements will be clearly outlined in the implementing Zoning By-Law:

- a) what conditions must be met before the holding symbol is removed; and,
  - b) what is the criteria for assessing that a requirement or condition has been met.
- 
-



**SCHEDULE 'A'**

**DESIGNATED ROAD ALLOWANCES**

All Primary and Secondary Township Roads as designated on Map 3 of this Plan have a Designated Road Allowance of 20.117 metres (66 feet).

---

## GLOSSARY

**Adjacent Lands:** - lands within 120 metres of a Provincially Significant Wetland, all lands connecting individual wetland areas within a wetland complex as determined by the Ministry of Natural Resources or lands within 50 metres of a Locally Significant Natural Area.

**Archaeological Resources** - means the remains of any building, structure, activity, place, cultural feature or object, which because of the passage of time is on or below the surface of land or water, and is of significance to the understanding of the history of a people or place.

**Biodiversity** - the variety of life in all its forms. It includes species diversity, ecosystem diversity, and genetic diversity within species.

**Contiguous** - lands adjoining an Environmental Area including wildlife corridors, Environmental Protection Areas, Environmentally Sensitive Policy Areas, Fish Habitat, or a designated Heritage feature/district which are situated in sufficiently close proximity that development could reasonably be expected to produce one or more of the following impacts: alterations to existing hydrological or hydrogeological regimes; clearing of existing vegetation; erosion and sedimentation into the Environmental Area; or producing a substantial disruption of existing natural linkages, functions or the habitat of a significant species known to inhabit the Environmental Area.

**Development Application** - in the context of this Plan, development application means an application for approval under the Planning Act. Development applications may include applications for approval of the following: Plans of Subdivision; Plans of Condominium; Consent; Part Lot Control Exemption By-Laws; Official Plan Amendments; and Zone Change Applications. Development Applications do not include Site Plans submitted in accordance with Section 41 of the Planning Act

**Environmental Assessment** - a process for the authorization of an undertaking under legislation such as the Environmental Assessment Act, and the Ontario Energy Board Act.

**Environmental Impact Statement** - a study prepared in accordance with established procedures, to refine the boundaries of an Environmentally Sensitive Policy Area, identify the potential impacts of a development application on an Environmentally Sensitive Policy Area, and recommend means of preventing or minimizing these impacts through avoidance or mitigation.

**Existing Industrial/Commercial Area** - a parcel or parcels of land designated and/or zoned for industrial/commercial uses, which are not designated as, or part of, an Industrial/Commercial Area in this Plan.

**Existing Settlement** - a grouping of four or more non-farm related units or lots not designated as a Rural Settlement Area in this Plan, with each such unit or lot separated from each other by a distance of not more than 100 metres on the same side of an open public road. The measurement of such 100 metres will be as determined according to the following:

- a) measurement is established between two points located along the centre-line of the existing right-of-way of an open public road and which points are determined by a line drawn from the centre of such unit and perpendicular to the public road;
  - b) the distance between the two points is measured along the public road through intersecting public roads; and
- 
-

- c) the point of reference on an adjoining and undeveloped non-farm-related residential lot is determined by the mid-point along the public road.

**Farm** - a parcel of land on which the predominant activity is farming.

**Farming** - includes the growing of crops, and the raising of livestock. Notwithstanding the generality of the foregoing, farming may include fur farming, fruit growing, the keeping of bees, fish farming, poultry farming, vegetable growing, and non-retail greenhouses. Sod farming may be included if permitted in this Plan, subject to a specific zone change.

**Farm-Related Non-Residential Use** - an industrial or commercial use which supports agriculture and needs to be located in proximity to farms, such as farm implement dealerships, grain drying and storage operations, feed mills, abattoirs, non-retail greenhouses, and similar uses which provide a direct service to agricultural operations as an exclusive or primary activity.

**Farm-Related Residential Unit** - a dwelling on a farm used as the primary residence for an active and operating farmer, or a dwelling for a full-time farm employee of an active farm on which the dwelling is located.

**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 Protection Measures** - a combination of structural changes and/or adjustments incorporated into the basic design and/or construction or alteration of individual buildings, structures or properties subject to flooding so as to reduce or eliminate flood damages.

**Gross Floor Area** - the total floor area of a building or structure or part thereof measured from the outside faces of exterior walls or between the outside faces of exterior walls and the centre line of any partition walls. The Gross Floor Area will not include any area which is specifically designated for parking, and which is not being used for the repair or for the public sale of vehicles.

**Heritage Conservation** - any activity undertaken for the purpose of:

- a) identifying heritage resources by finding, selecting and documenting significant attributes and features; or
- b) protecting heritage resources from destruction and loss through legal and other means; or
- c) interpreting heritage resources by revealing and communicating their meaning and value; or
- d) using and managing heritage resources in responsible ways.

