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Township of Wilmot New Official Plan

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For Council Adoption

June 30, 2026

TOWNSHIP OF Wilmot

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1 Introduction and How to Use This Plan

The Township of Wilmot is a vibrant, welcoming countryside community with a rich history rooted in agriculture. Nestled along the banks of the Nith River, and home to over 22,500 people, Wilmot is a small municipality in the Region of Waterloo, Ontario, Canada. 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 Plan Organization

This Plan, including the introductory text, vision and principles, policies, and maps (known as schedules), 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: 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” “consider” 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.

2 Strategic Planning Framework

2.1 Provincial and Regional Planning Context

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.

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.

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.

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, while protecting farmland. 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

The following guiding principles reflect the values of the residents and the Council of the Township of Wilmot. They form the basis for development of all the policies contained in this Official Plan.

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 environmental protection and enhancement of the **natural heritage system** and its **ecological functions**, including the protection of source water that is essential to the long-term health and prosperity of the Township.

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.

h) Promote and support the continued growth and protection of the agricultural sector as a tourism, cultural, and economic pillar of the Township.

3 Indigenous Engagement

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 ensure Indigenous interests inform 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, archaeological 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) Engage with Indigenous communities and ensure their interests inform the identification, protection, and management of cultural heritage resources, including **archaeological resources, built heritage resources**, and cultural heritage.

4 Settlement Area Structure and Growth Needs and Management

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. A coordinated, integrated and comprehensive approach will be used when dealing with planning matters within and across municipal boundaries, and with other orders of government, agencies, boards, and Service Managers.

4.1 Settlement Areas

This Plan supports the **development** of a Township Structure consisting of three distinct areas as designated on Schedule A1: 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.

Population and Employment Forecasts

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 forecast of 34,000 for the year 2051.

b) The Township is planning for a minimum employment forecast of 12,000 jobs for 2051.

c) This Official Plan designates sufficient land for urban **development** to meet or exceed the 2051 forecasts. 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 forecasts 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.

Countryside Land Use System

The Township of Wilmot will use an agricultural system approach, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

The **agricultural** land base, called the Countryside in Wilmot, is shown on Schedule A1: 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. In support of the agri-food network, 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.

g) 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** from any new or expanding non-**agricultural uses** as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance. Where

mitigation is required, measures should be incorporated as part of the non-**agricultural uses**, as appropriate, within the area being developed.

h) 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.

i) The Township will support opportunities for a sustainable local food system that may includes 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.

Rural Settlement Area Policies

The Rural **Settlement Area** policies apply 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 Schedule A3-3 to A3-14 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

j) 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.

k) 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.

l) The expansion of existing Rural **Settlement Areas** will not be permitted, except as provided for within this Plan.

m) 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 Settlement Area Expansion Policies of this Plan and 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.

4.2 Growth Management

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 Schedules A3-1 and A3-2.

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 shall 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.

Employment Needs and Economic Development

f) 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 upper levels of government, the Region, and local partners, to identify strategic sites for investment and small, medium, and large scale employment opportunities.

g) Encourage **intensification** of employment uses and compatible, compact, mixed-use **development** to support the achievement of **complete communities**.

h) Address land use compatibility adjacent to **employment areas** by providing an appropriate transition to **sensitive land uses**.

Land Use Compatibility Policies

i) 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 transit and **active transportation** between different land uses.

j) **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.

k) 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 affects 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.

Intensification Targets

l) 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.

m) 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.

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

Settlement Area Expansion Policies

o) 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.

p) In identifying a new **Settlement Area** or allowing a **settlement area** boundary expansion, the Township shall evaluate the following 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**.

q) Notwithstanding policy 4.2 p) 2., the Township may identify a new settlement area only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

Future Development Designation

r) The Future **Development** designation applies to lands 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.

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

t) Minor variances and severances to permit infill on a limited basis may be permitted, provided it does not impact the viability of future **development**.

Design

The Township will promote excellence in design to ensure development contributes to the well-being of residents and the building of complete communities, while avoiding, minimizing and/or mitigating impacts on the environment. Public spaces, buildings and infrastructure are key aspects of a community that define Wilmot's character.

u) 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.

Development through Intensification

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

v) **Intensification** initiatives will focus primarily on modest residential infill, small scale **redevelopment**, and **additional residential units**.

w) 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 adjacent or nearby **built heritage resources** and properties identified on the Municipal Heritage Register, 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 properties through a defined contrast and juxtaposition.

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

x) 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

y) Create a pedestrian-oriented and highly interconnected street and block pattern, with connections to adjacent existing and future communities and to community amenities/destinations.

z) Locate key destinations such as retail uses and personal service establishments, parks and schools within walking distance of most residents.

aa) Limit the length of **development** blocks and encourage mid-block landscaped pedestrian links of at least 6 metres in width.

ab) 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.

ac) Avoid back-lotting or reverse lot frontages.

ad) Locate built form and public space to create gateways to the neighbourhood.

ae) Orient streets and encourage developers to orient buildings to maximize the potential for passive and active solar energy.

Street Layout

af) 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.

Built Form Specific Policies

Low-Rise Buildings

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

ag) The following design policies are criteria for evaluation 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.

ah) Mid-Rise Buildings will generally be located on lands shown on Schedule A2 within the **Strategic Growth Area**.

ai) The following design policies are criteria for evaluation 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.

aj) An Official Plan Amendment is required to permit a High-Rise Building in Wilmot Township.

ak) The following design policies are criteria for evaluation 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

al) 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.

am) **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.

an) 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.

ao) 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.

ap) 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.

aq) 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

ar) The Township has a duty to accommodate persons with disabilities and applies to all forms of **development** within Wilmot. The Township will evaluate 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.

as) All new **development** will be encouraged to achieve better than minimum standards of accessibility.

Crime Prevention Through Environmental Design

at) 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”.

7. Placemaking, public art, and community amenities that encourage positive social interaction and a sense of neighborhood ownership.

8. Maintenance and management protocols to ensure the long-term cleanliness, care, and vitality of public and private spaces.

Passive Noise Attenuation

au) 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.

Native Species

av) The Township shall encourage the planting of native species within new developments.

Public Art

aw) 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.

Parkland Hierarchy

ax) 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, fenced 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.

ay) The Parkland Hierarchy is typically fee-simple ownership where the park space is owned and maintained by the Township.

az) Where feasible, and all-day access can be provided, the Township will encourage 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.

ba) 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, and the co-operation of private landowners. Where appropriate and feasible, and in consultation with the school boards, the Township will also explore connecting school sites to these systems.

bb) 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.

bc) 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.

5 Residential and Mixed Uses

5.1 Housing

Urban Residential Designation

a) 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 including schools, in order to accommodate current and future residential demands.

b) The Township Zoning By-law will regulate the type and density of residential **development** and specific accessory uses in the Urban Residential designation.

Rural Settlement Residential Designation

c) The Rural 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 Rural Settlement Residential designation is to provide for current and future housing demands in Rural **Settlement Areas** through mixed forms of residential **development**.

d) The Township Zoning By-law will regulate specific uses in the Rural Settlement Residential designation.

Additional Needs Housing

e) Additional needs housing may include all types of residences 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 Shelter**

6. Hospice Care Home

7. **Rehabilitation Treatment Centre and Recovery Facility**

f) Additional needs housing shall be further regulated by and subject to the regulations 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. Where permitted in a residential zone, 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. Additional needs housing facility operators shall obtain a license, if required, in accordance with the requirements of the applicable authority having jurisdiction.

g) In addition to the policies of Policy 5.1(f) above, Emergency Shelter and Rehabilitation Treatment Centre and Recovery Facility may be permitted where it can be demonstrated, through an amendment to the zoning by-law, that the required amenities and services are available including, but not limited to:

1. Providing opportunities for community integration through proximity to community facilities, employment opportunities, retail and service commercial.

2. Availability of public transit and/or active transportation opportunities.

3. Adequate municipal water and wastewater services are available.

Additional Residential Units

h) 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.

i) Where a residential dwelling is permitted on a lot in a prime agricultural area, up to two additional residential units shall be permitted in accordance with provincial guidance, provided that, where two additional residential units are proposed, at least one of these additional residential units is located within or attached to the principal dwelling, and any additional residential units:

1. Comply with the minimum distance separation formulae.
2. Are compatible with, and would not hinder, surrounding agricultural operations.
3. Have appropriate sewage and water services.
4. Address any public health and safety concerns.
5. Are of limited scale and are located within, attached, or in close proximity to the principal dwelling or farm building cluster.
6. Minimize land taken out of agricultural production.

