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Township of Wellesley Official Plan

April 2026



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We acknowledge that the Township of Wellesley is located on the traditional territory of the Haudenosaunee, Anishnaabe and Chonnonton People. We recognize the enduring presence of the Indigenous peoples with whom we share this land today, their achievements and their contributions to the community. We value their traditional knowledge about how to live sustainably on this land that we share and will borrow from future generations. As a community, we are committed to engaging in continuous learning, building relationships, and committing to actions required to work towards reconciliation.

1 Introduction and How to Use the Plan

The Township of Wellesley is one of seven area municipalities found within the Regional Municipality of Waterloo. Its predominantly rural character is complemented by historical settlements, including the Wellesley Urban Area, ten Rural Settlement Areas, three Rural *Employment Areas* and one Rural Mixed-Use / Agricultural Cluster.

The township is home to critical natural features and ecosystems that sustain life, such as the Grand River watershed, its habitat and landscapes, and groundwater. It is a Township priority to protect these features for future generations and long-term *sustainability*. The township contains rich soils and productive farmlands, which hold some of Ontario's most important agricultural lands. These lands not only contribute to Wellesley's local economy and *agri-food network* but also contribute to the long-term economic prosperity of the Waterloo Region and Ontario.

1.1 What is an Official Plan?

An Official Plan is a comprehensive document, intended for long-term use, that shapes the future of a municipality by establishing how land in the community will be used. It outlines the goals, objectives, and policies for *sustainable* and efficient growth within the Township of Wellesley. All land use, *development*, and public works in the Township must conform to the Official Plan.

The legislative ability for municipalities to enact an Official Plan arises from the *Planning Act*. All policies in the Official Plan must conform to this higher-order Provincial legislation. The Township's new Official Plan, hereafter known as "the Plan" or "this Plan", will guide growth and *development* within the Township until 2051. For the past two decades, growth in the Township has been shaped by both the Waterloo Regional Official Plan and the Township of Wellesley Official Plan. With recent provincial legislation that removed planning authority from the Region of Waterloo, the Township has the opportunity to create a "made-for-Wellesley" Official Plan. This new Official Plan will incorporate the best of our past and present

Official Plan policies, while charting out the future of Wellesley to the year 2051. The new Official Plan is being created to replace the existing Township and Regional Official Plans, and to align with the 2024 Provincial Planning Statement.

The Plan establishes the direction for *development* initiated by both the public and private sectors. The land use strategies and policies of this Plan are the tools that allow the Township to manage change towards a desired future. It is intended that this Plan will ensure that adequate public services are available for the health, safety and convenience of Township residents and will encourage the *development* of a desirable, safe, and *complete community*.

The goals, objectives and policies in this Plan must be reviewed from time-to-time to ensure that the Plan continues to be an effective and meaningful planning tool. Consistent with the requirements of the *Planning Act*, Council must review the plan periodically to ensure that it conforms to any Provincial Plans and is consistent with the Provincial Planning Statement.

1.2 Purpose of the Plan

The main purposes of the Plan are to:

- a) Provide a formal statement of the Township's intentions relating to land use planning and growth management until the year 2051 and beyond.
- b) Establish a policy framework for maintaining and enhancing the township's valuable agricultural, environmental, and cultural heritage while promoting the *development* of a livable and *sustainable* community with a strong economy.
- c) Provide a legal framework to guide public and private decisions relating to the *development* and the provision of roads, water and sewage services, community *infrastructure* and other services within the Township.
- d) Reflect local initiatives and circumstances unique to the Township as a whole and of specific areas within the Township in particular.

- e) Provide a policy framework for establishing Zoning By-laws to set Township regulations and standards.
- f) Build on and implement the policies as required by the Province, including the Provincial Planning Statement.

1.3 How to Use This Plan

This Plan, including the introductory text, vision and principles, policies, maps and appendices, is to be read in its entirety, and all relevant policies are to be applied to each situation.

Where the terms “Township” or “Region” are capitalized, they refer to the Corporations of the Township of Wellesley 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 Wellesley or the Regional Municipality of Waterloo respectively.

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

For the purpose of interpreting this Plan, the definitions in the Planning Act, the Ontario Heritage Act, the 2024 Provincial Planning Statement, and other applicable Provincial legislation, as well as local plans and guidelines, including the Township's Zoning By-law shall apply. Other defined terms within this Official Plan are contained within the glossary under Appendix A. Terms that are included in Appendix A are italicized throughout the Official Plan. 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 Municipal Strategic Framework

2.1 Provincial and Regional Planning Context

Land use planning in the township is guided and implemented through Provincial and Township planning documents. As of January 1, 2025, the Region of Waterloo no longer has planning responsibilities. This Official Plan replaces both the previous Township Official and the Region of Waterloo Official Plan with a single, comprehensive, long-term land use policy framework that supports the creation of *sustainable* communities. The general purpose of each of the documents and how they influence planning in the township are described below:

- a) **Provincial Planning Statement (PPS):** This document was issued under Section 3 of the *Planning Act* and came into effect on October 20, 2024. It provides overall policy direction on matters of Provincial interest related to land use planning and *development* in Ontario. The PPS contains a set of policies that support appropriate *development* while protecting natural resources, public health and safety, and the quality of the natural environment. Under the *Planning Act*, any planning decision of Council or the Committee of Adjustment must be consistent with the PPS.
- b) **Township of Wellesley Official Plan:** This Plan functions as the link between the PPS and the municipal objectives of the Township. This Plan provides policies to guide both *development* and *infrastructure* investment within the Township. Interpretation of the policies in this Plan is the responsibility of Council.
- c) **Township Zoning By-law:** Township Zoning By-laws are adopted in accordance with Section 34 of the *Planning Act*. These by-laws are used to implement the policies of this Plan and provide standards for individual developments within the broader planning context. Under the *Planning Act*, any Zoning By-laws adopted by Council must conform to the policies of this Plan.

In situations where statutory approvals may be required under Federal or Provincial legislation other than the *Planning Act*, such as the *Ontario Water Resources Act*, *Environmental Protection Act*, *Conservation Authorities Act*, or *Municipal Act*, consultations directly with the Province to determine any necessary requirements and/or conditions are encouraged. Compliance with such conditions, however, does not mean acceptance or approval of a land use issue governed by this Official Plan. All applicable policies and/or tests of this Plan must be met.

The *Planning Act* further provides that where an Official Plan is in effect, no public work shall be undertaken and no By-law passed for any purpose unless it is in conformity with the Official Plan.

The Township will, wherever feasible, fulfill the requirements of the *Environmental Assessment Act* and other associated *Planning Act* processes concurrent with the processing of *development applications* to avoid delays in *development* approvals.

2.2 Vision and Guiding Principles

The Township's Vision for managing growth and change to 2051 is:

The Township of Wellesley is a growing, inclusive community where people live, work, and thrive together.

We are united by our shared values and diverse cultures.

We are protectors of our agricultural land, rich natural landscape, strong rural identity and our distinct communities.

We embrace opportunity while preserving the small-town feel that defines us.

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

- a) **Agricultural:** Protect *prime agricultural areas* and maintain the Township's rural identity.

- b) **Climate Change:** Promote a resilient and adaptive Township through responsible resource use, reduced greenhouse gas emissions, and demands on energy, water, and waste systems.
- c) **Complete Communities:** Create neighbourhoods, public spaces and streetscapes that are safe and accessible for people of all ages and abilities and support opportunities for daily physical activity and social interaction.
- d) **Cultural Heritage and Archaeological Resources:** Protect and conserve cultural heritage and *archaeological resources* within the Township.
- e) **Early and Often Engagement:** Ensure early and often engagement with Indigenous communities in land use decision-making and to support identification of potential impacts of decision on the exercise of Aboriginal or treaty rights.
- f) **Growth and Land Use:** Accommodate modest residential and employment growth within designated *settlement areas* and maintain distinct boundaries between the Wellesley Urban Area and the Countryside by restricting incompatible uses within the Countryside.
- g) **Health, Community, and Social Services:** Strive to ensure health, community, and social services are provided within the Township through partnerships with community and not-for-profit organizations, the Region and the Province.
- h) **Housing:** Where appropriate, provide a mix and range of *housing options*, including more *affordable* housing types, to meet the projected needs of present and future residents throughout all stages of their lives.
- i) **Parkland, Open Space and Recreation:** Provide for an accessible, connected, and integrated system of parks, open spaces, and trails that are linked to existing natural features and community facilities.
- j) **Rural Economic Development:** Support and encourage agribusinesses and agritourism throughout the Township and diversification of the economic base.

- k) **Servicing and Infrastructure:** Promote phased *development* that aligns with current *infrastructure* and servicing capacity and future planned capacity.
- l) **Source Water Protection:** Protect and maintain surface and groundwater resources, including source water protection areas, the Regional Recharge Area and key hydrologic areas.
- m) **Transportation:** Ensure the Township's transportation network is integrated to support the efficient movement of people and goods and meets the needs of pedestrians, cyclists, horse-drawn vehicles, farm equipment and motor vehicles.

3 Indigenous Engagement and Interests

The Township acknowledges that First Nations, Métis and Inuit have Aboriginal and treaty rights under Section 35 of the *Constitution Act*, 1982. Indigenous peoples have a unique relationship with the land and its resources and traditional knowledge. This historical relationship helps inform the planning decisions being made today.

The Township recognizes its responsibility to consult and engage early with First Nations, Métis and Inuit on planning matters that may affect their rights and interests, and the unique role that Indigenous peoples have had and will continue to have in the growth and *development* of this region.

Looking ahead, the Township will continue to work to coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

4 Township Planning Framework, Land Needs and Growth Management

Growth is anticipated for the Township of Wellesley during the planning horizon of this Plan. There is a need for additional *infrastructure* capacity to handle some of that growth. Growth is 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.

4.1 Land Needs and Growth Management

This Plan seeks to accommodate modest residential and employment growth throughout the Township. Growth will be directed primarily within the Wellesley Urban Area and, where appropriate and feasible, limited growth can be considered within Rural Settlement Areas.

The following provides the residential and employment forecasts for the Township to the year 2051. These forecasts were developed using the Provincial draft projection methodology and Land Needs Assessment prepared for the Region of Waterloo, and they identify the housing and employment needs required to support anticipated growth.

4.1.1 Population and Employment Forecasts

As the Township continues to grow and develop, the Province requires that population and employment forecasts be used to guide planning for the Township's future. The Township's population and employment forecasts are contained in Figure 1 of this Plan. These forecasts are based on the growth scenario determined in the Residential Growth, Housing, and *Intensification* Strategy Background Report and the Employment Projections and Employment Land Needs Analysis Background Report, in addition to Provincial guidance and the Region of Waterloo Official Plan targets.

Figure 1: Population and Employment Forecasts¹

	2024	2051	Change
Population	12,371	14,191	+ 1,820
Employment	5,500	6,600	+ 1,100

- a) These targets are used to guide planning for infrastructure, servicing, and community facility needs in the Township to the year 2051. Planning for infrastructure, public service facilities, strategic growth areas and *employment areas* may extend beyond 2051.
- b) Targets are considered to be minimums and are not intended to provide limitations on growth and *development* where the policies in this Plan are achieved.
- c) 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* on an annual basis.

4.1.2 Planning for Housing Needs

The Township is planning for a minimum population target of 14,191 for the year 2051, with approximately 630 additional homes needed to accommodate the projected population. This population can be accommodated on lands within the Wellesley Urban Area and Rural *Settlement Areas* as identified on the maps included in this Plan.

¹ Forecasts used are the Growth Share Low forecasts from the Residential Growth, Housing, and Intensification Strategy (Residential), and Region of Waterloo Official Plan forecasts (Employment).

- a) While the Rural *Settlement Areas* can accommodate some growth based on the available vacant land, these areas are not fully serviced. As a result, the Township will not direct significant growth to these areas. Most growth will be directed to the Wellesley Urban Area.
- b) Specific policies within this Plan will aim to create a range and mix of *housing options* and densities to improve affordability, by:
 - i. Permitting and facilitating all *housing options* required to meet the social, health, economic and well-being needs of current and future residents.
 - ii. 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.
 - iii. Encouraging and supporting *development applications* that provide for *intensification* specifically within the Built-Up Area, except where *infrastructure* is inadequate or there are significant physical constraints.
 - iv. Promoting efficient land use in new *development*, primarily within the Designated Growth Area, and in redeveloping areas within the Township.
 - v. Providing a range of planning and regulatory incentives that encourage *affordable* housing.
 - vi. Integrating compact, mixed-use *development* in new residential developments within the *Designated Growth Areas*, in a manner consistent with the design policies of this Plan.
 - vii. Supporting and encouraging innovative lot configurations, housing designs and construction techniques.

4.1.3 Planning for Employment Needs

To support the growing population, the Township will require approximately 1100 new jobs based on the growth scenario outlined in Figure 1, with the majority of growth expected to occur within the Wellesley Urban Area.

- a) The Township will:
 - i. Provide for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.
 - ii. Provide opportunities for a diversified economic base, including maintaining a range and mix of suitable sites across the township for employment uses which support a wide range of economic activities and accessory uses.
 - iii. Identify strategic sites for investment, monitor the availability and suitability of employment sites, including market-ready sites, and seek to address potential barriers to investment.
 - iv. Plan for, protect and preserve *employment areas* for current and future uses and ensure the necessary *infrastructure* is provided to support current and forecasted employment needs.
 - v. Encourage *intensification* of employment uses and compatible, compact, mixed-use *development* to support the *development* of *complete communities*.
 - vi. Address land use compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*.
 - vii. Support the retail sector by promoting *compact built form* and *intensification* of retail and service areas and encourage the integration of such areas with other land uses to support the *development of complete communities*.

4.2 Settlement Areas

This Plan supports the development of a Planned Township Structure consisting of five distinct areas as designated on Map 1. These areas include:

1. The Wellesley Urban Area.
2. The Countryside and Countryside Line.
3. Rural Settlement Areas.
 - 1) Rural *Employment Areas*.
4. Rural Mixed Use Agricultural Clusters.

4.2.1 Wellesley Urban Area

- a) The Wellesley Urban Area is shown on Map 2.1. This area is intended to accommodate a broad range and mix of land uses and serves as the primary focus for population and employment growth in the Township to the year 2051. The majority of future *development* within the Wellesley Urban Area will occur within the Designated Growth Area.
- b) *Development* within the Wellesley Urban Area will provide for a range of residential, commercial, employment, institutional, recreational and open space uses. Future development within this designation must occur on municipal water and wastewater services in accordance with the policies set out in this Plan.
- c) In preparing or reviewing planning studies, or in reviewing *development applications* or site plans, the Township will ensure that *development* occurring within the Wellesley Urban Area is planned and developed in a manner that:
 - i. Supports the Planned Township Structure described in this Plan.
 - ii. Contributes to the creation of *complete communities* with *development* patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of future public transit in the Township.

- iii. Protects the natural environment and surface water and groundwater resources.
- iv. Conserves the township's *protected heritage property* and supports the adaptive reuse of historic buildings.
- v. Promotes building designs and orientations that incorporate energy conservation features and the use of alternative and/or *renewable energy systems*.
- vi. Provides a diverse range and mix of *housing options* to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes, in accordance with all the applicable policies of this Plan.
- vii. Considers the wellbeing of people of all ages and abilities by addressing built form barriers that could restrict a person's full participation in society.

4.2.1.1 Built Up Areas

- a) The Built-Up Area is shown on Map 2.2 and is the boundary for which the *intensification* target in this Plan applies. The Township's residential *intensification* target for the Built-Up Area shall be within the range of 14% of units planned to 2051. This target represents a total of approximately 100 units.
- b) The Township encourages and supports *development* through *intensification* as a means of protecting *prime agricultural areas*, diversifying the range of *housing options* available to residents and contributing to climate change objectives. *Intensification* opportunities within the Wellesley Urban Area shall achieve built-form and land use compatibility with adjacent neighbourhoods.
- c) *Intensification* initiatives will focus primarily on modest residential *infill*, small scale redevelopment, missing middle housing, and *additional residential units*, in accordance with the Housing policies of this Plan.

- d) Where *development* occurs on properties designated under the Ontario Heritage Act, the *intensification* target is encouraged to be met through context-sensitive *infill* that conserves cultural *heritage attributes*. This *development* will consider Statements of Cultural Heritage Value and are subject to the *Protected Heritage Property* and Archaeology policies (Section 5.2) of this Plan.

Guiding Principles

- e) The following design policies shall provide the framework for accommodating modest residential *intensification* anticipated within existing Wellesley Urban Area neighbourhoods:
- i. Buildings shall be placed to create a continuous street façade. 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.
 - ii. The massing and scale of the *development* shall be compatible with the existing and planned context.
 - iii. Main entrances shall be located on the front of the building/unit and shall be highlighted in the architectural design.
 - iv. Ensure that end/corner units display the same level of architectural detail and articulation as that of the main front elevation.
 - v. Detailed landscape treatments shall be coordinated with the main building materials and create a year-round visually appealing presence along the street.
 - vi. Façade designs shall reference the articulation of neighbouring historic buildings, where applicable, with respect to vertical and horizontal elements. New buildings shall relate to the traditional building stock, either through a traditional style that reflects the character of the area, or a more contemporary style that sets them

apart from and highlights heritage buildings through a defined contrast and juxtaposition.

4.2.1.2 Designated Growth Areas

Designated Growth Areas are places within the Wellesley Urban Area where the Township is expected to accommodate the majority of new growth to 2051. These areas are illustrated on Map 2.2 and are the lands within the Wellesley Urban Area that are outside of the Built-Up Area.

- a) The Township will ensure that *development* occurring in *Designated Growth Areas* will be planned to:
 - i. Achieve a minimum density target of 50 residents and jobs combined per hectare.
 - ii. Provide a *development* pattern and road network that supports the integration of transit services, where planned to be available in the future.
 - iii. Support *development* on municipal water and wastewater services.
- b) The Township will develop phasing policies in this Plan and other strategies for *Designated Growth Areas* to ensure a logical and orderly progression of *development* and to minimize partially developed communities.

Guiding Principles

- c) The following principles will guide *development* within *Designated Growth Areas*:
 - i. Create a healthy, pedestrian-oriented environment that supports opportunities for daily physical activity and social interaction in a safe, inclusive, and accessible community.

- ii. Promote an adaptive and resilient community through the responsible use of resources, the reduction of greenhouse gas emissions and demands on energy, water, and wastewater systems.
- iii. Ensure *development* is compatible with adjacent agricultural areas in order to ensure continued prosperity.
- iv. Protect and conserve cultural heritage and archeological resources of the Township.
- v. Provide for an appropriate mix and range of *housing options*, including more *affordable* housing types, to meet the projected needs of present and future residents throughout all stages of their lives.
- vi. Ensure the provision of a *multimodal* transportation network that facilitates walking and cycling, and the efficient movement of vehicles.
- vii. Promote efficient and phased *development* through the coordinated planning of transportation and municipal services.
- viii. Provide for an accessible, connected, and integrated system of parks, open spaces, and trails that are linked to existing natural features and public facilities.

Pedestrian-Friendly and Walkable Spaces

- d) Walkable spaces within *Designated Growth Areas* shall be designed to:
 - i. Feature a pedestrian-oriented and highly interconnected street and block network, with connections to adjacent existing and future neighbourhoods and community amenities.
 - ii. Where possible, locate key destinations, such as retail uses and personal service establishments, parks and schools, within a reasonable walking distance for most residents.
 - iii. Avoid back-lotting or reverse lot frontages.
 - iv. Locate built form and public space to create gateways to the neighbourhood.

- v. Orient streets and buildings to maximize the potential for passive and active solar energy.
- vi. Ensure crossings are present and clearly marked where schools, parks, and other community hubs are planned to allow users of all ages and abilities to move through the neighbourhood with ease.

Road Network

- e) Road networks in the *Designated Growth Areas* shall be designed to:
 - i. Include the appropriate number of connections to the surrounding road network.
 - ii. Connect to existing road stubs that abut the planned neighbourhood.
 - iii. Provide multiple future road connections to abutting undeveloped areas.
 - iv. Provide a well-connected internal road network designed with traffic calming measures, where appropriate or as determined through a Traffic Impact Study.
 - v. Ensure publicly accessible open spaces have sufficient frontage on internal public roads.
 - vi. Consider the presence of horse-drawn vehicles and ensure signage, traffic-calming measures and shelters are in place to support such vehicles, where appropriate.

Complete Communities

- f) *Designated Growth Areas* will support a range of uses that may include residential, commercial, institutional, and employment to support *development of complete communities*.
- g) Residential neighbourhoods within *Designated Growth Areas* shall be designed to:
 - i. Include a mix and range of housing types to ensure variety and choice.

