



**DRAFT**

# Township of Wilmot New Official Plan

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**For Public Review**

**March 31, 2026 (v1)**

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# 1 Introduction

The Township of Wilmot is one of seven Area Municipalities found within the Regional Municipality of Waterloo. The Township is made up of a predominantly rural landscape, with small-town communities found in the Urban Areas of Baden and New Hamburg, and twelve Rural Settlement Areas (St. Agatha, Petersburg, Mannheim, New Dundee, Philipsburg, Shingletown, Wilmot Centre, Haysville, Luxemburg, Lisbon, Sunfish Lake and Foxboro Green).

The legislative requirement for municipalities to enact an Official Plan arises from the Provincial *Planning Act*. All policies in the Official Plan must conform to this higher-order Provincial legislation. All development and public works in the township must conform to the Official Plan. In the past, growth in Wilmot has been shaped by both the Region of Waterloo’s Official Plan and the Wilmot Official Plan.

## 1.1 Purpose

The Wilmot Official Plan sets out the Township’s long-term growth and land use management policies to the year 2051, with a core focus on building complete communities. It includes a range and mix of housing, employment opportunities, schools, recreational amenities, options for servicing, roads, and active transportation while protecting natural heritage features and farmland.

Although this Plan represents a long-term vision for land use planning, it is also created to be a dynamic document, able to respond to changes in the Township as they occur. The policies and visions for the Township presented through this plan aim to provide a framework for managing future growth and change while supporting the Township’s evolving rural character.

# 1.2 Engagement with Indigenous Peoples

*Wilmot Township is on the traditional territory of the Chonnonton, Anishnaabeg, Haudenosaunee, and Mississauga peoples. We also want to acknowledge the importance of The Dish with One Spoon Covenant - a peace agreement made between Indigenous nations before the Europeans arrived. It characterizes our collective responsibility to each other and Mother Earth - we should take only what we need, leave enough for others and keep the dish clean.*

The Township of Wilmot Council adopted this territorial acknowledgement statement in 2019.

This land acknowledgement may be changed without an amendment to the Official Plan as updated by Council.

*By acknowledging this covenant and the First Nations, Métis and Inuit, we are reminded of our important connection to this land where we live, learn and work together as a community.*

Indigenous People are recognized as rights-holders with Aboriginal and Treaty rights under Section 35 of the Canadian Constitution, including the United Nations Declaration on the Rights of Indigenous Peoples.

The Township of Wilmot is committed to early and meaningful engagement with Indigenous communities to facilitate knowledge-sharing and support consideration of Indigenous interests in land use planning processes. This includes:

- a) Maintaining a process for notification and engagement that reflects and respects Indigenous communities' role in land use planning.
- b) Engaging early with Indigenous communities on land use planning matters including the development review process, land use planning studies, environmental assessments, and policy reviews.
- c) Engaging and collaborating with Indigenous communities on the shared responsibility to sustain the lands, waters, and resources for the benefit of generations to come. This includes the natural heritage system and water resources.

- d) Engaging with Indigenous communities and considering their interests when identifying, protecting and managing cultural heritage and archaeological resources.

### 1.3 How to Use this Plan

This Plan, including the introductory text, vision and principles, policies, and maps, is to be read in its entirety, and all relevant policies are to be applied to each situation and appendices shall be referenced to assist with Plan implementation. This Plan includes the following Appendices:

**Appendix A:** Glossary

**Appendix B:** Designated Road Width Right of Ways

**Appendix C:** Township Density Calculation Methodology

**Appendix D:** Grand River Source Protection Plan

**Appendix E:** Vulnerable Area Risk Assessment Table

Where the terms “Township” or “Region” are capitalized, they refer to the Corporations of the Township of Wilmot or the Regional Municipality of Waterloo respectively. Where the terms “township” or “region” are used in lowercase letters, they refer to the geographic area comprising the Township of Wilmot or the Regional Municipality of Waterloo respectively.

Policies in this Plan that use the word “will” or “shall” express a mandatory course of action. Where the words “encourage” or “may” are used, it indicates that the Township requires consideration to be given to the policy, but not necessarily compliance in all instances. Such policies are intended to provide direction and support for achieving the overall goals of this Plan.

For the purpose of interpreting this Plan, the definitions in the Planning Act, the Ontario Heritage Act, the Provincial Planning Statement (2024), and other applicable Provincial legislation, as well as local plans and guidelines, including the Township of Wilmot Zoning By-law shall apply. Other defined terms within this Official Plan are contained

within the glossary under Appendix A. In all other instances, terms shall be defined in accordance with their common usage and, if necessary, reference to the Canadian Oxford Dictionary.

Agency names are used throughout this Plan to clarify which bodies have relevant associated approvals or processes that complement the Township’s role in land use planning. Should agency names or responsibilities change after the Provincial approval of this Plan, those names and roles within this Plan shall follow the new agency.

This Plan is one of many documents shaping how land is used in the township. Many of these documents are cited in this Plan. If those documents are updated after the approval of the Township Official Plan, any references in this Plan to those other documents shall be interpreted to reference the newer document.

## 1.4 Planning Act

The *Planning Act* is the overarching Provincial legislation which governs land use planning in Ontario. It establishes the respective roles of the Province and municipalities regarding land use planning and provides the basis for municipalities to create and use various planning tools, such as Official Plans and Zoning By-laws. It is important to note that all planning decisions and policies made by a municipality (or other planning authority) must conform to the *Planning Act*, as well as the provincial plans outlined in Section 2.1 of the Act. Section 17 of the *Planning Act* sets out that “*the Minister is the approval authority in respect of the approval of a plan as an official plan*” and prescribes a process which the Township of Wilmot must follow in the preparation of a new Official Plan or any Official Plan Amendments.

## 1.5 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 (“PPS”) is a guiding policy document that provides direction on a variety of planning and land use matters in the province. The legal basis for conformity to the PPS is rooted in Section 3 of the *Planning Act*, which requires that all planning decisions be consistent with the minimum standards set out in the PPS. The Provincial Planning Statement outlines that “*Official plans are the most*

*important vehicle for implementation of the Provincial Planning Statement and for achieving comprehensive, integrated and long-term planning”.*

The PPS puts forward policy regarding housing, infrastructure, resource management, and public health. Pertinent policies for the new Wilmot Official Plan include adjustments to municipal planning boundaries, regulations regarding employment areas, agricultural protection, and population growth targets. Specific policy guidance is provided by the PPS as it relates to planning for people and homes.

*2.1.3 At the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, informed by provincial guidance. Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond this time horizon.*

Furthermore, the PPS provides general policies for implementation and interpretation as it relates to the creation of Wilmot’s new Official Plan.

*6.1.5 Official plans shall identify provincial interests and set out appropriate land use designations and policies. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and facilitate development in suitable areas.*

In order to protect provincial interests, planning authorities shall keep their Official Plans up-to date with the Provincial Planning Statement. The policies of the Provincial Planning Statement shall continue to apply after adoption and approval of an Official Plan.

## **1.6 Region of Waterloo Official Plan**

The Waterloo Regional Official Plan (“ROP”) was the Official Plan of the Region of Waterloo, which is an upper-tier municipality that encompasses a federation of lower-tier municipalities, including the Township of Wilmot.

As of January 1, 2025, the Waterloo Regional Official Plan became a Local Plan of the Township of Wilmot as part of Provincial legislation that removed planning authority from the Region of Waterloo.

This Official Plan replaces both the existing Township and Regional Official Plans with a new Plan, focused on tailored policies to meet the Township's current and future needs in a manner that is consistent with the 2024 Provincial Planning Statement.

Wilmot's new Official Plan incorporates the best of the Region of Waterloo's Official Plan policies and the previous Township Official Plan, as an essential part of charting the future of Wilmot Township to the year 2051.

## 1.7 Vision and Principles

The vision and principles for this Official Plan were created through consultation with residents, businesses, and members of Council. Through visioning workshops and conversations with community members the Township identified what matters most in managing growth and change to protect what is most valued by the community to be incorporated into this Plan.

### Vision

Wilmot Township will plan to guide growth in a balanced way that strengthens our evolving and welcoming countryside community. Growth will support equitable access to the essentials of daily life for residents of all ages and abilities - offering a diverse mix of housing, employment opportunities, transportation choices, public services, and local shops. This growth will be carefully balanced with strong protections for farmland, water, and the natural environment, preserving what matters most for current and future generations.

### Principles

- a) Encourage and support a range and mix of housing in urban areas and rural settlement areas and on major roads.
- b) Enhance our urban areas and rural settlement areas by accommodating new businesses, housing, community facilities and enhancing streets and parks.

- c) Provide opportunities for local jobs and economic growth.
- d) Plan for accessible transportation options to support the safe movement of people and goods on local roads.
- e) Ensure the protection and enhancement of the natural heritage system and its ecological functions.
- f) Promote fiscal responsibility in development and manage growth in tandem with the availability of services.
- g) Promote the design of resilient and sustainable communities that respond to climate change and promote compact urban form to protect farmland.

## 2 Managing Population and Employment Growth

Wilmot Township is a growing municipality. There is a need for additional infrastructure capacity to handle some of that growth. Growth is also intended to occur in a manner that supports this Plan's vision of a complete community that maximizes the benefits of this change while protecting what matters most.

### 2.1 Population and Employment Targets

As the Township continues to grow and develop, population and employment forecasts will be used to guide planning for the Township's future. These forecasts are used to guide preparation for land, infrastructure, servicing, and public service facility needs in Wilmot to the year 2051.

- a) The Township is planning for a minimum population target of 34,000 for the year 2051.
- b) The Township is planning for a minimum employment target of 5,000 jobs for 2051.
- c) This Official Plan designates sufficient land for urban development to meet or exceed the 2051 targets. This growth can be accommodated on the lands within the Township's Urban Area as designated at the time of adoption of this Plan.
- d) These targets are minimums and not intended to provide limitations on growth and development where the policies of this Plan are achieved.
- e) Population growth and development activity will fluctuate from year to year. There is nothing in this Plan that establishes annual growth rates that could be construed as posing any specific limitations on population or employment growth and development year by year, beyond phasing and municipal servicing limitations.

- f) Planning for infrastructure, public service facilities, strategic growth areas and employment areas may extend beyond the time horizon of this Plan.

## 2.2 The Township Structure

This Plan supports the development of a Township Structure consisting of three distinct areas as designated on Map 1: Township Structure.

### Baden and New Hamburg Urban Areas

The Baden and New Hamburg Urban Areas are planned to accommodate a broad range and mix of land uses. Baden and New Hamburg shall be the primary focus for population and employment growth in Wilmot.

### Rural Settlement Areas

Rural Settlement Areas are intended to provide opportunities for living and working in the Countryside. Each has a limited mix of land uses serving primarily the local rural community. Rural Settlement Areas will experience limited growth and change in the future.

### The Countryside and Countryside Line

The Countryside includes all of the rural and agricultural lands located outside of the Baden and New Hamburg Urban Areas. This area also includes a broad band of environmental features and productive agricultural lands designated as the Protected Countryside.

The Countryside Line represents the long-term boundary between the existing Baden and New Hamburg Urban Areas and the Countryside.

## 2.3 Countryside Land Use System

The agricultural system, called the Countryside in Wilmot, is shown on Map 2: Countryside Land Use of the Official Plan. It includes Prime Agricultural Areas and Rural Areas. These agricultural policies are intended to permanently protect these valuable areas from urban development, while providing for the continued use of the lands for agriculture, environmental and other appropriate rural uses, including

appropriate access to mineral aggregate resources and other natural resources. The Township will provide opportunities to support access to healthy, local, and affordable food, urban and near-urban agriculture, food system planning and promoting the sustainability of agricultural, agri-food, and agri-product businesses while protecting agricultural resources and minimizing land use conflicts; protecting, enhancing, or supporting opportunities for infrastructure, services, and assets.

- a) Within the Prime Agricultural Area and Rural Area designations, all types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with Provincial standards. The following policies will apply with respect to the Agricultural System:
  1. Where negative impacts on the agri-food network are unavoidable, they will be assessed, minimized, and mitigated to the extent feasible.
  2. Where agricultural uses and non-agricultural uses interface outside of Rural Settlement Areas, land use compatibility will be achieved by avoiding or where avoidance is not possible, minimizing and mitigating adverse impacts on the Agricultural System. Where mitigation is required, measures should be incorporated as part of the non-agricultural uses, as appropriate, within the area being developed.
- b) The Township will seek to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network by limiting farmland fragmentation.
- c) The Township will support opportunities for a sustainable local food system that may include local farmers markets, value-added or value-returning agricultural supporting uses, diversity of agricultural uses (such as greenhouses and orchards), educational and on farm experiences, and community gardens/allotment gardens.

## 2.4 Housing Needs

- a) The majority of new housing in the Township shall be provided in the Baden and New Hamburg Urban Areas.
- b) Specific policies will aim to create a range and mix of housing options and densities to improve affordability, by:
  - 1. Permitting and facilitating all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities.
  - 2. Maintaining at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and maintaining at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.
  - 3. Planning for the general encouragement of intensification, focusing the majority of this growth into the Strategic Growth Areas and Urban Cores within the Baden and New Hamburg Urban Areas as designated on Maps 3 and 4.
  - 4. Provide a range of planning and regulatory incentives that encourage affordable housing.
  - 5. Supporting and encouraging innovative lot configurations and housing designs and construction techniques.
- c) The Township, in collaboration with the Region, will plan to provide a diverse range and mix of housing options with an overall target of a minimum of 10 percent of new ownership and rental housing being affordable to low and moderate income households.

- d) Where a development application proposing residential uses is submitted for a site containing two hectares or more of developable lands, a minimum of 30 percent of new residential dwelling units to be planned in forms other than single detached and semi-detached dwellings, and may include housing forms such as street front townhouses and multiple residential units.
- e) Integrating compact, mixed-use development in new residential developments and redeveloping areas.

## 2.5 Employment Needs and Economic Development

- a) The Township shall promote economic development and competitiveness by:
  - 1. Providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.
  - 2. Providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.
  - 3. Collaborate with the Region, Waterloo Economic Development Corporation, and upper levels of Government to identify strategic sites for investment and larger scale employment opportunities.
- b) Encourage intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities.
- c) Address land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.

### Land Use Compatibility Policies

- d) The Township will protect Employment Lands and ensure land use compatibility through:
  - 1. Protecting areas in proximity to major goods movement facilities and corridors for employment uses.

2. Ensuring buffering between employment uses and sensitive land uses to avoid (or, if not possible, minimize and mitigate) adverse impacts.
  3. Ensuring a compact and connected land use pattern within and adjacent to employment areas to support transportation, including active transportation between different land uses.
- e) Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
- f) Where avoidance is not possible, the Township shall protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse effects to the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

## 2.6 Intensification Targets

- a) The Township's density target on lands in New Neighbourhood areas shall be 45 persons and jobs per gross hectare of land. It shall be calculated in accordance with the Township's calculation methodology estimating the number of persons per unit or number of employees per square foot of employment space. This methodology is detailed in Appendix C.
- b) The Township's residential intensification target shall be that 20% of all new residential development will occur through the redevelopment of existing Urban Areas to accommodate additional dwelling units and higher densities over the planning horizon of this Plan.

- c) The Township's density target for employment lands within an Employment designation shall be 20 jobs per hectare, depending on site location.

## 2.7 Settlement Area Expansion Policies

- a) The current plan and designated Urban and Rural Settlement Areas include sufficient lands to accommodate forecasted growth to at least 2051. This Official Plan has established a Countryside Line and settlement area boundaries in a manner that provides for long-term growth management and planning for infrastructure, community needs, and land use patterns that support the building of a complete community. New Urban or Rural Settlement Areas or settlement boundary expansion applications are not anticipated and will only be considered through a comprehensive update to this Official Plan.
- b) In identifying a new Settlement Area or allowing a settlement area boundary expansion, the Township shall consider the following through a comprehensive community planning process prior to the designation of new Settlement Areas or settlement area lands:
  1. The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses.
  2. If there is sufficient capacity in existing or planned infrastructure and public service facilities.
  3. Whether the applicable lands comprise specialty crop areas.
  4. The evaluation of alternative locations demonstrating there are no reasonable alternatives that avoid prime agricultural areas or use lower priority agricultural lands within prime agricultural areas.
  5. Whether the new or expanded settlement area complies with the minimum distance separation formulae.
  6. Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible

as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

7. The new or expanded settlement area provides for the phased progression of urban development.

### 3 Natural Heritage System

The Natural Heritage System is defined as environmental features and the linkages among them. The Natural Heritage System, and the ecological functions it provides, contribute to maintaining the environmental health of Wilmot and the Grand River watershed. The components of the Natural Heritage System are individually identified on Map 8.

The Township shall:

- a) Maintain, enhance or, wherever feasible, restore environmental features and the ecological and hydrological functions of the Natural Heritage System including the Grand River and its tributaries and the landscape level linkages among environmental features.
- b) Regulate development within hazardous lands and hazardous sites to prevent or minimize hazards to life and property.
- c) Increase forest cover in appropriate locations to achieve an overall target of 30 per cent or more of the Township's total land area.
- d) Designate Core Environmental Features to regulate the use of land within these areas and identify Landscape Level Systems.
- e) Interpretation of the boundaries of Landscape Level Systems and Core Environmental Features, as required to support the review of development applications, will be achieved through the completion of Environmental Impact Statements or other appropriate studies.
- e) On lands where elements of the Natural Heritage System have not been adequately identified and evaluated through a watershed study or any other appropriate natural heritage review, development or site alteration will be prohibited until such time as an Environmental Impact Statement has been prepared by an owner/applicant.

- f) Where lands are designated as two or more elements of the Natural Heritage System as shown on Map 8, the more restrictive policies pertaining to those elements will apply in the event of any conflict.
- g) Illegal acts resulting, or having resulted, in a reduction in the form or function of an environmental feature within the Natural Heritage System, including but not limited to such acts as tree removal, wetland filling or draining, or the diverting of watercourses, will not be recognized as existing conditions within the development review process. Restoration of the damaged area may be required prior to, or as a condition of, approval of any development applications.

### 3.1 Landscape Level Systems

- a) Landscape Level Systems are recognized within the Natural Heritage System as large-scale environmental features or as significant concentrations of environmental features. Landscape Level Systems are designated as shown on Map 8 and comprise:
  - 1. Environmentally Sensitive Landscapes.
  - 2. Significant Valleys.
  - 3. Regional Recharge Areas.

#### Environmentally Sensitive Landscapes

- b) To qualify for designation as an Environmentally Sensitive Landscape, an area will fulfill all of the following:
  - 1. Be a geographically and ecologically definable landscape.
  - 2. Contain natural features that are contiguous, linked or sufficiently close to allow for movement of flora or fauna through the area.
  - 3. Not be bisected by major highways.
  - 4. Be located primarily outside areas designated for fully serviced urban development and/or established Rural Settlement Areas.

5. Contain any two of the following designated natural features:
  - i) Significant Habitat of Endangered or Threatened Species.
  - ii) Environmentally Sensitive Policy Area.
  - iii) Provincially Significant Wetland.
  - iv) Regionally significant Earth Science Area of Natural and Scientific Interest.
  - v) Significant Valleys.
  - vi) Significant Woodlands.
  
6. Contain any two of the following associated natural features:
  - i) Rivers, major stream valleys, floodplains and associated hazard land.
  - ii) Woodlands greater than four hectares in extent.
  - iii) Forest interior habitat.
  - iv) Other wetlands.
  - v) Significant landforms such as moraines, kettle lakes, kames, eskers and drumlins.
  - vi) Significant wildlife habitat such as: winter habitat for deer or wild turkeys; colonial bird nesting areas; raptor roosting, feeding and nesting areas; hibernaculae or herpetofauna breeding areas; and significant migratory stop over areas.
  - vii) Specialized habitats such as but not limited to: savannas; tallgrass prairies; rare woodland types; cliffs; alvars; sand barrens; marl seeps; bogs; and fens.
  
7. Sustain any two of the following ecological functions:
  - i) Provide significant groundwater storage, recharge or discharge.

- ii) Sustain a fishery resource.
  - iii) Provide diverse natural habitats.
  - iv) Provide habitat for provincially or regionally significant species.
  - v) Serve as a linkage.
- c) Where new development or site alteration requiring approval of the Township is proposed on lands within or contiguous to an Environmentally Sensitive Landscape, the owner/applicant will be required to submit an Environmental Impact Statement which addresses landscape impacts in addition to any other requirements.
- d) Where construction of a new road, road widening or upgrading of a trunk sewer, trunk watermain, gas pipeline or electrical transmission line, wastewater treatment facility, waste management facility or groundwater taking project is proposed within or contiguous to an Environmentally Sensitive Landscape, the submission of an Environmental Impact Statement which evaluates landscape level impacts, will be required.
- e) Nothing in this Plan shall prevent the owner of a legal lot of record in an Environmentally Sensitive Landscape from obtaining a building permit to construct or enlarge a house, accessory building or farm structure, provided it is in conformity with all other Township and Grand River Conservation Authority policies and regulations.
- f) The designation of an Environmentally Sensitive Landscape will not affect existing aggregate extraction and processing operations licensed under the Aggregate Resources Act.

### Significant Valleys

- g) Significant Valleys comprise the entire river channel within the region and run up to the point where the slope of the valley begins to grade into the surrounding upland, and include erosion hazard areas. These are shown as approximations on Map 8.

- h) Environmentally Significant Valley Features are natural features within or immediately contiguous to a Significant Valley that consist of:
1. At least one of the following:
    - i) River channel.
    - ii) Environmentally Significant Discharge Areas or Environmentally Significant Recharge Areas.
  2. Both of the following ecological features:
    - i) Habitat of regionally significant species of flora or fauna.
    - ii) Natural area, such as a woodland of one to four hectares in extent, floodplain meadow or wetland, which consists primarily of native species.
  3. Any one of the above plus any one of the following Earth Science features:
    - i) River terrace.
    - ii) Esker.
    - iii) Cliff or steep slopes.
    - iv) Oxbow.
    - v) Confluence with a significant watercourse draining a watershed greater than five square kilometres.
    - vi) Regionally significant Earth Science Area of Natural and Scientific Interest.
    - vii) Fossil bed.