Lots with additional residential units may only be severed in accordance with the severance policies of this Plan.

Housing for Seniors

j) 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

k) **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.

l) The business shall not alter the exterior character of the primary residential building as a residence, except for one lawful sign.

m) 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.\

5.2 Mixed-Use

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.

Rural Settlement Core Area Designation

a) The purpose of the Rural 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.

b) Proposed **development** within Rural Settlement Core Areas for the purposes of commercial and service uses will be encouraged to locate within the Settlement Core Area designation.

c) The Township Zoning By-law will regulate specific uses in the Rural Settlement Core Area designation.

Urban Core Area Designation

d) 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.

e) Future commercial **development** in the Township will be encouraged to locate within the Urban Core Area designation when proposed uses can be accommodated.

f) 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.

g) The Township Zoning By-law will regulate specific uses in the Urban Core Area designation.

Strategic Growth Area Overlay

h) The **Strategic Growth Area** is shown as an overlay designation on Schedule A3-1 and A3-2 and on Schedule A2. 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, institutional, 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 the Regional transit system, including existing and future services.

i) 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.

j) 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**.

Mixed-Use Designation

The 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 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.

k) Residential and Sensitive Land Uses may be permitted only where it has been demonstrated, to the satisfaction of the Township, through the submission of a Land Use Compatibility Study in accordance with relevant Provincial Guidelines, that such uses are compatible with existing or planned non-residential uses. Residential uses shall not include single-detached or semi-detached dwellings..

l) 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.

m) Commercial uses shall be of a size and scale to complement not compete with the Urban Core areas.

n) The establishment of new Mixed-Use areas or expansions to existing Mixed-Use areas shall consider market need and whether the proposed **development** will adversely affect the viability of the Urban Core designation.

o) The Township Zoning By-law will regulate specific uses in the Mixed-Use designation.

6 Economy and Employment Areas

6.1 Economic Development

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 Conversion Policies

d) The Township requires all lands designated within the Economy and **Employment Areas** Section of this Plan to meet the employment targets set out in this Plan. As permitted through the Provincial Planning Statement, lands may be converted out of Employment Areas and other employment 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.

6.2 Employment Uses

Employment Areas

a) The **Employment Areas** 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.

b) Lands within the **Employment Areas** 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.

c) The Township shall require an appropriate transition to adjacent non-**employment areas** to ensure land use compatibility and economic viability.

d) Stand-alone open storage uses and retail and office uses not associated with the primary employment use shall be prohibited.

e) Residential uses, commercial uses, **public service facilities** and other institutional uses shall be prohibited.

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

Employment Areas – Mixed Use

g) The **Employment Areas** - Mixed Use 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**.

h) The intent is that **Employment Areas** - Mixed Use 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**.

i) Stand-alone open storage uses shall be prohibited.

j) Council may also permit community, cultural and recreational uses in the **Employment Areas** - Mixed Use 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.

k) Commercial uses to be permitted within **Employment Areas**- Mixed Use 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 the Mixed-Use Commercial Areas designation.

l) The Township Zoning By-law will regulate specific uses in the **Employment Areas** - Mixed Use designation.

Mixed-Use Commercial Areas

m) The Mixed-Use Commercial Areas designation permits commercial uses that primarily serve vehicular traffic and the travelling public and that rely heavily upon such traffic for their economic existence. Mixed-Use Commercial Areas uses are to be located within the Baden and New Hamburg Urban Areas.

n) Mixed-Use Commercial Areas 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 Mixed-Use Commercial Areas 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 Mixed-Use Commercial Areas Designation 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.

Employment – Rural Settlement Employment

q) The Rural Settlement Employment 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.

r) Commercial uses permitted within Rural Settlement **Employment areas** shall not include retail outlets that provide for day-to-day retail shopping needs normally found in Mixed Use and Urban Core designations, nor for the location of shopping centres or the type of retail shopping that would normally be found within Mixed Use Commercial Areas designation.

s) The Township Zoning By-law will regulate specific uses in the Rural Settlement Employment designation.

7 Rural Areas and Agricultural System

7.1 Rural Areas

Prime Agricultural Area Designation

a) The **Prime Agricultural Area** designation applies to those lands identified as **prime agricultural area** 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 may include a principal dwelling unit associated with an agricultural operation (including up to two **additional residential units** as permitted under the zoning by-law in accordance with provincial policy and related guidance), 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 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) Non-farm-related **development** within the **Prime Agricultural Area** designation will be subject to the Agriculture Related Uses policies of this Plan.

i) **Mineral aggregate operations** may be permitted as an interim use in the **Prime Agricultural Area** designation in accordance with the policies in Section 9.4.

j) Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

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 Township 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 and will require provincial approval.

Recreation and Tourism Uses

q) In the Rural designation 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) In the rural lands designation 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.

4. The expansion does not adversely affect the ability of surrounding agricultural operations to carry out **normal farm practices**.

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

7.2 Agricultural Land Base

Agriculture-related Uses

a) A **development** application is required to establish an agriculture-related use, and will be evaluated on 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**

7. Compliance with MDS I setbacks shall not be required for new or expanded agriculture-related uses.

On-farm Diversified Uses

b) 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**.

c) 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

d) 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 by the Province of Ontario Publication 851: Guidelines on Permitted Uses in Ontario's **Prime Agricultural Areas.**

Existing Non-agricultural Uses

e) 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

f) Within the **Rural Areas** designation, **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.

g) Applications to establish a rural institutional use may be permitted within the Rural Lands designation 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**.

h) In the **Prime Agricultural Area** designation, an alternative locational analysis must also be completed.

7.3 Agri-Food Network

a) The Township of Wilmot supports local food, facilitating near-urban and urban agriculture, and fosters a robust **agri-food network**.

Urban Agriculture and Farmers Markets

b) Community gardens are permitted in all land use designations.

c) 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.

8 Infrastructure, Facilities and Community Services

a) The Township will, in consultation with other government agencies:

1. Co-ordinate planning for **public service facilities** with land use planning and investment in **public service facilities**.
2. Co-locate and integrate **public service facilities** and public services within community hubs to promote cost effectiveness, where appropriate.
3. Give priority to maintaining and adapting existing **public service facilities** and spaces as community hubs to meet community needs and optimize the long-term viability of public investments, where appropriate.
4. Ensure that new **public service facilities**, including hospitals and schools, are located in areas that are easily accessible by multiple transportation modes, including existing or future transit services.

b) The Township will support a wide range of public schools and accommodation models to ensure school and institutional uses co-located and integrated into the complete community fabric.

8.1 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 Schedule B1.

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 Schedule B1 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 that potentially impact an existing or proposed Regional Road will be subject to the relevant policies of this Plan, as well as the requirements of applicable Regional By-laws and Guidelines.

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 Schedule B1, 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.

Road Widths

d) **Development** applications and site plans shall be coordinated with and support the objectives and planned infrastructure of the Region's Integrated Mobility Plan and any future Township of Wilmot Transportation Master Plan.

e) 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.

f) 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 planned or existing, including dedicated transit right-of-way, station/stop infrastructure and/or amenities, as well as pedestrian facilities and cycling lanes.

2. At Township Road intersections to accommodate roundabouts where appropriate, 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.

g) 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 Township roads; and

4. Adjustments to the layout and location of Township roads.

Road Design and Construction

h) 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.

i) 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.

j) 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.

k) 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.

l) 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.

m) 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.

n) 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.

o) The provision of transit, cycling, and pedestrian amenities, such as transit shelters, pads, lighting, 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.

p) 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.

q) 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.

r) 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.

s) 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.

Railways

t) The Township will encourage the grade separation of main rail lines and Regional and Township roads.

u) The Township will encourage access to rail service to employment lands in the Township.

v) The Township will discourage the extension of railway lines and associated yards, sidings, or shunting areas adjacent to or within residential areas.

w) 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.

x) 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.

y) 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.

Truck Routes

z) 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.

aa) 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.

Public Transit

ab) The Township supports planning for the future expansion of Regional 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.

Active Transportation and Complete Streets

The Township will improve traffic calming by:

ac) Using local data and collision history records to tailor geometric traffic measures in existing road redesigns.

ad) 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.

ae) 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.

af) 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.

ag) Incorporating opportunities to improve and expand the **active transportation and transit services** 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.

ah) Encouraging the **development** of cycling routes and pedestrian paths where practical and safe. The Township will give priority to the cycling routes identified in the Wilmot Trails Master Plan and Implementation Guidelines and the Region's Integrated Mobility Plan.

ai) Providing for pedestrian paths and/or cycling routes connecting open space areas in **development** applications where appropriate.