- ii. Provide low-rise and mid-rise housing forms with a range of detached, semi-detached, street townhouses, and low-rise apartments.
 - iii. Support and encourage innovative lot configurations, housing designs and construction techniques.
 - iv. Support *additional residential units* to expand the range of dwelling types, choice, and tenure.
- h) Commercial uses should be small-scale, local-serving commercial uses that will relate to the surrounding residential area in scale and character. Consideration should be given to mixed-use developments that include commercial uses on the ground floor and residential uses above.
- i) If required to accommodate new growth, school sites should be identified in consultation with the appropriate District School Board, including consideration of *active transportation* routes to and from school sites, and co-location opportunities.

4.2.1.3 Urban Core Designation

- a) The Urban Core designation coincides with the traditional urban core area of the Wellesley Urban Area, shown on Map 2.1. The lands within this designation will be planned and developed to:
- i. Accommodate additional population and compatible employment growth consistent with Wellesley's traditional role as the focus for social, economic and cultural activities in the township.
 - ii. Serve as focal points for investment in institutional and local community services as well as commercial, recreational, cultural and entertainment land uses.
 - iii. Provide for *development* patterns that support the integration of Regional transit services, where planned to be available in the future.
- b) Future commercial *development* in the Wellesley Urban Area will be encouraged to locate within the Urban Core designation, if land is available

and suitable for the proposed type of *development*. Minor service commercial or convenience commercial land uses may be permitted in other land use designations, subject to the policies of this Plan.

- c) Expansions to the Urban Core designation may be permitted through amendments to this Plan. Any proposals to expand the Urban Core shall:
 - i. Be accompanied by a planning report that justifies the need for the expansions.
 - ii. Be compatible with the surrounding land uses.
 - iii. Prevent, or minimize potential negative impacts in environmental features and *protected heritage property* in accordance with the policies of this Plan.
 - iv. Be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.
- d) The Zoning By-law will regulate specific uses in the Urban Core designation.

4.2.1.4 Urban Residential Designation

- a) The Urban Residential designation, illustrated in Map 2.1, applies to areas within the Wellesley Urban Area 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 to accommodate current and future residential demands.
- b) The Township will:
 - i. Encourage a mix of housing types and densities to provide a variety and choice.
 - ii. Enable *intensification* more broadly through gentle density and other missing middle *housing options*.
 - iii. Support the gradual transition of existing neighbourhoods into *complete communities* that are more dense and energy efficient.

- iv. Support innovative lot configurations, housing designs, and construction techniques.
- c) The Zoning By-law will regulate the type and density of residential *development* and specific accessory uses in the Urban Residential designation.
- d) Prior to approving *development* on any lands designated Urban Residential within *Designated Growth Areas* in the Wellesley Urban Area, the Township will require a master plan (either as a detailed study or a component of a *development application*) to show the comprehensive *development* of lands within each cluster. Such a plan shall:
 - i. Show the proposed road and lot/block patterns, including the local road pattern (which may be conceptual) and trail connections to integrate the *development* into the Wellesley Urban Area.
 - ii. Review of the servicing issues relating to the subject lands including supply of municipal water and wastewater servicing, storm water management, internal and external access to the site.
 - iii. Review of land use compatibility issues, including *development* layouts and determination of appropriate buffers from sensitive uses and environmental features on or adjacent to the subject lands, potential additional permitted uses that would support transition within these buffers, and site and *development* design and layout guidelines to meet compatibility requirements within these buffers.
 - iv. Identify and appropriately conserve the existing significant cultural heritage and *archaeological resources*.
 - v. Identify and protect natural heritage features and associated *ecological functions*.
 - vi. Identify the location of any parkland and trail connections.
 - vii. On larger parcels, the opportunity for neighbourhood-supporting uses such as retail stores, restaurants, and day cares has been provided.

4.2.1.5 Institutional Designation

- a) Permitted institutional uses may include various forms of public and private schools, places of worship, community centres, libraries, museums, cemeteries, cultural facilities and similar community-oriented uses providing a public or quasi-public service.
- b) The Township will promote the location and *development* of institutional uses within the Wellesley Urban Area or Rural Settlement Areas, and in the *Prime Agricultural Area* Designation in accordance with the policies of this Plan and implemented through the Township Zoning By-law.
- c) Institutional uses should be located to minimize potential conflict with adjacent uses, particularly residential areas. Screening, planting, fencing and other methods will be provided between Institutional uses and adjacent residential uses to establish an adequate buffer.
- d) Approval of Institutional uses shall be subject to the availability of required services and *infrastructure* including water and sewer servicing.
- e) Institutional uses shall provide adequate vehicular access and off-street parking and loading facilities and access points to parking areas.
- f) Expansions and additions to institutional uses may be permitted in accordance with the policies of this Plan and in consultation with the Township and other relevant agencies.

4.2.1.6 General Employment Designation

- a) The General Employment designation, illustrated in Map 2.1, applies to areas within the Wellesley Urban Area where the predominant use of land is for traditional employment lands uses and limited service commercial uses. Permitted uses may include industrial, manufacturing, small-scale warehousing, office uses, and retail and office uses associated with a primary employment use.
- b) Outdoor storage is permitted that is small in scale, screened from public view, and associated with a primary employment use on the same lot.

- c) Prior to approving *development* on any lands designated General Employment within *Designated Growth Areas* in the Wellesley Urban Area, the Township will require a master plan (either as a detailed study or a component of a *development application*) to show the comprehensive *development* of lands within each cluster. Such a plan shall:
- i. Show the proposed road and lot/block patterns, including the local road pattern (which may be conceptual) and trail connections to integrate the *development* into the Wellesley Urban Area.
 - ii. For the southwestern cluster, the inclusion of a transportation by-pass from Hutchison Road to Gerber Road to reduce truck traffic within the Wellesley Urban Area.
 - iii. Review of the servicing issues relating to the subject lands including supply of municipal water and wastewater servicing, storm water management, internal and external access to the site.
 - iv. Review of land use compatibility issues, including *development* layouts and determination of appropriate buffers from sensitive uses and environmental features on or adjacent to the subject lands, potential additional permitted uses that would support transition within these buffers, and site and *development* design and layout guidelines to meet compatibility requirements within these buffers.
 - v. Identify and appropriately conserve the existing significant cultural heritage and *archaeological resources*.
 - vi. Identify and protect natural heritage features and associated *ecological functions*.
 - vii. Identify the location of any parkland, which may be provided as trail connections.
- d) The Township will endeavour to ensure that any Environmental Assessments required to support the proposed *development* are completed as appropriate to ensure timely consideration of such future amendments. If following

completion of the above noted study it is determined that the subject lands are not appropriate for General Employment type uses, the Township shall review the potential for the provision of lands for such purposes in other locations throughout the Township.

- e) The Zoning By-law will regulate the type and density of residential *development* and specific accessory uses in the General Employment designation.

4.2.1.7 Light Industrial / Commercial Designation

- a) The Light Industrial / Commercial designation applies only to lands located within the Wellesley Urban Area. All locations serve as a form of gateway feature or node into the Wellesley Urban Area. Sites within the Built-Up Area have municipal water and sewage servicing and are compatible with surrounding *sensitive land uses*. Sites within the Designated Growth Area represent new *development* opportunities where water and sewage services shall be accessible within the planning horizon of this Plan as a place for increased concentrations of space-intensive uses with a service component, such as building supply outlets, which are not otherwise appropriate for the Urban Core.
- b) Permitted Light Industrial / Commercial uses include: office uses and small-scale, self-contained industrial uses that produce and/or store a product where there is a low probability of fugitive emissions.
- c) Commercial uses to be permitted within Light Industrial / Commercial areas shall not include large format retail outlets or shopping centres having multiple premises.
- d) The Township Zoning By-law will regulate specific uses in the Light Industrial / Commercial designation.

4.2.2 Countryside Line

- a) The Countryside Line is designated on Maps 1, 2.2 and 2.3 of this Plan. The Countryside Line represents the long-term boundary between the existing Wellesley Urban Area and the Countryside.

4.2.3 Rural Settlement Areas

- a) Rural *Settlement Areas* are designated on Maps 3.1-3.10 of this Plan. The 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.
- b) There are two classifications of Rural *Settlement Areas* within this Plan, Residential Settlement and Service Settlement:
 - i. Residential Settlement: The identified Residential Settlements are designated as shown on Maps 3.1, 3.3, 3.6, and 3.8 of this Plan, and include:
 - 1. Bamberg Settlement Area;
 - 2. Dorking Settlement Area;
 - 3. Kingwood Settlement Area; and
 - 4. Paradise Lake Settlement Area.
 - ii. Service Settlement: The identified Service Settlements are designated as shown on Maps 3.2,3.4,3.5,3.7, 3.9, and 3.10 of this Plan, and include:
 - 1. Crosshill Settlement Area;
 - 2. Hawkesville Settlement Area;
 - 3. Heidelberg Settlement Area;
 - 4. Linwood Settlement Area;
 - 5. St. Clements Settlement Area; and
 - 6. Wallenstein Settlement Area.

4.2.3.1 Rural Settlement Areas Designation

- a) The Rural *Settlement Areas* designation applies to the township's smaller *settlement areas* that are serviced with either private, communal wells or municipal water, and individual or communal sewage 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.
- b) In the Residential Settlement and Service Settlement designations, permitted uses are limited to dwelling units and accessory uses only.
- c) In the Service Settlement designation, permitted uses may additionally include limited commercial, industrial, institutional and service facilities servicing the immediate residents and the surrounding agricultural community.
- d) 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 to create a new *non-farm lot* outside the Rural Settlement Area will not be permitted.
- e) Within a Rural Settlement Area, proposed *development* will:
 - i. Be compatible with the surrounding land uses; and
 - ii. Be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.
- f) Expansions to Rural *Settlement Areas* or the designation of new *Settlement Areas* may be considered at any time and will be evaluated based on the *Settlement Areas* Boundary Expansion criteria policies outlined in this Plan (Section 4.4).

- g) Along main streets in any Rural Service Settlement Areas, commercial uses may be additionally permitted. Any *development* that proposes to establish a new commercial use will:
 - i. Be accompanied by a justification analysis which justifies the need for the use and considers the amount of land in other locations within the Wellesley Urban Area and Rural *Settlement Areas* available for *development*.
 - ii. Minimize or, if feasible prevents the impact of the use on the *Greenlands Network, Prime Agricultural Areas, and protected heritage property* in accordance with the policies in this Plan.
 - iii. Be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.
- h) The Township Zoning By-law will regulate specific uses in the Rural *Settlement Areas* designation.

4.2.3.2 Settlement Residential Designation

- a) The Settlement Residential designation is applied to areas where the predominant use of land is for housing and related residential land uses such as home occupations and neighbourhood commercial uses within Rural *Settlement Areas* identified in this Plan. The purpose of the Settlement Residential designation is to provide for current and future housing demands in Rural *Settlement Areas* through mixed forms of residential *development*.
- b) The Township Zoning By-law will regulate the specific type and density of residential *development* and specific secondary uses in the Settlement Residential designation.

4.2.3.3 Settlement Core Area Designation

- a) The purpose of the Settlement Core Area designation is to provide for a mix of residential, commercial, institutional and, limited dry industrial uses in

Service Settlements. This Plan encourages a range of housing types, commercial and compatible uses in Settlement Core Areas.

- b) Proposed *development* for the purposes of commercial and service uses will locate within the Settlement Core Area designation of Rural Settlement Areas.
- c) The Township Zoning By-law will regulate specific uses in the Settlement Core Area designation.
- d) Expansions to the Settlement Core Area designation may be permitted through an amendment to this Plan. Any *development* that proposes to expand a Settlement Core Area will:
 - i. Be accompanied by a justification analysis which justifies the need for the expansion and considers the amount of land in other locations within the Wellesley Urban Area and Rural *Settlement Areas* available for *development*.
 - ii. Minimize or, if feasible prevents the impact of the use on the *Greenlands Network, Prime Agricultural Areas, and protected heritage property* in accordance with the policies in this Plan.
 - iii. Be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

4.2.3.4 Dry Industrial / Commercial Designation

- a) The Dry Industrial/Commercial designation is only permitted within Service Settlement and Rural *Employment Areas*.
- b) The Dry Industrial / Commercial designation provides for a range of dry industrial / commercial 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.
- c) Permitted uses include: office uses and small-scale, self-contained industrial uses that produce and/or store a product where there is a low probability of fugitive emissions.

- d) Dry Industrial/Commercial uses will only be permitted utilizing private water and individual wastewater treatment systems.
- e) Commercial uses permitted within Dry Industrial/Commercial 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.
- f) The recycling of animal and/or food and/or waste products or a rendering plant will not be permitted.
- g) The Zoning By-law will regulate specific uses in the Dry Industrial/Commercial designation.

4.2.4 Rural Employment Areas Designation

- a) Rural *Employment Areas* are designated on Map 1 and Map 2.3 of this Plan. The Rural *Employment Areas* designation identifies the smaller clusters of light industrial and associated commercial and accessory uses located in the Countryside. This designation will be planned to complement and support the Township's long-term employment needs.
- b) Residential and *sensitive land uses* will not be permitted within Rural *Employment Areas*.
- c) The Township will require industrial *development* and operational practices which minimize negative impacts on the surrounding environment through compliance with Provincial environmental regulations, the source water protection policies set out in Section 9.2 of this Plan, emissions and sound vibration standards, and air contaminants standards related to dust, smoke, odour, fumes and particulate, other water quality and groundwater recharge area standards, and wastewater discharge regulations.
- d) *Development* within the Rural *Employment Area* designation shall be compatible with surrounding uses and comply with all other applicable policies of this Plan.
- e) Expansions to Rural *Employment Areas* or the designation of new Rural *Employment Areas* may be considered at any time, evaluated based on the

Settlement Area Boundary Expansions criteria policies outlined in this Plan (Section 4.4).

- f) The Township Zoning By-law will regulate specific uses in the Rural *Employment Areas* designation.

4.2.5 Rural Mixed-Use/Agricultural Cluster Designation

- a) Rural Mixed-Use/Agricultural Clusters are designated on Map 1 and Map 2.3 of this Plan. The Rural Mixed-Use/Agricultural Cluster Designation is intended to preserve and support the historic social, economic and cultural needs of a unique segment of the township's rural community that relies on horse-drawn vehicles as their primary means of transportation.
- b) A combination of compatible residential, industrial/commercial and limited, non-commercial farming, small-scale schools, places of worship and associated cemetery uses are permitted.
- c) A minimum of three lots to a maximum of seven lots are permitted within each designated Rural Mixed-Use /Agricultural Cluster. Lots may range from two hectares a maximum of four hectares in size.
- d) A subdivision plan or simultaneous consents to sever shall be used to create lots in a Rural Mixed Use / Agricultural Cluster.
- e) Each Rural Mixed-Use /Agricultural Cluster shall be separated by a minimum distance of one kilometer, as measured along public roads from:
 - i. Another designated Rural Mixed-Use / Agricultural Cluster.
 - ii. A Rural Settlement Area.
 - iii. A Rural *Employment Area*.
 - iv. The Wellesley Urban Area.
- f) The Rural Mixed-Use / Agricultural Cluster shall be subject to the *Minimum Distance Separation Formulae* including:
 - i. Type 'A' Land Uses shall apply between agricultural facilities external to the area and the residential and industrial uses within the area;

- ii. MDS I for Type 'B' Land Uses shall apply between agricultural facilities external to the area and institutional type uses within the area; and
 - iii. Lots within the Rural Mixed-Use / Agricultural Cluster designation shall be considered as *agricultural uses* in the calculation of MDS II for future construction or expansion of agricultural facilities external to it.
- g) In considering the identification of a new or expanded Rural Mixed-Use / Agricultural Cluster Designation, the Township will require the submission of studies to determine:
 - i. The suitability of the lots for servicing by private wells and individual sewage systems.
 - ii. The suitability of the lots for disposal of manure in accordance with the Nutrient Management Act, where appropriate, that could reasonably be anticipated to be generated by the limited *agricultural uses*.
 - iii. The impact on the *Greenlands Network* in accordance with the policies of this Plan (Section 9.1).
- h) The Township may adopt Rural Mixed-Use / Agricultural Cluster Designation Planning Guidelines (Guidelines) for the purpose of considering proposed Zoning By-law amendments, subdivision plans and severances. Guidelines may contain requirements for land use, site planning, environmental protection, design features for buildings, and any other relevant matter.
- i) Each Cluster shall be regulated by a Zoning By-law amendment, in conformity with the policies of this Subsection of the Official Plan, that contains provisions for: permitted uses; lot areas and frontages; required yards; floor areas of buildings; building heights; number of animal units; accessory retail sales; number of employees; off-street parking and loading; accessory signs; accessory buildings and structures; and Building Areas.

4.3 The Countryside

The Countryside is designated on Map 2.3 and includes *Prime Agricultural Areas*, *Rural Lands*, Rural Institutional, and the Protected Countryside.

4.3.1 Prime Agricultural Area Designation

- a) The *Prime Agricultural Area* designation applies to those lands identified as *prime agricultural lands* through Provincial mapping methodology. This designation implements the *prime agricultural areas* policies of the Provincial Planning Statement, covering the majority of the township's rural area.
- b) Permitted uses within the *Prime Agricultural Area* designation shall be *agricultural uses*, agriculture-related uses and on-farm diversified uses.
- 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) Additional dwelling units and garden suites shall be permitted in accordance with the Planning Act and the Township Zoning By-law. Such dwellings shall not be created or permitted through severance from the principal dwelling.
- f) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the provincial *minimum distance separation formulae*.

4.3.1.1 Non-Agricultural Uses in Prime Agricultural Areas

- a) The Township may only permit non-*agricultural uses* in *prime agricultural areas* in conformity with the policies of this Plan for:
 - i. The extraction of *minerals*, petroleum resources and *mineral aggregate resources*.
 - ii. Limited non-residential uses, provided all of the following are demonstrated:
 - 1. The land does not comprise a specialty crop area.

2. The proposed use complies with the *minimum distance separation formulae*.
 3. There is an identified need within the planning horizon identified in this Plan as provided for additional land to accommodate the proposed use.
 4. 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.
- b) *Development* that is not directly related to the primary farm use within the *Prime Agricultural Area* designation will be subject to the Agriculture Related Uses policies of this Plan.
- c) *Mineral aggregate operations* may be permitted as an interim use in the *Prime Agricultural Area* designation in accordance with the Mineral Resource policies of this Plan.

4.3.1.2 Existing Lots of Record

There are several lots of record in the *Prime Agricultural Area* designation which are both vacant and smaller than the minimum lot area requirements of this Plan and the Zoning By-law. It is the general intent of this Plan that such lots be developed and used for farming uses or other uses permitted in the *Prime Agricultural Area* designation.

- a) Undersized parcels in the *Prime Agricultural Area* designation legally created through a severance application prior to the adoption of this Official Plan shall be considered legal lots of record.
- b) Where *agricultural uses* or other permitted uses are not possible and the existing vacant lot is 4 hectares or less, the lot may be used for a single

detached dwelling that is not accessory to agriculture, in accordance with the Zoning By-law. The requirements for a residence on an existing undersized lot are:

- i. Complies with *Minimum Distance Separation formulae*.
- ii. The soil is suitable for sewage disposal, and an adequate supply of potable water is available.
- iii. The site is suitable for residential construction.
- iv. The site conforms with the applicable regulations from the Conservation Authorities Act.
- v. The property has frontage on a publicly owned and operated road. Township Council may require a development agreement to bring unopened roads to a municipal standard if a Zoning By-law Amendment is required.

4.3.2 Rural Lands Designation

- a) The *Rural Lands* designation applies to lands located outside of *settlement areas* that are not *Prime Agricultural Areas* or Core Environmental Features.
- b) Permitted uses within the *Rural Lands* designation shall be *agricultural uses*, agriculture-related uses and on-farm diversified uses.
- c) All types, sizes and intensities of *agricultural uses* and *normal farm practices* will be promoted and protected in accordance with provincial standards.
- d) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the *minimum distance separation formulae*.

4.3.2.1 Recreation and Tourism Uses

- a) Applications to establish or expand a Recreation and Tourism use may be permitted by an amendment to this Plan provided that:

- i. 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.
 - ii. The use is compatible with surrounding agricultural operations.
 - iii. The use minimizes the amount of land removed from agricultural production.
 - iv. The use complies with other policies of this Plan regarding mineral aggregate extraction, source water protection, the *Greenlands Network*, and water and sewage servicing.
 - v. 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 through use of Integrated Pest Management, promotes native and naturalized vegetation and minimizes active use areas.
- b) Applications to sever new lots for Recreation and Tourism uses may be permitted, provided that:
- i. The new lot will be limited to the minimum size needed in order to accommodate the use.
 - ii. The severance will not result in an undersized farm that may not be commercially viable, as determined by the Farm Creation / Alteration policies of this Plan (Policy 9.4.3).
 - iii. The lands to be severed have been designated and zoned in this Plan and the Zoning By-law to permit only the proposed use'.
 - iv. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.
- c) Applications to expand the lot areas of existing Recreation and Tourism uses may be permitted, provided that:
- i. The existing use is not a legal non-conforming use.