### Regional Recharge Areas

- i) Development applications within Regional Recharge Areas on lands already designated for urban development in this Plan, will comply with the following:

1. The development maintains, improves or restores the hydrogeologic and hydrologic functions of Regional Recharge Areas as established through watershed studies, community plans or through further study.
  2. The development incorporates best management practices, where appropriate, developed in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies.
  3. The development is in conformity with all other applicable policies of this Plan.
- j) Only minor expansions of Rural Settlement Areas located within Regional Recharge Areas may be permitted in accordance with Section 2.7 Settlement Area Expansion Policies to facilitate the enlargement of an existing employment, recreational or institutional use. Such expansions will not be permitted where the lands subject to the expansion proposal are also designated as Environmentally Sensitive Landscape.

## 3.2 Natural Hazards

- a) Development or site alteration will not be permitted within:
1. Hazardous lands which are impacted by flooding hazards and/or erosion hazards.
  2. Erosion access allowances, which will not be less than six metres.
  3. Hazardous sites.
- b) Notwithstanding the policy above, development or site alteration may be permitted in hazardous lands and hazardous sites where:
1. A special policy area has been approved by the Province.
  2. The development is limited to land uses that, by their nature, must locate within the floodway, including flood and/or erosion control works, structures necessary for conservation, water supply, wastewater

management, or minor additions or passive non-structural uses which do not affect flood flows.

3. A two-zone policy area has been designated to permit development or site alteration in the flood fringe.
- c) Notwithstanding Policy b), development proposing the following land uses will not be permitted within hazardous lands and hazardous sites:
1. An institutional land use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing standards or protection works standards, or erosion.
  2. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be unacceptably impaired during an emergency as a result of flooding, the failure of floodproofing standards or protection works standards, or erosion.
  3. Land uses associated with the disposal, manufacture, treatment or storage of hazardous chemicals and/or substances.
- d) Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire, unless the risk is mitigated in accordance with wildland fire assessment and mitigation standards.
- e) Hazardous lands and hazardous sites will be given an appropriate land use designation within the Township's Zoning By-law where regulations are applied by the Grand River Conservation Authority and the Township to minimize hazards.
- f) The Township shall require detailed hydrogeological and/or geotechnical studies to assess potential risks to persons, buildings, structures, or public infrastructure

occasioned by groundwater discharge or high water tables prior to development. Such studies should demonstrate that engineering solutions designed to protect structures from the effects of groundwater discharge and high water tables will be effective, will not require significant on-going maintenance to remain effective, and will not divert or impede natural groundwater flows so as to create hazards or annoyances to adjacent lands and buildings.

### 3.3 Core Environmental Features and Environmentally Constrained Lands

- a) Core Environmental Features identify those environmental features that are Provincially or Regionally significant. These features are the most significant elements of the regional landscape in terms of maintaining, protecting and enhancing biodiversity and important ecological functions and include the following features that have met the Regional test of significance:
  - 1. Habitat of Endangered Species and Threatened Species.
  - 2. Provincially Significant Wetlands.
  - 3. Environmentally Sensitive Policy Areas.
  - 4. Significant Woodlands.
  - 5. Environmentally Significant Valley Features.
  - 5. Significant Areas of Natural and Scientific Interest.
- b) Lands within the Conservation Authority regulated area, including the floodplain as defined by the Grand River Conservation Authority and subject to Policy 3.2 of this Plan, are together included with Core Environmental Features to form the Environmentally Constrained Lands.
- c) Development or site alteration will not be permitted within Core Environmental Features, except for:
  - 1. Forest, fish or wildlife management and conservation.

2. Flood or erosion control projects demonstrated to be in the public interest and for which no other alternative is feasible.
  3. Minor alterations to legal non-conforming land uses within Core Environmental Features.
  4. Infrastructure projects in accordance with other policies contained within this Plan.
  5. Mineral aggregate operations.
- d) Any application for development, site alteration or infrastructure projects will only be permitted on lands within the Environmentally Constrained Lands through the submission of an Environmental Impact Statement or other relevant environmental study, to the satisfaction of the Township, to determine the mitigation measures to be implemented, as appropriate, through the development review process.

### 3.4 Ecological Conservation

- a) Where lands are designated as Ecological Conservation Area on any map in this Plan and as an element of the Natural Heritage System illustrated on Map 8, uses permitted within the Ecological Conservation Area designation will be subject to the restrictions as established through the policies contained in this Plan and specifically regulated through the Township Zoning By-law.

### 3.5 Significant Habitat of Endangered or Threatened Species

- a) Significant Habitat of Endangered or Threatened Species is approved by the Province or the Federal government. Development within such habitat, including fish habitat, will not be permitted except in accordance with Provincial and Federal Requirements.
- b) The Township will collaborate with the Province to ensure that Significant Habitat of Endangered or Threatened Species on lands affected by or contiguous to any proposed development or site alteration is properly identified. This may include

requiring an Endangered and Threatened Species Assessment of the subject site to identify any potential development constraints.

### 3.6 Significant Areas of Natural and Scientific Interest

- a) Significant Areas of Natural and Scientific Interest are natural features that have been identified as such by the Province.

### 3.7 Environmentally Sensitive Policy Areas

- a) Environmentally Sensitive Policy Areas are regionally significant natural areas that comprise:
  - 1. At least two of the following criteria:
    - i) Comprise ecological communities deemed unusual, of outstanding quality or particularly representative regionally, provincially or nationally.
    - ii) Contain critical habitats which are uncommon or remnants of once extensive habitats such as old growth forest, forest interior habitat, Carolinian forest, prairie-savanna, alvars, cliffs, bogs, fens, marl meadows, and cold water streams.
    - iii) Provide a large area of natural habitat of at least 20 hectares which affords habitat to species intolerant of human intrusion.
    - iv) Provide habitat for organisms native to the region recognized as regionally, provincially or nationally significant.
  - 2. Fulfill one of the criteria above and any two of the following:
    - i) Contain an unusual diversity of native life forms due to varied topography, microclimates, soils and/or drainage regimes.
    - ii) Perform a vital ecological function such as maintaining the hydrological balance over a widespread area by acting as a natural water storage, discharge or recharge area.

- iii) Provide a linking system of relatively undisturbed forest or other natural habitat for the movement of wildlife over a considerable distance.
- iv) Serve as major migratory stop-over or significant over-wintering habitat.
- v) Contain landforms deemed unusual or particularly representative at the regional scale.

### 3.8 Supporting Environmental Features

- a) Supporting Environmental Features play an important role in maintaining the ecological functions provided by the Natural Heritage System and will be maintained, enhanced or, wherever feasible, restored.
- b) Where Environmentally Significant Discharge Areas and/or Environmentally Significant Recharge Areas sustain a Core Environmental Feature as documented through a watershed study, Environmental Impact Statement or other such study, the Township will:
  - 1. Not permit development or site alteration within or contiguous to the Environmentally Significant Discharge Areas and/or Environmentally Significant Recharge Areas, except where it has been determined that the development or site alteration would not result in adverse environmental impacts on the features and ecological functions of the Core Environmental Feature.
  - 2. Ensure that any proposed public infrastructure projects will avoid Environmentally Significant Discharge Areas and Environmentally Significant Recharge Areas, wherever feasible. Where it is not feasible to avoid these areas, the construction of the infrastructure project will be designed to maintain the hydrologic functions that sustain Core Environmental Features.

### 3.9 Linkages

- a) The Township, Grand River Conservation Authority and other stakeholders will review potential linkages through watershed studies, Natural Heritage Inventories, Environmental Impact Statements or other appropriate studies as provided through development applications where an environmental impact study is undertaken. These areas are intended to provide opportunities for plant and animal movement among environmental features, support hydrological and nutrient cycling, and contribute to the overall ecological integrity of the Natural Heritage System.
- b) Any linkages shall be incorporated into the design of new development to maintain, enhance or, wherever feasible, restore linkages among environmental features.

### 3.10 Source Water Protection

The Township relies on groundwater resources to supply a majority of its drinking water. Protecting existing and future sources of drinking water from incompatible land uses and from contamination that could hinder groundwater recharge is essential to maintaining human health, economic prosperity, and a high quality of life. Map 6: Source Water Protection Areas outlines regional recharge areas, municipal wells, microbial risk management zones, and Well Head Protection Sensitivity Areas.

- a) Development applications and use permissions on lands within a Wellhead Protection Area (WHPA) category A to D or an Intake Protection Zone 1 or 2 (IPZ) must comply with the provisions set out in the Vulnerable Area Risk Assessment in Map 6 of this Plan, as well as the Grand River Source Protection Plan found in Appendix D.
  - 1. WHPA – A delineates the area within a 100-metre radius of a municipal well. This zone is assigned the highest vulnerability score of 10, indicating a significant risk to ground water quality from surface activities.

2. WHPA – B delineates the area where ground water is estimated to take up to 2 years to reach a municipal well. Vulnerability scores can be 6 (Low), 8 (Medium) or 10 (High), depending on local hydrogeologic conditions and overburden protection.
  3. WHPA – C delineates the area where ground water is estimated to take up to 5 years to reach a municipal well. Vulnerability scores can be 2 or 4 (Low), 6 (Medium) or 8 (High), indicating a moderate to moderately high potential for contamination.
  4. WHPA – D delineates the area where ground water is estimated to take up to 25 years to reach a municipal well. Vulnerability scores can be 2 (Low), 4 (Medium) or 6 (High), indicating lower vulnerability but still requiring appropriate land use consideration.
  5. IPZ 1 delineates the area within a 200-metre radius upstream of the municipal intake.
  6. IPZ 2 delineates the area of land over which a hazardous spill could reach a municipal surface water intake within a two-hour travel time.
  7. IPZ 3 is also shown on the maps for information purposes, and represents the upstream contributing area to the surface water intake.
- b) WHPA – E delineates the area on the ground surface where surface water can flow to a municipal well within a two-hour travel time, creating a direct hydraulic connection pathway for contaminants to rapidly reach the drinking water source. Development applications located within a WHPA – E will be reviewed for compliance with the Grand River Source Protection Plan.
- c) High Microbial Risk Management Zones apply to the highest vulnerability areas, which are WHPA – A and WHPA – B with a vulnerability score of 10, immediately surrounding around a Groundwater Under the Direct Influence of Surface Water Well (GUDI Well). Development applications located within High Microbial Risk

Management Zones must comply with the provisions set out in the Vulnerable Area Risk Assessment Table found in Appendix E.

- d) Wellhead Protection Areas – Issue Contributing Area (WHPA – ICA) delineate lands surrounding a municipal well where specific activities or conditions (past or present) have contributed to an elevated level of a specific contaminant in the municipal well water.
1. Development applications located within WHPA – ICA will be required to demonstrate compliance with the Grand River Source Protection Plan to ensure the proposal does not contribute to the identified contamination issue.
  2. The Risk Management Official may prohibit or require a Risk Management Plan to manage any significant drinking water threats identified on the subject property.
- e) Wellhead Protection Areas – Water Quantity (WHPA – Q) are specific areas where water withdrawals and consumptive uses must be balanced with natural ground water recharge to prevent the depletion of aquifers supplying municipal wells. Within WHPA – Q areas, the primary focus is to maintain the hydrological integrity of aquifers from a water quality and quantity perspective through conformity with the following policies:
1. Consumptive water takings are prohibited in a WHAP – Q area.
  2. Water balance assessment is required to ensure there is no reduction in natural recharge resulting from development.
  3. Natural recharge areas are to be maintained and, where feasible, enhanced to secure the long-term sustainability of ground water resources without causing negative impacts to water.
  4. Impervious surfaces are to be minimized and green infrastructure and appropriate low impact development techniques promoted to maintain or

improve ground water infiltration and baseflow to aquifers, while ensuring no negative impacts to water.

5. Cumulative water takings and consumptive demands are to be considered to prevent overuse of ground water resources.
  6. Municipal servicing strategies and infrastructure shall support water conservation and sustainable ground water use.
- f) Highly Vulnerable Areas (HVAs) delineate underground aquifers where water is being withdrawn for human use. These aquifers are particularly susceptible to contamination because they are located near the ground's surface or the overlying material is highly permeable, allowing contaminants to easily reach the ground water. Significant Groundwater Recharge Areas (SGRAs) identify lands where the rate of ground water replenishment from the infiltration of water exceeds a specific threshold. Both are shown for information and strategic planning purposes on Map 6: Source Water Protection Areas. The Township will consider the importance of these areas for maintaining the long-term water supply of an aquifer when undertaking secondary or community planning exercises.
- g) The Township may require the preparation of a salt management plan through applications for plans of subdivision or site plan approval.
- h) The Township will encourage the design of drainage systems and lot grading in new plans of subdivision to include consideration for cold weather stormwater flows and winter maintenance, and will promote and may require the strategic design of new road networks to reduce the need for road salt application.
- i) Every property within a vulnerable area must include a Notice of Source Protection Plan Compliance or Section 59 Notice with a building permit or planning approval application.

### 3.11 Forest and Tree Protection

The Official Plan supports an increase in tree canopy coverage throughout Wilmot following the policy direction of the Township's *Tree Canopy Framework* (2023).

- a) The Township will minimize the impact of development on woodlands by selecting alternative locations for proposed land uses and/or through the implementation of appropriate mitigation measures.
- b) The Township will consider the importance of woodlands during the development review process. Consideration during the review of development applications will be given to:
  - 1. The potential impact of the proposed land use on the ecological functions, productivity or potential productivity of the woodland for commercial timber production.
  - 2. The impact of the proposed land use on the extent and distribution of woodland cover in the watershed in which the subject land is situated.
  - 3. Opportunities to restore or re-establish productive forest habitats consisting of native species following the completion of the proposed development.
- c) The Township encourages landowners to maintain, enhance or, wherever feasible, restore environmental features on their property through measures including conservation easements, buffers and wherever appropriate, fencing.
- d) The Township encourages individuals and agencies to use native species appropriate to the locality when planting within or contiguous to elements of the Natural Heritage System.
- e) Wherever feasible and appropriate, species native to the region will be used in plantings in roadside plantings, stormwater management facilities and park naturalization projects.
- f) Significant Woodlands are areas that meet all of the following criteria:

1. Greater than four hectares in size, excluding any adjoining hedgerows.
  2. Consisting primarily of native species of trees.
  3. Meets the criteria of a woodland in accordance with the provisions of the Regional Woodland Conservation By-law.
- g) The boundary of a Significant Woodland may be more precisely delineated to exclude plantations of primarily non-native species, small lobes and projections, and low quality wooded habitat on the periphery of the feature, provided the removal of which does not create an adverse environmental impact on the residual woodland.

### 3.12 Environmental Impact Statements

- a) The Township, in consultation with the Province and the Grand River Conservation Authority may require the completion of a single comprehensive Environmental Impact Statement where:
1. Development or site alteration is proposed on multiple contiguous properties containing elements of the Natural Heritage System.
  2. A comprehensive community planning process is being undertaken.
  3. Environmental studies are required to support the proposed expansion of any urban area or rural settlement area.
  4. The extent of a development application and its anticipated impacts on the Natural Heritage System are anticipated by the relevant agency(ies) to be substantial.
- b) The need for, and scope of Environmental Impact Statements, will be determined in collaboration with:
1. The Province, for development or site alteration potentially affecting Significant Habitat of Endangered or Threatened Species.
  2. The Township, for development or site alteration potentially affecting:

- i) Provincially, regionally, or locally significant wetlands, or unevaluated wetlands.
    - ii) Landscape Level Systems, not including Significant Valleys.
    - iii) Core Environmental Features.
    - iv) Environmentally Significant Discharge Areas and/or Environmentally Significant Recharge Areas that sustain Core Environmental Features.
  3. The Grand River Conservation Authority for Significant Valleys.
  4. The Federal Department of Fisheries and Oceans, or its delegate, for fish habitat.
- c) The Environmental Impact Statement will be prepared in accordance with the provisions of the Natural Heritage System Implementation Guideline.
1. The Township may reduce the scope and/or content of the Environmental Impact Statement where the impacts of the proposed development or site alteration upon an element of the Natural Heritage System are expected to be limited in area and/or scope, or where other environmental studies fulfilling the requirements of an Environmental Impact Statement have been previously been prepared.
  2. The Township may waive the requirement for the Environmental Impact Statement where consultation with other agencies or site investigation indicate that there are not likely to be adverse environmental impacts upon the Natural Heritage System.
  3. The submission of an Environmental Impact Statement will not be required by the Township where an Environmental Assessment or alternative environmental reviews are being undertaken as part of a comprehensive planning process required under Provincial or Federal Legislation, provided the Environmental Assessment or alternative environmental review fulfills all the requirements for site specific, and/or landscape level

Environmental Impact Statements that would otherwise be required by this Plan.

- d) Where a minor adjustment to the boundary of the Natural Heritage System is approved, the abutting land use designation shall apply. Boundary interpretations not generally in conformity with the Natural Heritage System as shown on Map 8 will require an amendment to this Plan.

### 3.13 Human Made Hazards

- a) Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
- b) Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.
- c) Where development is proposed on (or adjacent to) land that is known or suspected to be potentially contaminated, the applicant shall submit a Phase 1 Environmental Site Assessment (ESA) and any other available environmental reports.
- d) If remediation of the land is necessary, the remediation shall be undertaken in accordance with applicable Provincial standards.
- e) If a Record of Site Condition (RSC) is required for the development of the land, the final posting of the RSC on the Environmental Site Registry is mandatory prior to any development occurring.

## 4 Municipal Services, Infrastructure and Utilities

### 4.1 Stormwater Management

The Township shall:

- a) Encourage low impact development (LID) techniques and green infrastructure development to increase rainwater infiltration, and support evapotranspiration and filtration of water, in accordance with the Township's CLI-ECA and the hierarchal approach established in Provincial Guidelines, to the maximum extent possible.
- b) The submission of stormwater management plans may be required as a condition of development application or site plan approval. All stormwater management plans shall be prepared by a professional engineer and submitted to the Township and the Grand River Conservation Authority for approval in accordance with the Township Stormwater Management Guidelines, approved Master Drainage Plans and watershed planning studies, Provincial guidelines and any applicable current best management practices. In addition, where lands drain to a Regional facility or a Provincial Highway, stormwater management plans shall also be submitted to the satisfaction of the Regional Municipality of Waterloo and/or the Provincial Ministry of Transportation.
- c) The Township may require Stormwater Management facilities to be dedicated to the Township as a condition of development application 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.
- d) Include policy which supports Emergency Preparedness Planning with respect to development, infrastructure, and systems to ensure access to basic needs are designed in a way that mitigates the impacts of climate change and related extreme weather events.

- e) Prioritize infrastructure design, location and maintenance around vulnerability for climate-change related consequences.

## 4.2 Water and Wastewater Servicing

- a) The Township shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal and private communal sewage services and water services.
- b) The Township shall integrate servicing and land use considerations at all stages of the planning process.
- c) The Township shall consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply.

### Municipal Services as Preferred Option in Settlement Areas

- d) Municipal sewage services and municipal water services are the preferred form of servicing for lands in Baden and New Hamburg to support protection of the environment and minimize potential risks to human health and safety.
  - 1. All new development on lands within Baden and New Hamburg shall be serviced by municipal water services and municipal sewage services provided capacity exists within the Baden-New Hamburg Water and Wastewater System.
  - 2. Development serviced through means other than municipal water services and municipal sewage services in Baden and New Hamburg is not supported while sufficient sewage treatment capacity exists, except for those lands identified as Special Policy Areas 9.3 #1 and #2 on Maps 3 and 4.
  - 3. Long-term capacity of the Baden – New Hamburg Water and Wastewater Systems shall be evaluated through the Township’s Water and

Wastewater Master Plan and the Region of Waterloo's Water and Wastewater Master Plans and Monitoring Reports.

4. The Township, in collaboration with the Region, shall continue to develop programs which optimize use and efficiency of the Baden-New Hamburg Water and Wastewater Systems including, but not limited to continued annual investment in monitoring systems and programs to detect and repair areas of inflow and infiltration, and review current and improved technologies within the Baden-New Hamburg wastewater treatment plant.
5. Development approvals may be subject to a Holding (H) provision in the zoning by-law limiting development until capacity within municipal water services and municipal sewage services is available.
6. The Township, in collaboration with the Region, other area municipalities or upper levels of government, may consider alternate servicing and treatment options and strategies to accommodate residential and non-residential growth if it is determined that the Baden-New Hamburg Water and Wastewater Systems are insufficient to accommodate growth.

### Phasing and Coordination of Development

To best allocate and optimize the use of existing and planned Township and Regional infrastructure, the Township shall:

- e) Ensure that functional servicing studies are completed in support of large-scale phases of development, aligning with Township and Regional water and wastewater infrastructure plans.
- f) Consider the long-term intensification and evolving density of the Township while planning for servicing.
- g) Protect infrastructure corridors for servicing uses, and potentially as part of the active transportation network.
- h) In support of all development in new neighbourhoods and new development areas within Baden and New Hamburg, a servicing analysis shall be undertaken

to evaluate the current and allocated capacity of the Baden-New Hamburg WWTP and develop staging plans to ensure that phasing of development does not conflict with capacity required to service other ongoing and planned developments within the Baden and New Hamburg Urban Areas. This analysis and strategy shall be completed to the satisfaction of the Township in collaboration with the Region and may be subject to peer review at the cost of the development proponent.