Transportation Impact Studies

aj) Where a **development** application or site plan is likely to generate **significant** traffic volumes on a Township or Regional Road, or where the application proposes the creation of new Township Roads, the applicant will be required to submit a Transportation Impact Study (TIS). If an application impacts a Regional Road, the study shall be prepared to the satisfaction of the Region of Waterloo. Based on the results of the TIS, 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 and/or the Region's transportation system.

ak) 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.

al) Where a **development** application is affected by road improvements which are subject to an Environmental Assessment (EA), the EA will be completed to the extent required before approval of the **development** application by the Township. The Township will coordinate with the Region on any Environmental Assessments involving Regional Road corridors.

Noise from Transportation Sources

am) Where a **development** application for a **sensitive land use** is proposed in the proximity of an existing or planned Regional Road, Provincial Highway, or railway, the applicant will be required to submit a Noise Study prepared by a

qualified professional in accordance with Provincial and Regional noise guidelines. The noise criteria shown on Table 5 will be used in determining appropriate noise mitigation measures for the proposed **development**. Any required noise mitigation measures will be implemented through the **development** application review process,

an) Where projected noise levels exceed the noise criteria shown in the table below, appropriate noise warning and/or noise attenuation measures will be required prior to, or as a condition of approval of the **development** application in accordance with the provisions of Provincial or Regional noise guidelines. Such measures may include site design and building layout, noise warning clauses, noise attenuation barriers, air conditioning, and/or structural design measures such as multiple glazed windows and brick wall construction. Notwithstanding the above, **sensitive land uses** will be prohibited where the projected attenuated daytime noise level in the associated **outdoor living area** exceeds 70 dBA.

ao) Noise Criteria for Noise **Sensitive Land Uses**

Receiver Category	Time Period	Road Traffic	Rail Traffic
Outdoor Living area	0700 - 2300	Leq = 55 dBA	Leq = 55 dBA
Indoor Living area	0700 - 2300	Leq = 45 dBA	Leq = 40 dBA
Indoor Living area (Sleeping Quarters)	2300 - 0700	Leq = 40 dBA	Leq = 35 dBA

Leq means average sound level

dBA is a unit of measurement for sound levels

8.2 Infrastructure Corridors

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.

Renewable Energy Projects

c) 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.

d) 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.

e) 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.

f) 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.

8.3 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.

Water Conservation

b) The Township recognizes that the provision of an adequate and assured supply of potable water is a necessity to all residents of the Township and the Region.

c) 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.

d) 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.

e) The Township will encourage and support water conservation and water use efficiency practices particularly in the fields of reduction of consumption, avoidance of wasteful practices and water recycling.

Emergency Preparedness

f) Infrastructure will be designed, located, and maintained to mitigate the impacts of climate change and related extreme weather events.

g) Areas with higher vulnerability to the impacts of climate change and related extreme weather events will be prioritized in mitigation efforts.

h) **Development** shall be located and designed to mitigate the impacts of climate change and related extreme weather events.

i) 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.

8.4 Water and Wastewater

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.

Water and Wastewater Servicing

f) 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.

g) The Township shall integrate servicing and land use considerations at all stages of the planning process.

h) 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.

Private Communal Water and Sewage Services, Individual On-site Water and Sewage, or Partial Services

i) **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, except for those lands identified as Area Specific Policies 12.3.1 and 12.3.2 on Schedules A3-1 and A3-2.

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 only where municipal services are not available, planned, or feasible.

Phasing and Coordination of Development

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

j) 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.

k) Consider long-term **intensification** and evolving density in planning for accommodating the Township's long-term population growth.

l) Protect infrastructure corridors for servicing uses, and potentially as part of the **active transportation** network.

m) 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 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

n) 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.

o) 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.

p) 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

q) Where the Township and the Region have determined that **private communal sewage services** and/or **private communal water services**, either as standalone systems or through partial services, are the preferred method of servicing a proposed development of six or more lots/units, the Township shall ensure that a Municipal Responsibility Agreement (MRA) has been properly executed and registered on title prior to approving the development application. The MRA shall be executed between the developer and the Region, and shall include the following minimum requirements in accordance with Provincial guidelines::

1. A governance structure such as a condominium corporation or other legal entity that sets out responsibilities for the ongoing operation, maintenance, repair and replacement of the communal services.
2. Planning, design, and construction of the communal 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 in accordance with the Province's, Region's or Township's requirements (as applicable).
4. Operation and maintenance of the communal services meet the Province's, Region's or Township's standards (as applicable);
5. Preservation of the right of Provincial, Regional, or Township entry to inspect the communal services.
6. Appropriate easements are provided, if required.
7. Operational and financial reports be submitted to the Region or Township (as applicable).
8. A definition of default and, in the event of default, an outline of remedial actions, including the transfer of communal services (and any associated interests in land) to the Region or Township (as applicable) at no cost, subject to the terms of the MRA.

9. Financial security be provided to the Township's and the Region's satisfaction to cover long-term capital replacement and emergency operation costs.

r) **Partial Services** shall only be permitted in the following circumstances:

1. Where they are necessary to address failed **individual on-site sewage services** and **individual on-site water services** in existing development.
2. Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long term provision of such services with no negative impacts.
3. Within rural settlement areas where new development will be serviced by **individual on-site water** services in combination with **municipal sewage services** or private communal sewage services.

Long-term Planning for Infrastructure

s) 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.

t) 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.

u) 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.

8.5 Waste Management

[Not applicable at this time]

8.6 Parks and Open Spaces

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.

d) Parks shall be permitted in all land use designations.

Open Space Designation

e) 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 Schedule A3-1 to A3-14, and Schedule A1 inclusive in this Plan.

f) Where lands are designated as Open Space on any map in this Plan and as an element of the **Natural Heritage System** illustrated on Schedule C1, uses permitted within the Open Space designation will be subject to the restrictions as established through the policies contained in Section 9 of this Plan.

g) Specific uses within the Open Space designation will be regulated through the Township Zoning By-law.

Major Recreation Designation

h) 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 Schedules A3-1 and A3-2 of this Plan.

i) Where lands are designated as Major Recreation on Schedules A3-1 and A3-2 and the **Natural Heritage System** on Schedule C1, uses permitted within the Major Recreation designation will be subject to the policies contained in this Section and Section 9 of this Plan.

j) Specific uses within the Major Recreation designations will be regulated through the Township Zoning By-law.

9 Local Landscape and Resource Management

9.1 Natural Heritage

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 as an overlay on Schedules C1 and C2.

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, the Nith River, and its tributaries and the landscape level **linkages** among environmental features.

b) Manage **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.

f) 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.

g) Where lands are designated as two or more elements of the **Natural Heritage System** as shown on Schedules C1 and C2, the more restrictive policies pertaining to those elements will apply in the event of any conflict.

h) 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.

i) Section 9.1 of the Official Plan is not intended to limit the ability of agricultural uses to continue.

j) Where the Natural Heritage System identified on Schedule C1 overlaps with the Prime Agricultural Area identified on Schedule A1, the permitted uses are limited to those permitted in the Prime Agricultural designation.

Landscape Level Systems

k) 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 Schedules C1 and C2 and comprise:

1. Environmentally Sensitive Landscapes.
2. **Significant** Valleys.
3. Regional Recharge Areas.

Environmentally Sensitive Landscapes

l) 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**.

m) 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, demonstrating no negative impact, in addition to any other requirements.

n) 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, demonstrating no negative impact, will be required. Any proposed groundwater takings exceeding 50,000 L/day require PTTW or EASR registration from the MECP.

o) 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.

p) The designation of an Environmentally Sensitive Landscape will not affect existing aggregate extraction and processing operations licensed under the Aggregate Resources Act.

Significant Valleys

q) **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 Schedules C1 and C4.

r) 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 kilometers.

vi) Regionally **significant** Earth Science Area of Natural and Scientific Interest.

vii) Fossil bed.

Core Environmental Features

s) 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.
6. **Significant Areas of Natural and Scientific Interest**.

t) Lands within the Conservation Authority regulated area, including the floodplain as defined by the Grand River Conservation Authority and subject to Policy 9.3 of this Official Plan, are together included with Core Environmental Features to form the Environmentally Constrained Lands.

u) **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**.

v) Development and site alteration shall not be permitted in Provincially Significant Wetlands.

w) With the exception of Provincially Significant Wetlands, 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 Study or other relevant environmental study demonstrating no negative impact, to the satisfaction of the Township, to determine the mitigation measures to be implemented, as appropriate, through the **development** review process.

x) 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.