- ii. There is a demonstrated need for the additional land area.
- iii. The use minimizes the amount of land that is removed from agricultural production.
- iv. The expansion does not adversely affect the ability of surrounding agricultural operations to carry out *normal farm practices*.
- v. The lot addition will not result in an undersized farm that may not be commercially viable.

4.3.3 Rural Institutional Uses

- a) Notwithstanding Policies 4.3.1 and 4.3.2 for permitted uses within the *Prime Agricultural Area* and *Rural Lands* designations, in order to preserve and support the historic, social and cultural needs of a unique segment of the Region's community which relies on horse-drawn vehicles as their primary means of transportation, the Township may permit the establishment of small-scale schools, places of worship and associated cemeteries within the *Prime Agricultural Area* or *Rural Lands* designations by an amendment to the Zoning By-law.
- b) *Development applications* to sever new lots for an institutional use may be permitted, provided that:
 - i. The new lot will be limited to a minimum size needed to accommodate the use.
 - ii. The severance will not result in an undersized farm that may not be commercially viable.
 - iii. The severed lands are zoned in the Township's Zoning By-law to permit only the proposed institutional use.
 - iv. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.
- c) Applications to establish a rural institutional use may be permitted by an amendment to the Township's Zoning By-law provided that:

- i. There is a demonstrated need for the use to locate within the Rural designation.
 - ii. The existing use is not a legal non-conforming use.
 - iii. The use minimizes the amount of land that is removed from agricultural production.
 - iv. The application does not adversely affect the ability of surrounding agricultural operations to carry out *normal farm practices*.
 - v. The severance will not result in an undersized farm that may not be commercially viable.
- d) In the *Prime Agricultural Area* designation, an alternative locational analysis must also be completed in addition to Policy 4.3.4(c) above.

4.3.4 Protected Countryside

- a) The Protected Countryside is designated on Map 2.3 of this Plan. It identifies a continuous band of environmental features and agricultural lands within the township that are to be permanently protected. Lands within the Protected Countryside contain a large concentration of *prime agricultural lands*, woodlands, watercourses, portions of the Grand River valley, *wetlands*, Environmentally Sensitive Landscapes, Regional Recharge Areas, and portions of the Waterloo and Paris-Galt Moraines. The Protected Countryside is intended to permanently protect these valuable areas from urban *development*, while providing for the continued use of land for agriculture, environmental and other appropriate uses in conformity with the policies in this Plan.
- b) Land uses within the Protected Countryside will be regulated in accordance with the underlying policies of the Prime Agricultural Area, *Rural Areas* or Landscape Level Systems as designated in this Plan.
- c) Expansions of the Wellesley Urban Area, Rural *Settlement Areas* or Rural *Employment Areas* will not be permitted into the Protected Countryside, except as provided for in Policy 4.3.5(d).

- d) Minor expansions of Rural *Settlement Areas* located within the Protected Countryside designation may be permitted to facilitate the enlargement of existing employment, recreational or institutional. Such expansions will not be permitted where the lands subject to the expansion proposal are also designated as Environmentally Sensitive Landscape in this Plan.
- e) The designation of lands as Protected Countryside will not affect *agricultural uses* and associated *normal farm practices* as defined in applicable Provincial legislation and regulations in conformity with this Plan and the Township's Zoning By-laws, and statutes, policies and regulations of other government agencies, including agricultural drainage through municipal or agreement drains.
- f) Nothing in this Plan shall prevent the owner of a legal lot of record located within the Protected Countryside designation 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 requirements and regulations.

4.4 Settlement Area Boundary Expansions

- a) This 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 to the year 2051. The Township will review any additional land needs as part of periodic reviews of this Plan in accordance with the Planning Act.
- b) Applications for new *settlement areas* or settlement area boundary expansions are permitted under the Provincial Planning Statement but are discouraged by the Township.
- c) The Township's preferred method of expanding settlement area boundaries is through review of this Plan.

- d) The Township will use the following criteria when evaluating requests for the creation of a new settlement area or expansion of an existing settlement area boundary:
- i. Growth Management and Land Need.
 - 1. The request demonstrates that there is a need for additional land to meet the Township's population and employment targets to 2051.
 - 2. The request demonstrates a need for additional land to accommodate an appropriate range and mix of land uses.
 - 3. The request addresses any prevalent gaps within existing settlement area boundaries.
 - 4. If the request is to expand the Wellesley Urban Area, it will maintain or move towards the resident to job ratio (3 residents/1 job).
 - ii. Servicing and Infrastructure.
 - 1. The request can be supported by existing or planned *infrastructure* and public service facilities.
 - 2. The request is consistent with and supported by servicing support studies and Township master plans, including municipal water and wastewater systems master plans and stormwater master plans, or equivalent.
 - iii. Agricultural Resources.
 - 1. The request is minor.
 - 2. The request avoids the disruption of agricultural lands and the Protected Countryside, such as specialty crop areas and *prime agricultural areas*. Where avoidance is not possible, reasonable alternatives on lower priority agricultural lands in *prime agricultural areas* is considered.

3. The request avoids impacts on the *Agricultural System*. Or, where avoidance is not possible, the impacts are minimized and mitigated to the extent feasible as determined through an *agricultural impact assessment* or equivalent analysis, based on provincial guidance.
 4. The request complies with the *minimum distance separation formulae*.
- iv. Phasing of *Development*.
1. The request provides for a phased progression of *development*.
- v. Environmental and Source Water Protection.
1. The request avoids *development* within environmentally sensitive areas, key hydrological areas and the *Greenlands Network*, including the Regional Recharge Area, and *designated vulnerable areas* such as Wellhead Protection Areas and Water Source Protection Areas where *development* may be restricted or prohibited.
- vi. *Protected Heritage Property* and Archaeology.
1. The request protects, conserves and avoids *development* within *protected heritage property*, including built heritage, cultural heritage landscapes, and archaeological sites.
 2. The request complies with provincial requirements for assessment and Indigenous engagement where applicable.
- vi. Transportation.
1. The request is supported by appropriate access and connectivity to the site.

2. The request conforms to the Transportation and Mobility Master Plan.
- vii. Land Use Compatibility.
1. The request is compatible with adjacent land uses and respects established land use patterns.
- ix. Development of *Complete Communities*.
1. The request supports the *development* of, or the contribution to, *complete communities*.

5 General Policies Applicable to All Designations

5.1 Complete Communities and Community 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 its character.

Community design and built form policies shape the form, appearance, and character of the physical elements that define the *settlement areas* and their neighbourhoods. The following policies provide design and built form guidance for new *development* within the township, to ensure the protection of the existing community character.

5.1.1 Low-Rise Buildings

Low-Rise buildings are 4 storeys or less in height.

- a) The following design policies are criteria for consideration in reviewing proposals for new Low-Rise Buildings:
 - i. **Orientation:** Buildings shall be orientated to face the street with setbacks that are compatible with immediate neighbouring properties.
 - ii. **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.
 - iii. **Amenity Space:** Provide outdoor amenity space for dwelling units either individually or in a shared space.
 - iv. **Parking:** Driveways and/or garage doors must not dominate the front façade of the primary building or the view from the street.

- v. **Building Mass:** Building mass should be compatible with buildings in the immediate vicinity.

5.1.2 Mid-Rise Buildings

Mid-Rise buildings are a minimum of 5 storeys and a maximum of 6 storeys in height.

- a) Mid-Rise Buildings shall have frontage on a Township Road or another public road.
- b) The following design policies are criteria for consideration in reviewing proposals for new Mid-Rise Buildings:
 - i. **Suitable Site:** Mid-Rise Buildings should be on a site of suitable size for the proposed *development*, and provide adequate landscaping, amenity features, buffering, snow storage, on-site parking, and waste containment and pickup facilities.
 - ii. **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.
 - iii. **Placement and Orientation:** The location of Mid-Rise Buildings on a lot should align to streets and open spaces to frame these public spaces.
 - iv. **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.
 - v. **Building Entrances:** Primary site entrances and building access should be accentuated by design, detailing, and visibility of its entrance.
 - vi. **Building Services:** Visitor parking, loading, and service areas should be located in areas of low visibility in side or rear yards and set back from the building.

5.1.3 High-Rise Buildings

Any *development* greater than 6 storeys in height.

- a) High-rise buildings within the Township are discouraged. An Official Plan Amendment is required to permit a High-Rise Building in the Township of Wellesley.
- b) The following design policies are criteria for consideration in reviewing proposals for new High-Rise Buildings:
 - i. **Suitable Site:** High-Rise Buildings should be on a site of suitable size for the proposed *development*, and provide adequate landscaping, amenity features, buffering, snow storage, on-site parking, and waste contaminant and pickup facilities.
 - ii. **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.
 - iii. **Placement and Orientation:** The location of High-Rise Buildings on a lot should align to streets and open spaces to frame these public spaces.
 - iv. **Expressive Forms:** The minimum height of the podium should 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.
 - v. **First Floor Height:** Where non-residential uses are required at grade, the first floor height is encouraged to be sufficient to accommodate a range of future uses.
 - vi. **Building Entrances:** Primary site entrances and building access shall be accentuated by design, detailing, and visibility of its entrance.

- vii. **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.

5.1.4 Compatible Development

5.1.4.1 Built Form Compatibility

- a) The Township will encourage *development* that is compatible with the location, density and character of surrounding land uses. *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. Factors will be evaluated in relation to adjacent land uses and the proposed *development*, including:
 - i. The use, height, density, scale, massing, orientation, and visual impact of nearby properties are considered and appropriate transitions between the built forms and uses are ensured.
 - ii. The preservation of the *Greenlands Network*, *protected heritage property*, and cultural heritage landscapes.
 - iii. The continued visibility and viability of adjacent land uses.
 - iv. Pedestrian, cyclists, horse-drawn vehicles and other vehicular movements and linkages, and parking requirements.
 - v. Landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering.
 - vi. Noise, dust, odours or vibrations generated.
 - vii. Traffic generated.
- b) 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:

- i. Landscaped strips including rows of trees, shrubs and grassed areas.
 - ii. Building height moderation through the application of angular planes and/or building step-backs.
 - iii. Perforated or solid walls, fences, or other appropriate screenings.
 - iv. Appropriate distance separation/setbacks between uses.
 - v. Berms, particularly around parking lots.
- c) Where residential uses abut non-residential uses, the following additional transition/ buffering techniques should be considered:
- i. Restriction of adjacent parking, loading, unloading, and outside storage.
 - ii. Regulation of lighting and signs so that light is focused and/or directed away from nearby residential uses.
- d) 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.

5.1.4.2 Land Use Compatibility

- a) The Township will prevent or minimize potential *adverse effects* due to the encroachment of *sensitive land uses* and potentially incompatible uses on one another. Compatible uses may be encouraged as a buffer between *sensitive land uses* and industrial areas, where the intervening use is compatible within both industry and the sensitive land use.
- b) Effective separation distances for minimizing the impacts of industrial activities on surrounding *sensitive land uses* will be applied by the Township and the Provincial D-Series Guidelines.
- c) The proponent of a *development* proposed within 300 metres of an aggregate operation will be required to undertake an impact assessment to determine the impacts due to noise, dust, odour and possible effects to water resources.

- d) All site lighting, when required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties.
- e) Pursuant to the *Environmental Protection Act*, the Township will require written approval from the Province prior to consideration of a *development application* within areas formerly used as waste management facilities.
- f) The Township, in consultation with the Region and the Province, will consider the *adverse effects* associated with the operation of wastewater treatment facilities or systems on *sensitive land uses* during the *development* approval process and may require the appropriate use of separation distances or other mitigation measures.
- g) The Township may require separation distances, berms, screening, fencing, and/or other appropriate buffers to minimize both visual and noise impacts of a proposed *development*.

5.1.5 Barrier-Free Design

- a) The Township has a duty to accommodate persons living with disabilities. The Township will consider accessibility for persons with disabilities in all planning and *development* decisions, as follows:
 - i. 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.
 - ii. 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*.

- b) The Township will further support equitable and accessible design through the *development* of Accessibility Design Guidelines.

5.1.6 Crime Prevention Through Environmental Design

- a) All *development*, with a focus on streetscapes, parks and open spaces, parking lots, and other publicly accessible areas, shall be evaluated for consistency/adequacy of achieving the following Crime Prevention Through Environmental Design (CPTED) considerations:
 - i. 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.
 - ii. Clear sight lines, allowing views from one end of a walkway to the other.
 - iii. Appropriate landscaping, avoiding landscaping that might create blind spots or hiding places.
 - iv. Adequate fencing.
 - v. Clear signage that delineates wayfinding, permitted use and speed.
 - vi. Streetscape and building design that promotes “eyes on the street”.

5.1.7 Public Art

- a) The Township shall maintain and enhance its existing inventory of public art and shall pursue the installation of new pieces of public art in public locations, where appropriate.
- b) The Township may implement a Community Benefits Charges By-law, through which the Township may require public art as a defined Community Benefit within qualifying private sector *development* proposals.

5.1.8 Accessibility Standards

- a) The Township will develop and incorporate, where appropriate, accessibility policies and regulations in the Zoning By-law and site plan guidelines in

accordance with the provisions of the *Accessibility for Ontarians with Disabilities Act*.

5.2 Protected Heritage Property and Archaeology

The Township has a rich and diverse heritage, inclusive of distinct cultures and traditions, landmarks and landscapes, cemeteries, natural features and *archaeological resources*. These resources provide an important means of defining and confirming identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Township is committed to the conservation of its cultural heritage and *archaeological resources*.

- a) The Township will maintain a Municipal Heritage Committee to provide consultation regarding the designation, demolition, or alteration of buildings, structures, landscapes and sites of architectural or historic interest or significance.
- b) The Township may coordinate the creation and delivery of financial incentive programs for the promotion, preservation, restoration and rehabilitation of cultural heritage resources.

5.2.1 Protected Heritage *Property*

- a) The Township's significant *protected heritage property* shall be conserved so that it may be experienced and appreciated by existing and future generations and enhance the sense of history, community, identity, *sustainability*, economic health, and quality of life. *Protected heritage property* shall be conserved in accordance with the Ontario Heritage Act, the Planning Act, and other enabling legislation, the Township may designate *protected heritage property*, including:
 - i. Individual properties or groups of properties.
 - ii. Whole or specific parts of buildings or structures within a designated property.
 - iii. Heritage Conservation Districts.

- iv. Cultural Heritage Landscapes.
- v. Areas of Archaeological Potential.
- vi. Other heritage elements including, but not limited to, scenic heritage routes, roads, or road allowances.

5.2.2 Heritage Registry

- a) The Township, in consultation with the Wellesley Township Heritage and Historical Society, will prepare, publish and periodically update a Register of the Township's *protected heritage property*. The Heritage Register will include:
 - i. Properties that are designated under the *Ontario Heritage Act*.
 - ii. Properties that are protected by a heritage easement or covenant under the Ontario Heritage Act.
 - iii. Properties that are identified by the Grand River Conservation Authority or in Regional, provincial or federal heritage inventories.
 - iv. Non-designated properties that have been identified as having cultural heritage value or interest.
- b) The Township, in consultation with the Wellesley Township Heritage and Historical Society, will determine what *cultural heritage resources* should be included on the Heritage *Registry*. In order to be included on the Registry, *protected heritage property* shall satisfy at least two of the following criteria:
 - i. It dates from an early time period in the development of the township;
 - ii. It is a good, representative example of the work of an outstanding local, regional, provincial, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;
 - iii. It is associated with a person who is recognized as having made a significant contribution to the township's social, cultural, political, economic, technological or physical *development* or as having

materially influenced the course of local, regional, provincial, national or international history;

- iv. It is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
 - v. It is a well preserved example and illustration of the township's social, cultural, political, economic or technological development history;
 - vi. It is a well preserved, representation of construction methods now rarely used;
 - vii. It is a well preserved and representative example of its architectural style or period of building;
 - viii. It is a well preserved and outstanding example of architectural design;
 - ix. It terminates a view or otherwise makes an important contribution to the landscape or street scape of which it forms a part;
 - x. It is generally well recognized as an historic Township landmark;
 - xi. It is a well preserved example of outstanding historic interior design;
 - xii. It is an example of a rare or otherwise important historic feature of good urban design or landscaping, or street scaping; or,
 - xiii. It makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.
- c) The Township will encourage the preservation, restoration and integration of *protected heritage property* into the design of new developments.

5.2.3 Cultural Heritage Impact Assessments

- a) The Township will require the submission of a Cultural Heritage Impact Assessment as part of a complete *development application* where such application includes, or is adjacent to, an identified or designated cultural heritage resource. A Cultural Heritage Impact Assessment may also be required where *protected heritage property* has been identified through the *development* approval process.

- b) The Township will consider conservation alternatives for any proposed *development* in the following order of preference:
- i. Rehabilitate and incorporate the *protected heritage property* and its surrounding context into the proposed *development*.
 - ii. Recognize and incorporate the heritage resource(s) and its surrounding context into *development applications* in a manner which does not conflict with the heritage resource.
 - iii. Promote the use of scale and design in new *developments* which blends harmoniously with existing heritage resources.
 - iv. Promote the re-use of the resource, building, or building elements where the heritage resource cannot be conserved intact.
 - v. Require, prior to approving a *development application* that would result in the destruction of a heritage resource, that the applicant provide measured drawings, a land use history, photographs and other available documentation of the heritage feature in its surrounding context and, if feasible, relocate the heritage resource.
- c) Cultural Heritage Impact Assessments shall be conducted by a qualified professional will include, but may not be limited to:
- i. Historical research, site analysis and evaluation.
 - ii. Identification of the significance and *heritage attributes* of the *protected heritage property*.
 - iii. Description of the proposed *development* or site alteration.
 - iv. Assessment of *development* or *site alteration* impacts.
 - v. Consideration of alternatives, mitigation and conservation methods.
 - vi. Schedule and reporting structure for implementation and monitoring.
 - vii. A summary statement and conservation recommendations.
- d) The Township will encourage measures which enhance public appreciation and visibility of heritage features.

- e) Where a *development application* is minor in nature, the Township may waive the requirement for a Cultural Heritage Impact Assessment or scope the study requirements.

5.2.4 No Adverse Impact

- a) In considering public works, *development*, and/or *site alteration* on lands containing or abutting *protected heritage property* in accordance with the *Ontario Heritage Act*, the Township shall ensure that the proposed *development* does not negatively impact *protected heritage property* abutting or contained on the lands.

5.2.5 Adaptive Reuse

- a) This Plan supports the preservation, restoration, and adaptive reuse of *protected heritage property*, which may also include adding compatible and contemporary additions. Flexibility in or relief from the Zoning By-law may be permitted to support adaptive reuse of *protected heritage property*.

5.2.6 Archaeological Resources

- a) *Archaeological resources* may occur on, or below, the modern land surface or the surface of a water body. These sites may contain scatters of artifacts, the remains of structures, cultural deposits, or subsurface strata of human origin. The following policies will apply to protect archaeological sites:
 - i. 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.
 - ii. Where an Archaeological Assessment is required, it must be prepared by a licensed archaeologist to the satisfaction of the Township, the Region, and the Province and shall include a Heritage Conservation

Plan when *archaeological resources* are identified in the Assessment. All Archaeological Assessments shall be provided to the Region and the Province in accordance with Provincial requirements, along with any subsequent correspondence or documentation regarding Provincial review and acceptance.

- b) The Township will engage with Indigenous Communities on *development applications* with identified or potential *archaeological resources*.
- c) The Township will cooperate with the Province with respect to the Provincial Designation of *archaeological resources* in accordance with the *Ontario Heritage Act*.
- d) *Site alteration* and *development* shall be permitted only in accordance with the recommendations of an Archaeological Assessment, where applicable.

5.2.7 Deferral of Approval

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

5.2.8 Cemeteries and Burial Grounds

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

5.3 Noise

- a) The Township shall require that new *development* for a sensitive land use is planned to avoid, or minimize where avoidance is not possible, adverse noise effects, and is prepared in accordance with Provincial D-Series Guidelines.
- b) Prior to the approval of *development applications* in any area with the potential to be adversely affected by road traffic and stationary noise, the Township shall require a noise feasibility study be undertaken by a qualified professional that demonstrates appropriate abatement measures that will be provided, in accordance with the Regional Implementation Guideline for Noise Policies until such time that the Township adopts its own Noise By-law.
- c) The Township will require consideration of the use of passive noise attenuation measures during the preparation of *development applications*, as a preferred means of reducing the use of structural mitigation measures such as noise barriers.
- d) Any noise abatement measures required will be implemented through the development approval process and may include the following:
 - i. Use of increased setbacks.
 - ii. Use of sound barriers such as walls, fencing, or landscaped berms.
 - iii. Specific siting of buildings and land uses.
 - iv. Incorporation of special building design techniques such as height, configuration, internal layout, window locations and window construction.
 - v. Use of special building materials and techniques.