### Private Individual and Communal Services

- i) In rural settlement areas, the preferred form of servicing is individual on-site sewage services and individual on-site water services. The implementing zoning by-law shall ensure that lots are suitable for the long-term provision of such services with no negative impacts.
- j) The Provincial Planning Statement (2024) authorizes other forms of services where municipal sewage services and municipal water services are not available. Such services shall only be authorized if municipal sewage services and municipal water services are not planned or feasible, and may require a development agreement registered on title to support protection of the environment and minimize potential risks to human health and safety.
- k) A settlement area expansion to any of the Township's rural settlement areas shall not be justified solely on the basis of suitability of individual on-site sewage services and individual on-site water services, or on the ability to provide for private communal sewage services and private communal water services.

### Long-term Operational Management of Private Communal Services and Alternative Services

- l) Where it has been determined that a proposed development of 6 or more units is to be on any combination of private communal sewage services, private communal water services, or alternative individual wastewater treatment systems, the Township shall require a Municipal Responsibility Agreement, to be registered on title, that requires:

1. A governance structure that sets out responsibilities for the ongoing operation, maintenance, repair and replacement of the services; and,
2. Planning, design, and construction of the services to meet the Province's, Region's or Township's standards (as applicable) and to provide a comparable level of service to the Region's or Township's systems (as applicable)
3. An asset management plan be established in accordance with the Province's, Region's or Township's requirements (as applicable);
4. Operation and maintenance of the services meet the Province's, Region's or Township's standards (as applicable);
5. Preservation of right of Provincial or municipal access to be granted to inspect the services;
6. Appropriate easements are provided, if required;
7. Operational and financial reports be submitted to the Region or Township (as applicable);
8. In the event of default, services be transferred to the Region or Township (as applicable) at no cost to the municipality; and,
9. Financial security be provided to the Township's satisfaction.

### Long-term Planning for Infrastructure

- m) Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:
1. Are financially viable over their life cycle, which may be demonstrated through asset management planning.
  2. Leverage the capacity of development proponents, where appropriate.
  3. Are available to meet current and projected needs.
- n) Before consideration is given to developing new infrastructure and public service facilities:

1. The use of existing infrastructure and public service facilities should be optimized.
  2. Opportunities for adaptive re-use should be considered, wherever feasible.
- o) Infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with Provincial guidance.

### 4.3 Public Service Facilities

- a) The Township will, where feasible, co-locate and integrate any proposed new public service facilities, and give priority to maintaining and adapting existing public service facilities to meet the needs of the community.

### 4.4 Utilities and Telecommunications Facilities

- a) The Township shall protect corridors and rights-of-way for infrastructure, including electricity generation facilities and transmission systems to meet current and projected needs.
- b) The planning and location of utility corridors, lines, towers and associated uses shall, wherever possible, respect the intent of this Plan which is to protect and preserve existing lots, natural heritage features, key hydrologic features, and agricultural land to the greatest extent possible. In a rural context, such uses are encouraged to locate in areas having poorer soils and should be located and designed so as to minimize disturbance to existing farm operations.

### 4.5 Renewable Energy Projects

- a) Large-scale renewable energy projects such as wind turbines, solar farms and other renewable or alternative energy facilities may be permitted within the Prime Agriculture Designation, Rural Designation, Mixed Employment Designation

and/or the Employment Area Designation and implemented through a site specific zoning by-law amendment.

- b) The Township will encourage coordination in planning for the provision of energy transmission corridors. It is recognized that such facilities are subject to the approval or permits of various ministries and approval bodies such as the Ministry of Environment, Conservation and Parks, Ministry of Transportation, Ministry of Natural Resources and Forestry, and Conservation Authorities.
- c) The Township, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any large scale renewable or alternative energy facilities, as well as appropriate protocols for their ultimate decommissioning.
- d) The Township Zoning By-law will regulate renewable or alternative energy installation, and may include limits on its extent, size and minimum setbacks based on noise, environmental, health and community impacts based on a professional analysis.

## 4.6 Energy and Water Conservation

- a) The Township shall ensure that all water and wastewater services are provided in a manner that:
  - 1. Can be sustained by the water resources upon which such services rely.
  - 2. Is feasible and financially viable over their life cycle.
  - 3. Protects human health and safety, and the natural environment, including the quality and quantity of water.
  - 4. Aligns with comprehensive municipal planning for these services, where applicable.
- b) The Township shall support water conservation goals through water demand management for the efficient use of water, and water recycling to maximize the reuse and recycling of water.

- c) The Township shall support energy conservation goals for existing and planned developments, as well as municipally-owned buildings through:
  - 1. Identification of opportunities for conservation, energy efficiency and demand management, as well as district energy generation, renewable energy systems and alternative energy systems and distribution through community, municipal, and regional energy planning processes, and in the development of conservation and demand management plans.
  - 2. Land use patterns and urban design standards that support energy efficiency and demand reductions, and opportunities for alternative energy systems, including district energy systems.

## 4.7 Emergency Preparedness

- a) Infrastructure will be designed, located, and maintained to mitigate the impacts of climate change and related extreme weather events.
- b) Areas with higher vulnerability to the impacts of climate change and related extreme weather events will be prioritized in mitigation efforts.
- c) Development shall be located and designed to mitigate the impacts of climate change and related extreme weather events.
- d) Access for all new habitable buildings shall be designed so that emergency vehicles and pedestrian movement is not prevented during a flood in order that safe access/evacuation is ensured.

## 5 Transportation

This section establishes the general transportation policies for the Township of Wilmot. A convenient, safe and functional road network is the key element in facilitating the movement of both people and goods to and from the various areas within the Township and neighbouring municipalities. This also includes strategies encouraging choice in travel moved through the integration of infrastructure and policies supportive of walking, cycling, transit, carpooling and other forms of human-powered transportation. The Township's transportation network is mapped on Map 7.

### 5.1 Road Hierarchy

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

- a) **Provincial Highways:** All development applications which are located adjacent to a Provincial Highway, as designated on Map 7 of this Plan are subject to the geometric and safety requirements and permits of the Ministry of Transportation Ontario.
- b) **Regional Roads:** All development applications which impact an existing or proposed Regional Road as designated on Map 7 of this Plan, are subject to the appropriate Regional policies and regulations.
- c) **Township Roads:** are local roads serving the joint functions of facilitating traffic movement throughout the Township, providing direct access to abutting land uses, and connecting to the Provincial and Regional road system. All development applications which impact an existing Township Road shown on Map 7, or proposing the development of a new Township Road are subject to the appropriate Township policies and regulations.
  1. **Rural Arterial Roads** are designed to carry large volumes of traffic between major land uses or parts of the Township. These are goods movement corridors to be protected for such movement. The number of accesses should be limited, with the use of shared driveways encouraged.

These roads shall be designed to accommodate pedestrians, cyclists, and farm vehicles.

2. **Rural Connector Roads** are intended to provide access to abutting properties in the Countryside and carry traffic predominantly of a local nature. Space shall be protected within the road design to accommodate pedestrians, along with drainage and stormwater management supports.
3. **Local Collector Roads** are designed to accommodate moderate volumes of traffic between Local Roads and Arterial Roads, as part of moving in and out of neighbourhoods or communities. The roads should include bicycle infrastructure within the right-of-way.
4. **Local Roads** are intended to provide access to abutting properties in settlement areas and carry shared traffic predominantly of a local nature. Local Roads should be designed to discourage the movement of through traffic across their entire length.
5. **Township Laneways:** are narrow, low volume township roads that provide secondary access to residential, commercial, or mixed use properties, typically running at the rear or side of lots. They can offer variability in function through the provision of retrofit street elements to enhance the public realm and provide safe access for vulnerable road users. Laneways are designed for very slow vehicle speeds to ensure safety for all users, including pedestrians who may share the roadway surface. Infrastructure on laneways is typically limited, with on-street parking discouraged, no dedicated cycling facilities, and simplified drainage or utility placements. volume use properties, typically running at the rear or side of lots. They can offer variability in function through the provision of retrofit street elements to enhance the public realm and provide safe access for vulnerable road users. Laneways are designed for very slow vehicle speeds to ensure safety for all users, including pedestrians who may share the roadway surface. Infrastructure on laneways is typically limited, with on-street parking discouraged, no

dedicated cycling facilities, and simplified drainage or utility placements. -volume -use properties, typically running at the rear or side of lots. They can offer variability in function through the provision of retrofit street elements to enhance the public realm and provide safe access for vulnerable road users. Laneways are designed for very slow vehicle speeds to ensure safety for all users, including pedestrians who may share the roadway surface.

## 5.2 Road Widths

- a) Development shall be consistent with the Region of Waterloo's Transportation Master Plan (2018), or its successor, and any future Township of Wilmot Transportation Master Plan.
- b) Township Roads have a traffic carrying function beyond the immediate area and will protect this function by:
  1. Giving preference to traffic movement on paved roads.
  2. Limiting the number and location of accesses to locations where adequate site distances are achievable in accordance with Township standards. Access design will be in accordance with an issued Township Roadway Permit.
  3. Requiring appropriate setbacks in Township By-law.
  4. Requiring, where necessary, the dedication of land to provide for future road expansions in accordance with the Planned Road Right-of-way Widths identified in Appendix B.
- c) In addition to requiring road widenings to secure the road allowances identified in Appendix B, the Township may require road widenings as a condition of approval of a development application and/or site plan, for the following purposes:
  1. To provide for transit infrastructure, pedestrian facilities and cycling lanes.

2. At Township Road intersections to accommodate roundabouts, turning lanes, daylighting triangles, channelization and locations for traffic control devices.
  3. To provide suitable access to major traffic generators or attractors.
  4. To accommodate cut and fill slopes.
- e) The following changes to the classification or jurisdiction of roads identified in Appendix B may be made without amendment to this Plan:
1. Minor modification to the designations, such as a change in classification which does not significantly change the function of the road;
  2. Temporary changes to the designations, such as a change in jurisdiction for the purpose of land dedication or road construction.
  3. The addition or removal of new Township roads; and
  4. Adjustments to the layout and location of Township roads.

### 5.3 Road Design and Construction

- a) The construction of any new Township Roads will conform to recommended standards outlined in the Township Infrastructure Standards and Specifications Manual, and will be subject to the approval of the Township. The design of new Township Roads will take into consideration the ability to maintain with ease, minimizing the impacts on operations activities in interim and ultimate conditions.
- b) Where Township roads intersect with City, 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.
- c) The design, construction and operation of Regional Roads, and development applications or site plans that affect Regional Roads, will be in accordance with the provisions of the Regional Standards.

1. In general, direct access to Regional Roads will be managed to maintain the integrity of the Regional Road system as follows:
    - i) Development along a Regional Road will have access provided from Township roads, wherever feasible. The need for, and feasibility of, providing access to a Regional Road will be determined by the Region in consultation with the Township.
    - ii) Access locations will be discouraged in close proximity to intersections, at-grade railway crossings, road abutments, along lanes specifically identified for the purpose of exclusive vehicular turning movements, or where minimum sight distance requirements are not met.
    - iii) Openings in a centre median for a private access will only be permitted where there will be substantial trip generation or transit movements, and appropriate traffic control strategies can be implemented.
  2. Where safe access cannot be provided, or where any proposed new access, either alone or in combination with existing accesses, is determined by the Region to be detrimental to the operation of the Regional Road, such access may be denied.
- d) Any new areas in the Township identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements.
1. Early consultation with the MTO is encouraged to ensure the integration of planning initiatives with provincial transportation planning.
  2. Direct access is discouraged and often prohibited.
- e) Any costs associated with road design, construction and/or transportation improvements resulting from a proposed development which has not been

provided for in the Township's Development Charges By-Law, will be the responsibility of the applicant.

- f) 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.
- g) Where a development application or site plan requires the granting of easements and/or the dedication of land for sidewalks, bicycle pathways, transit stops, public transit rights of ways, Township Roads, Regional Roads, roundabouts and utilities, the dedication of this land must be secured prior to, or as a condition of, the approval of the development application or site plan by the Township.
- h) The provision of cycling and pedestrian amenities associated with transportation demand management, such as bicycle racks, pedestrian lighting, or street furniture that are required by the Township through a development application or site plan, will be the financial responsibility of the applicant, unless funding is available through other sources satisfactory to the Township.
- i) As part of the review of development applications adjacent to Regional and Township roads, the Township will encourage innovative designs to support cycling, pedestrian and future transit access and maintain the integrity of the respective road systems.
- j) The Township will require as a condition of a development application 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. Emergency accesses will be provided at the expense of the developer at no cost to the Township.
- k) To minimize the impact of development on Provincial and Regional Road systems, the Township will:

1. Apply Provincial and Regional conditions on development applications with respect to the operation of the respective road networks as part of development approvals under the Township's jurisdiction.
  2. Require site plan and plan of subdivision designs to have regard for the needs of cyclists, pedestrians and future transit for access to the site.
  3. Provide for the design and construction of an integrated road system.
- l) In the design, refurbishment, or reconstruction of the existing and planned street network, the Township will adopt a complete streets approach that ensures the needs and safety of all road users are considered and appropriately accommodated.

## 5.4 Railways

- a) The Township will encourage the grade separation of main rail lines and Regional and Township roads.
- b) The Township will encourage access to rail service to employment lands in the Township.
- c) The Township will discourage the extension of railway lines and associated yards, sidings, or shunting areas adjacent to or within residential areas.
- d) 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.
- e) The Township will require berming, setbacks, screening or fencing, safety and noise attenuation features where development is proposed abutting railway rights-of-way, as appropriate, and in consideration of any comments received from the abutting rail authority in response to a circulation required under the Planning Act.
- f) The Township will require appropriate implementation of safety measures such as setbacks, berms and security fencing and warning signs as conditions of approval for development application adjacent to rail facilities in consultation with

the appropriate railway authority. Appropriate studies shall demonstrate that development is compatible with and has no adverse impacts upon the operation of a railway.

## 5.5 Truck Routes

- a) 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 will:
  - 1. Encourage heavy truck traffic to utilize Provincial and Regional roads, and those Township Roads which are designed for truck traffic.
  - 2. Prohibit truck traffic on all other roads, except in cases of local delivery and only in the absence of alternative acceptable routing.
- b) The Township shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

## 5.6 Public Transit

- a) The Township supports planning for the future extension of transit services to accommodate its growing population and as such will cooperate with the Region in reviewing the feasibility of extending transit services to the Township.

## 5.7 Active Transportation and Complete Streets

The Township will improve traffic calming by:

- a) Using local data and collision history records to tailor geometric traffic measures in existing road redesigns.
- b) Where geometric traffic calming measures are not feasible, implementing passive safety measures such as public education programs for increasing awareness of vulnerable road users, the health and environmental benefits of

walking and cycling, unsafe driving behaviour, and safely sharing the road with farm vehicles.

- b) Promoting the development of complete streets by identifying opportunities to create compact, vibrant, and connected streets that reduce physical barriers and can support residents in meeting their daily needs.
- c) Prioritizing providing safe trail connections needed in the existing Township trail network by identifying missing links to parks and key destinations to enhance connectivity between the natural environment and communities.
- d) Incorporating opportunities to improve and expand the active transportation network during infrastructure upgrade projects through:
  - 1. Providing and maintaining consistent and clear wayfinding/ signage throughout the trail network to support user navigation and promote recreational use in the Township.
  - 2. Promote safety for rural road cyclists and pedestrians through providing infrastructure updates when feasible and passive safety measures such as signage and education campaigns.
  - 3. 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.
- e) Encouraging the development of cycling routes and pedestrian paths where practical and safe. The Township will give priority to the cycling routes identified on Map 7 of this Plan, the Wilmot Trails Master Plan and Implementation Guidelines and the Walk Cycle Waterloo Region Active Transportation Master Plan.
- f) Providing for pedestrian paths and/or cycling routes connecting open space areas in development applications where appropriate.

## 5.8 Transportation Impact Studies

- a) Where a development application or site plan is likely to generate significant traffic volumes on a Township or Regional Road, or where the application is proposing the creation of new Township Roads, the applicant will be required to submit a Transportation Impact Study to the satisfaction of the Township. Based on the results of the Transportation Impact Study, the applicant may be required to dedicate land for road widenings and undertake other road improvements to mitigate the impacts of the proposed development on the Township's road system.
- b) Where a development application will impact upon existing or planned Provincial Roads, transportation impact studies, land dedications, noise attenuation and other measures may be required by the Province.
- c) Where a development application is affected by road improvements which are subject to an Environmental Assessment, the Environmental Assessment will be completed to the extent required before approval of the development application by the Township.

## 6 Design and Heritage

- a) The Township will encourage a focus on built form and the public realm for all new development as key quality-determining elements that balance historic and contemporary design elements and enhance the overall quality and existing character of the community.

### 6.1 Development through Intensification

Intensification opportunities within Baden and New Hamburg are encouraged to achieve built-form and land use compatibility with the adjacent neighbourhoods.

- a) Intensification initiatives will focus primarily on modest residential infill, small scale redevelopment, and additional residential units.
- b) The following policies anticipate the potential for modest residential intensification within the existing neighbourhoods in Baden and New Hamburg:
  1. Buildings are encouraged to be placed to create a continuous street wall; the setback distance shall be determined with reference to the setback distances of adjacent buildings and provide sufficient transition from private front yards to the public street.
  2. The massing and scale of the development is encouraged to be compatible with the existing and planned context.
  3. Main entries are encouraged to be located on the front of the building/unit and shall be highlighted in the architectural design.
  4. Ensure that end/corner units display the same level of architectural detail and articulation as that of the main front elevation.
  5. The interface between the front yard and the sidewalk are encouraged to be designed with a landscaped buffer that enhances the character of the streetscape.

6. Detailed landscape treatments are encouraged to be coordinated with the main building materials and create a year-round visually appealing presence along the street.
7. Façade designs are encouraged to reference the articulation of neighbouring historic buildings, where applicable, with respect to vertical and horizontal elements. Further, new buildings are encouraged to relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets them apart from and highlights heritage buildings through a defined contrast and juxtaposition.

## 6.2 Development in New Neighbourhoods

New Neighbourhoods are the currently undeveloped portions of the Urban Areas that are expected to accommodate new residential communities over the 2051 planning horizon of this Plan. Within these new communities the following urban design policies apply:

### Natural Heritage

- a) On lands that abut the Natural Heritage System development is encouraged to:
  1. Incorporate the lands as an integral part of the neighbourhood's structure.
  2. Create views and vistas to natural heritage features, parks and open spaces through the location, arrangement, and configuration of streets and blocks.
  3. Locate parks and open spaces prominently, with adjacency or strong connections to the lands.
  4. Avoid reverse lotting orientations and avoid cutting off public view and wildlife connections.

## Pedestrian Realm

- b) Create a pedestrian-oriented and highly interconnected street and block pattern, with connections to adjacent existing and future communities and to community amenities/destinations.
- c) Locate key destinations such as retail uses and personal service establishments, parks and schools within walking distance of most residents.
- d) Limit the length of development blocks and encourage mid-block landscaped pedestrian links of at least 6 metres in width.
- e) Ensure that changes in land use, lotting, and built form shall occur along a rear lot line so that similar uses and forms shall frame both sides of a street.
- f) Avoid back-lotting or reverse lot frontages.
- g) Locate built form and public space to create gateways to the neighbourhood.
- h) Orient streets and buildings to maximize the potential for passive and active solar energy.

## Street Layout

- i) New Neighbourhood road layouts shall be designed to:
  - 1. Include the appropriate number of connections to the surrounding road network.
  - 2. Connect to existing road stubs that abut the planned neighbourhood.
  - 3. Provide multiple future road connections to abutting undeveloped areas.
  - 4. Provide a well-connected internal road network designed to calm through traffic.
  - 5. Ensure publicly accessible open spaces such as parks, stormwater management facilities, and the Natural Heritage System have significant frontage on internal public roads.

## 6.3 Built Form Specific Policies

### Low-Rise Buildings

Low-Rise buildings are 3 storeys or less in height.

- a) The following design policies are criteria for consideration in reviewing proposals for new Low-Rise Buildings:
1. **Orientation:** Buildings shall be orientated to face the street with setbacks that are compatible with the immediate neighbours.
  2. **Front Door/Porches:** The main front door to the building shall be clearly visible from the street. Front porches are encouraged as features that increase the prominence of the front entrance.
  3. **Amenity Space:** Provide outdoor amenity space for dwelling units either individually or in a shared space.
  4. **Parking:** Driveways and/or garage doors must not dominate the front façade of the primary building or the view from the street.
  5. **Building Mass:** Building mass should be compatible with buildings in the immediate vicinity.

### Mid-Rise Buildings

Mid-Rise buildings are a minimum of 4 storeys and a maximum of 6 storeys in height.

- b) Mid-Rise Buildings shall generally be located on lands shown on Maps 3 and 4 within the Strategic Growth Area Overlay.
- c) The following design policies are criteria for consideration in reviewing proposals for new Mid-Rise Buildings:
1. **Suitable Site:** Mid-Rise Buildings should be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking, and waste containment and pickup facilities.

2. **Proximity to Amenities:** Mid-Rise Buildings should be located in proximity to the Active Transportation Network, parks and open spaces, and/or other public service facilities.
3. **Placement and Orientation:** The location of Mid-Rise Buildings on a lot shall frame adjacent streets and open spaces to enhance these public spaces.
4. **First Floor Height:** Where non-residential uses are required at grade, the minimum first floor height is encouraged to be sufficient to accommodate a range of future uses.
5. **Building Entrances:** Primary site entrances and building access shall be accentuated by design, detailing, and visibility of its entrance.
6. **Building Services:** Visitor parking, loading, and service areas shall be located in areas of low visibility in side or rear yards and set back from the building.

## High-Rise Buildings

High-Rise Buildings are 7 storeys in height or greater.

- d) An Official Plan Amendment is required to permit a High-Rise Building in Wilmot Township.
- e) The following design policies are criteria for consideration in reviewing proposals for new High-Rise Buildings:
  1. **Suitable Site:** High-Rise Buildings should be on a site of suitable size for the proposed development, and provide adequate landscaping, amenity features, buffering, on-site parking, and waste containment and pickup facilities.
  2. **Proximity to Amenities:** High-Rise Buildings should be located in proximity to the Active Transportation Network, parks and open spaces, and/or other public service facilities.