Ecological Conservation

y) Where lands are designated as Ecological Conservation Area on any schedule in this Plan and as an element of the **Natural Heritage System** illustrated on Schedule C1, 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.

Significant Habitat of Endangered or Threatened Species

z) **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**.

aa) 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.

Significant Areas of Natural and Scientific Interest

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

Environmentally Sensitive Policy Areas

ac) 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.

Supporting Environmental Features

ad) 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.

ae) Where **Environmentally Significant Discharge Areas** and/or **Environmentally Significant Recharge Areas** sustain a Core Environmental Feature as documented through a watershed study, Environmental Impact Study 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 result in no negative impact 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.

Linkages

af) The Township, Grand River Conservation Authority and other stakeholders will review potential **linkages** through watershed studies, Natural Heritage Inventories, Environmental Impact Study 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** and Water Resource System.

ag) Any **linkages** shall be incorporated into the design of new **development** to maintain, enhance or, wherever feasible, restore **linkages** among environmental features.

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).

ah) 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.

ai) The Township will evaluate 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**.

aj) 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.

ak) 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**.

al) Wherever feasible and appropriate, species native to the region will be used in plantings in roadside plantings, stormwater management facilities and park naturalization projects.

am) **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.

an) 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**.

Environmental Impact Studies

ao) The Township, in consultation with the Province and the Grand River Conservation Authority may require the completion of a single comprehensive Environmental Impact Study 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 agencies to be substantial.

ap) The need for, and scope of an Environmental Impact Study, 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.

aq) The Environmental Impact Study 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 Study 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.

ar) 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 Schedules C1 and C2 will require an amendment to this Plan.

9.2 Water Resources

Source Water Protection

As a community that primarily relies on ground water for its municipal drinking water supply, the protection of source water is essential to the long-term health and prosperity of the Township and neighbouring municipalities.

This Section implements the Grand River Source Protection Plan, which was established under the Clean Water Act, 2006, in response to the Walkerton tragedy. The Grand River Source Protection Plan provides science-based policies to identify and manage risks to municipal drinking water sources across the Grand River **watershed**. It mandates specific actions to protect the **quality and quantity** of these sources and setting policies to manage or prohibit high-risk activities within **vulnerable** areas.

The Ontario Water Resources Act, 1990 establishes a hierarchy of water uses prioritizing the protection of water for ecosystem health and human consumption. This Plan ensures that land use decisions protect municipal water supplies, support long-term **watershed** health, and maintain the ecological integrity of the **water resource system** for present and future generations. Schedule C2 Water Resources outlines the Water Resource System.

a) Any activity or land use within a **designated vulnerable area** as shown on Schedule C2 that is considered a significant drinking water threat will conform to all applicable policies in both this Plan and the Grand River Source Protection Plan.

b) Where a site falls in more than one **designated vulnerable area**, the most restrictive policies will apply.

c) The **Township** may consider the use of alternative protection measures within **designated vulnerable areas**, including but not limited to, the establishment of a land trust for acquiring, holding, and managing Source Water Protection Areas,

and/or entering into conservation easements, agreements, and development of stakeholder partnership programs to encourage changes in land use or land management practices.

Development Application and Study Requirements

d) All required studies or assessments submitted in support of **development** or **site alteration** must be completed in accordance with **Regional** guidelines and to the satisfaction of the **Township** and the **Region**. The type and number of studies will depend on the location of proposed **development** or **site alteration** relative to the vulnerability of the **designated vulnerable area** and its proximity to a municipal drinking water supply well or surface water intake. All submitted studies must demonstrate that the proposed **development** or **site alteration** will have no **negative impacts** on the **quality and quantity** of drinking water resources.

e) A Notice of Source Protection Plan Compliance (Section 59 Notice) pursuant to the Clean Water Act, 2006 issued by the Risk Management Official, is required as part of **complete application** or prior to building permit or **site alteration** permit for all sites identified within the Designated Part IV Areas on Schedule C2.

Restrictions on Water Taking

f) Within the **designated vulnerable areas** identified on Schedule C2, **development** or **site alteration** requiring permanent water takings greater than 50,000 litres/day will not be permitted, except for municipal water supply wells, **agricultural uses**, or **mineral aggregate operations** where permitted under this Plan.

Record of Site Condition and Site Contamination

g) All Environmental Site Assessments and Records of Site Condition required as part of a **development** application will apply potable ground water standards to reflect and protect the Township's reliance on ground water for its municipal drinking water supply.

h) Where a Risk Assessment is used to support the filing of a Record of Site Condition as part of a **development** application, the following policies will apply:

i) For properties located within a WHPA identified on Schedule C2, the Risk Assessment must assume that ground water beneath the property contributes to the raw water supply for a municipal drinking water system and assess and address any potential transport pathways that could facilitate the movement of contaminants to municipal supply wells to prevent negative impacts to the raw water supply; and

j) In all other locations, if a Risk Assessment determines that the ground water beneath the property does not, or will not, serve as a raw water supply for a municipal drinking water system, written notification must be provided to the **Regional** Clerk in accordance with O. Reg. 153/04;

Risk-Based Land Use Categories

k) Land uses that may pose a risk to the **quality** of municipal drinking water supplies are divided into the following categories according to their associated level of risk:

- **Category A1 and A2** (Very High Risk Uses);
- **Category B** (High Risk Uses); and,
- **Category C** (Moderate Risk Uses).

Land uses typically associated with each of the land use categories identified in the policy above include, but are not limited to, the uses listed in Appendix D.

Vulnerable Area Risk Assessment Table

l) Appendix D includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas**. This table must be read in conjunction with the applicable policies referenced in this Section to evaluate **development's** conformity with the applicable source protection policies of this Plan.

WHPAS A to D

m) 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 groundwater quality from specific land uses and other high-risk activities;

n) WHPA - B delineates the area where groundwater 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.

o) WHPA - C delineates the area where groundwater 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;

p) WHPA - D delineates the area where groundwater 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 considerations; and,

q) **Development** located within WHPA A to D must comply with the provisions set out in the Vulnerable Area Risk Assessment Table in Appendix D.

WHPA – Water Quantity

r) This Plan emphasizes the critical importance of protecting water resources, focusing on both water **quality and quantity**. WHPA - Q are specific areas where water takings and consumptive activities must be balanced with groundwater 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. This will be achieved by protecting their recharge functions and managing land uses that could contribute to the overuse or reduced replenishment of the groundwater system. This approach is essential for preventing water takings, consumptive activities, or reductions in recharge from

urban **development**, that could reduce the amount of water available for the **Township's** municipal drinking water supply.

s) The **Township** will maintain, and, where feasible, enhance natural recharge areas to maintain the long-term sustainability of groundwater resources without causing **negative impacts** to groundwater quality.

t) The **Township** will minimize impervious surfaces and promote **green infrastructure** and appropriate **low impact development** to maintain or improve groundwater infiltration and baseflow to aquifers, while ensuring no **negative impacts** to water quality.

u) The **Township** will ensure that land use planning and **development** consider cumulative **water takings** and consumptive activities, in order to prevent overuse of groundwater resources.

v) Municipal servicing strategies and **infrastructure** planning within WHPA - Q areas will support water conservation and efficiency and sustainable groundwater use.

Salt Management

w) The **Township** may require a Chloride Impact Assessment for community, secondary, and **subwatershed** planning processes. The assessment will ensure a comprehensive and proactive approach to salt management at a **subwatershed** or community-wide scale by identifying potential impacts of de-icing salts on drinking water sources and mitigation measures.

x) The **Township** may require a Chloride Impact Assessment and/or Salt Management Plan for **development**, including modifications to existing draft approved Plans of Subdivisions or vacant land Condominiums. The assessment will identify, address, and recommend ways to minimize any potential impacts of de-icing salts from the proposed **development** on municipal drinking water supply wells.

y) 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 may require the strategic design of new road networks to reduce the need for road salt application.

9.3 Cultural Heritage and Archaeology

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), and **built heritage resources**. 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. **Areas of Archaeological Potential**.

5. 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.

Municipal Heritage Committee

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.