5.4 Natural Hazards

- a) *Development* or *site alteration* will not be permitted within:
 - i. *Hazardous lands* which are impacted by *flooding hazards* and/or erosion hazards.
 - ii. Erosion access allowances, which will not be less than six metres.

- iii. *Hazardous sites.*
- b) Notwithstanding Policy 5.5(a) above, *development* or *site alteration* may be permitted in *hazardous lands* and *hazardous sites* where;
- i. A special policy area has been approved by the Province.
 - ii. 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.
 - iii. A *two-zone policy area* has been designated to permit *development* or *site alteration* in the *flood fringe*.
- c) Notwithstanding Policy 5.5(a and b) above, *development* proposing the following land uses will not be permitted within *hazardous lands* and *hazardous sites*:
- i. An institutional land use associated with hospitals, long-term care homes, pre-school, school nurseries, day cares and schools, where there is a threat to the safe evacuation of *vulnerable* populations during an emergency as a result of flooding, failure of *floodproofing standards* or *protection works standards*, or erosion.
 - ii. 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.
 - iii. Land uses associated with the disposal, manufacture, treatment or storage of hazardous chemicals and/or substances.
 - iv. Fully enclosed underground parking facilities unless otherwise permitted in Grand River Conservation Authority policies.

- v. New private sewage disposal systems.
- d) Structures which are replaced or reconstructed as a result of fire or other unusual loss will be constructed and/or flood-proofed, to the satisfaction of the Grand River Conservation Authority.
 - e) Subject to Policies 5.5(b and c), minor expansions and alterations may be made to existing buildings and structures located within that portion of *hazardous lands* or *hazardous sites* identified by the Grand River Conservation Authority as Regulatory *Floodplain*, provided that:
 - i. It is approved by the Grand River Conservation Authority.
 - ii. It has received the appropriate Development, Interference with *Wetlands* and Alterations to Shorelines and Watercourses permit.
 - iii. No new habitable floor space is created below the elevation of the first floor, no new basement is proposed, and any crawl space is non-habitable and designated to facilitate services only.
 - iv. The renovations, additions, and/or alterations are flood proofed in accordance with the requirements of the Grand River Conservation Authority.
 - v. All other applicable Grand River Conservation Authority policies are met.
 - f) Outdoor storage is prohibited within that portion of *hazardous lands* or *hazardous sites* identified by the Grand River Conservation Authority as Regulatory *Floodplain*.
 - g) An amendment to this Plan will not be required for minor revisions to the boundaries of the *hazardous lands* and *hazardous sites* designations, where such revisions are supported by technical studies approved by the Grand River Conservation Authority.
 - h) The acquisition of *hazardous lands* or *hazardous sites* by the Township or other public agencies will be promoted wherever feasible.

- i) *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*, unless the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.
- j) *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 area municipality to minimize hazards.
- k) The Township shall require detailed hydrogeological and/or geotechnical studies and a submission of a Record of Site Condition prepared in accordance with the Region of Waterloo Record of Site Condition Guidelines, 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.

5.5 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 a known or potentially contaminated site, planning approvals will be subject to the submission of a

Record of Site Condition in accordance with the provision of the Regional Implementation Guidelines for the Review of *Development Applications* On or Adjacent to Known and Potentially Contaminated Sites. The applicant may be subject to submit a Phase 1 Environmental Site Assessment (ESA) and any other available environmental reports.

- d) If remediation of the land is necessary, remediation shall be undertaken in accordance with the Region of Waterloo Record of Site Conditions Guidelines, until the Township has developed its own, and applicable Provincial standards.
- e) If a Record of Site Condition is required for the *development* of the land, the final posting of the Record of Site Condition on the Environmental Site Registry is mandatory prior to any *development* occurring.

6 Residential and Mixed Uses

Housing is a necessity of life and is an essential element for achieving an equitable, thriving, and *sustainable* community. Communities thrive when everyone has a place to call home, one that is *affordable*, safe, comfortable, and accessible. The policies in this Section strive to meet this goal, providing for a diverse range and mix of *housing options* that accommodate the diverse needs and requirements of all residents.

6.1 Range and Mix of Housing

- a) The Township will:
 - i. Give priority to the approval of *development applications* which provide housing types that are needed in the community, such as low-rise apartments and townhouses.
 - ii. Plan and provide for the *development* of *affordable* housing in both home ownership and rental housing, to meet the various physical, social, economic and personal support needs of future and current residents by:
 - 1. Requiring, wherever appropriate, where a *development application* proposing residential uses is submitted for a site containing two hectares or more of developable lands, a minimum of 30 percent of new residential dwelling units to be planned in forms other than single detached and semi-detached dwellings and may include housing forms such as street front townhouses and multiple residential units.
 - 2. Integrating compact, mixed-use *development* in new residential developments and redeveloping areas;

3. Supporting the construction of assisted housing, not-for-profit and *affordable* private sector residential units; and
 4. Permitting the addition of one self-contained, residential unit (i.e., secondary suites) in detached, semi-detached and row houses, and accessory structures located on the same lot in both existing and newly developing residential neighbourhoods, except where *infrastructure* is inadequate or there are significant physical constraints.
- iii. Endeavour to provide a range of planning and regulatory incentives that encourage *affordable* housing, such as:
1. Fast-tracking *development applications* that contain an *affordable* housing component.
 2. Density bonusing.
 3. Collaborating with community partners participating in Regional, Provincial or Federal programs to foster the provision of *affordable* housing.
 4. Providing financial relief in the form of Development Charge exemptions or deferrals for *affordable* housing projects.
- iv. Collaborate with the Region and other agencies in the preparation and update of the Region of Waterloo's *Affordable* Housing Plan and the Region's Housing Master Plan.
- v. Encourage a high level of repair and maintenance in the existing housing stock by taking advantage of Federal, Provincial and Regional housing programs, adopting and implementing *Community Improvement Plans*, and by enforcing occupancy standards by-laws.
- vi. Amend the Township Zoning By-law as necessary to implement the policies of this Section.

- b) The Township, in collaboration with the Region as the housing service manager, will plan to provide a diverse range and mix of *housing options* with an overall target of a minimum of 30 per cent of home ownership and rental housing being *affordable* to low- and moderate-income households.
- c) Where a *development application* proposing residential uses is submitted for a site containing two hectares or more of developable land, a minimum of 30 per cent 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 low-rise apartments, street townhouses, and multiple residential units.
- d) The Township may apply alternative *development* standards as-of-right to help streamline the *development* of *affordable* housing provided health, safety, servicing, and other reasonable standards or criteria can be met. Examples of such alternative *development* standards may include, but are not limited to, reduced parking standards, setbacks and road allowances.
- e) The Township will, in collaboration with the Region, use available planning tools and other appropriate agreements to ensure that any *affordable* housing units secured as part of the *development* approval process will be offered to households meeting eligibility criteria and maintained as *affordable* over time. If requested, the Region may provide technical expertise to the area municipalities regarding approaches or best practices to secure and monitor any *affordable* housing units

6.2 Additional Residential Units

- a) The Township supports *development* of *additional residential units* as a means of providing attainable housing and diversifying the housing stock.

- b) 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 Zoning By-law to provide opportunities for a choice of housing including type, tenure, cost and location.
- c) *Additional residential units* shall be created and used in accordance with the Zoning By-law, except where *infrastructure* is inadequate or there are significant physical constraints.
- d) The *development* of an *additional residential unit* shall only be permitted where the unit:
 - i. Is subordinate to the main dwelling on the lot.
 - ii. Is compatible with the built form on the lot and the surrounding residential neighbourhood in terms of massing, height and visual appearance.
 - iii. Can satisfy requirements such as servicing, parking, access, stormwater management, tree preservation, landscaping and the provision of amenity areas.
 - iv. Provides sufficient parking in accordance with the Township's Zoning By-law.
- e) Notwithstanding Policy 6.2(d), the *development* of an *additional residential unit* in a low-rise residential property in the Wellesley Urban Area may only be permitted where the unit:
 - i. Can be appropriately serviced within the capacity of water and sewage servicing, and where site conditions are suitable for long-term provision of servicing, to the satisfaction of the Region and the Township.

- ii. Obtains water services from the primary dwelling and there shall only be one water meter per property.
- f) Notwithstanding Policy 6.2(d), the *development* of an *additional residential unit* on a farm or non-farm residential property in the Prime Agricultural and *Rural Lands* designations may only be permitted where the unit:
 - i. Can be appropriately serviced with private water and septic to the satisfaction of the Township. It is to be demonstrated that the use can be accommodated within the capacity of the existing private servicing and where site conditions are suitable for the long-term provision of such services.
- g) Any *additional residential unit* shall be located in close proximity to the existing primary dwelling use on the lands.
- h) Any *additional residential unit* shall be constructed in accordance with the setbacks as set out in the Township Zoning By-law;
- i) Where an *additional residential unit* is proposed within a structure accessory to a dwelling, a lot grading and drainage plan shall be required.
- j) An *additional residential unit* in the form of a structure accessory to a dwelling shall not be permitted to be severed.

6.3 Additional Needs and Care-Based Housing

- a) *Additional needs housing* may include all types of residences licensed or funded under a Province or Government of Canada statute 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 or care-based living arrangement for their well-being such as:
 - i. Long-Term Care Home

- ii. Residential Care Home
 - iii. Group Home
 - iv. Respite Care Home
 - v. Emergency Housing or Shelter
 - vi. Hospice Care Home
 - vii. *Lodging House*
- b) Small-scale additional needs and care-based housing, generally intended to have 10 or fewer beds/residents, shall conform to the associated *development* policies within the land use designation, shall be subject to the provisions of the applicable Zoning By-law, and satisfy the following criteria:
- i. The lot size and configuration is sufficient to accommodate the building, required parking, green space and amenity areas, and any *infrastructure* or servicing requirements.
 - ii. Any changes to a building resulting from the conversion to additional needs and care-based housing shall be in keeping with the physical form and character of the surrounding neighbourhood.
 - iii. Municipal property maintenance standards and all other relevant municipal regulations and standards shall apply to the additional needs and care-based housing use.
 - iv. Additional needs and care-based housing operators shall obtain a license in accordance with the requirements of the applicable authority having jurisdiction.
- c) In addition to the Policy above, large-scale *additional needs housing* shall also:
- i. Provide adequate buffering, parking and amenity areas on site.
 - ii. Be located with frontage onto a collector or an arterial road.

- iii. Be within the Designated Growth Area
- iv. Be in proximity to parks, community facilities, a range of employment opportunities if appropriate for the residents, and retail and service commercial facilities.

6.4 Housing for an Aging Population

- a) The Township will:
 - i. Encourage and support housing for seniors to age in place and remain active in the community for as long as possible. Any form of seniors housing should be in close proximity to commercial and retail areas, community and recreational facilities, institutional uses and parks/open space areas.
 - ii. Encourage other forms of housing for older adults such as retirement, independent and assisted living homes, accessible units in apartments and duplexes, ground-related units and dwellings, co-housing, long-term care homes, and other housing complexes geared to seniors.
 - iii. Support home-based care to allow seniors to stay in residential units as they age by providing a mix of housing types within a neighbourhood, encouraging the creation of *additional residential units*, providing barrier free and universal design standards and features within units, accommodating services and healthcare services within residential neighbourhoods, and providing alternative modes of transportation such as walking and public transit.

6.5 Condominium Conversion

- a) A *development application* to create a plan of condominium, which would result in the conversion of rental *affordable* housing to condominium ownership for buildings with six or more units, will only be permitted where:
- i. The vacancy rate for comparable rental units for the Township, or the Kitchener Census Metropolitan Area if not available for the Township, as surveyed by Canada Mortgage and Housing Corporation, is 3.0% or greater for the preceding two years.
 - ii. The conversion will address and result in the creation of *affordable* housing for *affordable* home ownership.
 - iii. The conversion will rectify existing health and safety issues through the completion of building renovations/retrofits, the cost of which would necessitate an increase in rent levels above the affordability threshold.
 - iv. The Township has issued building permits within the previous twelve-month period for the construction of one or more residential buildings intended for rental occupancy and containing no fewer dwelling units than the number of units contained in the building for which conversion is proposed.
 - v. The owner/applicant submits a detailed inspection report on the physical condition of the property by a qualified architect or engineer to the satisfaction of the Township.
 - vi. The proposal satisfies any criteria contained in the Rental Housing Protection Act and other criteria established by the Province that may be applicable.
 - vii. The owner(s) agrees to give all tenants of the building first right of refusal as appropriate, in accordance with the regulations of the *Residential Tenancies Act*.

6.6 Bed and Breakfast Establishments

- a) Bed and breakfast operations will be permitted within all single-detached dwellings in the township provided:
 - i. The character of the dwelling is not substantially altered.
 - ii. All compatibility, safety and servicing requirements are met including the provision of adequate parking.
- b) The Township Zoning By-law shall define a bed and breakfast operation use as distinct from a guesthouse and establish regulations addressing their establishment and operation.

7 Economic Development and Employment Policies

7.1 Economic Development

- a) The Township of Wellesley shall promote economic development and competitiveness by:
 - i. Acknowledging the evolving nature of the local and regional economy and providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs.
 - ii. 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.
 - iii. Addressing land use compatibility adjacent to *employment areas* by providing an appropriate transition to *sensitive land uses*.
 - iv. Supporting the commercial and retail sector by promoting *compact built form* and *intensification* of uses and areas and encouraging the integration of those uses with other land uses to support the achievement of *complete communities*.
 - v. Prioritizing the development of comprehensive transportation and mobility solutions to ensure industrial areas are easily accessible for all workers.
- b) The Township will foster the development of a strong local food system to support the viability of the township's farmers and community businesses by:
 - i. Supporting food gardens in neighbourhoods for personal or commercial consumption, such as producing garden vegetables for a farmers' market.

- ii. Supporting the use of public areas to host temporary or pop-up markets that support the sale of local foods.
- iii. Protecting existing food retail and permitting new food retail uses, including temporary food stands.

7.2 Employment Conversion

- a) The Township may remove lands from Employment land only where it has been demonstrated that:
 - i. There is an identified need for the removal and the land is not required for *employment area* uses over the long term.
 - ii. The proposed uses would not negatively impact the overall viability of the *employment area* by:
 - 1. Avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned *employment area* uses.
 - 2. Maintaining access to major goods movement facilities and corridors.
 - iii. Existing or planned *infrastructure* and *public service facilities* are available to accommodate the proposed uses.
 - iv. There are sufficient employment lands to accommodate projected employment growth to the horizon of this Plan.

7.3 Employment Areas

- a) The *Employment Area* designation is shown on Map 2.1 and applies to lands located within the Wellesley Urban Area, which has municipal water and

sewage services. This designation is intended to implement the policies of the Provincial Planning Statement.

- b) Lands within the *Employment Area* designation shall be for industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage, and associated retail and accessory uses.
- c) On lands within 300 metres of *employment areas*, *development* shall avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned *employment areas*, in accordance with provincial guidelines.
- d) The Township shall require an appropriate transition to adjacent non-*employment areas* to ensure land use compatibility and economic viability.
- e) Stand-alone open storage uses and retail and office uses not associated with the primary employment use shall be prohibited.
- f) Residential uses, commercial uses, public service facilities, institutional uses and other *sensitive land uses* will not be permitted within *Employment Areas*.
- g) Specific uses within the *Employment Area* designation will be regulated through the Township Zoning By-law.

7.3.1 Compatibility for Major Facilities

- a) The Township will protect *Employment Areas* and ensure land use compatibility by:
 - i. Maintaining an Employment Land Use Inventory.
 - ii. Ensuring a compact and connected land use pattern within and adjacent to *employment areas* to support transportation, including *active transportation* between different land uses.

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

8 Infrastructure and Servicing, Stormwater Management, Climate Change Mitigation, Public Service Facilities, and Transportation

8.1 Long-Term Planning for Infrastructure

- a) The Township will provide *infrastructure* and *public service facilities* 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:
 - i. Are financially viable over their life cycle, which may be demonstrated through asset management planning.
 - ii. Leverage the capacity of *development* proponents, where appropriate.
 - iii. Are available to meet current and projected needs.
- b) Before consideration is given to developing new *infrastructure* and public service facilities:
 - i. The use of existing *infrastructure* and *public service facilities* should be optimized.
 - ii. Opportunities for adaptive re-use should be considered, wherever feasible.
- c) *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.

8.2 Climate Change Mitigation and Adaptation

The Township is dependent on agriculture, groundwater, and natural ecosystems to sustain communities in the long-term. Building climate resilience and ensuring the long-term protection of resources and ecosystems are critical to maintaining public health, biodiversity, and future prosperity.

Introducing *sustainability* as a lens for future *development* will lead to communities that are safer, more active, healthier, financially prosperous, and more resource-conscious. The Township strives to mitigate the impacts of a changing climate by supporting energy conservation, efficient land use, and the use of *green infrastructure* to protect the environment and improve air quality.

During the 2051 planning horizon of this Plan, the Township will work to implement the TransformWR strategy to transition the community off fossil fuels. This will occur by transforming the community to use less energy and use clean energy, while building an equitable, prosperous, resilient low-carbon community.

This Plan recognizes that land use planning plays a key role in addressing climate change, and in achieving transformational change. Planning for long-term, *sustainable* growth and *development* is essential, since decisions about *infrastructure* and land uses directly affect our energy use that creates greenhouse gas emissions and our vulnerability to the *impacts of* a changing climate for centuries to come. As a result, this Plan represents a key document for laying the groundwork for local action on climate change.

8.2.1 Energy and Water Conservation

- a) The Township shall:
 - i. Support energy conservation through policies in this Plan that:
 - 1. Promote compact, mixed-use *development*.

2. Promote walking, cycling and the use of transit, where available.
 3. Maximize the use and production of alternative and/or *renewable energy systems*, wherever appropriate.
 4. Maximize the protection of existing natural areas, and wherever appropriate, promote the use of newly planted vegetation including green roofs to reduce the urban heat island effect.
 5. Optimize the use of physical *infrastructure* and community *infrastructure* to support *intensification*.
 6. Support water efficiency measures that reduce the demand for energy to pump and treat water resources.
 7. Promote building designs and orientations that incorporate energy conservation features, and the use of alternative or renewable energy.
 8. Promote the sourcing of materials, products and natural resources from close to market locations in order to minimize the energy required to transport materials and products.
- ii. 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;
 - iii. 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 design standards that support energy efficiency and demand reductions, and opportunities for *alternative energy systems*, including district energy systems.
- iii. Collaborate with other Regional area municipalities on the development of High-Performance Development Standards that advances conservation, energy efficiency, and demand management techniques to use energy wisely and reduce consumption.
- iv. Permit *alternative* and/or *renewable energy systems* in all designations within the township, subject to the *development* and use of *alternative* and/or *renewable energy systems* being in accordance with Provincial and Federal requirements, including appropriate separation distances to address land use compatibility.

8.2.2 Emergency Preparedness

- a) *Infrastructure* and *development* shall be designed, located, and maintained to mitigate the impacts of climate change and related extreme weather events.
- b) Areas with higher vulnerability to the impacts of climate change and related extreme weather events will be prioritized in mitigation efforts.
- c) 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.

8.3 Water and Sewage Servicing

8.3.1 Municipal Water and Sewage Services

- a) The Township shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal and sewage services.
- b) *Development* shall be consistent with the Wellesley Water and Wastewater Master Plan.
- c) The Township will discourage non-residential *development* that requires significantly large quantities of water for its current and/or future operations.
- d) The Township shall ensure that water and sewage services are provided in a manner that:
 - i. Can be sustained by the water resources upon which such services rely.
 - ii. Is feasible and financially viable over their life cycle.
 - iii. Protects human health and safety, and the natural environment, including the *quality and quantity of water*.
 - iv. Aligns with comprehensive municipal planning for these services, where applicable.
- e) The Township will encourage and support water conservation practices particularly in the fields of reduction of consumption, avoidance of wasteful practices and water recycling.
- f) The Township shall promote energy conservation and efficiency.
- g) The Township will encourage Regional authorities to study and consider the possible effect of lowering water tables on the agricultural economy prior to developing new sources of ground water taking in the Township.

- h) The Township shall integrate servicing, fire flow availability, and land use considerations at all stages of the planning process.
- i) Servicing decisions within *Designated Growth Areas* shall align with the preferred solutions identified in the Township and Regional Water and Wastewater *Infrastructure* Plans.
- j) Innovating building and site design within *Designated Growth Areas* that reduces fire flow demand shall be encouraged and may be required where appropriate.
- k) Municipal water and sewage services are the preferred form of servicing for *settlement areas* to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal water and sewage services include both centralized servicing systems and decentralized servicing systems.