3. **Placement and Orientation:** The location of High-Rise Buildings on a lot shall frame adjacent streets and open spaces to enhance these public spaces.
4. **Expressive Forms:** The minimum height of the podium shall be 3 storeys unless a taller building already exists on an adjacent lot, in which case the minimum height can match the building to establish a continuous building presence along the street. This built form will be achieved through various means including setbacks, step backs, textures and materials, and other architectural treatments.
5. **First Floor Height:** Where non-residential uses are required at grade, the minimum first floor height is encouraged to be sufficient to accommodate a range of future uses.
6. **Building Entrances:** Primary site entrances and building access shall be accentuated by design, detailing, and visibility of its entrance.
7. **Building Services:** Visitor parking, loading, and service areas shall be located and screened to minimize the impact to the streetscape and any adjacent Low- and Mid-Rise Buildings.

### Compatible Development

- f) A fundamental policy element of this Plan is to ensure that new development is compatible with its surrounding built form and landscape context. The concept and definition of Compatible Development is intended to ensure that all new development within the Township is appropriately integrated into the existing built form and landscape and enhances the image, livability, and character of the entire Township as it evolves over time.
- g) Compatible Development shall be considered in the evaluation of all development proposals throughout the Township. The following shall be considered when evaluating the compatibility of development proposals:

1. The use, height, massing, orientation, and landscape characteristics of nearby properties are considered and appropriate transitions between the built forms and uses are ensured.
  2. Conservation of natural environment and cultural heritage resources.
  3. On-site amenity space is provided and is reflective of, or enhances, the existing patterns of private and public amenity space in the vicinity.
  4. Streetscape patterns, including front and exterior side yard setbacks, and building separations are generally maintained.
- h) Appropriate transitions/buffering may be required where there may be undue, adverse impacts caused by a development proposal on adjacent uses. Appropriate transitions/ buffering may include the following:
1. Landscaped strips including rows of trees, bushes and grassed areas.
  2. Building height moderation through the application of angular planes and/or building step-backs.
  3. Perforated or solid walls, fences, or other appropriate screenings.
  4. Appropriate distance separation/setbacks between uses.
  5. Berms, particularly around parking lots.
- i) Where residential uses abut non-residential uses, the following additional transition/ buffering techniques should be given consideration:
1. Restriction of adjacent parking, loading, unloading, and outside storage.
  2. Regulation of lighting and signs so that light is focused and/or directed away from nearby residential uses.
- j) All development shall be adequately regulated by suitable provisions in the Zoning By-law to ensure compatibility, sensitive integration, and an appropriate transition to abutting properties.

- k) For a development to achieve the identified maximum height or density on any site, in any designation in this Plan, the Township shall be satisfied that that the building is compatible with, and can be sensitively transitioned with the surrounding and abutting built forms and land uses. To ensure an appropriate relationship, the Township may implement special measures in the Zoning By-law, such as reduced building heights, step backs, increased building setbacks, or enhanced landscape buffers to ensure sensitive transition from one built form to another.

### Accessible and Barrier Free Design

- l) The Township has a duty to accommodate persons with disabilities and applies to all forms of development within Wilmot. The Township will consider accessibility for persons with disabilities in all land-use planning and development decisions, as such:
  1. All newly constructed and/or renovated Township-owned, leased, funded or operated public service facilities/community facilities, parks and open spaces, municipal infrastructure systems, and any other space that is accessible to the public, shall comply with all applicable Provincial legislation and standards.
  2. Barrier free and universal design principles for private sector development shall be achieved through Site Plan Approval, and the enforcement of all applicable Provincial legislation and standards, including the Accessibility for Ontarians with Disabilities Act.
- m) All new development will be encouraged to achieve better than minimum standards of accessibility.

### Crime Prevention Through Environmental Design

- n) All development shall be evaluated for consistency/adequacy of achieving the following Crime Prevention Through Environmental Design (CPTED) considerations:

1. Adequate lighting designed, where possible, with regard for vehicular, cyclist, and pedestrian requirements so that the size, height, and style of lighting reflects and complements the character of the community.
2. Clear sight lines, allowing views from one end of a walkway to the other.
3. Appropriate landscaping, avoiding landscaping that might create blind spots or hiding places.
4. Adequate fencing.
5. Clear signage that delineates wayfinding, permitted use and speed.
6. Streetscape and building design that promotes “eyes on the street”.

### Passive Noise Attenuation

- o) The Township will require consideration of passive noise attenuation measures during the preparation of development applications as a preferred means of reducing the use of noise attenuation barriers.

## 6.4 Planning for Culture

- a) New development should integrate interpretive elements and facilities to support interpretation of the Township’s history and cultural programming and events, with reference to the Wilmot Arts and Culture Master Plan and involve Indigenous partners in culture planning.

### Cultural Heritage Resources

Cultural heritage resources, include a range of archaeological resources (land and marine), built heritage resources and cultural heritage landscapes. The Township recognizes the importance of cultural heritage resources to foster a sense of place and benefit the community, particularly in strategic growth areas.

- b) Wilmot Townships’ significant cultural heritage resources shall be conserved so that they may be experienced and appreciated by existing and future generations and enhance the Township’s sense of history, sense of community, identity,

sustainability, economic health, and quality of life. Cultural heritage resources shall be conserved in accordance with the *Ontario Heritage Act*, the *Planning Act*, and other enabling legislation, the Township may designate cultural heritage resources, including:

1. Individual properties or groups of properties.
  2. Whole or specific parts of buildings or structures within a designated property.
  3. Heritage Conservation Districts.
  4. Cultural Heritage Landscapes.
  5. Areas of Archaeological Potential.
  6. Other heritage elements including, but not limited to, scenic heritage routes, roads, or road allowances.
- c) Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.

### Cultural Heritage Register

- d) The Township will maintain a Municipal Heritage Committee (Heritage Wilmot) under the *Ontario Heritage Act* to advise and assist the Township on matters related to Parts IV and V of the Act and on other matters of cultural heritage as Council may specify by by-law. The Township, in consultation with Heritage Wilmot, will determine what cultural heritage resources should be included on the Heritage Register. In order to be included on the Heritage Register, a cultural heritage resource must satisfy at least two of the criteria from O. Reg 9/06 of the Ontario Heritage Act, which includes the following criteria:
1. Properties that are designated under the Ontario Heritage Act.

2. Properties that are protected by a heritage easement or covenant under the Ontario Heritage Act.
3. Properties that are identified by the Grand River Conservation Authority or in Regional, provincial or federal heritage inventories.
4. Non-designated properties that have been identified as having cultural heritage value or interest.

### Cultural Heritage Impact Assessment

- e) A Cultural Heritage Impact Assessment shall be prepared where development or site alteration has the potential to impact a cultural heritage resource, in accordance with PPS 2024. The Township will require the submission of a Cultural Heritage Impact Assessment as part of a complete development application where such application includes, or is adjacent to, an identified or designated cultural heritage resource. A Cultural Heritage Impact Assessment may also be required where cultural heritage resources are identified through the development approval process.
- f) A Cultural Heritage Impact Assessment shall be conducted by a qualified professional and demonstrate how the heritage values, attributes, and integrity of the resource are to be conserved and how any impacts to heritage attributes can be mitigated. It is the intent of the Township to conserve, enhance and support the reuse of cultural heritage resources in their original location, wherever possible.
- g) Where an application for site alteration or development is of a minor nature, the Township may waive the requirement for a Cultural Heritage Impact Assessment or scope the study requirements.

### No Negative Impact

- h) In considering public works, development, and/or site alteration on lands containing or abutting protected Cultural Heritage Resources in accordance with the *Ontario Heritage Act*, the Township shall ensure that the proposed

development does not negatively impact protected Cultural Heritage Resource abutting or contained on the lands.

### Adaptive Reuse

- i) This Plan supports the conservation, restoration, and adaptive reuse of identified or designated Cultural Heritage Resources, which can also include adding compatible and contemporary additions.

### Archaeological Resources

- j) Archaeological resources may occur on, or below, the modern land surface or the surface of a water body. These sites may contain scatters of artifacts, the remains of structures, cultural deposits, or subsurface strata of human origin. To protect archaeological sites:
  - 1. In any area containing archaeological resources or archaeological potential, the Township may require the submission of an Archaeological Assessment as part of a complete development application, prior to site alteration, or when conducting public works projects.
  - 2. Archaeological Assessments must be prepared by a licensed archaeologist to the satisfaction of the Township and the Province and shall include a Heritage Conservation Plan when archaeological resources are identified in the Assessment. All Archaeological Assessments shall be provided to the Province in accordance with Provincial requirements, along with any subsequent correspondence or documentation regarding Provincial review and acceptance.
- k) When development has the potential to impact a known or suspected cemetery or burial site, the Township shall require an archaeological assessment by a licensed consultant archaeologist.
- l) The Township intends to cooperate with the Province with respect to the Provincial Designation of archaeological resources in accordance with the *Ontario Heritage Act*.

- m) Site alteration, mitigation, and development shall be permitted only in accordance with the recommendations of an Archaeological Assessment, where applicable.
- n) Where an Archaeological Assessment is required, it must be prepared in accordance with Provincial requirements by a licensed archaeologist to the satisfaction of the Township and the Province. All Archaeological Assessments shall be provided to the Province in accordance with Provincial requirements, along with any subsequent correspondence or documentation regarding Provincial review and acceptance.

### Consultation with Indigenous Communities

- o) Where development is proposed in proximity to any cultural heritage attribute or resource relating to the activities of the ancestors of an affected Indigenous Community, the qualified heritage experts, including the licensed archaeologist shall consult with affected Indigenous Communities and ensure their interests are considered when identifying, conserving and managing archaeological resources, built heritage resources and cultural heritage landscapes.

### Deferral of Approval

- p) Council may defer approval or consideration of development proposals, or apply a Holding By-law, on lands accommodating any identified Heritage Resource until the above studies are complete and the Township, in consultation with any applicable First Nation Communities and any other agency having jurisdiction, are satisfied that the proposed development can be undertaken in accordance with heritage conservation objectives.

### Public Art

- q) The Township may pursue the installation of public art throughout the Township in situations of public or private sector development, or on an adjacent streetscape or within key elements of the public realm network.

## 6.5 Parkland Hierarchy

- a) The following Parkland Hierarchy will be supported:

- i) **Township-Wide Park:** Generally greater than 3.0 hectares in size. These spaces are intended to serve the needs of all Township residents. They are destinations for recreation, and the services provided shall be determined through the Township Community Services Master Plan.
  - ii) **Community Park:** Generally 3.0 to 6.0 hectares in size. These spaces are intended to support a variety of recreational and athletic interests with amenities, such as sports fields and courts, skateboard parks, outdoor skating facilities, field houses, picnic shelters, off-leash dog areas and water play facilities.
  - iii) **Neighbourhood Park:** Generally 0.5 to 3.0 hectares in size. These spaces support a balance of active and passive uses, such as playgrounds, skate zones, play courts, unlit sports fields and social gathering spaces. These spaces may be coordinated with school sites, where possible.
  - iv) **Parkette:** Generally less than 0.5 hectares in size. These spaces are recommended for instances where local-level facilities (e.g., playground, waterplay, seating) are required to serve a nearby development. These spaces support the social and cultural fabric of the community.
- b) The Parkland Hierarchy is typically fee-simple ownership where the park space is owned and maintained by the Township.
  - c) Where feasible, and all-day access can be provided, 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.
  - d) The Township will encourage the development of a system of linked green space, open space and trails throughout the Township relying on existing parklands, corridors associated with watercourses, utility corridors, conservation areas, schools and the co-operation of private landowners.

- e) 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.
- f) 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.

## 7 Land Use Designations

### 7.1 Baden and New Hamburg Urban Area Policies

The purpose of these designations is to provide for a full range of residential, commercial, institutional and other service uses in the Baden and New Hamburg Urban Areas, as well as identifying Strategic Growth Areas and Future Development areas and focusing growth to these areas.

#### Urban Core Area Designation

- a) The purpose of the Urban Core Area designation is to provide for a full range of residential, commercial, institutional and other service uses in the Baden and New Hamburg Urban Areas.
- b) Future commercial development in the Township will be encouraged to locate within the Urban Core Area designation when proposed uses can be accommodated.
- c) Expansions to the Urban Core Area designation may be permitted through an amendment to this Plan. Any development that proposes to expand the Urban Core Area designation will be accompanied by a justification analysis which provides the need for the expansion, as well as detailed environmental and servicing studies as required.
- d) The Township Zoning By-law will regulate specific uses in the Urban Core Area designation.

#### Strategic Growth Area Overlay

- e) The Strategic Growth Area is shown as an overlay designation on Maps 3 and 4. This overlay identifies lands in Baden and New Hamburg that will be the focus for accommodating intensification and mixed-use development in Mid-Rise Buildings. Future development in the Strategic Growth Area Overlay will be in

accordance with the underlying land use designations, and will be planned and designed to:

1. Accommodate additional population and compatible employment growth consistent with Baden and New Hamburg's increasing role as the focus for social, economic and cultural activities in the Township.
  2. Provide a diverse and compatible mix of land uses, including residential and employment uses to support a vibrant community.
  3. Generally achieve higher densities while ensuring an appropriate transition of built form to adjacent areas.
  4. Serve as the Township's focal point for investment in institutional and local services as well as commercial, recreational, cultural and entertainment land uses.
  5. Provide for development patterns that support the integration of Regional transit services, where planned to be available in the future.
- f) Expansions or additions to the Strategic Growth Area overlay may be permitted through an amendment to this Plan. Such a proposal shall be accompanied by a justification analysis which provides the need for the expansion, as well as detailed environmental and servicing studies as required.
- g) The Township will support the retail sector by promoting compact built form and intensification of retail and service uses and areas and encouraging the integration of those uses with other land uses to support the achievement of complete communities.

### **Community Mixed Use Designation**

The Community Mixed Use designation applies to lands within the Baden and New Hamburg Urban Areas and will contribute to the creation of complete communities by permitting a balanced mix of commercial, light industrial, institutional and complementary residential uses in Low-Rise and Mid-Rise Buildings to meet the needs of local residents, support local employment and reduce the need to travel outside the community. The Community Mixed Use designation is intended to provide for land uses that complement, not compete with the urban cores of Baden and New Hamburg. The

designation will encourage development form that supports travel choice where feasible.

- h) Residential uses shall not include single-detached or semi-detached dwellings and shall be permitted where it has been demonstrated that such uses are compatible with existing or planned non-residential uses.
- i) Light industrial uses shall be permitted within an enclosed building, where any outdoor storage is located behind a main building and screened such that it is not visible from public roads, and where the use has been demonstrated to be compatible with existing or planned sensitive uses.
- j) Commercial uses shall be of a size and scale to complement not compete with the Urban Core areas.
- k) The establishment of new Community Mixed Use areas or expansions to existing Community Mixed Use areas shall consider market need and whether the proposed development will adversely affect the viability of the Urban Core designation.
- l) The Township Zoning By-law will regulate specific uses in the Community Mixed Use designation.

### Highway Commercial Designation

- m) The Highway Commercial designation permits commercial uses that primarily serve vehicular traffic and the travelling public and that rely heavily upon such traffic for their economic existence. Highway Commercial uses are to be located within the Baden and New Hamburg Urban Areas.
- n) Highway Commercial uses in highly visible areas are encouraged to be designed in a way which complements the rural character of the Township.
- o) The Township Zoning By-law will regulate specific uses in the Highway Commercial designation.

- p) Major retail development or redevelopment, including large space users such as food stores, department, or furniture stores as well as retail uses requiring large enclosed or open storage areas such as, but not limited to, building supplies and warehouse outlets, will require an amendment to this Plan in order to designate additional Highway Commercial areas. The following information will be required to support a development application to designate new Highway Commercial area:
1. Identification of the potential impact of the proposed development on the surrounding land uses.
  2. Data indicating market need and whether the proposed development will adversely affect the viability of Urban Core, or Community Mixed-Use Areas.
  3. Transportation impact studies, noise impact studies and any other appropriate studies.

### Urban Residential Designation

- q) The Urban Residential designation applies to areas within the Baden and New Hamburg Urban Areas where the predominant use of land is for housing and related land uses. The purpose of the Urban Residential designation is to provide for a range of residential and accessory uses in order to accommodate current and future residential demands.
- r) The Township Zoning By-law will regulate the type and density of residential development and specific accessory uses in the Urban Residential designation.

### Future Development Designation

- s) The Future Development designation applies to lands within the Countryside Line that are within the Baden or New Hamburg Urban Areas, but for which a comprehensive planning process through an Official Plan Amendment is required to be undertaken prior to development of these new neighbourhoods.

- t) Within the Future Development designation existing uses that were legally established before the date of approval of this plan may be permitted.

## 7.2 Employment Policies

The Township of Wilmot shall promote economic development and competitiveness by:

- a) Identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment.
- b) Addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.
- c) Supporting and promoting local food and the sustainability of agri-food and agriproduct businesses by protecting agricultural resources and minimizing land use conflicts.

### Employment Area Designation

- d) The Employment Area designation applies to lands located within the Baden and New Hamburg Urban Areas. This designation is intended to implement the policies of the 2024 Provincial Planning Statement.
- e) Lands within the Employment Area designation shall be for industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage, and associated retail and ancillary uses.
- f) The Township shall require an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.
- g) Stand-alone open storage uses and retail and office uses not associated with the primary employment use shall be prohibited.
- h) Residential uses, commercial uses, public service facilities and other institutional uses shall be prohibited.

- i) Specific uses within the Employment Area designation will be regulated through the Township Zoning By-law.

### Mixed Employment Designation

- j) The Mixed Employment designation applies only to lands located within the Baden and New Hamburg Urban Areas, and are compatible with surrounding sensitive land uses. This designation is not an employment area as defined by the Provincial Planning Statement, but remains a core part of the Township's overall strategy around planning for jobs and economic development.
- k) The intent is that Mixed Employment uses will include office and small-scale, self-contained industrial uses and warehousing that produce and/or store a product where there is a low probability of fugitive emissions and could be allocated adjacent to sensitive land uses without adverse effects.
- l) Stand-alone open storage uses shall be prohibited.
- m) Council may also permit community, cultural and recreational uses in the Mixed Employment designation without an amendment to this Plan provided they are adequately buffered from uses that produce potential nuisances, such as noise, odour, dust, vibration or heavy traffic, in accordance with any applicable provincial policy or guideline.
- n) Commercial uses to be permitted within Mixed Employment areas shall not include retail outlets, which provide for day-to-day retail shopping needs normally found in commercial areas, nor for the location of shopping centres or the type of retail shopping that would normally be found within Highway Commercial or Community Mixed Use areas.
- o) The Township Zoning By-law will regulate specific uses in the Mixed Employment designation.

### Employment Conversion Policies

- p) The Township requires all lands designated Employment Area or Mixed Employment to meet the employment targets set out in this Plan. As permitted

through the Provincial Planning Statement, lands may be converted out of these designations only where it has been demonstrated that:

1. There is an identified need for the removal and the land is not required for employment area uses over the long term.
2. The proposed uses would not negatively impact the overall viability of the employment area by:
  - i) Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses.
  - ii) Maintaining access to major goods movement facilities and corridors.
3. Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses.
4. The Township has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan.

### 7.3 Rural Settlement Area Policies

The Rural Settlement Areas designation applies to the township's smaller settlement areas that are typically serviced with private or communal wells and individual or communal wastewater services. These areas will be planned to provide the focus for rural development, through a limited mix of residential, associated commercial, institutional, recreational, open space and dry industrial uses serving primarily the local community.

The identified Rural Settlement Areas within the township are designated as shown on the series of Map 5 maps of this Plan:

1. Foxboro Green Settlement Area
2. Haysville Settlement Area
3. Lisbon Settlement Area

4. Luxemburg Settlement Area
  5. Mannheim Settlement Area
  6. New Dundee Settlement Area
  7. Petersburg Settlement Area
  8. Philipsburg Settlement Area
  9. Shingletown Settlement Area
  10. St. Agatha Settlement Area
  11. Sunfish Lake Settlement Area
  12. Wilmot Centre Settlement Area
- a) Where an existing lot is partially located within a Rural Settlement Area and partially within the Countryside, the part of the lot located outside the Rural Settlement Area will be zoned for agricultural uses in accordance with the policies in this Plan. Consent applications to sever the lot along the boundary of the Rural Settlement Area so as to create a new non-farm lot outside the Rural Settlement Area will not be permitted.
- b) Within a Rural Settlement Area, proposed development will:
1. Be compatible with the surrounding land uses; and
  2. Be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.
- c) The expansion of existing Rural Settlement Areas will not be permitted, except as provided for within this Plan.
- d) The Township may consider permitting a minor expansion to a Rural Settlement Area for non-residential uses to accommodate the future needs of the Township. Any such expansions will require an amendment to this Plan in accordance with the following criteria:
1. Sufficient opportunities to accommodate the proposed non-residential use are not currently available within the Baden and New Hamburg Urban Areas or Rural Settlement Areas.
  2. The site is zoned for the specific use.

3. Within the Prime Agricultural Area designation:
  - i) The land does not comprise a specialty crop area.
  - ii) There are no reasonable alternatives that avoid the Prime Agricultural Area.
  - iii) There are no reasonable alternatives on lower priority agricultural lands in the Prime Agricultural Area.
4. The potential impacts on any surrounding agricultural operations are mitigated to the extent possible.

### Settlement Residential Designation

- e) The Settlement Residential designation is applied to areas where the predominant use of land is for housing and related residential land uses within Rural Settlement Areas identified in this Plan. The purpose of the Settlement Residential designation is to provide for current and future housing demands in Rural Settlement Areas through mixed forms of residential development.
- f) The Township Zoning By-law will regulate specific uses in the Settlement Residential designation.