Municipal Heritage Register

e) The Township, in consultation with Heritage Wilmot, will determine what properties should be included on the Heritage Register, where they are determined to have cultural heritage value or interest found in O. Reg 9/06 under the *Ontario Heritage Act*. Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the *Ontario Heritage Act*.

Heritage Impact Assessment

f) A Heritage Impact Assessment shall be prepared where **development** or **site alteration**, including infrastructure works, has the potential to impact a **built heritage resource**, in accordance with PPS 2024.The Township will require the submission of a Heritage Impact Assessment as part of a complete **development** application where such application includes, or is adjacent to, an identified **built heritage resource** or a **protected heritage property**. A Heritage Impact Assessment and/or Conservation Plan may also be required where

cultural heritage resources are identified through the **development** approval process.

g) A Heritage Impact Assessment shall be conducted by a qualified professional and demonstrate how the cultural heritage value, attributes, and integrity of the property are to be **conserved** and to identify 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.

h) 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.

i) In considering public works, **development**, and/or **site alteration** on lands containing or adjacent to a **protected heritage property** in accordance with the *Ontario Heritage Act*, the Township shall ensure that the proposed **development** will not result in negative impacts on the heritage property or **adjacent land** subject to technical cultural heritage studies.

Adaptive Reuse

j) This Plan supports the conservation, restoration, and adaptive reuse of identified protected heritage properties, which can also include adding compatible and contemporary additions.

Archaeological Resources

k) Council recognizes that there may be (terrestrial and/or marine) archaeological sites or **areas of archaeological potential** within the boundaries of the municipality.

1. **Development** and **site alteration**, including infrastructure works by the Township, will be permitted on lands containing **archaeological resources** or **areas of archaeological potential** only where the **archaeological resources** have been assessed, documented, and

conserved. 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 in accordance with the *Ontario Heritage Act* and applicable provincial standards and guidelines. Where **development** or **site alteration** may affect **archaeological resources** or **areas of archaeological potential**, the Township may require an archaeological assessment, along with any subsequent correspondence or documentation regarding Provincial review and acceptance.

l) 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.

m) The Township intends to cooperate with the Province with respect to the Provincial Designation of **archaeological resources** in accordance with the *Ontario Heritage Act.*

n) **Site alteration**, mitigation, and **development** shall be permitted only in accordance with the recommendations of an Archaeological Assessment, where applicable.

o) 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

p) Where **development** is proposed in proximity to any cultural **heritage attribute**, including those of interest to an Indigenous Community, engagement with Indigenous Communities shall be undertaken to ensure their interests are considered when identifying, conserving and managing cultural heritage resources, including **archaeological resources**, and **built heritage resources**.

Deferral of Approval

q) 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.

Cemeteries and Burials

r) Where **development** has the potential to impact a known or suspected cemetery or burial site, the Township shall require an archaeological assessment by a licensed archaeologist. Provisions under both the Ontario Heritage Act and Funeral, Burial and Cremation Services Act shall apply. **Development** shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery and Procurement.

9.4 Mineral Aggregate Resources

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 to 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 Schedule C3 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.

3. 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* and the Province.

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 Schedules C1 and C2, shall only be supported where:

1. Progressive and final rehabilitation is required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

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 impacts to the prime agricultural areas are addressed, in accordance with PPS policy 4.3.5.2, the site will be rehabilitated back to agricultural condition and agricultural rehabilitation is maximized. Complete rehabilitation to an agricultural condition is not required if:

1. The depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible.
2. Agricultural rehabilitation in remaining areas 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 Study 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. Technical cultural heritage studies (e.g. an archaeological assessment and/or Heritage Impact Assessment) in accordance with the policies of this Plan and the *Aggregate Resources Act*.

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*.

8. Impacts from any new or expanding mineral aggregate operation on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.

o) To avoid potential overlap among the studies required under this Plan and similar studies that may be required by the Grand River Conservation Authority, the Township encourages 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 they can demonstrate no negative impact to the natural heritage feature or its ecological function. The proposal shall demonstrate to the satisfaction of the Township that:

    i) 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 effects to the environmental features or their **ecological functions**.

    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 effects to their features or **ecological functions**.

s) 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.
3. 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.

t) **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**.

u) 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 and applicable Provincial Policies.

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.

v) 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**.

w) 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

x) 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.

y) 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.

z) **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, or development permit under the Planning Act in all areas, 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 in areas of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

aa) **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.

ab) **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 in Prime Agricultural Areas

ac) 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 n**atural 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

ad) 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.

ae) 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 and final will be carried out to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction and to mitigate negative impacts to the extent possible..
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.

af) 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

ag) Mineral aggregate resources shall be protected for long-term use, and as much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible.

ah) Mineral aggregate operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

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.

9.5 Petroleum, Salt and Mineral Resources

[Not applicable at this time]

9.6 Energy Conservation

a) 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.

9.7 Waterfronts and Shorelines

[Not applicable at this time]

9.8 Natural Hazards

a) **Hazardous Lands** and **Hazardous Sites** are addressed within the Natural Hazards Section of this Plan. The Grand River Conservation Authority regulates **development** within **hazardous lands** and **hazardous sites** to prevent or minimize hazards to life and property. This includes flooding and **erosion hazards** as well as unstable soils or bedrock. The Grand River Conservation Area regulates flood hazards through the New Hamburg **Special Policy Area**, as well as the **Two-Zone Policy Area** within the **floodway** and **flood fringe** areas.

b) **Development** shall be directed to areas outside of:

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**.

c) 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. The designation of a Special Policy Area, and any change or modification to the Official Plan policies, land use designations or boundaries applying to a Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications.
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** and the effects and risk to public safety are minor so as to be managed or mitigated in accordance with the Province's standards, as determined by the demonstration and achievement of all of the following:

    i) **development** or **site alteration** is carried out in accordance with **floodproofing standards**, **protection works standards**, and access standards.

    ii) vehicles and people have a way of safely entering and existing the area during times of flooding, erosion, and other emergencies.

    iii) new hazards are not created and existing hazards are not aggravated.

    iv) no adverse environmental impacts will result.

4. Within the **floodway**, **development** shall be prohibited except in accordance with the policy above which permits uses that must locate within the **floodway.** and the following:

    i) Prohibiting basements, except for certain parking / common amenity uses in multi-residential buildings, and only if floodproofed to the **regulatory flood** elevation.

    ii) Permitting minor alterations or additions to existing buildings or structures in accordance with the Grand River Conservation Area policies.

d) Notwithstanding Policy c), **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.

4. Areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards**, **erosion hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the natural hazard.

e) **Development** shall 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**.

f) **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.

Flooding Hazards – One Zone Policy Areas

g) In One Zone Policy Areas, the entire floodplain is considered the **floodway**.

h) **Development** and **site alteration** will not be permitted in One Zone Policy Areas except in accordance with other policies of this plan.

i) Notwithstanding the above, minor alterations and additions to existing buildings or structures may be permitted provided that:

1. There is no feasible alternative location outside of the floodplain.
2. No **adverse effects** on the hydraulic characteristics of flood flows are created.
3. No new dwelling units are created.
4. No new floor space or building services, such as mechanical or electrical services, are created below the elevation of existing floor space.
5. No new habitable floor space is created below the elevation of existing habitable floor space.
6. Floodproofing is undertaken to the extent practical, where floodproofing to the elevation of the **Regulatory Flood** is not technically feasible.
7. There is no risk of structural failure due to potential hydrostatic or dynamic pressures.