8.3.1.1 Phasing and Coordination of Development

- a) To best allocate and optimize the use of existing and planned Township and Regional infrastructure, the Township shall:
 - i. Ensure that functional servicing studies are completed in support of *development* in *Designated Growth Areas* and large-scale phases of *development*, including applications requiring site plan approval, and ensure alignment with Regional water and sewage *infrastructure* plans.
 - ii. Consider the long-term *intensification* and evolving density of the Township while planning for servicing.
 - iii. Restrict or defer high-water use or high fire flow demands where system capacity is constrained or limited, until such upgrades have been made.

- iv. Protect *infrastructure* corridors for servicing uses, and as part of the *active transportation* network, where appropriate.

8.3.2 Private Individual and Communal Services

- a) The Provincial Planning Statement (2024) authorizes other forms of services where municipal water and sewage services are not available. Such services shall only be authorized if municipal water and sewage 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.
- b) Where municipal water and sewage services or private communal water and sewage services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impact, as demonstrated through a hydrogeological study.
- c) Prior to the approval of any *development applications* proposing the use of individual wastewater treatment systems, studies prepared in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies, to the satisfaction of the Township, must have demonstrated that such system(s) can operate satisfactorily on the site and will not have a negative impact on groundwater resources.
- d) *Development applications* proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system.
- e) When reviewing *development applications* in the Wellesley Urban Area, the Township will ensure that no such *development* is recommended for approval if it is determined by the Region that there is insufficient reserve capacity in the municipal wastewater services.

- f) As part of a *development application*, if a *development* is proposed to rely on Private Individual and Communal Services, the Township shall require demonstration of the long-term viability of the system, including a maintenance and operations schedule, and may require that to be secured through a development agreement registered on title.
- g) Notwithstanding the policies of this Section, *development applications* proposing the use of new private wells will not be permitted within:
 - i. *Wellhead Protection Sensitivity Area 1*, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1 on Map 4; and
 - ii. *Designated Growth Areas*.
- h) Where a *development application* proposes the use of private wells to supply potable water, only drilled wells with appropriate surface casing will be permitted.

8.4 Stormwater Management

- a) The Township shall 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 extent feasible.
- 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 Development Standards, 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 Region and/or the Province.

- c) To ensure that proposed *development* will not have significant adverse impacts on the natural environment, Stormwater Management Plans submitted in accordance with Policy 8.4(b) will at a minimum address the following:
 - i. Recommendations of previously approved *watershed* management studies and related criteria.
 - ii. Pre-development and post-development discharge of water (peaks and volumes) during flood conditions on any stream or watercourse within or adjacent to the proposed *development*.
 - iii. Water quality controls.
 - iv. Hydrologic water budget of the site.
 - v. Major-minor drainage systems.
 - vi. At source infiltration controls.
 - vii. Regulatory floodlines and other required setbacks.
 - viii. Impact of erosion, groundwater discharge and groundwater infiltration on the receiving watercourse or wetland.
 - ix. Stormwater drainage (management) facilities required to accommodate the proposed *development*.
 - x. Erosion and sedimentation controls.
 - xi. Proposals for mitigating any ground or surface water contamination likely to result from the proposed *development*.
 - xii. A grading and drainage plan for the proposed *development*.
 - xiii. A program for maintenance including monitoring and remediation of the required facility until assumed by the Township.

- xiv. Other environmental aspects determined by the Township or the Grand River Conservation Authority.
- d) A landscaping plan approved by the Township will be required for all stormwater retention and detention facilities. All required landscaping will be installed in accordance with the approved plan, at the cost of proponent, before a building permit is issued.
- e) 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.
- f) The Township will ensure insofar as possible that stormwater run-off and the discharge from municipal drains, tile drains and joint farm drains will be managed to reduce the possibility of downstream flooding or flooding of adjacent lands, and to ensure that the discharge of storm water into existing water courses, streams or rivers will not add substantially to the pollution or channel degradation of these water courses.
- g) The Township will support 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.
- h) The Township will plan, design, locate and maintain *infrastructure* in a manner that reduces vulnerability to climate-change related consequences.

8.5 Parkland, Open Space and Recreation Facilities

Open space, recreational facilities and parks have been recognized by the Township as essential for its residents and their quality of life. Through the combined provision and maintenance of sufficient parkland, natural areas, community facilities and sports fields, the Township will:

- a) Endeavour to achieve the following, in accordance with the Township's growth objectives and the Recreation Master Plan:
 - i. Provide a range of leisure activities for all ages, lifestyles, and interest groups.
 - ii. Preserve and improve the natural features of the township.
 - iii. Maintain and enhance scenic vistas.
- b) Facilitate partnership arrangements, joint ventures and facility sharing with District School Boards, other institutions and community groups to expand the supply of parks, open space, and recreational facilities.
- c) 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) Support the maintenance and continued viability of the Kissing Bridge Trail, to ensure continued access and enjoyment by township residents.
- e) Encourage the *development* of a system of cycling routes and pedestrian paths to connect major public open space, schools and activity centres, and to provide for the recreational needs of township residents.
- f) 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.

8.5.1 Parkland Classification System

- a) For all *development* within the Designated Growth Area, Wellesley Core, Urban Residential and General Employment designations, the following parkland classification system will be supported:
- i. **Township-Wide Park:** Generally greater than 6.0 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 Recreation Master Plan.
 - ii. **Community Park:** Generally 3.0 to 6.0 hectares in size. These spaces are intended to support a variety of recreational and athletic interests with amenities, such as sports fields and courts, skateboard parks, outdoor skating facilities, field houses, picnic shelters, off-leash dog areas and water play facilities.
 - iii. **Neighbourhood Park:** Generally 0.5 to 3.0 hectares in size. These spaces support a balance of active and passive uses, such as playgrounds, skate zones, play courts, unlit sports fields and social gathering spaces. These spaces may be coordinated with school sites, where possible. These spaces create central focus and are gathering spaces for residents of the surrounding neighbourhood.
 - iv. **Parkette:** Generally less than 0.5 hectares in size. These spaces are recommended for instances where local-level facilities, such as playground, waterplay, seating are required to serve a nearby *development*. These spaces support the social and cultural fabric of the community.
- b) The Township may consider parkland identified within the Parkland Classification System to be secured in a fee-simple ownership, where the

Township holds full ownership of the land and is responsible for its ongoing maintenance.

8.5.2 Open Space Designation

- a) The Open Space designation will be applied to any lands forming part of the *Greenlands Network* located within the Wellesley Urban Area or Rural Settlement Areas. Lands designated as Open Space are illustrated on Maps 3.1-3.10 inclusive in this Plan.
- b) Where lands are designated as Open Space on any map in this Plan and as an element of the *Greenlands Network* illustrated on Appendix B, 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.
- c) Specific uses within the Open Space designation will be regulated through the Township Zoning By-law.

8.6 Public Service Facilities

- a) The Township will co-ordinate planning for public service facilities, land use planning and investment in public service facilities.
- b) 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.
- c) The Township will ensure that new public service facilities, including hospitals and schools, are located in *settlement areas* and will give preference to sites that are easily accessible by *active transportation* and transit, where services are available.

8.7 Utilities and Telecommunications Facilities

- a) All public utility, road, communication or service corridors, rights-of-way or installations that legally exist at the time of the approval of this Official Plan shall be considered to be in conformity therewith.
- b) The construction or creation of any new or additional major utility, road, communication or service corridors, rights-of-way or installations which include transforming distributing and regulatory facilities (with the exception of minor expansions) through, under or upon lands within the township and the construction of major water control structures shall be considered to be in contravention of this Official Plan unless and until such project has been approved pursuant to the provisions of the *Environmental Assessment Act*.
- c) The encroachment of abutting land uses onto Ontario Hydro, Interprovincial Pipeline and other utility easements are subject to the approval of the respective agency and the Township.
- d) The Township will confirm, as part of the *development* review process, that utility providers are able to provide services to support the proposed *development* in a timely manner and that, if required, appropriate locations for large utility equipment and utility clusters sites have been determined.
- e) The Township shall protect corridors and rights-of-way for infrastructure, including electricity generation facilities and transmission systems to meet current and projected needs.
- f) 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. In a rural context, such uses are encouraged to locate in areas that have poorer soils and should be located and designed so as to minimize disturbance to existing farm operations.

8.8 Transportation Network

A convenient, safe and functional transportation and mobility network is the key element in facilitating the movement of both people and goods to and from various areas within the township and its neighbouring municipalities. This includes strategies encouraging choice in travel moved through the integration of *infrastructure* and policies supportive of walking, cycling, transit, carpooling and other forms of human-powered transportation. The Township's transportation network is mapped on Map 5.1.

8.8.1 Road Hierarchy

- a) The Township will recognize a hierarchy of roads of the following systems:
 - i. **Regional Roads:** All *development applications* which impact an existing or proposed Regional Road, are subject to the policies of this Plan, and appropriate Regional Implementation Guidelines.
 - ii. **Township Roads:** Refer to local roads serving the joint functions of facilitating traffic movement throughout the Township, providing direct access to abutting land uses, and connecting to the Regional road system. All *development applications* which impact an existing or proposed Township Road, or proposing the development of a new Township Road are subject to the policies of this Plan, and appropriate Township Development Standards.
 - iii. **Laneways:** Refer to narrow, lowvolume Township roads that provide secondary access to residential, commercial, or mixeduse 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 public spaces 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 or prohibited, no dedicated cycling facilities, and simplified drainage or utility placements.

8.8.2 Roads Policies

- a) *Development* shall be consistent with the Waterloo Region Transportation Master Plan and the Township of Wellesley Transportation and Mobility Master Plan.
- b) Recognizing that Township Roads have a traffic carrying function beyond the immediate area, the Township will protect this function by:
 - i. Giving preference to traffic movement on paved roads.
 - ii. 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 Township Road Entrance Guidelines.
 - iii. Requiring appropriate building setbacks in the Township Zoning By-law.
 - iv. Requiring, where necessary, the dedication of land to provide for future road expansions, in accordance with Appendix D.
- c) In addition to requiring road widenings to secure the road allowances identified in Appendix D, the Township may require road widenings as a condition of approval of a *development application* and/or site plan, for the following process:
 - i. To provide for transit infrastructure, pedestrian facilities and cycling lanes.

- ii. At Township Road intersections, to accommodate roundabouts, turning lanes, daylighting triangles, channelization and locations for traffic control devices.
 - iii. To provide suitable access to major traffic generators or attractors.
 - iv. To accommodate cut and fill slopes.
- d) The following changes to the classification or jurisdiction of roads shown on Map 5.1 may be made without amendment to this Plan:
 - i. Minor modification to the designations, such as a change in classification which does not significantly change the function of the road.
 - ii. Temporary changes to the designations, such as a change in jurisdiction for the purpose of land dedication or road construction.
 - iii. The addition or removal of new Township Roads.
 - iv. Adjustments to the layout and location of Township Roads.
- e) 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 Transportation Corridor Design Implementation Guideline, the Regional Transportation Impact Study Implementation Guideline, the Regional Road Access By-law Implementation Guideline, the Regional Cycling Master Plan, and the Regional Pedestrian Master Plan, to the satisfaction of the Region.
 - i. Direct access to Regional Roads will be managed to maintain the integrity of the Regional Road system as follows:
 - 1. 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.

2. 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.
 3. 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.
- ii. Where a 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.

8.8.3 Road Design and Construction

- a) The construction of any new Township roads will conform to recommended standards outlined in the Township Development Standards, to the satisfaction of the Township.
- b) 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.
- c) Where Township roads intersect with Regional roadways or roads under the jurisdiction of another municipality, 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.

- d) 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.
- e) Where a *development application* is affected by road improvements requiring land acquisition, the acquisition of this land must be secured prior to, or as a condition of, the approval of the *development application* by the Township or the Region.
- f) 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.
- g) The provision of cycling and pedestrian amenities associated with *transportation demand management*, such as bicycle racks, pedestrian lighting, or street furniture that are required by the Township through a *development application* or site plan, will be the financial responsibility of the applicant, unless funding is available through other sources satisfactory to the Township.
- h) As part of the review of *development applications* adjacent to Regional and Township Roads, the Township will request the consideration for and encourage innovative designs to support the needs of horse-drawn vehicles, cycling, pedestrian and future transit access, where appropriate, and maintain the integrity of the respective road systems.
- i) 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.

- j) To minimize the impact of *development* on Regional Road systems, the Township will:
 - i. Apply 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.
 - ii. 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.
 - iii. Provide for the design and construction of an integrated road system.
- k) Through the review of *development applications*, the Township may provide reduced parking standards for developments within the Wellesley Urban Area where the applicant agrees to incorporate transportation demand strategies as part of the proposed *development*.
- l) In the design, refurbishment, or reconstruction of the existing and planned street network, the Township will adopt an interconnected, *complete streets* approach that ensures the needs and safety of all road users are considered and appropriately accommodated.

8.8.4 Truck Routes

- a) To provide for the safe and efficient movement of trucks through and within the township, and to minimize the impact of heavy trucks on residential areas, the Township will:
 - i. Encourage heavy truck traffic to utilize Regional Roads and Township Roads that have a higher traffic carrying function;

- ii. Prohibit truck traffic on all Township Roads, within the Wellesley Urban Area and Rural Settlement Areas, except in cases of local delivery and only in the absence of alternative acceptable routing.
- iii. Support the establishment of a truck by-pass route around the Wellesley Urban Area. This route is shown as a “Proposed Township Road Corridor” on Map 5.1.

8.8.5 Public Transit

- a) The Township supports planning for the future extension of transit services to accommodate its growing population and will cooperate with the Region in reviewing the feasibility of extending transit services to the Township.
- b) The Township will, from time to time, in consultation with the Region, review the economic feasibility and demand for a public transit service. If this review determines the issue warrants additional consideration, the Township will undertake an appropriate transit study. Where appropriate, policy changes resulting from the study may be incorporated by amendment to this Plan.

8.8.6 Active Transportation and Complete Streets

- a) The Township will improve traffic calming using local data and collision history records to tailor geometric traffic measures by:
 - i. Where geometric traffic calming measures are not feasible, considering passive safety measures such as public education programs will be implemented, such as campaigns 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.
 - ii. 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.

- iii. 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.
- iv. Aiming to incorporate opportunities to improve and expand the *active transportation* network during *infrastructure* upgrade projects by:
 - 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. Promoting safety for rural road cyclists and pedestrians through providing *infrastructure* updates when feasible and passive safety measures such as signage and education campaigns.
 - 3. Actively seeking 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.
- v. The development of cycling routes and pedestrian paths will be encouraged where practical and safe. The Township will give priority to the cycling routes identified on Map 5.2 of this Plan, the Township's Transportation and Mobility Master Plan, and the pedestrian paths identified in the Walk Cycle Waterloo Region *Active Transportation* Plan
- vi. Draft Plans of Subdivision or other *development applications* will provide for pedestrian paths and/or cycling routes connecting open space areas, where appropriate.

8.8.7 Transportation Impact Studies

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

9 Greenlands Network, Water Resources, the Countryside, and Mineral Resources

9.1 Greenlands Network

The *Greenlands Network* is defined as environmental features and the *linkages* among them. The *Greenlands Network*, and the *ecological functions* it provides, contributes to maintaining the environmental health of the Township and the Grand River watershed. The Township highly values its rich biodiversity and will encourage the conservation and enhancement of the native diversity of the natural environment. The mapped components of the *Greenlands Network* (Environmental Constraint Areas and Core Environmental Features) are shown on Appendix B, and included as an overlay on the Map 2 and Map 3 series of the plan.

9.1.1 General Policies

- a) *Development* proposals within or *contiguous* to the Greenlands System shall be subject to the relevant policies governing feature identification, limitations on permitted uses and *development*, and study requirements outlined in Chapter 9 of this Plan.
- b) 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.
- c) On lands where elements of the *Greenlands Network* 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.

- d) Where lands contain two or more elements of the *Greenlands Network*, the more restrictive policies pertaining to those elements will apply in the event of any conflict.
- e) Illegal acts resulting, or having resulted, in a reduction in the form or function of an environmental feature within the *Greenlands Network*, 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*.

9.1.2 Landscape Level Systems

- a) Landscape Level Systems are recognized within the *Greenlands Network* as large-scale environmental features or as significant concentrations of environmental features. Landscape Level Systems are designated as shown on Appendix B and comprise of:
 - i. Environmentally Sensitive Landscapes.
 - ii. *Significant Valleys*.
 - iii. Regional Recharge Areas.

9.1.2.1 Environmentally Sensitive Landscapes

- a) To qualify for designation as an Environmentally Sensitive Landscape, an area will fulfill all of the following:
 - i. Be a geographically and ecologically definable landscape.
 - ii. Contain natural features that are *contiguous*, linked or sufficiently close to allow for movement of flora or fauna through the area.
 - iii. Not be bisected by major highways.

- iv. Be located primarily outside areas designated for fully serviced *development* and/or established Rural Settlement Areas.
- v. Contain any two of the following designated natural features:
 - 1. *Significant* Habitat of Endangered or Threatened Species.
 - 2. Environmentally Sensitive Policy Area.
 - 3. Provincially *Significant* Wetland.
 - 4. Regionally *significant* Earth Science Area of Natural and Scientific Interest.
 - 5. *Significant* Valleys.
 - 6. *Significant* Woodlands.
- vi. Contain any two of the following associated natural features:
 - 1. Rivers, major stream valleys, *floodplains* and associated hazard lands.
 - 2. *Woodlands* greater than four hectares in extent.
 - 3. Forest interior habitat.
 - 4. Other *wetlands*.
 - 5. *Significant* landforms such as moraines, kettle lakes, kames, eskers and drumlins.
 - 6. *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.
 - 7. Specialized habitats such as but not limited to: savannas; tallgrass prairies; rare woodland types; cliffs; alvars; sand barrens; marl seeps; bogs; and fens.
- vii. Sustain any two of the following *ecological functions*:

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

9.1.2.2 Significant Valleys

- a) *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 Appendix B.

- b) The Township supports the national recognition given to the Grand River as a Canadian Heritage River. The Township forms part of the broader Grand River *watershed* through the Conestogo River and Nith River systems, along with their connected tributaries: Firella Creek, Bamberg Creek, Martin Creek, Boomer Creek, and Kirkland Creek. The Township will co-operate with the Region and the Grand River Conservation Authority in efforts to conserve, manage and enhance the natural, cultural, recreational and ecological features of the Rivers and Creeks.
- c) To complement the Canadian Heritage River status of the Grand River, the Township will seek to maintain the character of *Significant Valleys* by identifying, conserving, interpreting and enhancing *protected heritage property* of recreational and scenic value within *Significant Valleys*.
- d) Environmentally *Significant Valley Features* are natural features within or immediately *contiguous* to a *Significant Valley* that consist of:
 - i. At least one of the following:
 - 1. River channel.
 - 2. *Environmentally Significant Discharge Areas* or Environmentally *Significant Recharge Areas*.
 - ii. Both of the following ecological features:
 - 1. Habitat of regionally *significant* species of flora or fauna.
 - 2. Natural area, such as a woodland of one to four hectares in extent, *floodplain* meadow or wetland, which consists primarily of native species.

- iii. Any one of the above plus any one of the following Earth Science features:
 - 1. River terrace.
 - 2. Esker.
 - 3. Cliff or steep slopes.
 - 4. Oxbow.
 - 5. Confluence with a *significant* watercourse draining a *watershed* greater than five square kilometres.
 - 6. Regionally *significant* Earth Science Area of Natural and Scientific Interest.
 - 7. Fossil bed.

9.1.2.3 Regional Recharge Areas

- a) Regional Recharge Areas are designated on Map 4 of this Plan. This designation identifies large *environmental features* consisting of considerable deposits of sand and gravel that allow for the infiltration of substantial quantities of rainfall and snowmelt deep into the ground. Regional Recharge Areas serve to sustain a wide range of aquatic habitats and ecosystems within the *Greenlands Network* and also serve to replenish deep underground aquifers that serve as a source for a significant share of the township's drinking water.
- b) *Development applications* within Regional Recharge Areas on lands already designated for *development* in this Plan, will comply with the following:
 - i. The *development* maintains, improves or restores the hydrogeologic and *hydrologic functions* of Regional Recharge Areas as established through *watershed* studies, community plans or through further study.

- ii. The *development* incorporates best management practices, where appropriate, developed in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies.
 - iii. The *development* is in conformity with all other applicable policies of this Plan.
- c) Expansions of the Wellesley Urban Area, Rural *Settlement Areas* or Rural *Employment Areas* will not be permitted onto lands designated as Regional Recharge Areas, except as provided in (n) below.
 - d) Only minor expansions of Rural *Settlement Areas* located within Regional Recharge Areas may be permitted to facilitate the enlargement of an existing employment, recreational or institutional use. Such expansions will not be permitted where the lands subject to the expansion proposal are also designated as Environmentally Sensitive Landscape.