### Settlement Core Area Designation

- g) The purpose of the Settlement Core Area designation is to provide for a mix of residential and commercial uses. This Plan encourages a range and mix of housing types, commercial and compatible uses in Settlement Core Areas.
- h) Proposed development within Rural Settlement Areas for the purposes of commercial and service uses will be encouraged to locate within the Settlement Core Area designation.
- i) The Township Zoning By-law will regulate specific uses in the Settlement Core Area designation.

### Dry Industrial/Commercial Designation

- j) The Dry Industrial/Commercial designation provides for a range of light industrial and secondary uses that do not require significant quantities of water or generate

significant quantities of wastewater within their processes and are deemed not to be obnoxious uses.

- k) Commercial uses permitted within Dry Industrial/Commercial areas shall not include retail outlets that provide for day-to-day retail shopping needs normally found in Settlement Core Area, Urban Core Area, or Strategic Growth Area, nor for the location of shopping centres or the type of retail shopping that would normally be found within Highway Commercial or Community Mixed Use areas.
- l) The Township Zoning By-law will regulate specific uses in the Dry Industrial/Commercial designation.

## 7.4 Countryside Land Use Policies

### Prime Agricultural Area Designation

- a) The Prime Agricultural Area designation applies to those lands identified as prime agricultural lands through Provincial mapping methodology. This designation implements the prime agricultural areas policies of the 2024 Provincial Planning Statement, covering the majority of the Township's Countryside.
- b) Lands within the Prime Agricultural Area designation shall be used for agricultural uses, agriculture-related uses and on-farm diversified uses. This shall include a dwelling unit (including additional residential units as permitted under the zoning by-law), home occupations, and home industries.
- c) All types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.
- d) Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.
- e) A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except on a remnant lot where an agricultural operation was subject to

a farm consolidation severance creating a lot for a residence surplus to an agricultural operation.

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

#### *Non-Agricultural Uses in Prime Agricultural Areas*

- g) The Township may only permit non-agricultural uses in prime agricultural areas in conformity with the policies of this Plan for:
  - 1. The extraction of minerals, petroleum resources and mineral aggregate resources.
  - 2. Limited non-residential uses, provided that all of the following are demonstrated:
    - i) The land does not comprise a specialty crop area.
    - ii) The proposed use complies with the minimum distance separation formulae.
    - iii) There is an identified need within the planning horizon identified in the official plan as provided for additional land to accommodate the proposed use.
    - iv) Alternative locations have been evaluated, and:
      - > There are no reasonable alternative locations which avoid prime agricultural areas.
      - > There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.
- h) New land uses in prime agricultural areas, including the creation of lots and new or expanding livestock facilities, shall comply with the provincial minimum distance separation formulae.

- i) Non-farm-related development within the Prime Agricultural Area designation will be subject to the Agriculture Related Uses policies of this Plan.
- j) Mineral aggregate operations may be permitted as an interim use in the Prime Agricultural Area designation in accordance with the policies in Section 7.6.

### **Rural Designation**

- k) The Rural designation applies to lands located outside of settlement areas that are not Prime Agricultural Area lands or in the Core Environmental Features overlay.
- l) Lands within the Rural designation shall be used for agricultural uses, agriculture-related uses and on-farm diversified uses. This shall include a dwelling unit (including additional residential units), home occupations, and home industries.
- m) All types, sizes and intensities of agricultural uses and normal farm practices will be promoted and protected in accordance with provincial standards.
- n) A principal dwelling associated with an agricultural operation shall be permitted in prime agricultural areas as an agricultural use, in accordance with provincial guidance, except on a remnant lot where an agricultural operation was subject to a farm consolidation severance creating a lot for a residence surplus to an agricultural operation.
- o) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formulae.
- p) Any requests to redesignate lands from the Prime Agricultural Area designation to the Rural designation shall have adequate regard for the Agricultural Land Evaluation System methodology.

### *Recreation and Tourism Uses*

- q) Applications to establish a Recreation and Tourism use may be permitted provided that:

1. Any buildings associated with the use are small-in-scale and do not include overnight guest accommodation, with the exception of campgrounds or trailer parks.
  2. The use is compatible with surrounding agricultural operations.
  3. The use minimizes the amount of land removed from agricultural production.
  4. The use complies with other policies of this Plan regarding mineral aggregate extraction, source water protection, the Natural Heritage System, and water and wastewater servicing.
  5. For proposed golf courses, the proponent submits a Best Management Practices report to the satisfaction of the Township that outlines measures to minimize irrigation, fertilizer and pesticide use requirements, promotes native and naturalized vegetation and minimizes active use areas.
- r) Applications to expand the lot areas of existing Recreation and Tourism uses may be permitted, provided that:
1. The existing use is not a legal non-conforming use.
  2. There is a demonstrated need for the additional land area.
  3. The use minimizes the amount of land that is removed from agricultural production.
  5. The expansion does not adversely affect the ability of surrounding agricultural operations to carry out normal farm practices.
  6. The lot addition will not result in an undersized farm that may not be commercially viable.

## Countryside Land Use System Special Use Policies

### *Agriculture-related Uses*

- s) A development application is required to establish an agriculture-related use, and consideration shall be given to the following:

1. Minimizes the amount of land removed from agricultural production and is suitable for the site in comparison to other reasonable alternatives available in the Township, including sites with poorer agricultural soils or where fragmented or smaller lots and/or a mix of non-farm lots may already exist.
2. Be prohibited in woodlands except where an exception from the Township's or Region's Woodland Conservation By-laws have been obtained.
3. Avoids any impacts on the Natural Heritage System.
4. Mitigates any potential land use conflicts with adjacent farms and other land uses and complies with the Province's guidelines on land use compatibility.
5. Is compatible with available rural services, such as road access, private water and wastewater services, utilities, fire protection, emergency services, and other public services.
6. Is consistent with guidance provided Province of Ontario Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

#### *On-farm Diversified Uses*

- t) The Township may allow on-farm diversified uses in Prime Agricultural Areas and Rural Areas provided that the proposed use:
1. Is located within the limits of a farming operation.
  2. Is clearly secondary to the principal agricultural use of the property and does not undermine the agricultural nature of the area.
  3. Is compatible with available rural services, such as road access, private water and wastewater services, utilities, fire protection, emergency services, and other public services.

4. Is clustered with the main farmstead such that any new buildings, structures or facilities associated with the proposed use, except road produce stands, can be integrated with the farm operation should the on-farm diversified use cease to exist.
  5. Complies with the Minimum Distance Separation Formulae including specific direction provided in the policies of this Plan.
  6. Avoids any impacts on the Natural Heritage System.
  7. Does not adversely affect any adjacent sensitive or agricultural land uses with respect to noise, dust, fumes, odours, refuse matter or any other waste products.
  8. Is consistent with guidance provided Province of Ontario Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas.
- u) An on-farm diversified use established may permit the minor retailing of products, provided that sales are limited to those goods produced or manufactured primarily on the farm.

#### *Farm Help Accommodation*

- v) Permanent or temporary Farm Help Accommodation may be permitted on the same lot as an agricultural use to accommodate full-time farm employees, including members of the farm household directly involved in the farm operation, provided that:
1. The size, nature and productive capacity of the farm operation warrant additional farm employment for extended periods of time such that additional on-site accommodation is considered necessary.
  2. Any new permanent buildings will be limited to bunkhouses or the conversion and/or expansion of existing Farm Help Accommodations.
  3. Any new temporary building will be located near the existing farm buildings and will be removed if they are no longer required to accommodate farm employees.

4. Any new building complies with the provincial Minimum Distance Separation formulae and guidelines.
5. The site can be appropriately serviced by private wells and individual wastewater treatment systems.
6. No new lot is created, and consents to sever a new lot will not be granted for any Farm Help Accommodations established in accordance with this policy.
7. Is consistent with guidance provided Province of Ontario Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

#### *Existing Non-agricultural Uses*

- w) Within the Prime Agricultural Area and Rural Areas designations, minor intensification of existing industrial, commercial, recreational and/or institutional uses, including minor changes to the uses thereof, may be permitted within the limits of the existing property.

#### *Rural Institutional Uses*

- x) Within the Prime Agricultural Area or Rural Areas designations, development applications to expand the lot area for a rural institutional use, or a small-scale school, place of worship and associated cemetery established in accordance with the policies of this Plan, may be permitted provided that:
  1. There is a demonstrated need for the additional land area.
  2. The existing use is not a legal non-conforming use.
  3. The use minimizes the amount of land removed from agricultural production.
  4. The expansion does not adversely affect the ability of surrounding agricultural operations to carry out normal farm practices.

5. The severance will not result in an undersized farm that may not be commercial viable in accordance with the Farm Parcel Creation/Alteration policies of this Plan.
- y) Applications to establish a rural institutional use may be permitted by an amendment to the Township's Zoning By-law provided that:
1. There is a demonstrated need for the use to locate within the Rural designation.
  2. The existing use is not a legal non-conforming use.
  3. The use minimizes the amount of land that is removed from agricultural production.
  4. The application does not adversely affect the ability of surrounding agricultural operations to carry out normal farm practices.
- z) In the Prime Agricultural Area designation, an alternative locational analysis must also be completed in addition to Policy 7.4(y) above.

## 7.5 Parks and Open Space

- a) The Township recognizes the importance of parks, open space, recreational and tourism facilities in providing the conservation and protection of significant natural features and 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.
- b) 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.

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

### Open Space Designation

- d) The Open Space designation will be applied to any lands forming part of the Natural Heritage System located within the Baden or New Hamburg Urban Areas or the Rural Settlement Areas. Lands designated as Open Space are illustrated on Maps 2, 3, and 4 and 5.1-5.12 inclusive in this Plan.
- e) Where lands are designated as Open Space on any map in this Plan and as an element of the Natural Heritage System illustrated on Map 8, uses permitted within the Open Space designation will be subject to the restrictions as established through the policies contained in Section 3 of this Plan.
- f) Specific uses within the Open Space designation will be regulated through the Township Zoning By-law.

### Major Recreation Designation

- g) The Major Recreation designation will be applied to all or portions of the following uses: conservation areas, major public parks, appropriate heritage features, and fairgrounds. Lands designated Major Recreation are identified on Maps 3 and 4 of this Plan.
- h) Where lands are designated as Major Recreation on Maps 3 and 4 and the Natural Heritage System on Map 8, uses permitted within the Major Recreation designation will be subject to the policies contained in this Section and Section 3 of this Plan.
- i) Specific uses within the Major Recreation designations will be regulated through the Township Zoning By-law.

## 7.6 Mineral Aggregate Policies

As required by the Provincial Planning Statement, 2024 this Plan protects mineral aggregate resources for long-term use. The policies outlined below also provide for the orderly extraction of mineral aggregate resources as close to markets as possible to support the timely provision of infrastructure and reduce transportation-related greenhouse gas emissions, while preventing or minimizing the potential impacts of mineral aggregate operations on surface water and groundwater resources, surrounding communities, cultural heritage resources, environmental features and ecological functions, and agricultural lands and operations.

### Designation and Protection

- a) Mineral Aggregate Resource Areas are identified on Map 9 of this Plan. These areas have been identified by the Province as having a high potential to contain mineral aggregate resources. The identification of these resources in this Plan does not presume that all lands within these areas are suitable for mineral aggregate operations.
- b) Extraction of mineral aggregate resources may be permitted in areas outside the Mineral Aggregate Resource Area, where there is a sufficient quantity and quality of resources to warrant extraction, as demonstrated to the satisfaction of the Province, and the Township and subject to the policies of this Plan.
- c) The Township will prohibit development in areas located within or adjacent to Mineral Aggregate Resource Areas, which would preclude or hinder the establishment of mineral aggregate operations or access to the resources, except where:
  1. Extraction would not be feasible.
  2. The proposed land use or development serves a greater long term interest of the general public than does extraction.
  3. Issues of public health, safety and environmental impacts are appropriately addressed.

- d) Any new developments proposed within a Mineral Aggregate Resource Area in accordance with the policies of this Plan will minimize the amount of land needed for development to retain as much of the *mineral aggregate resource* potential as possible.
- e) The Township encourages the recovery of *mineral aggregate resources* through the sequential use of developable land, whereby *mineral aggregate resources* are extracted prior to, or in conjunction with, development of the land.
- f) The Township will plan for and regulate the subsequent use of rehabilitated mineral aggregate operations in accordance with the policies in this Plan.
- g) The Township will regulate uses associated with aggregate extraction through the Zoning By-law as follows:
  - 1. 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.
  - 2. Require site specific Zoning By-law amendments to permit ancillary land uses such as asphalt plants, concrete plants and aggregate depots that blend and stockpile aggregate materials with salt and aggregate transfer except where otherwise prohibited by the policies of this Plan, 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.

2. Notwithstanding the above, ancillary land uses will not be permitted where they are identified as a prohibited use in accordance with the source water protection policies of this Plan.

### Existing Mineral Aggregate Operation

- h) The Township recognizes existing mineral aggregate operations 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 existing licensed mineral aggregate operations as a permitted use, and all new development in the vicinity of an existing mineral aggregate operation will be subject to the Designation and Protection Policies of this Plan. The Township will zone existing licensed mineral aggregate operations appropriately in the Zoning By-law to permit aggregate extraction.
- i) Development applications to expand the boundaries of the licensed area of an existing mineral aggregate operation, will be subject to all policies in this Plan applicable to new mineral aggregate operations, in addition to any requirements of the *Aggregate Resources Act*.
- j) Where the licence holder has circulated an application to expand an existing licensed mineral aggregate operation which does not require the approval of a development application, the Township will review and provide comments on the application to the Province in the context of all relevant policies in this Plan that would apply to an application for a new mineral aggregate operation.
- k) Development applications to expand an existing mineral aggregate operation located on lands designated as Environmentally Sensitive Landscapes, as shown on Map 8, will only be supported where:
  1. It can be demonstrated to the satisfaction of the Township and the Province that substantial progress has been made in the rehabilitation to viable after-use of the disturbed area within the existing licensed area.

2. The total active extraction area of the original licensed area and the proposed expansion area is not increasing over the long term. A lesser standard may be considered where it can be demonstrated that the overall rehabilitation goals of the site can be more effectively achieved by deferring rehabilitation until a later stage of the mineral aggregate operation.

### New Mineral Aggregate Applications

- l) New mineral aggregate operations will require a site-specific amendment to the Zoning By-law, the approval of which will be subject to all applicable policies of this Plan, in addition to any requirements for a licence under the *Aggregate Resources Act*.
- m) New mineral aggregate extraction within the Prime Agricultural Area and Rural Areas designation may be permitted as an interim use, subject to the policies of this Plan, provided that agricultural rehabilitation is maximized.

### Required Technical Information

- n) Development applications to permit a new mineral aggregate operation, expand an existing operation, will only be permitted where the following studies have been submitted to the satisfaction of the Township, and/or any other public agency having jurisdiction over the issue addressed by the study or that may be affected by the issue addressed by the study such as adjacent municipalities:
  1. Noise, dust and vibration studies demonstrating that the proposed operation is appropriately designed, buffered and/or separated from any surrounding sensitive land uses to prevent any adverse effects.
  2. A hydrogeological study demonstrating, to the satisfaction of the Township, that the proposed operation will have no negative impacts on the quality and quantity of water.

3. A Transportation Impact Study in accordance with the policies of this Plan, indicating how the proposed operation will address any potential impacts on Township roads, Regional roads and Provincial Highways.
  4. An Environmental Impact Statement prepared in accordance with the policies of this Plan, where the proposed mineral aggregate operation is contiguous to a Core Environmental Feature, or within or contiguous to a Supporting Environmental Feature.
  5. An archaeological assessment and/or Cultural Heritage Impact Assessment in accordance with the policies of this Plan.
  6. Information on the estimated lifespan of the mineral aggregate operation and demonstration that the final rehabilitation plan is consistent with the policies in this Plan.
  7. Any other studies identified by the Township to meet requirements of a complete application under the provisions of the *Planning Act*.
- o) To avoid potential overlap among the studies required under this Plan and similar studies that may be required by the Province or the Grand River Conservation Authority, the Township will require the applicant to participate in a pre-submission consultation meeting with each of these agencies prior to the submission of any supporting studies. The purpose of this pre-submission consultation meeting will be to identify the specific policy requirements of each of the agencies in each of the substantive areas being studied such that a single study can satisfy all of the requirements identified by the agencies.
- p) The studies identified will be required to take into account the potential cumulative impacts that may result from a proposed new mineral aggregate operation when added to other past, present and proposed future mineral aggregate operations in the vicinity of the proposed new operation. The appropriate level of detail, analysis, boundaries and baseline data to be used in the cumulative impacts assessment will be determined by the Township, the

Grand River Conservation Authority, other affected public agencies, and the applicant as part of the pre-submission consultation meeting.

## Review Criteria

- q) New mineral aggregate operations will not be permitted on lands designated as Core Environmental Features, except in accordance with the following:
1. Within Habitat of Endangered Species and Threatened Species where authorized in accordance with provincial and federal requirements.
  2. Within Significant Woodlands, Significant Wildlife Habitat, Environmentally Significant Valley Features and/or Significant Areas of Natural and Scientific Interest, new mineral aggregate operations may be permitted where the features consists of habitats that can be effectively replaced or restored within a reasonable period of time, such as:
    - i) Areas of crop or pasture.
    - ii) Plantation.
    - iii) Early successional habitat.
    - iv) Areas of high disturbance.
    - v) Areas of low ecological diversity with high percentage of non-native species.
    - vi) Small areas of non-Provincially significant marsh or thicket wetland.
    - vii) Old field meadow.
    - viii) Hedgerows.
    - ix) Minor areas on the perimeter of the features.
    - x) Drainage swales.
  3. The proposal shall demonstrate to the satisfaction of the Township that:

- i) The portion of the Core Environmental Feature affected by the mineral aggregate extraction will be replaced or restored within a reasonable period of time with habitat of greater extent and/or ecological value as part of the rehabilitation plans, to promote, where possible, a net ecological gain, or in the case of Habitat of Endangered Species and Threatened Species, compliance with provincial and federal requirements have been achieved.
  - ii) There will be no adverse environmental impacts to the environmental features or ecological functions and connectivity of the residual areas of the Core Environmental Feature.
  - iii) Quantity, quality and direction of local surface water and groundwater will be maintained or enhanced.
  - iv) The extraction of mineral aggregate resources will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.
- r) New mineral aggregate operations proposed contiguous to Core Environmental Features may be permitted, provided that there will be no adverse environmental impacts to their features or ecological functions and Environmental Linkages.
- t) New mineral aggregate operations, or wayside pits and quarries, may be permitted within Environmentally Sensitive Landscapes as shown on Map 8, where it can be demonstrated to the satisfaction of the Township, in consultation with the Province, the Grand River Conservation Authority, and other affected agencies that:
1. Where extraction is proposed contiguous to a Core Environmental Feature, there will be no adverse environmental impacts to their features or landscape level ecological functions and connectivity.
  2. Where extraction is proposed within or *contiguous* to the following features, which are not included within a Core Environmental Feature:

- i) Rivers, stream valleys, floodplains, or associated hazardous lands or hazardous sites;
- ii) Fish habitat;
- iii) Meromictic and kettle lakes;
- iv) Significant Wildlife Habitat; or
- v) Savannas, tallgrass prairies, rare woodland types, cliffs, alvars, sand barrens, marl seeps, bogs and fens;

there will be no adverse environmental impacts to their features or landscape level ecological functions and connectivity, although extraction may be considered in habitats which can be effectively replaced or restored in a short to medium time scale such as areas of crop or pasture land, young plantation, early successional woodland, small areas of non-provincially significant marsh or thicket wetland, old field meadow, hedgerows and drainage swales; and

- 3. The quantity and quality of local surface water and groundwater regimes can be maintained or enhanced.

u) Where a new mineral aggregate operation is proposed on lands designated as an Environmentally Sensitive Landscape, the Township will recommend to the Province that the Natural Environment Report required under the *Aggregate Resources Act* also address the following objectives:

- 1. Natural habitat that would be lost from the site will be replaced with equivalent habitat on the property or on adjacent lands, and no less than 35 per cent of the licenced area remaining above the water table after extraction will be rehabilitated to sustainable natural *woodland* habitat representative of the landscape in which it is located.
- 2. The quantity and quality of surface and groundwater regimes and aquatic ecosystems remaining after, or created by, extraction will be rehabilitated

to sustainable natural aquatic ecosystems representative of the landscape in which they are located.

3. The health, diversity, size, *ecological function* and connectivity of major natural features remaining within the proposed licensed area will be maintained and, where possible, enhanced before, during and after the extraction of aggregate resources.
  4. The rehabilitated area will be maximized and the disturbed area minimized on an ongoing basis during the life-cycle of the pit operation.
  5. Rehabilitation of any area once occupied by natural features, or identified as potential enhancement/restoration and/or Environmental Linkage areas is completed as early as possible in the life of the extraction operation.
- v) Development applications that would establish an ancillary use to a mineral aggregate operation will only be permitted where applicable studies demonstrate to the satisfaction of the Township and/or other affected agencies that the proposed use will mitigate any potential adverse effects.
- w) Prior to the establishment of a new mineral aggregate operation, Township support for the zone change application will be subject to the following:
1. The submission and acceptance of any required studies identified in this Plan.
  2. Demonstration that the proposed rehabilitation is consistent with the policies of this Plan.
  3. The submission of all reports required by the Ministry of Natural Resources in accordance with the *Aggregate Resources Act*.
  4. The Township being satisfied that the following conditions will be dealt with through the *site plan* approved under the *Aggregate Resources Act*, or other appropriate means:
    - i) To ensure provision of adequate buffering and/or screening along road rights-of-way, or adjacent to any existing or proposed sensitive uses, and implementation of any other necessary mitigation

measures as determined through the approval of required studies to prevent where possible, or minimize any potential *adverse effects* on the surrounding *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 installed.
  - iii) That no water or washing or screening operations will be discharged into any water course.
  - iv) That the applicant, in co-operation with the Township will establish all haul routes for truck traffic.
  - v) That any required road improvements identified through the Transportation Impact Study noted above are in place prior to the removal of aggregates from the site.
  - vi) That no new excavation or processing will take place until all required fencing and/or security measures have been put in place.
- x) The Township will encourage the construction of intra-pit road systems and new roads to support the movement of mineral aggregate resources so as to lessen the impact of truck traffic on Township roads and sensitive land uses.
- y) The Township will collaborate with the Province to ensure that all appropriate requirements resulting from the review of an application for a mineral aggregate operation are imposed and enforced as:
1. Conditions on the license or notes on the site plan required under the *Aggregate Resources Act*, including but not limited to spill protection measures to prevent discharges to surface water and groundwater resources from on-site fuel storage, vehicle or equipment repair and equipment operation, and spills from salt storage, use and transfer, and other best management practices.