Flooding Hazards – Two Zone Policy Areas

j) In Two Zone Policy Areas, the floodplain is divided into two sections: the **floodway** and the **flood fringe**. The **floodway** is the area of the floodplain required to pass the flows of greatest depth and velocity. The **flood fringe** lies between the **floodway** and the outer edge of the floodplain. Depths and velocities of flooding in the **flood fringe** are generally less severe than those in the **floodway**.

k) The Township, in collaboration with the Grand River Conservation Authority, may designate Two Zone Policy Areas where **significant** urban uses currently exist within the floodplain, and where there is **significant** potential for further **intensification** with no **adverse effects** on flood flows. The application of the Two Zone concept is not intended to be on a lot-by- lot basis, but on a subwatershed or major reach basis.

l) **Development** and **site alteration** will not be permitted in the **floodway** of a Two Zone Policy Area except in accordance with other policies of this plan.

m) **Development** and **site alteration** may be permitted in the **flood fringe** of a Two Zone Policy Area provided that:

1. All new buildings and structures are floodproofed to the elevation of the **Regulatory Flood**.
2. All new dwelling units are above the elevation of the **Regulatory Flood**;
3. All habitable floor space and building services, such as mechanical or electrical services, are above the elevation of the **Regulatory Flood**;
4. No basement is proposed, or where the building contains multiple units, the basement is floodproofed to the elevation of the **Regulatory Flood** to provide parking below grade or common amenities; and
5. Ingress and egress to a building or structure is dry where achievable or floodproofed to an elevation that is practical and feasible, but no less than safe, as determined by the Grand River Conservation Authority.

n) The creation of any uninhabitable floor space below the elevation of the **Regulatory Flood** where there is any possibility of conversion to habitable use will not be permitted. Uninhabitable residential space associated with multi-unit **development** created below the elevation of the **Regulatory Flood** may be permitted and will be floodproofed to the elevation of the **Regulatory Flood**. Such areas may include foyers, recreation rooms, communal storage areas, and other uninhabitable floor space that are normally associated with multi-unit residential **development**.

o) Access to new residential buildings and mixed-use buildings containing residential space will be provided to ensure safe access/evacuation at the **Regulatory Flood** elevation. The determination of safe access shall be made by the Grand River Conservation Authority in an evaluation of the combination of flood depths and flood flow velocities as they affect individual sites. The provision

of safe access within these parameters shall be provided by the raising of all or part of the site to suitable elevations to permit safe pedestrian evacuation or access under wet conditions. Parking associated with residential uses in the Two Zone Policy Area will also conform to the safe access standards outlined above.

p) Conversions of non-residential buildings in the **flood fringe** to residential use may be permitted and will require that all residential floor space be located at or above the elevation of the **Regulatory Flood** and building services are floodproofed to the elevation of the **Regulatory Flood**. Separate electrical and heating services will be required for ground floor non-residential and upper floor residential conversions. An assessment by a qualified professional engineer of the structural integrity of the building to withstand flood and hydro-static pressures may be required by the Township and the Grand River Conservation Authority. Access policies outlined in policy 3.2(g)(26) shall apply.

q) Elevated parking structures and underground parking structures with a portion of the lowest parking level exposed and open above grade may be permitted in the **flood fringe** of a Two Zone Policy Area subject to the provisions of the Zoning By-Law. Underground parking structures which are fully enclosed underground are not permitted in the Two Zone Policy Areas.

New Hamburg Special Policy Area

r) The New Hamburg **Special Policy Area** is a provincially designated **Area Specific Policy** that was established in 1990. It is located within New Hamburg covering certain lands along the Nith River, as shown on Schedule A3-1 (New Hamburg Urban Area).

s) The full regulations which apply to the New Hamburg **Special Policy Area** are contained in Section 12.1: **Special Policy Area** for the New Hamburg Urban Area (August 16, 1990).

9.9 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.

10 Implementation and Interpretation

10.1 Land Use Designations

[The land use designations contained within this Official Plan can be found throughout Section 5 through 7 and are mapped on Schedules A1, A3, and C1]

10.2 Processes

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.

Complete Application Requirements

c) 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 and the Region where applicable.

d) 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.

e) The Township shall determine the information and materials necessary for submission with the application at it and the Region's, (where applicable), 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.

Digital Plan	Subdivision / Condominium Plans
Cultural	Archaeological Assessment Cultural Heritage Impact Assessment
Environmental	Aggregate / Mineral Resource Analysis Local Air Quality Study Salt Impact Assessment Salt Management Plan Cut & Fill Analysis Environmental Impact Statement / Study Comprehensive Environmental Impact Statement Natural Habitat Inventory Environmental Management Plan Tree Conservation and Planting Plans Provincial and Federal Requirements for Fish Habitat Slope Stability Study and Report Floodline Delineation Study / Hydraulics Study Hydrologic and Hydrogeologic Studies Source Water Protection Studies Best Management Practices for Development within the Regional Recharge Area

	Best Management Practices for Golf Courses Environmental Site Assessment and/or Record of Site Condition Cumulative Impact Assessment Site Plan, Spill Protection Measures and other Best Management Practices for Mineral Aggregate Operations Final Rehabilitation Plan for Mineral Aggregate Operations
Construction, Servicing and Infrastructure	Preliminary Grading Plan Preliminary Stormwater Management Report / Plan and/or update to an existing Stormwater Management Plan Soils / Geotechnical Study Construction Methods and Spills Protection Measures Servicing Options Report Development Phasing Plan Water and Wastewater Servicing Plans and associated studies Hydrogeologic Studies for Privately Serviced Developments Impact on Existing Infrastructure Study
Land Use Compatibility	Air Quality Assessment Dust Impact Analysis Land Use Compatibility Study Landfill Impact Study Agricultural Impact Assessment Minimum Distance Separation Analysis Noise Study

	Odour Impact Assessment Vibration Study Written Provincial Approval (pursuant to the Environmental Protection Act for development within former waste management facilities) Provincial and Federal Requirements for Alternative and/or Renewable Energy Systems and Fish Habitat Approval from the Grand River Conservation Authority
Planning	Affordable Housing Report / Rental Conversion Assessment *Agricultural Impact Assessment* Detailed Property Assessment of Affordable Rental Housing Farm Viability Study Planning Report Public consultation strategy Land Use Study for Retail / Commercial Land Uses in Support of the Planned Community Structure or Retail / Commercial Impact Analysis Retail Commercial Market Impact Study Urban Design Report / Brief
Transportation	Transportation Impact Study Transportation System Impact Study Parking Analysis Pedestrian Route and Sidewalk Analysis

	Roundabout Feasibility Analysis Traffic Calming Options Report Transit Assessment Transportation Demand Management Options Report Provincial Requirements and Permits under the *Public Transportation Act* and *Highway Improvements Act* Environmental Assessment and Other Appropriate Studies for development adjacent to Proposed Township, Regional and Provincial Corridors

f) 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).

g) 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.

h) The Township may request or conduct a peer review of any information, studies and materials submitted, in collaboration with the region where applicable. 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*.

i) 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.

10.3 Implementation Tools

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.

Community Planning Permit System

e) 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.

f) 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.

Holding By-laws

g) 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.

h) 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.

Temporary Use By-laws

i) 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.

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

k) 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.

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

Interim Control By-laws

m) 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.

n) 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.

Committee of Adjustment

o) The Township shall appoint a Committee of Adjustment to implement matters enabled through Section 45 of the *Planning Act*.

p) 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.

q) 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.

The Subdivision of Land

Consent to Sever

r) 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.

s) 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.

t) 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.

u) 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.

v) 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.

w) 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.

x) 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

y) 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.

z) 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

aa) Lot creation in the **Prime Agricultural Area** 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 in accordance with the other applicable polices of this Plan.
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.

ab) 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.

ac) 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

ad) **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.

ae) 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, individual on-site water services 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 for legal or technical reasons 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 adjustments for legal or technical reasons to the boundaries between an adjoining farm and a **non-farm lot** that does not decrease the size of the farm lot.

4. Minor adjustments to the boundaries between two adjoining farm lots for legal or technical reasons.

5. 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.

af) 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

ag) 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 individual on-site water services and individual wastewater treatment systems.

ah) Within the Rural designation, **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 individual on-site water services and individual wastewater treatment systems.

ai) 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 individual on-site water services and individual wastewater treatment systems.

Consent Policies for Natural Heritage Protection

aj) Outside of the Prime Agricultural Area designation, 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.

ak) 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

al) 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 an individual wastewater treatment 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

am) All lands within the Township shall be subject to subdivision control and part lot control.

an) 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.

ao) 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.

ap) 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.

aq) 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.

Site Plan Control

ar) 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.

as) 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.

at) 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.

au) Council may adopt guidelines or standards to establish minimum specifications for site works.

av) 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.

aw) Phased or preliminary building permits or other municipal permits may be issued while an approval remains at the conditional site plan approval stage.

Legal Non-Conforming Uses, Buildings, or Structures

ax) 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.

ay) 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.

az) 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*.

Municipal Finance

Fiscal Responsibility

ba) 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.

bb) Future **development** will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Township.

bc) 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

bd) 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

be) 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.

bf) 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

bg) 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**.

bh) 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.

Community Improvement Plans

bi) 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.

bj) 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.

bk) Prior to adopting a Community Improvement Plan, the Township shall be satisfied it can reasonably finance its share of implementation costs.

bl) 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.

Parkland and Open Space Acquisition

bm) 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*.

bn) 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 Schedules C1 and C2 or unmapped features identified in this Plan will generally not be accepted as part of a dedication for parkland pursuant to the *Planning Act*.

bo) The Township may accept ownership of **woodlands** and other environmental constrained lands areas for protecting the natural area for passive recreation and education uses.

bp) 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.