9.1.3 Core Environmental Features and Environmental Constraint Area

- a) Core Environmental Features identify those environmental features that are provincially or regionally *significant*. These features are the most significant elements of the regional landscape in terms of maintaining, protecting and enhancing biodiversity and important *ecological functions* and include the following features that have met the Regional test of significance:
 - i. Habitat of Endangered or Threatened Species.
 - ii. Provincially *Significant Wetlands*.
 - iii. Environmentally Sensitive Policy Areas.
 - iv. *Significant* Woodlands.
 - v. Environmentally *Significant* Valley Features.

- vi. *Significant* Areas of Natural or Scientific Interest.
 - vii. Regulatory *Floodplain* and associated setbacks and hazard lands.
- b) Lands within the Conservation Authority regulated area, including the *floodplain* as defined by the Grand River Conservation Authority and subject to Policy 5.5 of this Plan, are together included with Core Environmental Features to form the Environmental Constraint Area.
- c) *Development* or *site alteration* will not be permitted within Core Environmental Features, except for:
- i. Forest, *fish* or wildlife management and conservation.
 - ii. Flood or erosion control projects demonstrated to be in the public interest and for which no other alternative is feasible.
 - iii. Minor alterations to legal non-conforming land uses within Core Environmental Features.
 - iv. *Infrastructure* projects in accordance with other policies contained within this Plan.
 - v. *Mineral aggregate operations*.
- d) Any application for *development*, *site alteration* or *infrastructure* projects will only be permitted on lands Within the Environmental Constraint Area will require the submission of an Environmental Impact Statement or other relevant environmental study, to the satisfaction of the Township, to determine the ability to develop such lands and any mitigation measures to be implemented, as appropriate, through the *development* review process.

9.1.3.1 Significant Habitat of Endangered or Threatened Species

- a) *Significant* Habitat of Endangered or *Threatened Species* is approved by the Province or the Federal government. *Development* within such habitat,

including *fish* habitat, will not be permitted except in accordance with Provincial and Federal requirements.

- b) The Township will collaborate with the Province to ensure that *Significant* Habitat of Endangered or *Threatened Species* on lands affected by or *contiguous* to any proposed *development* or *site alteration* is properly identified. This may include requiring an Endangered and *Threatened Species* Assessment of the subject site to identify any potential *development* constraints.

9.1.3.2 Provincially Significant Wetlands

- a) Provincially *Significant Wetlands*, as identified by the Province, will be considered Core Environmental Features for the purposes of this Plan.
- b) The Township will collaborate with the Province to ensure that *wetlands* on lands affected by or *contiguous* to any proposed *development* or *site alteration* are properly evaluated and identified as Provincially *Significant Wetlands*, where appropriate.

9.1.3.3 Environmentally Sensitive Policy Areas

- a) Environmentally Sensitive Policy Areas identified by the Region are regionally *significant* natural areas that comprise:
 - i. At least two of the following criteria:
 - 1. Comprise ecological communities deemed unusual, of outstanding quality or particularly representative regionally, provincially or nationally.
 - 2. 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.

3. Provide a large area of natural habitat of at least 20 hectares which affords habitat to species intolerant of human intrusion.
 4. Provide habitat for organisms native to the region recognized as regionally, provincially or nationally *significant*.
- ii. Fulfill one of the criteria above and any two of the following:
1. Contain an unusual diversity of native life forms due to varied topography, microclimates, soils and/or drainage regimes.
 2. 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.
 3. Provide a linking system of relatively undisturbed forest or other natural habitat for the movement of wildlife over a considerable distance.
 4. Serve as major migratory stop-over or *significant* over-wintering habitat.
 5. Contain landforms deemed unusual or particularly representative at the regional scale.

9.1.3.4 Significant Woodlands

- a) *Significant Woodlands* are areas that meet all of the following criteria:
- i. Greater than four hectares in size, excluding any adjoining hedgerows.
 - ii. Consisting primarily of native species of trees.
 - iii. Meets the criteria of a woodland in accordance with the provisions of the Regional Woodland Conservation By-law.

- b) 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, the removal of which does not create an adverse environmental impact on the residual woodland.

9.1.3.5 Environmentally Significant Valley Features

- a) Environmentally *Significant* Valley Features are natural features within or immediately *contiguous* to a *Significant* Valley that consist of:
 - i. At least one of the following:
 - 1. River channel; or
 - 2. *Environmentally Significant Discharge Areas* or *Environmentally Significant Recharge Areas*; or
 - ii. Both of the following ecological features:
 - 1. Habitat of regionally *significant* species of flora or fauna;
 - 2. Natural area, such as a woodland of one to four hectares in extent, *floodplain* meadow or wetland, which consists primarily of native species; or;
 - iii. Any ecological feature in Policy 9.1.3(h(ii)) above plus any one of the following Earth Science features:
 - 1. River terrace;
 - 2. Esker;
 - 3. Cliff or steep slopes;
 - 4. Oxbow;
 - 5. Confluence with *significant* watercourse draining a *watershed* greater than five square kilometres;
 - 6. *Regionally significant Earth Science Area of Natural and Scientific Interest*; or

7. Fossil bed.

9.1.3.6 Significant Areas of Natural and Scientific Interest

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

9.1.3.7 Fish Habitat

- a) *Fish Habitat* will be identified through *watershed* studies, Environmental Impact Statements or other appropriate studies accepted by the Township and other public agencies having jurisdiction.
- b) *Development* or *site alteration* will not be permitted within *fish* habitat, except in accordance with Provincial and Federal Requirements.
- c) *Watershed* studies, Environmental Impact Statements and other appropriate studies will be used to determine appropriate means to implement fishery policy and the specification of protective mitigation measures.
- d) Any requirements imposed through *watershed studies*, Environmental Impact Statements and other appropriate studies must be implemented by the proponent to the satisfaction of the Township, Grand River Conservation Authority, and Minister of Natural Resources and Forestry where applicable.

9.1.4 Supporting Environmental Features

- a) Supporting Environmental Features play an important role in maintaining the *ecological functions* provided by the *Greenlands Network* and will be maintained, enhanced or, wherever feasible, restored.
- b) Supporting Environmental Features are areas that meet the one of the following criteria:

- i. Is recognized by the Ministry of Natural Resources as a locally significant wetland, including all non-provincially *significant wetlands* designated by the Province and GRCA.
- ii. Is identified as a locally *significant* woodland.
- iii. Is identified as a locally *significant* linkage by a study or studies completed in accordance with the policies of this Plan (Section 9.1.9).
- iv. Is identified as a locally *significant* valley.
- v. Is identified as a locally *significant* wildlife habitat area.
- vi. Is identified as a permanent or intermittent watercourse.
- vii. Provides a connection or acts as a buffer or supporting area to environmental features, thus maintaining ecological connection between communities.
- viii. Performs vital hydrogeological functions, such as serving as headwaters of a stream, groundwater recharge and discharge areas.
- ix. Fulfils at least three of the following criteria:
 - 1. Is a good quality, representative example of a particular type of ecosystem native to the Township.
 - 2. Contains uncommon or rare ecological communities such as old growth forests, savannas, prairies, bogs, fens, meadows and so on.
 - 3. Is a natural area of over 1.0 hectare (2.5 acres).
 - 4. Supports a moderate to high diversity of native species and ecological communities due to varied topography, microclimates, soils, and/or drainage.
 - 5. Contains nationally, provincially, or regionally *significant* species.
 - 6. Contains “special” physical features (e.g. landforms, springs, fossils).

7. Is important or has the potential for ecological research, education and/or passive recreation due to location or features.
 8. Has a high aesthetic or scenic value in the township.
- c) Where *Environmentally Significant Discharge Areas* and/or *Environmentally Significant Recharge Areas* sustain a Core Environmental Feature as documented through a *watershed* study, Environmental Impact Statement or other such study, the Township will:
- i. 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 to the satisfaction of the Township and/or other applicable agencies that the *development* or *site alteration* would not result in adverse environmental impacts on the features and *ecological functions* of the Core Environmental Feature.
 - ii. 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.

9.1.4.1 Linkages

- a) The Township, Grand River Conservation Authority and other stakeholders will identify *linkages* through *watershed studies*, Natural Heritage Inventories, Environmental Impact Statements or other appropriate studies. 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 *Greenlands Network*.

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

9.1.5 Watershed Planning

- a) The Township will participate in co-operation with other municipalities, the public, landowners, the Grand River Conservation Authority, the Region, the Province and other interested agencies in the completion of *watershed studies* for watersheds within the Township.
- b) The Township will require the finalization of a *watershed* study prior to the adoption of community plans or secondary plans, which permit significant areas of *development* within the watershed.
- c) The Township will implement appropriate recommendations from *watershed studies* within this Plan and as part of the *development* review process.

9.1.5.1 Watershed Studies

- a) *Watershed studies* will be used to identify potential impacts of change on:
 - i. Water budget.
 - ii. Peak run off flows.
 - iii. Run off volumes.
 - iv. Time distribution of stormwater runoff.
 - v. Flood levels and velocities.
 - vi. *Floodplain* storage.
 - vii. Existing storm water management facilities.
 - viii. Capacities of existing downstream works
 - ix. *Floodplain* buildings and structures.

- x. Erosion and sedimentation of stream systems.
 - xi. Surface water quality.
 - xii. Groundwater quantity and quality.
 - xiii. Water supply aquifer.
 - xiv. Infiltration, recharge, discharge.
 - xv. Baseflow.
 - xvi. *Wetlands*.
 - xvii. *Significant woodlands* and other ecosystems.
 - xviii. *Significant* flora and fauna, including rare, endangered, and *threatened species* and associated habitat.
 - xix. Aquatic habitat and fisheries.
 - xx. Recreation.
 - xxi. Consideration and recommendation of rehabilitation measures for a system which is already impacted.
 - xxii. Other environmental aspects determined by the *watershed* study.
- b) The Township, the Province, the Region, and the Grand River Conservation Authority, in consultation with affected landowners and the general public, will jointly determine the terms of reference for *watershed* study. At a minimum, the terms of reference for *watershed* study will include:
- i. Identification, maintenance, restoration and, wherever feasible, enhancement of environmental features, *groundwater features*, surface water features and *ecological functions* which are necessary for the ecological and hydrological integrity of the watershed.
 - ii. Identification, maintenance, enhancement and, wherever feasible, restoration of Environmental *Linkages* among environmental features and *ecological functions*, *groundwater features* and surface water features.

- iii. Determination of areas where *development* or *site alteration* will be prohibited to:
1. Protect actual and potential municipal water services and identified *vulnerable* areas.
 2. Maintain, or, enhance wherever feasible, restore sensitive and *vulnerable* surface water and *groundwater features*, and their *hydrologic functions*, and *floodplains*.
 3. Protection of the quality, quantity, distribution and direction of flow of existing surface and groundwater processes.
 4. Identification of stormwater management practices that maintain or enhance the quality, quantity and distribution of stormwater including infiltration measures, and minimize stormwater volumes and contaminant loads.
 5. Identification of areas where site specific Environmental Impact Statements may be required for the review of *development applications* in accordance with the policies of the Regional Official Plan. Wherever feasible, a *watershed* study should partially fulfill the Environmental Assessment requirements for major *infrastructure* works to be located within that watershed, and/or comprehensive Environmental Impact Statements for all or part of the watershed.
 6. Develop a monitoring plan and define roles and responsibilities for pre-, during- and post-construction monitoring to determine and address the impact of *development* on the *Greenlands Network* and surface and groundwater resources.

9.1.6 Environmental Stewardship

- a) The Township highly values its rich biodiversity and will encourage the conservation and enhancement of the native diversity of the natural environment.
- b) The Township will consider the importance of *woodlands* during the development review process. Consideration during the review of *development applications* will be given to:
 - i. The potential impact of the proposed land use on the *ecological functions*, productivity or potential productivity of the woodland for commercial timber production.
 - ii. The impact of the proposed land use on the extent and distribution of woodland cover in which the subject land is situated.
 - iii. Opportunities to restore or re-establish productive forest habitats consisting of native species following the completion of the proposed *development*.
- c) The Township will minimize the impact of *development* on *woodlands* by proposing alternative locations for proposed land uses and/or through the implementation of appropriate mitigation measures.
- d) 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.
- e) The Township will endeavour to secure ownership of elements of the *Greenlands Network* in conjunction with recreational areas, and to prepare management plans for these lands to maintain, enhance or, wherever feasible, restore their *ecological functions*.

- f) The Township encourages individuals and agencies to use native species appropriate to the locality when planting within or *contiguous* to elements of the *Greenlands Network*.
- g) Wherever feasible and appropriate, species native to the region will be used in plantings in roadside plantings, stormwater management facilities and park naturalization projects.
- h) The Township may consider the adoption of a Tree Preservation By-law to prohibit or regulate the destruction or injuring of trees in *woodlands* less than four hectares in area.

9.2 Source Water Protection Areas

The Township primarily relies on ground water for its municipal drinking water supply. Protecting existing and future sources of drinking water from incompatible land uses and from contamination that could affect groundwater recharge is essential to maintaining human health, economic prosperity, and a high quality of life. Source Water Protection Areas, including Regional Recharge Areas, municipal wells, microbial risk management zones, and Well Head Protection Sensitivity Areas are illustrated on Map 4.

- a) *Development applications* and use permissions on lands within a Wellhead Protection Area (WHPA) category A to D or an Intake Protection Zone 1 or 2 (IPZ) must comply with the provisions set out in the *Vulnerable Area Risk Assessment* in Map 4 of this Plan.
 - i. WHPA-A delineates the area within a 100-metre radius of a municipal well. This zone is assigned the highest vulnerability score of 10, indicating a significant risk to ground water quality from surface activities.
 - ii. WHPA-B delineates the area where ground water is estimated to take up to 2 years to reach a municipal well. Vulnerability scores can be 6

- (Low), 8 (Medium) or 10 (High), depending on local hydrogeologic conditions and overburden protection.
- iii. WHPA-C delineates the area where ground water is estimated to take up to 5 years to reach a municipal well. Vulnerability scores can be 2 or 4 (Low), 6 (Medium) or 8 (High), indicating a moderate to moderately high potential for contamination.
 - iv. WHPA-D delineates the area where ground water is estimated to take up to 25 years to reach a municipal well. Vulnerability scores can be 2 (Low), 4 (Medium) or 6 (High), indicating lower vulnerability but still requiring appropriate land use consideration.
 - v. IPZ-1 delineates the area within a 200-metre radius upstream of the municipal intake. There are no identified IPZ-1 areas in the Township.
 - vi. IPZ-2 delineates the area of land over which a hazardous spill could reach a municipal surface water intake within a two-hour travel time. There are no identified IPZ-2 areas in the Township.
 - vii. IPZ-3 is also shown on the maps for information purposes, and represents the upstream contributing area to the surface water intake.
- b) WHPA-E delineates the area on the ground surface where surface water can flow to a municipal well within a two-hour travel time, creating a direct hydraulic connection pathway for contaminants to rapidly reach the drinking water source. *Development applications* located within a WHPA-E will be reviewed for compliance with the Grand River Source Protection Plan, and shall be identified through a source water protection screening at the time of filing an application.
- c) High Microbial Risk Management Zones apply to the highest vulnerability areas, which are WHPA-A and WHPA-B with a vulnerability score of 10, immediately surrounding around a Groundwater Under the Direct Influence of Surface Water Well (GUDI Well). *Development applications* located within

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

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

- iv. Impervious surfaces are to be minimized and *green infrastructure* and appropriate *low impact development* techniques promoted to maintain or improve ground water infiltration and baseflow to aquifers, while ensuring no negative impacts to water.
 - v. Cumulative water takings and consumptive demands are to be considered to prevent overuse of ground water resources.
 - vi. Municipal servicing strategies and *infrastructure* shall support water conservation and *sustainable* ground water use.
- f) Highly *Vulnerable Areas* (HVAs) delineate underground aquifers where water is being withdrawn for human use. These aquifers are particularly susceptible to contamination because they are located near the ground's surface or the overlying material is highly permeable, allowing contaminants to easily reach the ground water. These are shown for information and strategic planning purposes on Map 4: Source Water Protection Areas. Significant Groundwater Recharge Areas (SGRAs) identify lands where the rate of ground water replenishment from the infiltration of water exceeds a specific threshold. These are identified through relevant environmental studies submitted with a *development application*. The Township will consider the importance of these areas for maintaining the long-term water supply of an aquifer when undertaking secondary or community planning exercises.
- g) A chloride impact assessment will identify potential impacts of de-icing salts on drinking water sources and recommend mitigation strategies for the applicable planning area. This study will be required for:
- i. Secondary plan and *subwatershed studies*.

- ii. For a new application for a draft plan of subdivision or vacant land condominium where a chloride impact assessment has not already been approved.
 - iii. For a modification to existing draft approved plan of subdivision or vacant land condominiums.
- h) The Township may require the preparation of a salt management plan:
 - i. Where such study is a recommended outcome of a chloride impact assessment.
 - ii. For plans of condominium.
 - iii. For a site plan approval.
- i) The Township will encourage the design of drainage systems and lot grading in new plans of subdivision to include consideration for cold weather stormwater flows and winter maintenance, and will promote and may require the strategic design of new road networks to reduce the need for road salt application.

9.3 Environmental Impact Statements

- a) The Township, in consultation with the Province and the Grand River Conservation Authority may require the completion of a single comprehensive Environmental Impact Statement where:
 - i. *Development or site alteration* is proposed on multiple *contiguous* properties containing elements of the *Greenlands Network*.
 - ii. A comprehensive community planning process is being undertaken.
 - iii. Environmental studies are required to support the proposed expansion of the Wellesley Urban Area.

- iv. The extent of a *development application* and its anticipated impacts on the *Greenlands Network* are anticipated by the relevant agencies to be *significant*.
- b) The need for, and scope of Environmental Impact Statements, will be determined by 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.
- c) In addition to Policy 9.3(b) the need for, and scope of Environmental Impact Statements, will be determined by the Township in collaboration with:
- i. The Province, for *development* or *site alteration* potentially affecting *Significant Habitat* of Endangered or Threatened Species.
 - ii. The Grand River Conservation Authority for *Significant Valleys*.
 - iii. The Federal Department of Fisheries and Oceans, or its delegate, for *fish* habitat.
- d) Environmental Impact Statements will be prepared in accordance with current best practices and provincial guidance. The Township may consider the provisions of the draft Regional Natural Heritage System Implementation Guideline, as a non-binding reference document until such time as the Township prepares its own guideline.

- i. The Township may reduce the scope and/or content of the Environmental Impact Statement where the impacts of the proposed *development* or *site alteration* upon an element of the *Greenlands Network* are expected to be limited in area and/or scope, or where other environmental studies fulfilling the requirements of an Environmental Impact Statement have previously been prepared.
 - ii. 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 *Greenlands Network*.
 - iii. 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.
- e) Any *development* proposed *contiguous* to designated *fish habitat* will require the preparation and submission of an Environmental Impact Statement for review by the Federal Department of Fisheries and Oceans, or its delegate.
- f) Where a minor adjustment to the boundary of the *Greenlands Network* is approved, the abutting land use designation shall apply. Boundary interpretations not generally in conformity with the *Greenlands Network* as shown on Appendix B will require an amendment to this Plan.

9.4 Agriculture

Agriculture is a key component of the township's economy and plays an important role in the Township's environmental *sustainability*, cultural heritage and social well-being. It is the intent of this Plan to support agriculture as the predominant land use in the Countryside and protect the Township's agricultural resources from urbanization and inappropriate *development*.

In addition, a large proportion of the township's farm community relies on horse-drawn vehicles for its primary means of transportation. The culture and farming practices of this distinct community make a significant contribution to the township's agricultural economy and overall quality of life. The policies of this section therefore seek to preserve and support the social, economic and cultural needs of this unique segment of the Township's population.

9.4.1 Agricultural Systems Approach

The Township's Countryside, shown on Map 2, follows an *Agricultural System* approach, interconnected by:

- a) The agricultural land base that consists of *prime agricultural areas* and *rural lands*, together create a continuous, productive land base for agriculture, and
- b) An *agri-food network* that includes infrastructure, services and assets important to the viability of the local agri-food sector.

There is also a broad band of permanently protected environmental features and agricultural lands known as the Protected Countryside. This area contains a unique concentration of farmlands, woodlands, watercourses, river valleys and *wetlands*.

The *Agricultural System* is connected both functionally and economically to the broader agricultural land base and agri-food sector beyond the boundaries of the region. This Plan intends to enhance the long-term viability of agriculture by

maintaining the geographic continuity of the agricultural land base and supporting the economic connections to the agri-food network.