2. Regulations in site-specific zoning by-laws, development agreements and conservation easements, as may be applicable.

### Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

- z) The removal or leveling of a hill containing aggregate for the purpose of increasing or improving lands for agricultural uses will be permitted in any land use designation without the need for a zoning by-law amendment provided that no excavation occurs below the average grade of land surrounding the hill. Such extraction is subject to support of the Township and the issuance of a wayside permit by the Ministry of Natural Resources.
- aa) The Township will request the Ministry of Natural Resources to include a notification on wayside permits for lands adjacent to Supporting Environmental Features that the Township should be contacted prior to excavation to obtain information on how to mitigate impacts on the Supporting Environmental Features.
- ab) Wayside pits and quarries, portable asphalt plants and portable concrete plants for the exclusive temporary use of a public road authority operating under an approved permit will be permitted on a temporary basis in all land use designations, without amendment to this Plan, or the Zoning By-law, except where:
  1. The use would be located within or adjacent to an area of existing development that would be incompatible with aggregate extraction and associated activities.
  2. The use would be located within a Core Environmental Feature as designated in Map 8.
  3. The use is identified as a prohibited use by the policies of this Section.
- ac) Portable asphalt plants and portable concrete plants will be discouraged on lands containing active agricultural operations. If asphalt or concrete for a public road project cannot be obtained from an existing asphalt or concrete plant, attempts

should be made to locate the portable plant in wayside pits and quarries, vacant industrial sites, or on inactive or less productive agricultural lands.

- ad) Portable asphalt plants and portable concrete plants will obtain appropriate approvals from the Province pursuant to the *Environmental Protection Act* and will include provisions to prevent spills of petroleum chemicals to surface and groundwater resources.

### Extraction Below the Water Table

- ae) In addition to all other applicable policies of this Plan, mineral aggregate extraction below the water table will only be permitted where:
1. On lands identified as prime agricultural lands within Prime Agricultural Areas, it is demonstrated to the satisfaction of the Township that there is a substantial quantity of mineral aggregate resources below the water table warranting extraction.
  2. In a specialty crop area, there is a substantial quantity of high quality mineral aggregate resources below the water table warranting extraction.
  3. The completion of a hydrogeological cumulative impacts assessment shall demonstrate that the removal of the resource and the subsequent rehabilitation of the lands will not negatively impact the quantity and quality of the surface or groundwater resources and relevant natural heritage features. Such studies will be completed to the satisfaction of the Township, the Province, the Grand River Conservation Authority, and other affected public agencies.
  4. If necessary and feasible to protect groundwater quality, post-extractive drainage is directed away from the resulting pond, the slopes of the pond are stabilized with appropriate native species, and a pond planting plan is prepared and implemented to the satisfaction of the Township.
  5. On lands identified as prime agricultural lands, other alternatives have been considered by the applicant and found unsuitable, and agricultural

rehabilitation in remaining areas will be maximized. The consideration of other alternatives will include investigation as to the availability of alternative resources on lands identified as Canada Land Inventory Class 4 to 7 soils, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is feasible. Where no other alternatives are found, prime agricultural lands will be protected in this order of priority: specialty crop areas, Canada Land Inventory Class 1, 2, and 3 lands.

6. It is demonstrated to the satisfaction of the Township that agricultural rehabilitation in remaining areas will be maximized, and that the site will be rehabilitated in accordance with the policies of this Plan.

### Rehabilitation of Aggregate Operations

- af) The Township will co-operate with landowners, operators and licence holders, and 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.
- ag) All proposals for new mineral aggregate operations, including wayside pits and quarries, will include a rehabilitation plan to the satisfaction of the Township, ensuring that:
  1. Progressive rehabilitation will be carried out whenever feasible so that depleted areas are restored while extraction continues in other areas of the site.
  2. Final rehabilitation will comply with the land use designations contained in this Plan, and be compatible with the character of surrounding land uses.
  3. Comprehensive rehabilitation will be carried out, to the extent possible, where a proposed new mineral aggregate operation abuts one or more existing licensed mineral aggregate operations.

4. Within the Prime Agricultural Area and Rural designations, rehabilitation to agriculture will be the first priority, unless:
    - i) The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible.
    - ii) Agricultural rehabilitation in remaining areas is maximized.
  5. Where mineral aggregate extraction has occurred below the water table, rehabilitation will be in accordance with the policies in this Plan to protect groundwater quality.
- ah) Within the Prime Agricultural Area and Rural designations, rehabilitation to agriculture will be the first priority, unless:
1. The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible.
  2. Agricultural rehabilitation in remaining areas is maximized.

### Conservation of Mineral Aggregate Resources

- ai) The Township will ensure that mineral aggregate resource conservation will be undertaken, including through the use of aggregate recycling facilities within operations, wherever feasible.

## 7.7 Policies for Specific Land Uses

### Additional Needs Housing

- a) Additional needs housing may include all types of residences licensed or funded under a Province of Ontario or Government of Canada statute or other funding bodies for the accommodation of persons living under supervision and who, by reason of their age, emotional, mental, social, or physical condition, require a group living arrangement for their well-being such as:
1. Long-Term Care Facility
  2. Residential Care Home

3. Group Home
  4. Respite Care Facility
  5. Emergency Housing or Shelter
  6. Hospice Care Home
  7. Addiction Recovery Housing
- b) Small-scale additional needs housing (generally intended to have 5 or fewer beds/residents) and large-scale additional needs housing (greater than 5 beds/residents) shall conform to the associated development policies within the land use designation, shall be subject to the provisions of the applicable Zoning By-law, and satisfy the following criteria:
1. The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas, and any infrastructure or servicing requirements.
  2. Any changes to a building resulting from the conversion to additional needs housing shall be in keeping with the physical form and character of the surrounding neighbourhood.
  3. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the additional needs housing.
  4. Additional needs housing facility operators shall obtain a license in accordance with the requirements of the applicable authority having jurisdiction.
- c) In addition to the policies of Policy 7.7(b) above, large-scale additional needs housing shall additionally:
1. Provide adequate buffering, parking and amenity areas on site.
  2. Be in proximity to community facilities, a range of employment opportunities (if appropriate for the residents) and retail and service commercial facilities.

- d) The Zoning By-law shall identify appropriate zones in which additional needs housing (small and large) may be provided by:
1. The availability of adequate water and wastewater services.
  2. Proximity to community amenities and employment opportunities accessible by public transit or walking and active transportation linkages that a use would reasonably rely upon.
  3. Based upon the type of facility, ensuring adequate access to the full range of services and other land uses required to provide the support structure necessary for the integration of residents within the community.
  4. Generally prohibiting large-scale additional needs housing in rural areas and rural settlement areas unless adequacy of community amenities reasonably required to support the use can be demonstrated or otherwise provided for within the Zoning By-law.

### Additional Residential Units

- d) Up to 3 residential dwelling units (1 dwelling unit and 2 additional residential units) shall be permitted in all areas where residential uses are allowed in accordance with Provincial legislation and as set out in the implementing Zoning By-law to provide opportunities for a choice of housing including type, tenure, cost and location.

### Housing for Seniors

- e) The Township will encourage housing for seniors that supports “ageing-in-place” and allows seniors to remain active in the community for as long as possible. Any form of seniors’ housing should be located in close proximity to commercial and retail areas, community and recreational facilities, institutional uses and parks/open space areas.

## Home Based Businesses

- f) Home-based businesses, where permitted in the implementing Zoning By-law, shall be accessory to the residential use, small in scale and complementary to the character of the residential area.
- g) The business shall not alter the exterior character of the primary residential building as a residence, except for one lawful sign.
- h) A home-based business shall not cause any undue, adverse impacts to adjacent residential uses, or any other sensitive land use. No home-based business shall be noxious or offensive by the emission of noise, vibration, smoke, dust, odour, or other objectionable emission.

## Urban Agriculture and Farmers Markets

- i) Community gardens are permitted in all land use designations.
- j) Within all urban designations, temporary farmers' markets and other time-limited uses may be permitted wherever appropriate and may be subject to a licensing by-law.

## Parks, Public Service Facilities and Institutional Uses

- k) Parks shall be permitted in all land use designations.
- l) The Township will co-ordinate planning for public service facilities, land use planning and investment in public service facilities.
- m) The Township will, where appropriate, co-locate and integrate public service facilities and public services in community hubs to promote cost-effectiveness.
- n) The Township will, where appropriate, give priority to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.

- o) The Township will ensure that new public service facilities, including hospitals and schools, are located that are easily accessible by multiple transportation modes and transit, where that service is available.

## 8 Implementation Tools

### 8.1 Zoning By-laws

- a) The Township shall have a Zoning By-law or By-laws that includes and refines the land use designations identified in this Plan. The By-law can be amended through development applications, implementation of policy studies, and by minor amendments.
- b) It is not the intent of this Plan that every permitted use within each designation necessarily be permitted on every site within the designation.
- c) The Zoning By-law will include regulations for buildings and structures to ensure compatibility and appropriate transitions between different uses and built forms. Development standards within the Zoning By-law may include, among other matters, building setbacks, build-within zones, step backs, lot area, lot coverage, lot frontage, height and gross floor area restrictions. This may include “pre-zoning” lands to support the redevelopment and intensification of sites that would implement the policies of this Plan.
- d) Approval of minor Zoning By-law amendments may be delegated, by by-law, to the Director of Development Services or their designate, in accordance with the requirements of the Planning Act. Such amendments may include:
  1. Updates to terminology or mapping to align with the Wilmot Official Plan.
  2. The lifting of a Holding By-law provision.
  3. The approval of a temporary use by-law.
  4. The implementation of a severance.
  5. A Zoning By-law amendment required as part of a surplus farm dwelling severance to prohibit future residential uses on agricultural lands.
  6. Amendments that meet the following criteria:

- i) No studies or reports are required to review the application, other than a Planning Justification Report.
- ii) The proposal does not contradict any Provincial Policies.
- iii) The proposal conforms to the Township of Wilmot Official Plan.

## 8.2 Community Planning Permit System

- a) The Township may prepare a Background Study and enact a Community Planning Permit By-law under the provisions of the Planning Act to establish a Community Planning Permit System within the Township as a whole or to specific geographic areas.
- b) The Township may use a Community Planning Permit By-law, in lieu of a Zoning By-law, for the purpose of implementing the objectives and policies of this Plan within areas identified as community planning permit areas under this Plan. Zoning or site plan control requirements, standards, conditions, or criteria set out in the policies of this Official Plan are deemed to also apply in the context of a Community Planning Permit By-law.

## 8.3 Holding By-laws

- a) Pursuant to the *Planning Act*, the Township may pass a Holding By-law where the anticipated use of a parcel of land conforms with this Plan but the actual development of the lands for the intended use to be premature or held back, in whole or in part, pending the satisfaction of requirements and/or conditions of development, including, but not limited to:
  - 1. The completion of certain conditions, studies or requirements related to a proposed zoning change to the satisfaction of the Township.
  - 2. Achieving orderly staging of development or redevelopment, in accordance with municipal and Provincial policies.
  - 3. Ensuring that adequate infrastructure and community services and facilities are, or shall be, available in accordance with municipal standards.

4. Adopting measures to mitigate negative impacts resulting from the proximity of lands to transportation and utility corridors, incompatible land uses or any other source of nuisance or hazard to public health and welfare.
  5. Satisfying policies of this Plan related to heritage conservation, site plan control, potentially contaminated sites, protection of the natural environment, community improvement and any other planning matters determined to be relevant to the development of the lands.
  6. Ensuring the execution of legal agreements, approval of subdivision plans and/or approval of necessary studies by the appropriate authorities to satisfy any of the criteria set out above.
- b) The lifting of a Holding By-law may proceed once the Township is satisfied that development can proceed in accordance with the policies of this Plan and that the conditions of the Holding provision have been satisfied, including any required studies and entering into development agreements with the Township, where applicable.

## 8.4 Temporary Use By-laws

- a) Pursuant to the *Planning Act*, the Township may pass by-laws authorizing the temporary use of lands, buildings or structures where it is satisfied that the following requirements, which are relevant to the specific application are, or will be, fulfilled in order to safeguard the wider interests of the general public:
1. The compatibility of the proposed use with the surrounding land uses.
  2. The adequacy of any services that may be required for the proposed use.
  3. Traffic impacts, access and parking requirements have been appropriately addressed.
  4. That the by-law has suitable regulations in regard to setbacks, lot coverage, parking and other such items as may be required either through

the text of the By-law or through avoidance (or if not possible, minimization and mitigation) of adverse effects.

5. The conformity of the proposed use with the policies of this Plan.
- b) The Township may enter into an agreement with a property owner and/or other parties concerning the temporary use.
- c) Temporary uses, buildings, and structures that are not farm related should be directed away from the Prime Agricultural Area as set out in this Plan.
- d) Where an authorized temporary use is discontinued prior to the expiry of the authorizing by-law, the use will not be resumed.

## 8.5 Interim Control By-laws

- a) Where Council has directed that a study or review of land use policies be undertaken in a defined area, Council may pass an Interim Control By-law in accordance with the Planning Act to restrict the use of land, buildings or structures to those established in such a By-law.
- b) The By-law may prohibit the use of land, buildings or structures for, or except for such purposes as set out in the By-law subject to completing the necessary studies and updating the relevant policies or by-laws accordingly.

## 8.6 Committee of Adjustment

- a) The Township shall appoint a Committee of Adjustment to implement matters enabled through Section 45 of the *Planning Act*.
- b) Any decision by the Committee of Adjustment may be for such time and subject to such terms and conditions as the Committee considers advisable. The Committee may require the owner/ applicant to enter into an agreement to implement, maintain and/or enforce a condition of approval. The agreement will be registered on title against the lands and will be enforced against the present and subsequent owners.

- c) Decisions of the Committee of Adjustment will maintain the general intent and purpose of this Plan, and will be in accordance with requirements of the *Planning Act* and all other applicable legislation.

## 8.7 The Subdivision of Land

### Consent to Sever

- a) The development of land shall generally proceed by registered plan of subdivision in accordance with Section 51 of the *Planning Act*. Consents to sever land as an alternative to a registered plan of subdivision will be discouraged and will only be permitted when such a plan is clearly not needed to ensure that the intent of the policies of this Plan are satisfied.
- b) Any application to the Committee of Adjustment for consent to sever a parcel of land will only be considered for:
  - 1. The creation of a new lot where a plan of subdivision is not needed to ensure that the intent of the policies of this Plan are satisfied.
  - 2. For legal or technical reasons, such as for boundary adjustments, lot additions, easements, rights-of-way, leases, validation of titles, or other similar purposes that do not result in the creation of a new lot.
- c) In no case should the future development of future development blocks or lands to the rear of existing development be compromised as a result of a severance. Regard should be had to servicing requirements and for the need to reserve adequate future street access points for rear lands.
- d) Wherever possible, natural heritage features shall be utilized as lot boundaries in the creation of new lots in order to avoid any negative impact of fragmented ownership on those features. Where this is not possible, the severance of land will create a building envelope which will not interfere with the applicable natural heritage features. Efforts should be made to avoid locating development which could impact on woodlot areas.

- e) Where an Amendment to this Plan is necessary to facilitate a Consent to Sever, Council approval of the Official Plan Amendment is required prior to, or concurrent with consideration of the Consent to Sever by the Committee of Adjustment. The application for the Official Plan Amendment shall precede consideration of the Consent to Sever by the Committee of Adjustment.
- f) When relief from the requirements of the Zoning By-law is required to facilitate a Consent to Sever, it shall be considered concurrently or required as a condition of approval of the Consent.
- g) All lots created by consent, with exception of those that are also the subject of an application for a Plan of Condominium, shall have adequate and appropriate frontage on and gain access from a public road, maintained year-round.

#### *Consent Policies for Settlement Areas*

- h) Consents may be permitted on an infilling basis. The size of any parcel of lands created should be appropriate for the use proposed considering the public services available and conformity to the provisions of the Zoning By-law.
- i) Where an existing lot is partially located within a Rural Settlement Area and partially within the Countryside, the part of the lot located outside the Rural Settlement Area will be zoned for agricultural uses in accordance with the policies in this Plan.

#### *Consent Policies for the Prime Agricultural Area and Rural Designations*

- j) Lot creation in the Prime Agricultural Area and Rural designations may only be permitted for:
  - 1. Agricultural uses, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.

2. Agriculture-related uses, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
  3. One new residential lot per farm consolidation (defined as the merging of two abutting farm parcels) for a residence surplus to an agricultural operation, provided that:
    - i) The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
    - ii) The surplus dwelling has been built and occupied for at least 10 years.
  4. Infrastructure, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- k) Lot adjustments within the Prime Agricultural Area and Rural designations may be permitted for legal or technical reasons such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.
- l) Within the Prime Agricultural Area and Rural designations, development applications to expand the lot area for a rural institutional use, or a small-scale school, place of worship and associated cemetery, may be permitted provided that:
1. The existing use is not a legal non-conforming use.
  2. There is a demonstrated need for the additional land area.
  3. The use minimizes the amount of land removed from agricultural production.
  4. The expansion does not adversely affect the ability of surrounding agricultural operations to carry out normal farm practices.

5. The severance will not result in an undersized farm that may not be commercially viable.

#### *Farm Parcel Creation/Alteration*

- m) Development applications to create a new farm parcel, or reconfigure existing farm parcels within Prime Agricultural Area or Rural Areas, where lands are severed from one farm parcel and conveyed as a lot addition to an adjoining farm and held in one ownership, will comply with the following:
  1. Each resultant farm that is created must have a minimum area of 40 hectares.
  2. Resultant farms having less than a minimum of 40 hectares will:
    - i) Be of a size appropriate for the type of agricultural uses common in the area.
    - ii) Be sufficiently large enough to sustain an economically viable farm operation and to maintain flexibility for future changes in the type or size of agricultural operations.
    - iii) Be permitted by a site specific zoning by-law amendment.
- n) Notwithstanding the policies above, a new farm or new lot shall not be deemed to have been created where consent is given for the following purposes:
  1. Minor adjustments to lots so as to permit conformity with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private wells or individual wastewater treatment systems on abutting lots, provided that such adjustments do 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. Minor adjustments to the boundaries of two adjoining non-farm lots recognized by the Township's Zoning By-law, provided that such adjustments do 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*.

3. Minor adjustment to the boundaries between an adjoining farm and a non-farm lot that does not decrease the size of the farming operation.
  4. Acquisitions of land for infrastructure, where the need for the project has been demonstrated through an Environmental Assessment or other appropriate study and the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
  5. Severing from each other two or more rural lots that have unintentionally merged in title, provided the severances reflect the original lot lines.
- o) An existing farm parcel that is less than 40 hectares in area can be used for agricultural uses, unless otherwise prohibited in this Plan.

#### *Consent Policies for Rural Areas*

- p) Applications to sever new lots for Recreation and Tourism uses in the Rural designation may be permitted, provided that:
1. The new lot will be limited to a minimum size needed to accommodate the use.
  2. The severance will not result in an undersized farm that may not be commercially viable in accordance with the Farm Parcel Creation/Alteration policies of this Plan.
  3. The lands to be severed have been designated in this Plan and zoned in the Township's Zoning By-law to permit only the proposed use.
  4. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.
- q) Development applications to sever new lots for a rural institutional use, or a small-scale school, place of worship and associated cemetery, may be permitted provided that:

1. The new lot will be limited to a minimum size needed to accommodate the use.
  2. The severance will not result in an undersized farm that may not be commercially viable in accordance with the Farm Parcel Creation/Alteration policies of this Plan.
  3. The severed lands are zoned in the Township's Zoning By-law to permit only the proposed institutional use.
  4. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.
- r) Within the Rural designation, the Township may permit the creation of one or more new rural residential lots for the purposes of infilling within an existing grouping of rural residential lots that have not been designated as a Rural Settlement Area by this Plan, provided that:
1. The existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four or more rural residential lots, with each such lot separated from each other by no more than 100 metres on the same side of an open public road.
  2. The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, plus if natural features or existing lot patterns justify inclusion of additional lands.
  3. The new lot is not located within a Source Water Protection Area where individual wastewater treatment systems are identified as a prohibited use.
  4. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.

*Consent Policies for Natural Heritage Protection*

- s) The creation of lots specifically for the purpose of conserving environmental features or elements of the Natural Heritage System may be permitted only where such lands are designated by this Plan and zoned to prohibit any use not

related to conservation, and are covered by a conservation easement granted in favour of the Township, Region, Grand River Conservation Authority or other conservation organization.

- t) The creation of such lots will not be permitted where the configuration of the remnant parcels will create the potential for new non-farm lots, or result in farms which may not be commercially viable, in accordance with the Farm Parcel Creation/Alteration policies of this Plan.

#### *Lot Boundary Adjustments*

- u) Minor Lot Boundary Adjustments which do not result in the creation of a new lot may be permitted for legal or technical reasons. This may include a minor lot expansion to accommodate a septic system where the existing lot cannot accommodate a new or replacement system to support a building otherwise permitted by the Zoning By-law.