10.4 Definitions

[Definitions for this Official Plan can be found in Appendix A: Glossary.]

12 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.

12.1 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 Schedule A3-1 (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.

12.2 Sunfish Lake Settlement Area

a) Notwithstanding the policies within Sections 4 and 5 of this Plan, **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 Schedule A3-4 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.

12.3 Area-specific Policies

12.3.1 New Hamburg New Private Well Area

On lands shown as subject to Area-specific Policy 11.3.1 on Schedule A3-1, **development** applications proposing the use of new private wells or **individual on-site water services** may be permitted to support the **development** of new infill lots.

12.3.2 New Hamburg and Baden New Private Well and Wastewater Services Areas

On lands shown as subject to Area-specific Policy 11.3.2 on Schedules A3-1 and Schedules A3-2 **development** applications proposing the use of new private wells or **individual on-site water services** and new individual wastewater treatment systems may be permitted to support the **development** of new infill lots, subject to demonstrating no negative impact to any Wellhead Protection Areas.

12.3.3 Cachet Homes Subdivision

Notwithstanding Mixed Use policy 5.2.k, on lands shown as subject to Area-specific policy 12.3.3 on Schedules A3-1 and A3-2, Residential and Sensitive Land Uses shall not be permitted. This policy only applies while the parcel located at the southwest corner of Nafziger Road and the CN railway, being Parts 1-4, Plan 58R-13951, is used for employment purposes and/or designated as an Employment Area.

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.

Adjacent Lands means, for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the Township Official Plan.

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.

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.

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 onfarm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities.

Agricultural condition means

a) In regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained, restored or enhanced.

b) In regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture will be maintained, restored or enhanced.

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:

1. 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
2. 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.

Agri-tourism Uses means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

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

Brownfield Sites means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built Heritage 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.

Conserved means the identification, protection, management, and use of cultural heritage resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

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

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.

Emergency Shelter means a facility which provides temporary accommodation and services on a short-term basis.

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), 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

Individual On-site Sewage Services means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual On-site Water Services means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

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.

Long Term Care Facility means a premises regulated by the Ontario Long Term Care Homes Act, 2007, that provides residential accommodations and a broad range of personal care, support and health services to meet the physical, psychological, social, spiritual and cultural needs of persons.

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.

Municipal Sewage Services means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal Water Services means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

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 s*ignificant* ***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.

Negative Impacts means

a) In regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards.

b) In regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the Fisheries Act.

c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

d) In regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities.

e) In regard to policy 3.3.3, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

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*.

Outdoor Living Area means the part of an outdoor area which is easily accessible from the building and which is designed for the quiet enjoyment of the outdoor environment. Outdoor living areas include, but are not limited to, the following:

a) Backyards or front yards or gardens or terraces or patios.

b) Balconies, provided they are the only outdoor living area for the occupant and meet the following conditions:

   i) minimum depth of four metres;

   ii) outside the exterior building facade; and

   iii) unenclosed.

c) Common outdoor living areas associated with multi–storey apartment buildings or condominiums.

d) Passive recreational areas such as parks if identified by the Township.

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.

Protected Heritage Property means property designated under Part IV or VI of the *Ontario Heritage Act*; property included in an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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.

Regulatory Flood means the inundation under a flood resulting from the rainfall experienced during the Hurricane Hazel storm (1954) or in limited situations in headwater streams, the 100-year flood, wherever it is greater, the limits of which define the flooding hazard.

Rehabilitation Treatment Centre and Recovery Facility means a facility that offers in-patient and/or out-patient care as well as treatment, rehabilitation and/or addiction recovery services and includes as a component, living accommodations.

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).

Retirement Residential Facility means a premises regulated by the Retirement Homes Act, 2010, providing accommodation services in a semi-independent living environment, support and health services may be provided which may include accessory personal service, retail and recreation uses for the residents, but does not include a long term care facility or hospital.

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.

Significant means

a) in regard to wetlands, coastal wetlands and **areas of natural and scientific interest**, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act.*

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.

Special Policy Area means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria for designation and procedures for approval are established by the Province.

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:

f) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
g) farmers skilled in the production of specialty crops; and
h) 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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Bergey Court to Highway 7/8*	Local Collector	26.213
Bleams Road (Regional Road No. 4) *Approx. 189m west of Cedarbrook Court to Bergey Court*	Rural Connector	30.480
Bleams Road (Regional Road No. 4) *Trussler Road to approx. 189m west of Cedarbrook Court*	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
Boullee 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) *Trussler Road to approx. 428m east of Main Street*	Rural Connector	30.480
Bridge Street (Regional Road No. 12) *Approx. 428m east of Main Street to Queen Street*	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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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

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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Erb's Road (Regional Road No. 9) *Approx. 150m west of Nafziger Road to Wilmot-Easthope Road*	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) *Moser-Young Road to Nafziger Road*	Rural Connector	30.480
Gerber Road	Local Residential	20.117
George Schmitt Court	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
George Street	Local Residential	20.117
Gingerich Road	Local Residential	20.117
Gingerich Road (Regional Road No. 6) *Snyder's Road West to Foundry Street*	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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Stone Street to Waterloo Street*	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) *Peel Street to Waterloo Street*	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) *Within the Township of Wilmot*	Rural Arterial	36.576
Kaster Court	Local Residential	20.117
Kathreen Street	Local Residential	20.117
Kenneth Fried Place	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Highway 7/8 to Gerber Road*	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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Notre Dame Drive (Regional Road No. 12) *Highway 7/8 to approx. 289m south of Reinhart Place*	Rural Connector	30.480
Notre Dame Drive (Regional Road No. 12) *Approx. 289m south of Reinhart Place to approx. 255m north of Cecil Kennedy Court*	Local Residential	20.117
Notre Dame Drive (Regional Road No. 12) *Approx. 255m north of Cecil Kennedy Court to approx. 426m south of Erb's Road*	Rural Connector	30.480
Notre Dame Drive (Regional Road No. 12) *Approx. 426m south of Erb's Road to 52m north of St. Ann Avenue*	Local Collector	26.213

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
Notre Dame Drive (Regional Road No. 12) *Approx. 52m north of St. Ann Avenue to Moser-Young Road*	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) *Highway 7/8 to Huron Street*	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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Bridge Street to approx. 96m to private road locally known as Cottage Lane*	Local Residential	20.117
Queen Street (Regional Road No. 12) *Approx. 96m north of private road locally known as Cottage Lane to Highway 7/8*	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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Nafziger Road to approx. 244m west of Charlotta Street*	Rural Connector	30.480

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

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Bridge Street to Highway 7/8*	Rural Connector	30.480
Union Street	Local Residential	20.117
Victoria Street	Local Residential	20.117

ROAD NAME (entire road unless identified otherwise)	DESIGNATION	DESIGNATED RD. ALLOWANCE Metres (up to the maximum)
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) *Huron Street to Approx. 100m south of Arnold Street)*	Local Residential	20.117
Waterloo Street (Regional Road No. 1) *Approx. 100m south of Arnold Street to Victoria Street*	Local Collector	26.000
Waterloo Street (Regional Road No. 1) *Victoria Street to Nafziger Road*	Rural Connector	30.480
Water Street	Local Residential	20.117
Weber Street	Local Residential	20.117
Webster Street	Local Residential	20.117

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

Appendix C: Township Density Calculation Methodology

Density measured in residents and jobs combined. Certain assumptions have been made based on the number of people per unit in different housing typologies as outlined below which will assist in the calculation of densities.

Land Use (Type of Unit)	Persons Per Unit (PPU)
Single	2.956
Semi-detached	2.956
Townhouses	2.384
Stacked Towns	1.781
Apartments	1.781
Multiples	
Land Use (Type of Unit)	**Square Foot Per Employee**
Commercial	485
Institutional	540

Number of Persons Per Unit that have been assumed for different unit types and land uses.