The *Agricultural System* is supported by a series of Rural Settlement Areas, Rural *Employment Areas*, and Rural Mixed-Use / Agricultural Clusters generally serviced by *partial services* or by *individual on-site sewage services* and *individual on-site water services*. These areas provide a variety of cultural and economic opportunities that serve the needs of rural residents and area businesses. Although these areas are not required to accommodate forecasted growth, the policies of this Plan support the continued vitality and regeneration of these areas.

9.4.2 Agribusiness and Agritourism

The Township recognizes that the economic climate of farming is changing and that additional on-farm business activities, such as home industries, home occupations and uses that produce and market value-added agricultural products, can be carried out on farms to support the viability of local agriculture.

9.4.2.1 Agriculture-Related Uses

- a) *Development applications* to establish an agriculture-related use within the *Prime Agricultural Area* and Rural Area designations may be permitted through an amendment to the Township Zoning By-law, provided that the proposed use:
 - i. 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.

- ii. Be prohibited in *woodlands* except where an exception from the Regional Woodland Conservation By-law has been obtained.
 - iii. Avoids any impacts on the *Greenlands Network*.
 - iv. Mitigates any potential land use conflicts with adjacent farms and other land uses and complies with the Provincial guidelines on land use compatibility.
 - v. Is compatible with available rural services, such as road access, private water and sewage services, utilities, fire protection, emergency services, and other public services.
 - vi. Can be appropriately serviced by private wells and individual wastewater treatment systems.
- b) *Development applications* to sever lands for *agricultural-related uses* may be permitted provided that:
- i. The severed lands will be limited to a minimum size needed to accommodate the use of private wells and individual wastewater treatment systems.
 - ii. The severance will not result in an undersized farm that may not be economically viable.
 - iii. The consent to sever will not result in final approval until buildings or structures associated with the use have been constructed or substantially completed.

9.4.2.2 On-Farm Diversified Uses

- a) On-farm diversified uses are uses that are secondary to the principal agricultural use of a property, are limited in area and are intended to supplement farm income. Such uses shall be minor activities relative to the farm operation, such that the farm remains valued for its agricultural capability and not for its industrial or commercial business potential. The

Township may permit the establishment of an *on-farm diversified use* in accordance with Provincial guidance provided that the proposed use:

- i. Is located on a farm;
 - ii. Is clearly secondary to the principal agricultural use of the property and does not undermine the agricultural nature of the area;
 - iii. Is compatible with available rural services, such as road access, private water and sewage services, utilities, fire protection, emergency services, and other public services.
 - iv. Is located within the cluster of existing buildings such that any new buildings, structures or facilities associated with the proposed use can be integrated with the farm operation should the *on-farm diversified use* cease to exist.
 - v. 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.
-
- b) 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 in accordance with Provincial guidance.
 - c) Any industrial-related uses shall be limited to dry manufacturing and/or repair, with accessory retail in accordance with Provincial guidance.
 - d) The range of secondary uses permitted and the standards applying to them shall be set out in the Zoning By-law. Secondary uses created in accordance with this Plan may be subject to site plan control.
 - e) Consents shall not be granted for any on-farm diversified uses created in accordance with this Plan.

9.4.2.3 Farm Worker Accommodation Uses

- a) Permanent or temporary Farm Worker Accommodations may be permitted on the same lot as an agricultural use through a site-specific zoning by-law amendment to accommodate full-time farm employees, including members of the farm household directly involved in the farm operation, provided that:
 - i. 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.
 - ii. Any new permanent buildings will be limited to bunkhouses or the conversion and/or expansion of existing Farm Help Accommodations.
 - iii. Any new temporary dwelling will be located near the existing farm buildings and will be removed if they are no longer required to accommodate farm employees.
 - iv. The site can be appropriately serviced by private wells and individual sewage systems.
- b) Consents to sever a new lot will not be granted for any Farm Help Accommodations established in accordance with this Policy.

9.4.2.4 Existing Non-Agricultural Uses

- a) Within the *Prime Agricultural Area* and *Rural Areas* designation, 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.
- b) The Township will endeavor to support environmentally *sustainable* agriculture by assisting farmers in the *development* of individual Environmental Farm Plans to minimize soil degradation, protect the *quality and quantity of water* resources, improve the management of potential on-

site pollution sources and to maintain, enhance or, where feasible, restore the *ecological functions* of elements of the *Greenlands Network*.

9.4.3 Lot Creation and Lot Adjustments

9.4.3.1 Farm Parcel Creation / Alterations

- a) *Development applications* to create new residential lots within the *Prime Agricultural Area* or Rural Area designations, or which would otherwise result in the creation of a new residential lot(s) will not be permitted except in accordance with Policies 9.4.3(b) and (c).
- b) Within the *Rural Areas* designation, the Township may permit the creation of one or more new lots for the purposes of infilling an existing grouping of rural residential lots that have not been designated as a Rural Settlement Area by this Plan, provided that:
 - i. The existing grouping of lots accommodating the proposed infilling lot(s) presently consists of a grouping of four or more *non-farm lots*, with each such unit or lot separated from each other by no more than 100 metres on the same side of an open public road.
 - ii. The measurement of the 100 metre separation distance is determined in accordance with the *rural residential infilling formulae*.
 - iii. The new lot has a maximum of one hectare, except where natural features or existing lot patterns justify inclusion of additional lands.
 - iv. The new lot is not located within a Source Water Protection Area where individual sewage systems are identified as a prohibited use in accordance with the policies of this Plan.
 - v. The new lot can be appropriately serviced by private wells and individual wastewater treatment systems.
- c) Within the *Prime Agricultural Area* or *Rural Areas* designations, where two or more farm parcels are to be merged in title into one ownership, with each lot

having one dwelling, a new lot may be created for the dwelling surplus to the needs of the merged farm provided that:

- i. The surplus dwelling is designated by the Township as a heritage property under the Heritage Act.
 - ii. The new lot has a maximum area of one hectare, except where natural features or existing lot patterns justify the inclusion of additional lands.
- d) *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:
- i. Each resultant farm that is created must have a minimum area of 40 hectares.
 - ii. The resultant farms having less than a minimum of 40 hectares will achieve all of the following criteria:
 1. Be of a size appropriate for the type of *agricultural uses* common in the area.
 2. 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; and
 3. Be permitted by a site-specific by-law amendment.
- e) New land uses, including the creation of separate lots, expansions of existing lots and the *development* of new or expanding livestock facilities will comply with the *minimum distance separation formulae* and the *Nutrient Management Act*. The completion of Nutrient Management Plans according to Best Management Practices shall meet provincial legislation prior to the issuance of building permits for certain types and sizes of operation.

- f) A new farm or new lot shall not be deemed to have been created where consent is given for the following purposes:
- i. Minor adjustments to lots so as to permit conformity with existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private wells or individual wastewater treatment systems on abutting lots, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the *Planning Act*.
 - ii. Minor adjustments to the boundaries of two adjoining *non-farm lots* recognized by the Township's Zoning By-law, provided that such adjustments do not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the *Planning Act*.
 - iii. Minor adjustment to the boundaries between an adjoining farm and a *non-farm lot* that does not impact the viability of the farming operation.
 - iv. 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.
 - v. Addressing legal or technical matters such as easements, rights-of-way, corrections of deeds, and quit claims that do not result in the creation of a separate lot, except where such easements or rights-of-way are intended to facilitate the construction of new buildings or structures on a vacant lot of record otherwise undevelopable due to a lack of frontage onto a public road. Consents for such easements will be considered an application to create a new lot and will be subject to the Lot Creation / Alteration Policies set out in this Section.

- vi. Severing from each other two or more rural lots that have unintentionally merged in title, provided the severances reflect the original lot lines. In rare and unique circumstances and at the discretion of Township staff, a minor lot line adjustment may be permitted within the *Prime Agricultural Area* , provided:
 - 1. The lot line adjustment supports *agricultural uses* on at least one of the affected lots; and
 - 2. The lot line adjustment does not negatively impact the agricultural use or viability of either parcel.
- g) This Plan recognizes that there are many existing farm parcels within the *Prime Agricultural Area* and *Rural Areas* that are less than 40 hectares in area. These undersized parcels are considered as appropriate for *agricultural uses*, except where otherwise provided for in this Plan.
- h) The creation of lots specifically for the purpose of conserving environmental features or elements of the *Greenlands Network* as designated on Appendix B of this Plan, 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, to the satisfaction of the Township. 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 Lot Creation and Lot Adjustment Policies of this Plan.

9.4.3.2 Infilling Consents

- a) Within the *Rural Lands* 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:

- i. 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.
- ii. 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.
- iii. The new lot is not located within a Source Water Protection Area where individual private sewage systems are identified as a prohibited use.
- iv. The new lot can be appropriately serviced by individual on-site water and individual on-site sewage systems.

9.5 Mineral Aggregate Resources

Portions of the township include *mineral aggregate resources* in the form of naturally occurring sand and gravel deposits. These aggregate resources provide material used in the construction of buildings and *infrastructure* and have the potential to support secondary industries that provide employment opportunities within the Township.

9.5.1 Designation and Protection

- a) Mineral Aggregate Resource Areas are identified on Appendix C 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:
 - i. Extraction would not be feasible.
 - ii. The proposed land use or *development* serves a greater long-term interest of the general public than does extraction.
 - iii. Issues of public health, safety and environmental impacts are appropriately addressed.
- d) Any new *developments* proposed within Mineral Aggregate Resource Areas 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:

- i. The Township will plan for and regulate the subsequent use of rehabilitated *mineral aggregate operations* in accordance with the policies in this Plan.
- ii. The Township will require site specific Zoning By-law amendments to permit accessory 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:
 - 1. The protection of adjoining lands from the negative effects of a reduced water supply, noise, dust, odour, lighting and outdoor storage.
 - 2. The protection of the environment from negative effects of dust, chemical spills, run-off, or contamination of surface or groundwater.
 - 3. Access being obtained directly to a road capable of carrying the anticipated truck traffic.
- iii. Notwithstanding 9.5(g), accessory 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.

9.5.2 Existing Mineral Aggregate Operations

- a) 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 licenced *mineral aggregate operations* as a 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.

- b) *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*.
- c) 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.
- d) *Development applications* to expand an existing mineral aggregate operation located on lands designated as Environmentally Sensitive Landscapes, as shown on Appendix C, will only be supported where:
 - i. It can be demonstrated to the satisfaction of the Township and the Province that substantial progress has been made in the rehabilitation to viable after-use of the disturbed area within the existing licensed area.
 - ii. 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.

9.5.3 Applications for New Mineral Aggregate Extraction

- a) 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 license under the *Aggregate Resources Act*.
- b) New mineral aggregate extraction within the *Prime Agricultural Area* and *Rural Areas* designation may be permitted as an interim use, subject to the policies of this Plan, provided that agricultural rehabilitation is maximized.

9.5.4 Required Technical Information

- a) *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:
 - i. 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*;
 - ii. 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*.
 - iii. A Transportation Impact Study in accordance with the policies of this Plan, indicating how the proposed operation will address any potential impacts on Township and Regional roads.
 - iv. An Environmental Impact Statement prepared in accordance with the policies of this Plan, where the proposed mineral aggregate operation

is *contiguous* to a Core Environmental Feature, or within or *contiguous* to a Supporting Environmental Feature.

- v. An archaeological assessment and/or Cultural Heritage Impact Assessment in accordance with the policies of this Plan.
 - vi. 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.
 - vii. Any other studies identified by the Township to meet requirements of a complete application under the provisions of the Planning Act.
- b) To avoid potential overlap among the studies required under this Plan and similar studies that may be required by the Province or the Grand River Conservation Authority, the Township will require the applicant to participate in a pre-submission consultation meeting with each of these agencies prior to the submission of any supporting studies. The purpose of this pre-submission consultation meeting will be to identify the specific policy requirements of each of the agencies in each of the substantive areas being studied such that a single study can satisfy all the requirements identified by the agencies.
- c) The studies identified will be required to consider 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.

9.5.5 Review Criteria

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

1. The portion of the Core Environmental Feature affected by the mineral aggregate extraction will be replaced or restored within a reasonable period of time with habitat of greater extent and/or ecological value as part of the rehabilitation plans, to promote, where possible, a net ecological gain, or in the case of Habitat of *Endangered Species* and Threatened Species, compliance with *provincial and federal requirements* have been achieved.
 2. There will be no adverse environmental impacts to the environmental features or *ecological functions* and connectivity of the residual areas of the Core Environmental Feature.
 3. Quantity, quality and direction of local surface water and groundwater will be maintained or enhanced.
 4. 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.
- b) New *mineral aggregate operations* proposed *contiguous* to Core Environmental Features may be permitted, provided that there will be no adverse environmental impacts to their features or *ecological functions* and Environmental Linkages.
- c) New *mineral aggregate operations*, or wayside pits and quarries, may be permitted within Environmentally Sensitive Landscapes as shown on Appendix C, where it can be demonstrated to the satisfaction of the Township, in consultation with the Province, the Grand River Conservation Authority, and other affected agencies that:
- i. Where extraction is proposed *contiguous* to a Core Environmental Feature, there will be no adverse environmental impacts to their features or landscape level *ecological functions* and connectivity.

- ii. Where extraction is proposed within or *contiguous* to the following features, which are not included within a Core Environmental Feature:
 - 1. Rivers, stream valleys, *floodplains*, or associated *hazardous lands* or *hazardous sites*.
 - 2. *Fish* habitat.
 - 3. Meromictic and kettle lakes.
 - 4. *Significant* Wildlife Habitat.
 - 5. Savannas, tallgrass prairies, rare *woodland* types, cliffs, alvars, sand barrens, marl seeps, bogs and fens.
 - iii. There will be no adverse environmental impacts to their features or landscape level *ecological functions* and connectivity, although extraction may be considered in habitats which can be effectively replaced or restored in a short to medium time scale such as areas of crop or pasture land, young plantation, early successional woodland, small areas of non-provincially significant marsh or thicket wetland, old field meadow, hedgerows and drainage swales; and
 - iv. The quantity and quality of local surface water and groundwater regimes can be maintained or enhanced.
- d) 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:
- i. 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.
- ii. 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.
 - iii. 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.
 - iv. The rehabilitated area will be maximized and the disturbed area minimized on an ongoing basis during the life-cycle of the pit operation.
 - v. 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.
- e) *Development applications* that would establish an accessory use to a mineral aggregate operation will only be permitted where applicable studies identified demonstrate to the satisfaction of the Township and/or the Region and other affected agencies that the proposed use will mitigate any potential *adverse effects*.
- f) Prior to the establishment of a new mineral aggregate operation, Township support for the zone change application will be subject to the following:
- i. The submission and acceptance of any required studies identified in this Plan.

- ii. Demonstration that the proposed rehabilitation is consistent with the policies of this Plan.
- iii. The submission of all reports required by the Province in accordance with the *Aggregate Resources Act*.
- iv. 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:
 - 1. 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*.
 - 2. That no new excavation or processing will take place until all required buffers and/or screenings have been installed.
 - 3. That no water or washing or screening operations will be discharged into any water course.
 - 4. That the applicant, in co-operation with the Township and the Region, will establish all haul routes for truck traffic.
 - 5. 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.
 - 6. That no new excavation or processing will take place until all required fencing and/or security measures have been put in place.

- g) 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 and eliminate unnecessary heavy truck traffic on Township roads and *sensitive land uses*.
- h) 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:
 - i. 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.
 - ii. Regulations in site-specific zoning by-laws, development agreements and conservation easements, as may be applicable.

9.5.6 Wayside Pits and Quarries, Portable Asphalt and Concrete Plants

- a) 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 Province.
- b) The Township will request the Province 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.

- c) 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 with the exception of the following locations:, without amendment to this Plan, or the Zoning By-law, except where:
 - i. The use would be located within or adjacent to an area of existing *development* that would be incompatible with aggregate extraction and associated activities.
 - ii. The use would be located within a Core Environmental Feature as designated in Appendix B.
 - iii. The use is identified as a prohibited use by the policies of this Section.
- d) 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.
- e) 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.

9.5.7 Extraction Below the Water Table

- a) In addition to all other applicable policies of this Plan, mineral aggregate extraction below the water table will only be permitted where:
 - i. 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.

- ii. In a specialty crop area, there is a substantial quantity of high quality *mineral aggregate resources* below the water table warranting extraction.
- iii. The completion of a hydrogeological *cumulative impacts* assessment shall demonstrate that the removal of the resource and the subsequent rehabilitation of the lands will not negatively impact the quantity and quality of the surface or groundwater resources and relevant natural heritage features. Such studies will be completed to the satisfaction of the Township, the Province, the Grand River Conservation Authority, and other affected public agencies.
- iv. 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.
- v. 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.

- vi. 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.

9.5.8 Rehabilitation of Aggregate Operations

- a) The Township will co-operate with landowners, operators and licence holders, and the Province 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.
- b) 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:
 - i. Progressive rehabilitation will be carried out whenever feasible so that depleted areas are restored while extraction continues in other areas of the site.
 - ii. Final rehabilitation will comply with the land use designations contained in this Plan, and be compatible with the character of surrounding land uses.
 - iii. 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*.
 - iv. Within the *Prime Agricultural Area* and *Rural Areas* 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.

- c) Where mineral aggregate extraction has occurred below the water table, rehabilitation will be in accordance with the policies in this Plan to protect groundwater quality.
- d) Where multiple *mineral aggregate operations* are located in close proximity to one another, the Township will collaborate with the *Province*, the Grand River Conservation Authority and the affected owners/applicants to jointly develop comprehensive rehabilitation plans for multiple properties.

9.5.9 Conservation of Mineral Aggregate Resources

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

10 Implementation and Interpretation

This section outlines how the Plan will be implemented and interpreted, describing tools to be used in the Township to achieve the vision and objectives of the Plan and the policies described within it.

10.1 Jurisdiction

- a) This Plan is prepared in accordance with the statutory powers and responsibilities vested in the Township by the Province. All public works carried out in the township and all municipal by-laws passed for any purpose must conform to this Plan.
- b) This Plan will be used as the basis for planning and for managing growth and *development* in the township. The policies of this Plan will affect all *development*, *redevelopment* and use of land within the township.
- c) The effect of Federal and Provincial legislation in granting exemptions from compliance for certain *developments* under this Plan for specified undertakings is acknowledged. However, the Township will strive through consultation to gain the full support of Federal, Provincial and Regional agencies in achieving the objectives of this Plan.

10.2 Interpretation

- a) The text, tables, maps, schedule and glossary of terms contained in this Plan constitute the Township's Official Plan. This Plan is intended to be read in its entirety, and all relevant policies, maps and schedules are to be applied to each situation.
- b) The policies contained in this Plan are intended to provide a statement of the intentions of Council. If clarification of any policy is necessary, reference should be made to the preambles and goals of this Plan.

- c) Where a parcel of land is subject to one or more designations on a map in this Plan, *development* proposals will be reviewed in accordance with all the policies of the applicable designation, but where conflict exists between these policies, the more restrictive policies will prevail to the extent of the conflict. In the case of a discrepancy between the policies and the related map, the policies will take precedence.
- d) The boundaries shown on the maps in this Plan will be interpreted as follows:
 - i. The Wellesley Urban Area designations as shown on Map 2.1 will be interpreted as being definitive.
 - ii. Where the boundaries of the Wellesley Urban Area, Rural *Settlement Areas* and Rural *Employment Areas* coincide with such physical features as roadways, rivers and other defined geographical features, the boundaries will be deemed to be the centre line of that feature.
 - iii. The boundaries of the *Greenlands Network* as shown on Appendix B will be interpreted through the *development* review process.
- e) Where any Act or portion of an Act is referred to in the Plan, such references shall be interpreted to refer to any subsequent renumbering of the sections in the Act and/or changes in the date of the Act.

10.3 Amendments

- a) Notice of amendments to this Plan will be given in accordance with the *Planning Act*.
- b) In considering amendments to this Plan, the Township will be guided by the following:
 - i. Need for the proposed change.

- ii. Effect of the proposed change on the demand for Township services and facilities.
 - iii. Implications the amendment may have on other policies of the Plan.
 - iv. Impact of the proposed change on the Township's ability to achieve and implement the goals and policies and density and *intensification* targets expressed in this Plan, or on other Township policies, programs or interests.
- c) Technical revisions to this Plan will not require an amendment to this Plan provided they do not change the intent of the Plan. Technical revisions include:
 - i. Changing the numbering, cross-referencing and arrangement of the text, tables and schedules.
 - ii. Altering punctuation or language for consistency.
 - iii. Correcting grammatical, dimensional and boundary, mathematical or typographical errors.
- d) Where new mapping information is provided by the Province, the Region or the Grand River Conservation Authority, any affected maps in this Plan will be reviewed and updated as part of a Township-initiated review of this Plan, or the completion of a review as otherwise initiated by Council.
- e) The Township will undertake a review, and if necessary amend this Plan, to ensure that:
 - i. The policies, density and *intensification* targets of this Plan are being met or exceeded.
 - ii. The goals and policy directions remain realistic and appropriate with regard to changing social, economic, environmental and technological circumstances.