#### **Plan of Subdivision or Condominium and Part Lot Control**

- v) All lands within the Township shall be subject to subdivision control and part lot control.
- w) The provisions of the *Planning Act* relating to subdivision control, including subdivision agreements, shall be used by the Township to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of layout and design is maintained in all development. Subdivision agreements shall ensure that the provision of funds, services, facilities, and other matters are to the satisfaction of the Township, the Region and other agencies. The applicant shall be required to post security with the Township to ensure the conditions of the subdivision agreement are fulfilled.
- x) The Township may, in a by-law, exempt all or parts of a registered plan of subdivision from part lot control to permit the conveyance of portions of lots or blocks. By-laws to exempt lands from part lot control to enable the registration and conveyance of such lots shall be limited to a period of not more than 3 years.

- y) After 3 years of giving approval to a Draft Plan of Subdivision, the Township may:
1. Lapse the Draft Plan approval, and require that a new application for approval be submitted that is in conformity with the policies of this Plan.
  2. Extend the approval, where the Township is satisfied that the applicant has made significant progress in satisfying the conditions of Draft Plan approval and available municipal water and wastewater capacity if applicable, subject to the following conditions:
    - i) Under no circumstances shall the Township extend a Draft Plan approval if the approval has lapsed before a permissible extension is given, except the Township may deem the approval not to have lapsed unless:
      - > Five or more years have passed since the approval lapsed.
      - > The approval has previously been deemed not to have lapsed.
    - ii) An agreement had been entered into for the sale of the land by a description in accordance with the draft approved plan of subdivision.
    - iii) Under no circumstances shall a Draft Plan approval be extended for more than a cumulative or single 3 year period. For clarity, this policy applies to Draft Plans approved after the effective date of this Plan.
- z) Generally, extensions will not be permitted beyond 1 year except where extenuating circumstances are demonstrated such as changes in ownership, unforeseen economic hardships, or significant progress has been made in satisfying the conditions of draft approval only requiring minor additional actions to move to registration.

## 8.8 Site Plan Control

- a) All lands within the Township shall be deemed to be a Site Plan Control Area and shall be applicable to all development specified in the Site Plan Control By-law.
- b) The Site Plan Control By-law may exempt various forms of development or provide for expedited or other minor approvals where the Township considers such an approval to be more appropriate.
- c) Approval of drawings within a site plan control area shall be delegated, by by-law, to the Director of Development Services or a designate in accordance with the requirements of the Planning Act.
- d) Council may adopt guidelines or standards to establish minimum specifications for site works.
- e) The Township may grant a conditional site plan approval by imposing one or more conditions through the granting of approval of site plan drawings and the execution of a site plan agreement. Agreements detailing the conditions may specify deposits to secure necessary works, as well as expiry dates of conditions, and can be modified with minor changes resulting from detailed design and plan implementation.
- f) Phased or preliminary building permits or other municipal permits may be issued while an approval remains at the conditional site plan approval stage.

## 8.9 Legal Non-Conforming Uses, Buildings, or Structures

- a) Land uses which legally existed on the date of the approval of the Wilmot Official Plan that are neither designated in this Plan nor zoned in the Zoning By-law as a permitted use are termed legal non-conforming uses and, in the long-run, should cease to exist and be replaced by uses, buildings, and/or structures that conform to this Plan and with the Zoning By-law.
- b) A legal non-conforming use destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building and/or structure are not substantially

increased, the use of the building and/or structure is not substantially altered, and all applicable approvals are obtained.

- c) In some instances it may be desirable to permit the extension or enlargement of such a legal non-conforming use. The Township may consider such development in accordance with the *Planning Act*.

## 8.10 Municipal Finance

### Fiscal Responsibility

- a) The Township shall ensure that the required capital expenditures to provide services for development and infrastructure improvements are paid for in an equitable and appropriate manner. The Township will strive to maintain financial sustainability and integrity by managing its financial resources and by undertaking development in a fiscally responsible manner.
- b) Future development will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Township.
- c) Where possible, the Township will use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation, for the purposes of land use planning and the provision of municipal servicing infrastructure.

### Capital Works Program and Budget

- d) It is the intent of this Plan that, wherever possible, the Township, on the basis of the policies contained within this Plan, establish a staged program for the implementation of community facility-related works, municipal service infrastructure, public works and/or any other municipally-driven projects within the Township.

### Development Charges

- e) The Township will enact and update a background study and By-law under the *Development Charges Act*, to ensure that the initial capital cost of growth related

services does not place a financial burden upon the Township's existing taxpayers, and to ensure that new taxpayers bear no more than the growth-related net capital cost attributable to providing the current level of services.

- f) The Township may enact a Development Charges By-law that applies to the Township as a whole, and/or to specific geographic areas within the Township. In addition, the Township may exempt some or all of the Development Charge or exempt certain development or redevelopment from the Development Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

### Community Benefits Charge

- g) Council may pass a by-law that imposes community benefits charges to pay for the capital costs of facilities, services and matters required due to development and redevelopment.
- h) The City shall adopt a community benefits charge strategy prior to passing a community benefit charge by-law, that identifies the facilities, services and matters that will be funded with a community benefits charge.

## 8.11 Community Improvement Plans

- a) Prior to adopting a Community Improvement Plan the Township will identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and Community Improvement Plans for specific areas of the Township or Township-wide.
- b) A Community Improvement Plan shall:
  - 1. Support projects and programs that encourage placemaking and accessibility, including improvements to the built, natural and social environments.
  - 2. Maintain, enhance or facilitate the viability of mixed use, commercial, residential and employment areas within the Township.

3. Address housing issues that may be particular to one community or Township-wide, including the promotion of affordable home ownership and rental housing.
  4. Promote private initiatives to rehabilitate, restore, or redevelop property, while encouraging the conservation, restoration, adaptive re-use and improvement of cultural heritage resources.
  5. Encourage and support carbon reduction measures in development, redevelopment and built form that align with the climate change goals, objectives and priorities of the Township.
  6. Promote on-farm diversified uses, agriculture-related uses or other measures to promote revitalization and economic activity in the rural areas of the Township.
  7. Continue to improve the Township's physical, social and recreational facilities and services in a coordinated manner that may reflect localized or Township-wide issues, while recognizing the Township's priorities and financial resources.
  8. Prioritize the improvement and make efficient use of municipal services, infrastructure, and utilities.
- c) Prior to adopting a Community Improvement Plan, the Township shall be satisfied it can reasonably finance its share of implementation costs.
  - d) The Township may collaborate, participate, and consult with other agencies and municipalities to combine financial incentives to assist in the implementation of Community Improvement Plans.

## 8.12 Parkland and Open Space Acquisition

- a) The Township may develop a Parkland Acquisition By-law for the purposes of acquiring and protecting land within the municipality and creating a cash-in-lieu program. The Township may acquire and/or protect parkland and open space Areas in accordance with the provisions of the *Planning Act*.

- b) 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. Natural Heritage System Lands designated on Map 8 or unmapped features identified in this Plan will generally not be accepted as part of a dedication for parkland pursuant to the *Planning Act*.
- c) The Township may accept ownership of woodlands and other environmental constrained lands areas for protecting the natural area for passive recreation and education uses.
- d) Lands conveyed to the Township for active parkland and other recreational facilities may be required to meet minimum standards (to the satisfaction of the Township) in terms of drainage, grading and site condition.

### 8.13 Complete Application Requirements

- a) In order for an application to be considered complete, the Township may require the submission of any number of the reports or studies including, but not limited to those listed in this Plan, at the sole discretion of the Township.
- b) Complete applications are those which contain all reports, studies, and information required by the *Planning Act*, any Provincial Plans, and the Wilmot Official Plan. While consulting with the Township prior to filing an application can no longer be mandated, it remains prudent and encouraged by the Township for all applicants to first consult with the Township prior to filing an application. Consultation with the Township prior to development allows for the streamlining of application processes and the ability to ensure application materials are correct to enable faster processing times. If an applicant chooses not to preconsult with the Township, there is a risk of studies being identified as missing in the submission and the application being deemed incomplete.
- c) The Township shall determine the information and materials necessary for submission with the application at its sole discretion as part of a complete

application, including but not limited to those listed in the Potential Studies That May be Required Table below.

- d) Any information provided in support of an application for development submitted under the *Planning Act* is considered public, and is available for public review. Accordingly, submitted reports need to be prepared meeting appropriate standards under the *Accessibility for Ontarians with Disabilities Act* and be able to be searchable, downloadable, printable and free from copy projection (to enable selecting of text).
- e) For any development application to be deemed complete, the following mandatory items shall be submitted and carried out to the satisfaction of the Township.
  - 1. Application form and the prescribed application fee.
  - 2. The prescribed information and material as required under the *Planning Act*.
  - 3. A planning report outlining how the proposed application is consistent with this Plan and any other applicable planning document or statutes.
  - 4. Appropriate drawings, concept plans and/or plans of survey.
  - 5. In considering applications for Official Plan amendments, Zoning By-law amendments or site plan applications, the Township may require the other information and materials listed in Schedule 'A' identified through a pre-submission consultation meeting, in order for the applications to be deemed complete at the discretion of the Township.
- f) The Township may request or conduct a peer review of any information, studies and materials submitted. Such peer reviews will be completed by an appropriate agency or professional consultant retained by the Township at the applicant's expense, with recovery fees applied as permitted by the *Planning Act* and *Municipal Act*.

- g) The Director of Development Services or their designate shall determine when the planning application is complete, and if revision requests made subsequent to the submission of a previously deemed complete application meets the intent of the original application. Substantial changes to an application may require further consultation and the filing of a new application. Revisions made to an application in response to Township or agency comments, or in response to public comments, shall not require the filing of a new application.

## 8.14 Public Meetings and Notification

- a) The Township will comply with the requirements of the *Planning Act* with respect to public meetings and notifications.
- b) The Township reserves the right to provide or require enhanced or expanded circulations beyond *Planning Act* requirements for any application.

## 9 Additional Policy Areas

Where lands identified below and on the maps are subject to a policy in this Section, the following policies shall apply where a conflict applies between the policies below and the parent policies of this Plan.

### 9.1 Special Policy Area for the New Hamburg Urban Area (August 16, 1990)

- a) This Plan designates certain lands along the Nith River as a Special Policy Area as shown on Map 3 (New Hamburg Urban Area). These lands are part of the historic centre of New Hamburg and special policies are required for the continued economic and social viability of the area.
- b) An area within the Special Policy Area exists and functions as a hydraulic floodway. This hydraulic floodway is the minimum area required to pass the regulatory flood and obstruction of the hydraulic floodway would create adverse effects in the form of increased flood levels and velocities. No new buildings, structures or fill shall be permitted in the hydraulic floodway. Surface parking may be permitted in the hydraulic floodway. New overnight parking shall not be permitted in the hydraulic floodway.
- c) Commercial development and redevelopment shall be dry floodproofed to the regulatory flood elevation. Where it is demonstrated that it is not feasible to dry floodproof to the regulatory flood elevation a reduction in the dry floodproofing standard shall be permitted but in no case shall the reduction be to less than the one hundred year flood elevation with a requirement for wet floodproofing to the regulatory flood elevation. The minimum floor level for commercial development or redevelopment shall be the one hundred year flood elevation.

Major renovation of commercial uses shall be permitted. The intent of this policy is that major renovations shall be floodproofed to the regulatory flood elevation. Where this is not feasible a reduction in flood protection requirements may be

permitted but in no case shall the reduction be to less than the one hundred year flood elevation.

Minor renovation of commercial uses shall be permitted provided that the minimum floor level is equal to or higher than the existing floor level and provided that the building or structure is floodproofed to an elevation equal to or higher than the existing one.

- d) Except where safe parking and safe access can be provided to the regulatory flood elevation new residential dwelling units shall not be permitted except above commercial uses and shall be limited to one storey. Along Huron and Peel Streets new residential uses in upper stories shall be permitted in keeping with the existing streetscape. The minimum habitable floor space shall be located above the regulatory flood elevation.

New residential units shall be created only where safe access can be provided at the one hundred year flood elevation as the minimum. The determination of safe access shall be made by the Grand River Conservation Authority in an evaluation of flood depths and flood flow velocities in accordance with provincial policy.

Minor renovations to existing buildings used solely for residential purposes shall be permitted provided that minimum floor level is at or above the existing elevation of the ground floor.

- e) New development associated with substances of a chemical, hazardous or toxic nature which may pose an unacceptable threat to public safety if damaged as a result of flooding or failure of floodproofing measures shall not be permitted to locate in the Special Policy Area.
- f) Protective services such as police, fire, utility and public works yards and major electrical substations shall not be located in the Special Policy Area. Existing facilities will not be permitted to expand or extend without the approval from the Township and the Grand River Conservation Authority and any major renovation shall meet the provincial requirements for safe access/egress for emergency vehicles. Council shall consider the relocation of the existing fire station.

- g) New nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for people with a disability, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants shall not be permitted to locate in the Special Policy Area.
- h) Non-residential institutional development, redevelopment and major renovations such as church and libraries shall be wet floodproofed to the regulatory flood elevation. It is the intent of the policy that this development, redevelopment, or major renovation shall be dry floodproofed to the regulatory flood elevation where feasible but in no case shall the dry floodproofing requirement be reduced to less than the one hundred year flood elevation.

Minor renovation of non-residential institutional uses shall be floodproofed to an elevation equal to or higher than the existing elevation of the ground floor.

- i) No basements or expansion to basements shall be permitted where flooding is greater than 0.5 meters.
- j) Where practical new building services such as electrical, and heating systems shall be located above the regulatory flood elevation but where this is not feasible building services shall be floodproofed to the satisfaction of the Grand River Conservation Authority.
- k) It is the policy of Council that the Special Policy Area policies shall be implemented in the following ways:
  - 1. Zoning By-law No. 86-51, passed by Township Council on September 29, 1986, added the (f) symbol as a suffix to the zone symbol to identify lands which are flood susceptible. All lands within the Special Policy Area therefore are zoned with the (f) suffix. The (f) suffix indicates that the lands are subject to the Grand River Conservation Authority Regulations for Fill, Construction and Alterations to Waterways;
  - 2. Site plan applications for development within the Special Policy Area shall not be considered for approval until such time as the Township of Wilmot

has been notified of the approval of the Grand River Conservation Authority as required under their Fill, Construction and Alterations to Waterways regulation. Approved site plans shall conform to the Grand River Conservation Authority permit with respect to matters governed by S.41 of the Planning Act such as lot grading and drainage. Upon completion of the building or structure, the Township or the Grand River Conservation Authority may require a letter of compliance by a professional engineer verifying that the flood proofing measures have been implemented as required and are in conformity with the policies of this plan;

3. Building permits shall not be issued until such time as the Township of Wilmot has been notified of the approval of the Grand River Conservation Authority; and
4. The Township will continue to maintain the flood contingency plan and to cooperate with the Grand River Conservation Authority in the operation of the New Hamburg flood warning system. The flood warning system shall contain provisions to ensure timely evacuation of vehicles.

## 9.2 Sunfish Lake Settlement Area

- a) Notwithstanding the policies within Section 7.3, development and re-development within the Sunfish Lake Settlement Area shall be restricted to seasonal dwellings only, except for those properties which directly abut either Berlett's Road (Township Road No. 2) or which abut Cedar Grove Road or which were used as principal dwellings prior to January 1, 1982. The properties with principal dwellings permitted in accordance with this policy are shown on Map 5.2 and are legally described as follows:

1. Part 29, Plan 58R-3682;
2. Part 31, Plan 58R-3682;
3. Part 37, Plan 58R-3682;

4. Parts 1 and 2, Plan 58R-16560;
  5. Part 61, Plan 58R-3682;
  6. Part 62, Plan 58R-3682;
  7. Part 63, Plan 58R-3682;
  8. Part 24, Plan 58R-3682 now described as Part 1, Plan 58R11891 and Part 2, Plan 58R-11891;
  9. Part 27, Plan 58R-3682.
- b) Except for those properties which now have direct access to either Berlett's Road or Cedar Grove Road, all access to the properties within the Settlement Boundary shall continue to be provided by private rights-of-way. All maintenance or works or costs required for these rights-of-way shall be the sole responsibility of the property owners.
- c) The conversion of seasonal dwellings to principal dwellings shall not be permitted within the Sunfish Lake Settlement Area.
- d) No new lots shall be created within the Sunfish Lake Settlement Area, either through severance or through the approval of plans of subdivision. Severance applications to:
1. Create or alter any easement or right-of-way; or
  2. Correct or confirm valid title for a lot which has been previously recognized and held in distinct and separate ownership; or
  3. 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,
  4. May be considered on their merits and may be supported by the Township if it 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.

- e) In order to minimize adverse effects on the lake and on the surrounding area, any development application must include specific plans showing how drainage and runoff will be controlled during and after construction, and these plans must be approved by the Township and Grand River Conservation Authority prior to the issuance of a building permit.

## 9.3 Area-specific Policies

### 9.3.1 New Hamburg New Private Well Area

On lands shown as subject to Area-specific Policy 9.3.1 on Map 3, development applications proposing the use of new private wells may be permitted to support the development of new infill lots.

### 9.3.2 New Hamburg and Baden New Private Well and Wastewater Services Areas

On lands shown as subject to Area-specific Policy 9.3.2 on Maps 3 and 4, development applications proposing the use of new private wells and new individual wastewater treatment systems may be permitted to support the development of new infill lots.

## Appendix A: Glossary

### A

**Active transportation** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

**Additional Needs Housing** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *additional needs housing* may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and seniors housing.

**Additional Residential Unit** means

- a) the use of a Residential Building - Single Detached, Semi-Detached or Townhouse where a separate self-contained dwelling unit is located within the main building.
- b) means the use of a building where a separate self-contained dwelling unit is located in an accessory building on the same lot as an associated Residential Building - Single Detached, Semi-Detached or Townhouse.

**Adverse Effects** as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;

- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

**Adverse Environmental Effects** as used in the mineral aggregate policies of this Plan, changes likely to arise directly or indirectly from development or site alteration within or contiguous to an element of the Natural Heritage System that result in widespread, long-term or irreversible degradation of the significant features or impairment of the natural functions of the designated area. Examples of adverse environmental impacts include but are not limited to, the following:

- a) fragmentation of substantial reduction in size of an element of the Natural Heritage System;
- b) significant increase in the perimeter-to-area ratio of an element of the Natural Heritage System;
- c) disruption of corridors and Environmental Linkages to other elements of the Natural Heritage System;
- d) substantial alteration of natural topography;
- e) disruption of ecological relationships among significant or representative native species;
- f) increased potential for human or domestic animal intrusion into relatively inaccessible areas;
- g) alteration of the quantity, quality, timing (hydroperiod) or direction of flow of surface water or groundwater within or contiguous to an element of the Natural Heritage System;
- h) alteration of the structure, functions or ecological interrelationships of a natural habitat which sustain representative community associations of populations of significant species;
- i) reductions in the populations or reproductive capacity of significant species;
- j) mortality in or removal of the predominant vegetation which provides structure to an element of the Natural Heritage System;
- k) erosion of soils or deposition of sediment;
- l) compaction or trampling of soils;
- m) increased potential for the introduction of invasive non-native species;
- n) disruption of ecological processes due to increase nocturnal artificial light levels;  
or,
- o) increases in the level and quality of noise.

**Affordable** means

- a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low* and *moderate income* households; or
  2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low* and *moderate income* households; or
  2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

**Agricultural Impact Assessment** means the evaluation of potential impacts of non-agricultural uses on the *agricultural system*. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

**Agricultural System** means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components:

- a) An agricultural land base comprised of *prime agricultural areas*, including *specialty crop areas*. It may also include *rural lands* that help to create a continuous productive land base for agriculture; and
- b) An *agri-food network* which includes agricultural operations, *infrastructure*, services, and assets important to the viability of the agri-food sector.

**Agricultural Uses** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

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

**Agricultural-related Uses** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**Alternative Energy System** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

**Archaeological Resources means** artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the *Ontario Heritage Act*.

**Areas of Archaeological Potential** means areas with the likelihood to contain *archaeological resources*, as evaluated using the processes and criteria that are established under the *Ontario Heritage Act*.

**Areas of Natural and Scientific Interest** means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

## **B**

**Built Heritage Resource means** a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

**Bunkhouse** means a building or part of a building used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on the farm on which the seasonal workers are employed.

## **C**

**CLI-ECA** means the municipal Consolidated Linear Infrastructure Environmental Compliance Approval, the single environmental permission for all the sewage works components of a municipal sewage collection system or a municipal stormwater management system. They include conditions that authorize these municipalities and prescribed persons (such as developers) to make changes to the system when requirements in the CLI ECA are met.

**Compact Built Form** means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

**Compatible Development** means development that may not necessarily be the same as, or even similar to the existing buildings/development in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue, adverse impact on surrounding properties.

**Complete Communities** means places such as mixed-use neighbourhoods or other areas within cities, towns, and *settlement areas* that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, *public service facilities*, local stores and services. *Complete communities* are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

**Complete Streets** means streets planned to balance the needs of all road users, including motorists, transit-users, pedestrians, cyclists, and people that use mobility aids such as wheelchairs and other legal mobility devices.

**Countryside Line** means the long-term urban growth boundary between the Township Urban Areas of Baden and New Hamburg and the countryside.

**Cultural Heritage Landscape** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

**Cumulative Impacts** means the changes to the environment resulting from a particular activity in combination with the incremental impacts caused by other closely related past, present and reasonably foreseeable future activities. Cumulative impacts may reveal that relatively minor impacts associated with a particular activity may contribute to more significant impacts when considered collectively with other activities taking place over a period of time.

## D

**Designated Vulnerable Area** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

**Deposits of Mineral Aggregate Resources** means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using provincial guidance for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

**Development** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the *Drainage Act*; or
- c) underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential*, where advanced exploration has the same meaning as under the Mining Act.