Residents and Jobs per Hectare calculates the density of residents and jobs within a given plan area. This metric captures the projected residents and jobs in the plan area, along with the associated work from home. The metric is calculated as follows:

$$\text{Residents and Jobs per Hectare} = \frac{\text{Residents} + \text{Jobs}}{\text{Plan Area}}$$

$$\text{Residents} = \sum_{\text{unit types}} (\#\text{of units of housing type}) * (\text{Persons per Unit of housing type})$$

$$\text{Jobs} = \text{Residents} * (\%\ \text{Work from Home}) + \frac{\text{Commercial Space}}{\text{Commercial Space per Worker}} + \frac{\text{Institutional Space}}{\text{Institutional Space per Worker}}$$

Appendix D: Vulnerable Area Risk Assessment Table

Source Water Protection Land Use Categories

Category 'A1'
▪ Waste treatment and disposal facilities, including lagoons, landfills, communal/municipal sewage treatment facilities, lands used for the receipt, storage, or disposal of hauled sewage, and including large sewage vaults at sewage pumping stations, but not including facilities regulated under the Nutrient Management Act.
▪ Salvage yards, including automobile wrecking yards or premises.
▪ Bulk storage of hazardous chemicals and hazardous substances (as listed in O.Reg. 347 under the Environmental Protection Act), including transportation terminals for these substances/chemicals (including truck/trailer/container parking, washing, or cleaning depots.
Category 'A2'
• Bulk storage of oil, gasoline or petroleum products.
• Gasoline stations and other retail establishments with gasoline sales
• Bulk storage of road salt and snow disposal sites
Category 'B'
▪ Primary metal manufacturing, including iron and steel mills and ferro-alloy manufacturing; steel product manufacturing from purchased steel; alumina and aluminum production and processing; non-ferrous metal production and processing; and foundries.

▪ Manufacturing of fabricated metal products, including manufacturing of unfinished metal products and metal finishing operations
▪ Manufacturing and assembly of transportation equipment, including motor vehicles and parts, aerospace products and parts, rail cars, ships, and boats.
▪ Manufacturing of machinery, including agricultural, commercial, industrial, and other machinery.
▪ Chemical manufacturing including chemicals; resins; fertilizers, pesticides and other agricultural chemicals; pharmaceutical and medicines; paint, coating, and adhesives; inks and other chemicals but excluding soap and cleaning compound manufacturing. Including manufacturing, packaging, repackaging, and bottling. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A1'
▪ Manufacturing of petroleum and coal products, including manufacturing of asphalt materials. Excludes uses involving bulk storage of hazardous materials which are included under Category 'A1'.
▪ Manufacturing of electronic components such as semiconductors, printed circuit boards, and cathode ray tubes.
▪ Manufacturing of electrical equipment, appliances, and components.
▪ Commercial or industrial dry cleaning of textiles and textile products, excluding depots not performing on-site dry cleaning.
▪ Manufacturing of leather and allied products including footwear.
▪ Wood and wood product preservation and treatment.
▪ Wholesale/distributing of cleaning products, pesticides, herbicides, fungicides and chemicals.
Category 'C'

▪ Manufacturing of rubber products.
▪ Manufacturing of soap, cleaning compounds and toilet preparations.
▪ Textile and fabric finishing and fabric coating.
▪ Manufacturing of plastic products.
▪ Manufacturing of wood products including wood furniture, and excluding wood preservation.
▪ Manufacturing of glass and glass products.
▪ Manufacturing of paper and paper products including newsprint and boxes.
▪ Printing and related support activities, excluding business support services such as photocopy services.
▪ Repair and Maintenance of automobiles and automotive machinery, electronic equipment, industrial and commercial machinery, and personal and household goods repair.
▪ Golf courses.
▪ Airports, train, and transit terminals, except terminals with no fuel storage or transfer of shipped goods or materials.
▪ Medical, health, and other laboratories (other than clinics generally associated with commercial plazas).
▪ Miscellaneous manufacturing not included elsewhere, including jewellery, silverware, medical equipment, and signs.
▪ Recycling, recovery, or remanufacturing of materials including the collection, processing, manufacturing, or reuse of post-consumer or post-industrial materials, not including recycling or disposal of hazardous materials, and not including salvage yards or facilities with outdoor operations which are Category ‘A1’ uses.

Vulnerable Area Risk Assessment Table

This section includes a Vulnerable Area Water Risk Assessment Table that outlines permitted and non-permitted activities and land uses within specific **designated vulnerable areas** identified in this Plan. This table must be read in conjunction with the applicable policies referenced below in this Section to evaluate a **development** application's conformity with the applicable Drinking Water Source Protection policies of this Plan.

To use this table, the reader must locate the proposed land use or threat in the left-hand column and find the corresponding **designated vulnerable area** across the top row. The intersecting cell indicates whether the proposal is permitted, or not permitted, or whether it could be permitted subject to the completion of a technical study(ies).

The columns at the top of the table correspond to different Wellhead Protection Areas (WHPAs), and their assigned vulnerability scores (V2, V4, V6, V8, or V10), which indicate the **vulnerability** of the water source. The rows along the side list various land use categories and other potential threats.

The table uses the following terms and abbreviations:

Term/Abbreviation	**Definition**
P (Permitted)	Proposal is permitted without additional source water protection restrictions.
SR (Study Required)	Proposal may be permitted subject to additional technical studies in accordance with the policies of this Plan.
NP (Not Permitted)	Proposal is not permitted in the specified designated vulnerable area.

V2, V4, V6, V8 or V10 (Vulnerability Scores)	Numerical rating from 2 to 10 indicating how susceptible a drinking water source is to contamination, with higher scores signifying less natural protection and greater risk.

	Designated Vulnerable Area							
Land Use/Activity	**WHPA A V10**	**WHPA B V10**	**WHPA B V8**	**WHPA B V6**	**WHPA C V8**	**WHPA C V6**	**WHPA C V2 or V4**	**WHPA D V 2,4,6**
Category 'A1'	NP	NP	NP	NP	NP	NP	NP	NP
Category 'A2'	NP	NP	SR	SR	SR	SR	SR	SR
Category 'B'								
– **Located inside Built-Up Area**	NP	SR	SR	SR	SR	SR	SR	P
– **Located outside Built-Up Area**	NP	NP	NP	NP	NP	NP	NP	P
Category 'C'								
– **Located inside Built-Up Area**	NP	SR	SR	SR	SR	SR	SR	P
– **Located outside Built-Up Area**	NP	NP	NP	NP	NP	NP	NP	P
Industrial uses proposing direct infiltration of stormwater run-off using dry wells, enhanced recharge, including human engineered artificial recharge measures.	NP	NP	NP	NP	NP	NP	NP	NP
Mineral Aggregate Operations	NP	NP	NP	NP	SR	SR	SR	SR
Wayside Pits and Quarries	NP	NP	NP	NP	SR	SR	SR	SR

	Designated Vulnerable Area							
Land Use/Activity	**WHPA A V10**	**WHPA B V10**	**WHPA B V8**	**WHPA B V6**	**WHPA C V8**	**WHPA C V6**	**WHPA C V2 or V4**	**WHPA D V 2,4,6**
Underground Parking	NP	SR	SR	SR	P	P	P	P
Below-grade construction excavations (greater than 3 metres)	NP	SR	SR	SR	SR	SR	SR	P
Buildings or structures requiring permanent passive or active dewatering of ground water to keep the below-grade space dry	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Horizontal Closed Loop [1]	NP	P	P	P	P	P	P	P
Geothermal Energy System - Vertical Closed Loop [1]	NP	NP	NP	NP	NP	NP	NP	NP
Geothermal Energy System - Vertical Open Loop [1]	NP	NP	NP	NP	SR	SR	SR	SR
Development applications or site alterations requiring a temporary water taking of greater than 50,000 and less than 400,000 litres/day	NP	SR	P	P	P	P	P	P
Development applications or site alterations requiring a temporary water taking of greater than 400,000 litres/day	NP	SR	SR	SR	SR	SR	SR	SR
Plans of Subdivision	NP	SR	SR	SR	SR	SR	SR	SR
Vacant Land Condominiums	NP	SR	SR	SR	SR	SR	SR	SR
New Private Sewage Systems	NP	NP	NP	SR	NP	SR	SR	SR

	Designated Vulnerable Area							
Land Use/Activity	**WHPA A V10**	**WHPA B V10**	**WHPA B V8**	**WHPA B V6**	**WHPA C V8**	**WHPA C V6**	**WHPA C V2 or V4**	**WHPA D V 2,4,6**
Pipelines/Sewers	NP	SR	SR	SR	SR	P	P	P
Stormwater management facilities and other ponds	NP	SR	SR	SR	SR	SR	SR	SR

Footnotes

[1] No **Geothermal** Energy Systems are permitted on or **adjacent** to any site with known contamination, in accordance with the Drinking Water Source Protection policies of this Plan.