- iii. The Plan remains consistent with the Provincial Planning Statement.
- iv. This Plan is consistent with any judicial decisions, Ontario Land Tribunal decisions and/or changes to Provincial legislation.

10.4 Zoning By-laws

- a) The Township shall have a Zoning By-law or By-laws that include and refine 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:
 - i. Updates to terminology or mapping to align with the Official Plan.
 - ii. The lifting of a holding provision.
 - iii. The approval of a temporary use by-law.
 - iv. The implementation of a severance.
 - v. A Zoning By-law amendment required as part of a surplus farm dwelling severance to prohibit future residential uses on agricultural lands.

- vi. Amendments that meet the following criteria:
 - 1. No studies or reports are required to review the application, other than a Planning Justification Report.
 - 2. The proposal does not contradict any Provincial Policies.
 - 3. The proposal conforms to the Official Plan.

10.5 Community Planning Permit System

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

10.6 Holding By-laws

- a) Pursuant to the Planning Act, the Township may pass a Holding By-law where the anticipated use of a parcel of land conforms with this Plan but the actual *development* of the lands for the intended use to be premature or held back, in whole or in part, pending the satisfaction of requirements and/or conditions of *development* as specified in the Holding By-law.
- b) Interim uses permitted while the holding provision is in place shall include:
 - i. Existing uses; and,

- ii. Other uses deemed appropriate by Township Council which do not adversely affect the future *development* potential of the lands consistent with the rationale for which the holding provision has been applied.
- c) The lifting of a Holding symbol 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. Council or Staff, as delegated by by-law, may lift the Holding provision in accordance with the *Planning Act*.

10.7 Temporary Use By-law

- a) Pursuant to the *Planning Act*, the Township may pass by-laws authorizing the temporary use of lands, buildings or structures where it is satisfied that the following requirements, which are relevant to the specific application are, or will be, fulfilled in order to safeguard the public interest:
 - i. The compatibility of the proposed use with the surrounding land uses.
 - ii. The adequacy of any services that may be required for the proposed use.
 - iii. Traffic impacts, access and parking requirements.
 - iv. 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. If avoidance is not possible, minimization and mitigation of *adverse effects*.
 - v. The conformity of the proposed use with the policies of this Plan.

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

10.8 Interim Control By-law

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

10.9 Committee of Adjustment

- a) The Township shall appoint a Committee of Adjustment to implement matters enabled through Section 45 and Section 54(2) of the *Planning Act*.
- b) Any decision by the Committee of Adjustment may be for such time and subject to such terms and conditions as the Committee considers advisable. The Committee may require the owner/ applicant to enter into an agreement to implement, maintain and/or enforce a condition of variance approval. The agreement will be registered on title against the lands and will be enforced against the present and subsequent owners.
- c) Decisions of the Committee of Adjustment will maintain the general intent and purpose of this Plan, and will be in accordance with requirements of the *Planning Act* and all other applicable legislation.

10.10 The Subdivision of Land

10.10.1 Consent Policies

- a) Consents will not be granted if the application is contrary to, or not in conformity with, the policies of this Plan.
- b) 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.
- c) Consent applications to sever a lot partially located within a Rural Settlement Area and partially within the Countryside to create a new *non-farm lot* outside the Rural Settlement Area will not be permitted.
- d) In Settlement Areas, there is no fixed limit on the number of lots that can be created by consent on an existing public road. However, the consent process is not intended as a substitute for the plan of subdivision process, nor is it an appropriate method of lot creation for proposals that are more suitably addressed through the plan of subdivision process. Lot creation through the consent process will be considered only when:
 - i. The parcel size is such that lot creation through the consent process is appropriate.
 - ii. The proposal does not require the extension of municipal services, including roads.
 - iii. The proposal does not leave residual land that can only be developed by the plan of subdivision process.
 - iv. Access to abutting lands within the designated settlement area is not adversely affected.

- v. Where it is evident that lot creation through the consent process is not appropriate and that *development* should occur through the plan of subdivision process, the consent application will not be approved.
- e) The division of land will only be allowed if the proposed lots are consistent with the provisions of the Township Zoning By-law. The Zoning By-law shall establish minimum lot frontages and areas in accordance with Provincial requirements and/or designated agencies.
- f) Consents will not be allowed if any of the subject lands requires access to be obtained where a traffic hazard could be created because of limited sight lines on curves or grades or proximity to intersections.
- g) New lots created by consent must have access to a year-round maintained public road. Direct access to Regional and Provincial Roads should be limited in accordance with the policies and regulations established by the agency having jurisdiction over such road.
- h) Where a consent application involves the creation of a new access, all requirements of the agency having jurisdiction over such road must be satisfied. Any required permits or approvals must be obtained, or be capable of being obtained, prior to finalization of consent approval.
- i) Adequate sewage and water services can be provided to the lot.
- j) The division of land will only be allowed when it has been established that soil and drainage conditions for all parcels involved are suitable:
 - i. To permit the proper siting of a building.
 - ii. To allow for adequate water and sanitary/sewage servicing either by connection to public piped sanitary sewer and water services or through private individual services.
 - iii. To ensure adequate lot area for the protection of water resources from private septic servicing.

- iv. To accommodate required stormwater facilities.
- k) Notwithstanding any other sections of this Plan, consents for the creation of easements or rights-of-way are permitted provided the need is substantiated and acceptable to the consent granting authority.
- l) Consents for minor lot adjustments or minor boundary changes may be permitted provided they are granted conditional to Section 50(3) or (5) of the Planning Act, and the consent would not result in the creation of a new building lot.
- m) When reviewing and considering an application for consent, Council may impose conditions of approval.
- n) New lots created by consent shall be located outside of natural hazards and have access in accordance with Provincial standards.

10.10.2 Plan of Subdivision or Condominium and Part Lot Control

- a) All lands within the township shall be subject to subdivision control and part lot control.
- b) 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 applicable agencies. The applicant shall be required to post security with the Township to ensure the conditions of the subdivision agreement are fulfilled.
- c) 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 three years.

- d) After three years of giving approval to a Draft Plan of Subdivision, the Township may:
 - i. 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.
 - ii. 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:
 - 1. The Township shall not extend a Draft Plan approval after it has lapsed. However, the Township may deem the approval as not having lapsed provided that:
 - > It has been less than five years since the approval lapsed.
 - > The Township has not previously deemed this same approval as “not lapsed”.
 - 2. The owner/developer has entered into an agreement for the sale of the land in accordance with lot and block description shown on the draft approved plan of subdivision.
 - 3. Under no circumstances shall a Draft Plan approval be extended for more than a cumulative or single three year period. For clarity, this Policy applies to Draft Plan approved after the effective date of this Plan.

- e) Generally, extensions will not be permitted beyond one year. Exceptions to this will be to the discretion of the Township and include:
 - i. Where extenuating circumstances are demonstrated such as changes in ownership, unforeseen economic hardships, or
 - ii. Significant progress has been made in satisfying the conditions of draft approval, only requiring minor additional actions to move to registration.

10.11 Site Plan Control

- a) All lands within the township shall be deemed to a Site Plan Control Area and shall be applicable to all *development* specified in the Site Plan Control By-law.
- b) The Site Plan Control By-law may exempt various forms of *development* or provide for expedited or other minor approvals which where it considers such approval to be more appropriate.
- c) Approval of drawings within a Site Plan Control Area shall be delegated, by by-law, to the Director of Development Services, Chief Building Official, or designates in accordance with the requirements of the *Planning Act*.
- d) 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.

10.12 Legal, Non-Conforming Uses, Buildings, or Structures

- a) Land uses which legally existed on the date of the approval of the Official Plan that are neither designated in this Plan nor zoned in the Zoning By-law as a permitted use are termed legal non-conforming uses and, in the long-run, should cease to exist and be replaced by uses, buildings, and/or structures that conform to this Plan and with the Zoning By-law.
- b) 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*.

10.13 Municipal Finance

10.13.1 Fiscal Responsibility

- a) The Township shall ensure that the required capital expenditures to provide services for *development* and *infrastructure* improvements are paid for in an equitable and appropriate manner. The Township will strive to maintain financial *sustainability* and integrity by managing its financial resources and by undertaking *development* in a fiscally responsible manner.
- b) Future *development* will be monitored to ensure that a balance is maintained between demands for service and the overall fiscal capacity of the Township.
- c) Where possible, the Township will use financial mechanisms available 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.

10.13.2 Capital Works Program and Budget

- a) 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.
- b) The Township will plan and prioritize capital projects for long-term optimization in accordance with its Asset Management Plan.

10.13.3 Development Charges

- a) 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.
- b) 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.

10.13.4 Community Benefits Charge

- a) 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*.

- b) The Township 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.

10.14 Community Improvement Plans

- a) Prior to adopting a Community Improvement Plan the Township will identify areas that may benefit from community improvement by adopting Community Improvement Project Areas and Community Improvement Plans for specific areas of the Township or Township-wide.
- b) A Community Improvement Plan shall:
 - i. Support projects and programs that encourage placemaking and accessibility, including improvements to the built, natural and social environments.
 - ii. Maintain, enhance or facilitate the viability of mixed use, commercial, residential and *employment areas*.
 - iii. Address housing issues that may be particular to one community or Township-wide, including the promotion of *affordable* home ownership and rental housing.
 - iv. Promote private initiatives to rehabilitate, restore, or redevelop property, while encouraging the conservation, restoration, adaptive re-use and improvement of *protected heritage property*.
 - v. 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
 - vi. Promote on-farm diversified uses, agriculture-related uses or other measures to promote revitalization and economic activity in the *rural areas* of the township.

- vii. Continue to improve the Township's physical, social and recreational facilities and services in a co-ordinated manner that may reflect localized or Township-wide issues, while recognizing the Township's priorities and financial resources.
 - viii. Prioritize the improvement and make efficient use of municipal services, infrastructure, and utilities.
- c) Prior to adopting a Community Improvement Plan, be satisfied that the Township can reasonably finance the Township's share of costs in its implementation.
 - d) The Township may collaborate, participate, and consult with other agencies and municipalities to combine financial incentives to assist in the implementation of Community Improvement Plans.

10.15 Parkland and Open Space Acquisition

- a) The Township may develop a Parkland Acquisition By-law for the purposes of acquiring and protecting land within the municipality and creating a cash-in-lieu program. The Township may acquire and/or protect Parkland and Open Space Areas as follows:
 - i. Lease or purchase land at an appropriately negotiated price.
 - ii. Enter into any agreements, easements or enact a zoning by-law to preserve *woodlands* and conservation lands in accordance with the *Greenlands Network* policies of this Plan.
 - iii. Require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 2 percent of the land proposed for commercial or industrial *development* as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever.

- iv. Require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 5 percent of the land proposed for all other forms of *development* as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever.
- v. The Township may require cash-in-lieu of all or part of the required parkland dedication where:
 - 1. The required land dedication fails to provide an area of suitable shape, size or location for *development* of public parkland.
 - 2. The required dedication of land would render the remainder of the site unsuitable or impractical for *development*.
 - 3. It is determined that existing park and recreational facilities in the immediate area of the proposed *development* are adequate to serve the projected increase in population.
 - 4. Funds are required to acquire, upgrade or expand land, parks or recreational facilities elsewhere in the township to meet the needs of the projected population.
- b) The amount paid for cash-in-lieu of parkland dedication will be in accordance with provisions of the *Planning Act* and be placed in a fund to be expended solely for the purchase of additional parkland, open space or recreational lands. Natural Heritage System lands designated on Appendix B or unmapped features identified in this Plan will generally not be accepted as part of a dedication for parkland pursuant to the *Planning Act*.
- c) The Township may accept ownership of *woodlands* and other environmental constrained lands areas for protecting the natural area for passive recreation and education uses.

- d) Lands conveyed to the Township for active parkland and other recreational facilities may be required to meet minimum standards, to the satisfaction of the Township, in terms of drainage, grading and site condition.
- e) In the case of a lot created for residential, industrial or commercial purposes, the conveyance of parkland dedication or a cash payment in lieu of land may be required in accordance with the Township's Parkland Dedication By-law, where applicable.

10.16 Development Application Review

- a) The Township will provide comments to adjacent Municipalities or other applicable agencies with respect to matters of Township significance or interest relating to *development applications* submitted in accordance with the *Planning Act* or other Provincial or Federal legislation. These comments will be provided in accordance with the procedures established by the Province, the Ontario Land Tribunal or other legal authority.
- b) In accordance with the provisions for complete applications under the *Planning Act*, the Township will require the following additional information and material to assist in the review of applications for Official Plan amendments, Zoning By-law amendments, consent applications and *site plan* applications:
 - i. A completed application form.
 - ii. The prescribed application fee.
 - iii. Prescribed information and material as required under the *Planning Act*.
 - iv. A planning report outlining how the proposed application is consistent with this Plan, Provincial Plans, the Provincial Planning Statement and any other applicable planning document or statutes.
 - v. Appropriate drawings, concept plans and/or plans of survey.

- vi. Any studies and reports listed in Figure 4 that may be necessary to review the application as determined by the Township or other agencies through a pre-submission consultation meeting, except consent applications.
- c) In considering applications for Official Plan amendments, Zoning By-law amendments or site plan applications, the Township may require the studies and reports identified in Figure 4 and any other studies or reports that may be identified through a pre-submission consultation meeting, in order for the applications to be deemed complete at the discretion of the Township.
- d) Any studies or reports submitted in accordance with Figure 4 will subject to the following requirements to be deemed complete:
 - i. The content and necessity of the information will be in keeping with the scope and complexity of the application.
 - ii. The information must be prepared by a qualified professional retained by and at the expense of the owner/applicant.
 - iii. The information must be in accordance with any applicable Township, Regional or Provincial guidelines.
 - iv. The information must be submitted in an appropriate digital format, if requested by the Township.
- e) The Township may conduct a peer review of the reports and studies listed in Figure 4 where necessary, to determine whether the quality of the submission is satisfactory. Such peer reviews will be completed by an appropriate agency or professional consultant retained by the Township at the owner/applicant's expense. The Township may refuse the studies and reports if it considers the quality of the submission unsatisfactory.

Figure 2: Reports, Plans and Studies That May be Required for a Complete Application

Category	Reports, Plans and Studies Required
Digital Plan	<ul style="list-style-type: none"> • Subdivision / Condominium Plans
Environmental	<ul style="list-style-type: none"> • Aggregate/Mineral Resource Analysis • Local Air Quality Study • Salt Impact Assessment • Salt Management Plans • Cut & Fill Analysis • Environmental Impact Statement • Comprehensive Environmental Impact Statement • Natural Habitat Inventory • Environmental Management Plan • Tree Conservation and Planting Plans • <i>Provincial and Federal Requirements for Fish Habitat</i> • Slope Stability Study and Report • Floodline Delineation Study/Hydraulics Study • Hydrologic and Hydrogeologic Studies • Source Water Protection Studies • Best Management Practices for <i>development</i> 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 <i>Mineral Aggregate Operations</i> • Final Rehabilitation Plan (for <i>mineral aggregate operations</i>)

Category	Reports, Plans and Studies Required
Cultural	<ul style="list-style-type: none"> • Archaeological Assessment • Cultural Heritage Impact Assessment
Construction, Servicing and Infrastructure	<ul style="list-style-type: none"> • 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 <i>Infrastructure</i> Study
Planning	<ul style="list-style-type: none"> • <i>Affordable</i> Housing Report/Rental Conversion Assessment • Detailed Property Assessment of <i>Affordable</i> Rental Housing • Farm Viability Study • Planning Report • 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

Category	Reports, Plans and Studies Required
Land Use Compatibility	<ul style="list-style-type: none"> • Air Quality Assessment • Dust Impact Analysis • Land Use Compatibility Study • Landfill Impact Study • Agricultural Impact Assessment • Minimum Distance Separation • Noise Study • Odour Impact Assessment • Vibration Study • Written Provincial approval (pursuant to the <i>Environmental Protection Act</i> for <i>development</i> within former waste management facilities) • <i>Provincial and Federal Requirements</i> for Alternative and/or <i>Renewable Energy Systems</i> and <i>Fish Habitat</i> • Approval from the Grand River Conservation Authority
Transportation	<ul style="list-style-type: none"> • Transportation Impact Study • Transportation System Impact Study • Parking Analysis • Pedestrian Route and Sidewalk Analysis • Roundabout Feasibility Analysis • Traffic Calming Options Report • Transit Assessment • <i>Transportation Demand Management</i> Options Report • Provincial Requirements and Permits under the Public Transportation Act and Highway Improvements Act • Environmental Assessment and Other Appropriate Studies for <i>development</i> adjacent to Proposed Township, Regional and Provincial Corridors

- f) Township Council may consider delegating, where appropriate, approval authority and the ability to recommend conditions of approval to appropriate delegates as a means to streamline the *development* approvals process.
- g) The Township encourages the concurrent submission and processing of related *development applications*.
- h) The Township, in consultation with appropriate agencies, will develop guidelines for the review of *development applications* which:
 - i. Establish and monitor general time frames and procedures for *development* approvals.
 - ii. Identify means of increasing the efficiency and effectiveness of the planning approval process.
 - iii. Update approval procedures based on the review.
 - iv. Annually prepare a report to Council on the results of the review.
- i) The Township will maintain a *Development Applications* in Process Status Report and report to Council annually with the results.

10.17 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 public notice beyond *Planning Act* requirements for any application.

11 Site Specific Policies

Site Specific Policies may be established by Council to designate areas subject to specific constraints to *development*, policy exceptions, or which would require the submission of specific studies prior to consideration of a *development* approval.

- a) Notwithstanding any policies of this Plan to the contrary, the area shown as “Special Policy Area 11.1” on Map 2.1 –Wellesley Urban Area, will be subject to the following:
 - i. Dwelling units are permitted and shall contribute to diversifying the mix housing types in the Township.
 - ii. The amount of parkland shall remain the same or increase through *redevelopment* of the site.
- b) Notwithstanding any policies of this Plan to the contrary, the area shown as “Site Specific Policy 11.2” on Map 2.1 – Wellesley Urban Area, will be subject to the following:
 - i. Partial or private servicing may be permitted on these lands on a temporary basis. All *development* utilizing such servicing will be required to connect to full municipal services once municipal servicing capacity becomes available.
- c) Notwithstanding any policies of this Plan to the contrary, the area shown as “Site Specific Policy 11.3” on Map 2.1 – Wellesley Urban Area, will be subject to the following:
 - i. Partial or private servicing may be permitted on these lands on a temporary basis. All *development* utilizing such servicing will be required to connect to full municipal services once municipal servicing capacity becomes available.

- d) Notwithstanding any policies of this Plan to the contrary, the area shown as “Site Specific Policy 11.4” on Map 2.1 – Wellesley Urban Area, will be subject to the following:
 - i. Partial or private servicing may be permitted on these lands on a temporary basis. All *development* utilizing such servicing will be required to connect to full municipal services once municipal servicing capacity becomes available.
- e) Notwithstanding any policies of this Plan to the contrary, the area shown as “Special Policy Area 11.5” on Map 2.3 – Countryside Land Use Designations may be considered for long-term *redevelopment* for other uses through an implementing zoning by-law amendment.
 - i. A comprehensive *redevelopment* plan for the site shall be endorsed by Council.
 - ii. The comprehensive *redevelopment* plan shall feature a significant restored natural heritage feature and shall consider opportunities for rural recreational uses. This shall occupy the majority of the comprehensive development plan.
 - iii. The *Aggregate Resources Act* licence shall be surrendered for any lands to be redeveloped. Notwithstanding this, interim rehabilitation of the site and site preparation works may occur while the licence is still in effect provided that the comprehensive *redevelopment* plan for the site has received Council endorsement.
 - iv. *Development* shall occur in accordance with the policies of the Rural *Employment Areas* designation and all relevant policies of this Plan.
- f) Notwithstanding any policies of this Plan to the contrary, the area shown as “Site Specific Policy 11.6” on Map 3.2—Crosshill Service Settlement Area, will be subject to the Countryside policies of Section 4.3 of this Plan.

- g) Notwithstanding any policies of this Plan to the contrary, the area shown as “Site Specific Policy 11.7” on Map 3.8 – Paradise Lake Settlement Area, will be subject to the following:
- i. No net new residential dwellings or dwelling units will be permitted on the lands. A dwelling may be relocated onto these lands from a legal existing lot.
 - ii. Any new lots created shall not be permitted to have new dwelling units unless a dwelling unit is removed from an existing lot in accordance with subsection (a) above.
 - iii. The Township will not assume responsibility for the *development* or maintenance of a new road.