## E

**Ecological Functions** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socioeconomic interactions.

**Employment Area** means those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An *employment area* also includes areas of land described by subsection 1(1.1) of the *Planning Act*. Uses that are excluded from *employment areas* are institutional and commercial, including retail and office not associated with the primary employment use listed above.

**Environmentally Significant Discharge Areas** means lands where groundwater discharges to the surface of the soil or to surface water bodies to sustain wetlands, fisheries, or other specialized natural habitats.

**Environmentally Significant Recharge Areas** means lands where water infiltrates into the ground to replenish an aquifer that sustains, in full or in part, *environmental features*.

**Erosion Hazard** means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

**Essential Emergency Service** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

## F

**Flood fringe** for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and

velocities of flooding are generally less severe in the *flood fringe* than those experienced in the *floodway*.

**Flood Plain** for *river, and stream systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

**Floodproofing Standard** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards* and other *water-related hazards*, and *flooding hazards* along *river, and streams*.

**Flooding Hazard** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) along the shorelines of *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave effects* and other *water-related hazards*;
- b) along *river, and stream systems*, the *flooding hazard* limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  2. the *one hundred year flood*; and
  3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

**Floodway** means for *river, and stream systems*, means the portion of the *flood plain* where *development* and *site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose

a potential threat to life and/or property damage. Where the *two zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

## G

**Green Infrastructure** means natural and humanmade elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

**Group Home** means a Residential Building – Single Detached in which three to six residents (excluding staff or the receiving family) lives as a single housekeeping unit under responsible supervision consistent with the requirements of its residents. The home is licensed or funded under a Federal or Provincial statute and is in compliance with municipal by-laws.

## H

**Hazardous Forest Types for Wildland Fire** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

**Hazardous Lands** means property or lands that could be unsafe for development due to naturally occurring processes. Along *river, and stream systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

**Hazardous Sites** means property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Heritage Attributes** means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of

the property, buildings and structures that contribute to their cultural heritage value or interest.

**Home-based Business** means an array of business or artistic activities that are accessory to a primary residential use.

**Housing Options** means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, *additional needs housing*, multigenerational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.

**Hydrologic Function** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

## I

**Intensification** means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites* and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

## L

**Linkages** means areas that connect *environmental features* along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life-cycle requirements, and species can be replenished from other *environmental features*. *Linkages* can also include those areas currently performing, or with the potential to perform, through restoration, linkage functions. Although *linkages* help to maintain and improve *environmental features*, they can also serve as important *environmental features* in their own right.

**Lodging House** means a Residential Building within which sleeping quarters are regularly let for a consideration to more than four persons and where kitchen and other facilities are shared amongst the persons occupying the Residential Building, but shall not include hotel, motel, rest home, hospital, group home, or similar use.

**Low and Moderate Income Households** means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

**Low Impact Development** means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. *Low impact development* can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

## **M**

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

**Major Goods Movement Facilities and Corridors** means transportation facilities, corridors and networks associated with the inter-and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are *freight-supportive* may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives.

**Major Retail** means large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.

**Major Trip Generators** means the area including and around any existing or planned *higher order transit* station or stop within a settlement area; or the area including and around a major bus depot in an urban core.

**Mine Hazard** means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

**Mineral Aggregate Operations** means

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Mineral Aggregate Resources** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

**Mineral Aggregate Resource Conservation** means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g., glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

**Minimum Distance Separation Formulae** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**N**

**Natural Heritage Features and Areas** means features and areas, including *significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**Natural Heritage System** means a system made up of *natural heritage features* and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features* and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue.

**Non-farm Lot** means a parcel of land designated in the area municipal official plan and/or zoned in the area municipal zoning by-law for non-farm purposes.

**Normal Farm Practices** means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper

and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

## O

**Oil, Gas, and Salt Hazard** means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**One Hundred Year Flood** for *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**On-farm Diversified Use** means uses that are secondary to the principal *agricultural use* of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and *energy storage systems*.

## P

**Partial services** means

- a) *municipal sewage services* or *private communal sewage services* combined with *individual on-site water services*; or
- b) *municipal water services* or *private communal water services* combined with *individual onsite sewage services*.

**Petroleum Resource Operations** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas, other hydrocarbons, and compressed air energy storage.

**Portable Asphalt Plant** means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

**Portable Concrete Plant** means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

**Prime Agricultural Area** means areas where *prime agricultural lands* predominate.

This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.

**Prime Agricultural Land** means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

**Private Communal Sewage Services** means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

**Private Communal Water Services** means a nonmunicipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

**Protected Countryside** means the continuous band of productive agricultural lands and valuable environmentally sensitive landscapes that surround the Urban Areas of Kitchener and Waterloo. It contains a high concentration of prime agricultural areas and key natural heritage features, including woodlands, wetlands, streams, and river valley

lands, that provide habitat for plants and wildlife and deliver essential ecosystem services that strengthen resilience to climate change. Its policies are intended to protect these assets permanently from urban development while supporting the continued use of the lands for agriculture and other appropriate rural uses.

**Protection Works Standards** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards*, *erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

**Provincial and Federal Requirements** means

a) in regard to Natural Heritage System Policies, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

**Public Service Facilities** means land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services.

*Public service facilities* do not include *infrastructure*.

## Q

**Quality and Quantity of water** is measured by indicators associated with *hydrologic function* such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

## R

**Redevelopment** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

**Renewable Energy System** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

**Residence Surplus to an Agricultural Operation** means one existing habitable detached dwelling, including any associated additional residential units, that are rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**Rural Areas** means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas.

**Rural Lands** means lands which are located outside *settlement areas* and which are outside *prime agricultural areas*.

## S

**Sensitive Land Uses** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

**Settlement Areas** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). *Settlement areas* vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

*Settlement areas* are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and

- b) lands which have been designated in an official plan for development over the long term.

**Site Alteration** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

**Specialty Crop Area** means areas within the agricultural land base designated based on provincial guidance. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**Strategic Growth Area** means within settlement areas, nodes, corridors, and other areas that have been identified by municipalities to be the focus for accommodating *intensification* and higher-density mixed uses in a more compact built form.

## T

**Two-zone Policy Area** means the approach that selective developed urban areas within the floodplain, as defined by the Regulatory Floodline, are considered to be less hazardous than others such that development applications could potentially safely occur. The first zone, termed the flood fringe, defines the portion of the floodplain where development may occur subject to appropriate floodproofing standards. The second zone, termed the floodway, defines that portion of the floodplain where development is prohibited or restricted.

## U

**Urban Agriculture** means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

## V

**Vulnerable** means surface and/or ground water that can be easily changed or impacted.

## W

**Wayside Pits and Quarries** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wildland Fire Assessment and Mitigation Standards** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

**Woodlands** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest."

## Appendix B: Designated Road Widths

<b>ROAD NAME</b> <b>(entire road unless</b> <b>identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD.</b> <b>ALLOWANCE</b> <b>Metres (up to the</b> <b>maximum)</b>
Albert Street	Local Residential	20.117
Alderside Drive	Local Residential	20.117
Alderview Drive	Local Residential	20.117
Alice Street	Local Residential	20.117
Arnold Street	Local Residential	20.117
Asmus Street	Local Residential	20.117
Astor Crescent	Local Residential	20.117
Bean Road	Local Residential	20.117
Bechtel Avenue	Local Residential	20.117
Beck Street	Local Residential	20.117
Beechim Drive	Local Residential	20.117
Bell Drive	Local Residential	20.117
Benjamin Street	Local Residential	20.117
Berger Court	Local Residential	20.117
Berlett's Road	Local Residential	20.117
Bethel Road	Local Residential	20.117
Bettschen Lane	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Beverly Street	Local Residential	20.117
Bier Crescent	Local Residential	20.117
Bleams Court	Local Residential	20.117
Bleams Road (Regional Road No. 4) <i>Bergey Court to Highway 7/8</i>	Local Collector	26.213
Bleams Road (Regional Road No. 4) <i>Approx. 189m west of Cedarbrook Court to Bergey Court</i>	Rural Connector	30.480
Bleams Road (Regional Road No. 4) <i>Trussler Road to approx. 189m west of Cedarbrook Court</i>	Local Residential	20.117
Bleams Road E	Local Residential	20.117
Bleams Road W	Local Residential	20.117
Bock Court	Local Residential	20.117
Bock Drive	Local Residential	20.117
Boulee Street	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Brenneman Drive	Local Residential	20.117
Brewery Street	Local Residential	20.117
Bridge Street	Local Residential	20.117
Bridge Street (Regional Road No. 12)  <i>Trussler Road to approx. 428m east of Main Street</i>	Rural Connector	30.480
Bridge Street (Regional Road No. 12)  <i>Approx. 428m east of Main Street to Queen Street</i>	Local Residential	20.117
Brubacher Street	Local Residential	20.117
Burkle Toman Court	Local Residential	20.117
Burns Street	Local Residential	20.117
Byron Street	Local Residential	20.117
Captain McCallum Drive	Local Residential	20.117
Carmel-Koch Road	Local Residential	20.117
Casselholme Crescent	Local Residential	20.117
Catherine Street	Local Residential	20.117
Cecil Kennedy Court	Local Residential	20.117

<b>ROAD NAME (entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE Metres (up to the maximum)</b>
Cedar Crescent	Local Residential	20.117
Cedarbrook Court	Local Residential	20.117
Centennial Crescent	Local Residential	20.117
Charles Street	Local Residential	20.117
Charles Young Avenue	Local Residential	20.117
Charlotta Street	Local Residential	20.117
Christian Street	Local Residential	20.117
Christner Road	Local Residential	20.117
Church Street	Local Residential	20.117
Clarence Avenue	Local Residential	20.117
Concession Road	Local Residential	20.117
Conestoga Road	Local Residential	20.117
Country Creek Drive	Local Residential	20.117
Daniells Crescent	Local Residential	20.117
Deer Court	Local Residential	20.117
Deerfield Avenue	Local Residential	20.117
Diamond Road	Local Residential	20.117
Ditner Avenue	Local Residential	20.117
Dundee Avenue	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Eby Crescent	Local Residential	20.117
Elizabeth Street	Local Residential	20.117
Erbach Crescent	Local Residential	20.117
Erb's Road (Regional Road No. 9) <i>Wilmot Line to Strauss Court</i>	Rural Connector	30.480
Erb's Road (Regional Road No. 9) <i>Strauss Court to Wilma Street</i>	Local Residential	20.117
Erb's Road (Regional Road No. 9) <i>Wilma Street to approx. 150m east of Nafziger Road</i>	Rural Connector	30.480
Erb's Road (Regional Road No. 9) <i>Approx. 150m east of Nafziger Road to Approx. 150m west of Nafziger Road</i>	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Erb's Road (Regional Road No. 9)  <i>Approx. 150m west of Nafziger Road to Wilmot-Easthope Road</i>	Rural Connector	30.480
Erhardt Wagner Place	Local Residential	20.117
Fairview Street	Local Residential	20.117
Foell Street	Local Residential	20.117
Forler Street	Local Residential	20.117
Forrest Avenue E	Local Residential	20.117
Forrest Avenue W		
Frederick Street	Local Residential	20.117
Front Street	Local Residential	20.117
Geiger Place	Local Residential	20.117
Gerber Road (Regional Road No. 12)  <i>Moser-Young Road to Nafziger Road</i>	Rural Connector	30.480
Gerber Road	Local Residential	20.117
George Schmitt Court	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
George Street	Local Residential	20.117
Gingerich Road	Local Residential	20.117
Gingerich Road (Regional Road No. 6)  <i>Snyder's Road West to Foundry Street</i>	Rural Connector	30.480
Glen Goebel Court	Local Residential	20.117
Goldschmidt Crescent	Local Residential	20.117
Good Street	Local Residential	20.117
Grace Street	Local Residential	20.117
Grandview Avenue	Local Residential	20.117
Grant Street	Local Residential	20.117
Greenwood Drive	Local Residential	20.117
Hallman Road	Local Residential	20.117
Hamilton Road	Local Residential	20.117
Hammacher Street	Local Residential	20.117
Hannah Street	Local Residential	20.117
Harlew Crescent	Local Residential	20.117
Hastings Court	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Haysville Road	Local Residential	20.117
Heritage Drive	Local Residential	20.117
Hillfield Drive	Local Residential	20.117
Hillview Drive	Local Residential	20.117
Hillview Crescent	Local Residential	20.117
Hincks Street	Local Residential	20.117
Holland Mills Road	Local Residential	20.117
Honderich Place	Local Residential	20.117
Hostettler Road	Local Residential	20.117
Hunsberger Drive	Local Residential	20.117
Hunter Street	Local Residential	20.117
Huron Place	Local Residential	20.117
Huron Road	Local Residential	20.117
Huron Street (Regional Road No. 1)  <i>Stone Street to Waterloo Street</i>	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Huron Street (Regional Road No. 4) <i>Peel Street to Waterloo Street</i>	Local Residential	20.117
Ingold Avenue	Local Residential	20.117
Isaac Shantz Drive	Local Residential	20.117
Jacob Cressman Drive	Local Residential	20.117
Jacob Street	Local Residential	20.117
James Street	Local Residential	20.117
Jantzi Place	Local Residential	20.117
John Ross Court	Local Residential	20.117
Joseph Lichti Lane	Local Residential	20.117
Joseph Street	Local Residential	20.117
Ira Needles Boulevard (Regional Road No. 70) <i>Within the Township of Wilmot</i>	Rural Arterial	36.576
Kaster Court	Local Residential	20.117
Kathreen Street	Local Residential	20.117
Kenneth Fried Place	Local Residential	20.117

<b>ROAD NAME (entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE Metres (up to the maximum)</b>
King Street	Local Residential	20.117
King William Street	Local Residential	20.117
Knechtel Court	Local Residential	20.117
Kropf Drive	Local Residential	20.117
Laschinger Boulevard	Local Residential	20.117
Lewis Street	Local Residential	20.117
Lisbon Road	Local Residential	20.117
Livingston Boulevard	Local Residential	20.117
Louisa Street	Local Residential	20.117
Main Street	Local Residential	20.117
Mannheim Crescent	Local Residential	20.117
Mannheim Road	Local Residential	20.117
Marty Lane	Local Residential	20.117
Marvin Street	Local Residential	20.117
Maurice Street	Local Residential	20.117
McFadyen Street	Local Residential	20.117
Meadowbrook Court	Local Residential	20.117
Meadowcliff Place	Local Residential	20.117
Meadowview Place	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Merner Place	Local Residential	20.117
Michael Myers Road	Local Residential	20.117
Mill Street (Baden)	Local Residential	20.117
Mill Street (New Dundee)	Local Residential	20.117
Mill Street (New Hamburg)	Local Residential	20.117
Miller Street	Local Residential	20.117
Milne Drive	Local Residential	20.117
Milton Street	Local Residential	20.117
Mitchell Street	Local Residential	20.117
Nafziger Road	Local Residential	20.117
Nafziger Road (Regional Road No. 4)  <i>Highway 7/8 to Gerber Road</i>	Rural Connector	30.480
Nelson Street	Local Residential	20.117
Neville Street	Local Residential	20.117
Nithview Court	Local Residential	20.117
Nithview Drive	Local Residential	20.117
North Street	Local Residential	20.117

<p style="text-align: center;"><b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b></p>	<p style="text-align: center;"><b>DESIGNATION</b></p>	<p style="text-align: center;"><b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b></p>
<p>Notre Dame Drive (Regional Road No. 12) <i>Highway 7/8 to approx. 289m south of Reinhart Place</i></p>	<p>Rural Connector</p>	<p style="text-align: right;">30.480</p>
<p>Notre Dame Drive (Regional Road No. 12) <i>Approx. 289m south of Reinhart Place to approx. 255m north of Cecil Kennedy Court</i></p>	<p>Local Residential</p>	<p style="text-align: right;">20.117</p>
<p>Notre Dame Drive (Regional Road No. 12) <i>Approx. 255m north of Cecil Kennedy Court to approx. 426m south of Erb's Road</i></p>	<p>Rural Connector</p>	<p style="text-align: right;">30.480</p>
<p>Notre Dame Drive (Regional Road No. 12) <i>Approx. 426m south of Erb's Road to 52m north of St. Ann Avenue</i></p>	<p>Local Collector</p>	<p style="text-align: right;">26.213</p>

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Notre Dame Drive (Regional Road No. 12)  <i>Approx. 52m north of St. Ann Avenue to Moser-Young Road</i>	Rural Connector	30.480
Oesch Lane	Local Residential	20.117
Old Haysville Road	Local Residential	20.117
Oxford Road 5	Local Residential	20.117
Oxford-Waterloo Road	Local Residential	20.117
Oxford-Waterloo Road (Regional Road No. 3)	Rural Connector	30.480
Park Place	Local Residential	20.117
Peel Street	Local Residential	20.117
Peel Street (Regional Road No. 4)  <i>Highway 7/8 to Huron Street</i>	Local Residential	20.117
Perth Street	Local Residential	20.117
Pinehill Road	Local Residential	20.117
Poth Drive	Local Residential	20.117
Puddicombe Road	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Queen Mary Street	Local Residential	20.117
Queen Street (Baden)	Local Residential	20.117
Queen Street (New Dundee)	Local Residential	20.117
Queen Street (Regional Road No. 12)  <i>Bridge Street to approx. 96m to private road locally known as Cottage Lane</i>	Local Residential	20.117
Queen Street (Regional Road No. 12)  <i>Approx. 96m north of private road locally known as Cottage Lane to Highway 7/8</i>	Rural Connector	30.480
Redford Drive	Local Residential	20.117
Reinhart Place	Local Residential	20.117
Rickert Way	Local Residential	20.117
Ritz Crescent	Local Residential	20.117
Riverside Drive	Local Residential	20.117
Riverview Avenue	Local Residential	20.117
Roth Avenue	Local Residential	20.117

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Saltzberry Path	Local Residential	20.117
Samuel Foster Court	Local Residential	20.117
Sandhills Road	Local Residential	20.117
Schneller Court	Local Residential	20.117
Schneller Drive	Local Residential	20.117
Settlement Road	Local Residential	20.117
Seyler Street	Local Residential	20.117
Shade Street	Local Residential	20.117
Shadybrook Court	Local Residential	20.117
Shadybrook Street	Local Residential	20.117
Shephard Place	Local Residential	20.117
Silver Springs Drive	Local Residential	20.117
Smith's Creek Drive	Local Residential	20.117
Snyder's Road West (Regional Road No. 1)  <i>Nafziger Road to approx.  244m west of Charlotta  Street</i>	Rural Connector	30.480

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
Snyder's Road West (Regional Road No. 1) <i>Approx. 244m west of Charlotta Street to Foundry Street</i>	Local Collector	26.000
Snyder's Road East (Regional Road No. 1) <i>Foundry Street to Schneller Drive</i>	Local Collector	26.000
Snyder's Road East (Regional Road No. 1) <i>Schneller Drive to Gingerich Road</i>	Rural Connector	30.480
Snyder's Road East (Regional Road No. 6) <i>Approx. 326m east of Notre Dame Drive to approx.. 312m west of Notre Dame Drive</i>	Local Residential	20.117
Snyder's Road East (Regional Road No. 6) <i>Approx. 312m west of Notre Dame Drive to Gingerich Road</i>	Rural Connector	30.480

<b>ROAD NAME</b> <b>(entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE</b> <b>Metres (up to the maximum)</b>
South Street	Local Residential	20.117
Spahr Lane	Local Residential	20.117
Sparling Drive	Local Residential	20.117
St. Ann Avenue	Local Residential	20.117
St. George Street	Local Residential	20.117
Steinman Street	Local Residential	20.117
Stiefelmeyer Crescent	Local Residential	20.117
Stier Road	Local Residential	20.117
Stone Street	Local Residential	20.117
Strauch Avenue	Local Residential	20.117
Strauss Court	Local Residential	20.117
Stuckey Avenue	Local Residential	20.117
Tannery Street	Local Residential	20.117
Theodore Schuler Boulevard	Local Residential	20.117
Trussler Road (Regional Road No. 70)  <i>Bridge Street to Highway 7/8</i>	Rural Connector	30.480
Union Street	Local Residential	20.117
Victoria Street	Local Residential	20.117

<b>ROAD NAME (entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE Metres (up to the maximum)</b>
Village Green Way	Local Residential	20.117
Wagler Avenue	Local Residential	20.117
Walker Road (Regional Road No. 3)	Rural Connector	30.480
Walter Perry Place	Local Residential	20.117
Waterloo Street (Regional Road No. 1)  <i>Huron Street to Approx. 100m south of Arnold Street)</i>	Local Residential	20.117
Waterloo Street (Regional Road No. 1)  <i>Approx. 100m south of Arnold Street to Victoria Street</i>	Local Collector	26.000
Waterloo Street (Regional Road No. 1)  <i>Victoria Street to Nafziger Road</i>	Rural Connector	30.480
Water Street	Local Residential	20.117
Weber Street	Local Residential	20.117
Webster Street	Local Residential	20.117

<b>ROAD NAME (entire road unless identified otherwise)</b>	<b>DESIGNATION</b>	<b>DESIGNATED RD. ALLOWANCE Metres (up to the maximum)</b>
Wilby Road	Local Residential	20.117
Williams Street	Local Residential	20.117
Wilma Street	Local Residential	20.117
Wilmot Centre Road	Local Residential	20.117
Wilmot-Easthope Road	Local Residential	20.117
Wilmot-Easthope Road (Regional Road No. 1) <i>Oxford County/Perth County Boundary to Highway 7/8</i>	Rural Connector	30.480
Wilmot-Easthope Road (Regional Road No. 1) <i>Highway 7/8 to Stone Street</i>	Rural Connector	30.000
Wilmot Line	Local Residential	20.117
Wilmot Street	Local Residential	20.117
Woodridge Drive	Local Residential	20.117