**Heritage Resources** - expressions of living heritage, and real and movable property of cultural or natural heritage importance, where:

- a) expressions of living heritage mean the intangible expressions of the traditional culture of a community;

- b) real property means natural and cultural lands, areas and corridors and the features thereof, including buildings and other structures, archaeological and paleontological sites, cemeteries and other burial places, areas of natural and scientific interest, landscapes and vistas; and
- c) movable property means documents and natural and cultural objects.

**Individual Wastewater Treatment Systems** - autonomous sewage disposal systems, that are owned, operated and managed by the owner of the property upon which the system is located.

**Industrial/Commercial Area** - lands designated as an industrial/commercial settlement on Map 2A of this Plan. Residential land uses are not permitted within Industrial/Commercial Areas.

**Inventory of Heritage Resources**- will be a published inventory of heritage resources in the township, available to the public. The inventory may be compiled over time and includes heritage resources identified by Federal, Provincial and Regional governments.

**Minimum Distance Separation** - the separation distance as determined through the Minimum Distance Separation Formulae I and II or any other reduced distance satisfactory to the Township and the Ministry of Agriculture, Food and Rural Affairs through an amendment to an Area Municipal Zoning By-law or Minor Variance application.

**Ministry of Agriculture Food and Rural Affairs** - the Province of Ontario's Ministry of Agriculture Food and Rural Affairs or its delegate.

**Ministry of Citizenship, Culture and Recreation** - the Province of Ontario's Ministry of Citizenship, Culture and Recreation or its delegate.

**Ministry of Environment and Energy** - the Province of Ontario's Ministry of Environment and Energy or its delegate.

**Ministry of Natural Resources** - the Province of Ontario's Ministry of Natural Resources or its delegate.

**Ministry of Transportation** - the Province of Ontario's Ministry of Transportation or its delegate.

**Net Residential Density** - the number of housing units per hectare of residentially designated land, exclusive of lands required for open space, environmentally sensitive areas and transportation and servicing infrastructure, including storm water management.

**Noise Sensitive Land Uses** - uses which may be adversely impacted by noise from transportation sources, including residential developments; seasonal residential developments; and hospitals, nursing/retirement homes, schools, and day-care centres.

**Non-Farm-Related Residential Unit** - any dwelling unit that does not conform to the definition of a farm-related unit.

**Prime Agricultural Area** - an area where prime agricultural land predominates.

**Prime Agricultural Lands** - lands that include speciality crop lands and/or lands of predominately Classes 1, 2 and 3 agricultural soils as defined in the Canada Land Inventory or as determined in consultation with the Ministry of Agriculture, Food and Rural Affairs.

**Provincially Significant Wetlands** - wetlands evaluated as Class 1, 2, or 3 by the Ministry of Natural Resources.

**Region** - the corporate entity of the Regional Municipality of Waterloo.

**region** - the geographic area encompassing the Regional Municipality of Waterloo.

**Rural Settlement Area** - areas designated as settlement areas on Map 2A of this Plan to accommodate residential and other land uses.

**Sensitive Groundwater Area** - area of land contributing water to a municipal well as identified by the Region.

**Site Plan (applicable to all chapters except Chapter 5)** - an application under Section 41 of the Planning Act which details building location and design as well as other site specific considerations such as walkways, landscaping, lighting and storage areas.

**Site Plan (applicable to Chapter 5 only)** - a site plan as defined in the licensing process for aggregate extraction operations in accordance with the provisions of the Aggregates Act.

**Township** - the corporate entity of the Township of North Dumfries.

**township** - the geographic area encompassing the Township of North Dumfries.

**Watershed** - for the purposes of this Plan the term watershed also includes subwatersheds.

**Watershed Studies** - comprehensive scientific studies of rivers and streams and the lands draining into them. These investigations result in recommendations as to where and how development activity can safely occur so as to minimize flood risks, stream erosion, degradation of water quality, and negative impacts on natural systems. Recommendations may also identify opportunities for ecological enhancement and recreation.

**Wetland Complex** - are as evaluated and identified by the Ministry of Natural Resources. A wetland complex comprises two or more individual wetland areas along with their adjacent lands that are related in a functional manner, and are grouped within a common wetland boundary. The whole area is evaluated and classified not individual wetland area components.

**Woodland** - complex ecosystems of different tree species, shrubs, ground vegetation and soil complexes that provide habitat for many plants and animals. Woodlands is a general term which collectively refers to areas occupied by trees, treed areas, woodlots and forested areas.

**Woodlot** - as defined by the Regional Tree-Cutting By-Law, wooded areas over two acres (approximately 0.8 hectares) in size with a specified number of trees of a certain size per acre.

---

---