

# OFFICIAL PLAN of the COUNTY OF ELGIN

Aylmer  
Bayham  
Central Elgin  
Dutton/Dunwich  
Malahide  
Southwold  
West Elgin



Consolidated Version  
February 2015

# **THE OFFICIAL PLAN OF THE COUNTY OF ELGIN**

## **CONSOLIDATED VERSION, FEBRUARY 2015**

This document, consisting of the following text and schedules constitutes the consolidated version of the Official Plan of the County Elgin approved with modifications on October 9, 2013 by the Ministry of Municipal Affairs and Housing.

This version of the approved Official Plan of the County of Elgin has been edited to include Ministry modifications to the text and schedules and is provided to assist the reader.

The original version of the County of Elgin Official Plan and the Ministry modifications are available for viewing at:

County of Elgin Administration Building  
3<sup>rd</sup> Floor Administrative Services  
450 Sunset Drive  
St. Thomas, ON N5R 5V1

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## **PART 1 – THE PREAMBLE**

(This is not an Operative Part of the Official Plan)

### **1. INTRODUCTION**

This document comprises the Official Plan for the County of Elgin.

### **2. ORGANIZATION OF THE PLAN**

This document consists of three components:

Part I - **THE PREAMBLE**, which does not constitute an operative part of the Official Plan;

Part II - **THE COUNTY OF ELGIN OFFICIAL PLAN** comprised of text and attached Schedules A, B and C inclusive and constitutes the operative part of the document;

Part III - **THE APPENDICES**, consisting of Appendix 'A' and 'B', which do not constitute an operative part of the Official Plan, but provides additional information to assist in implementing this Official Plan. Appendix Map 1, Natural Heritage Features and Areas, is an operative part of the Plan.

### **3. LOCATION**

This Official Plan affects all lands within the boundary of the County of Elgin, save and except for the lands within the boundary of the City of Thomas, which is a separated City within the County of Elgin.

### **4. PURPOSE OF THE PLAN**

The purpose of the Elgin County Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2031. The Official Plan is one of a series of policies, guidelines and regulations that direct the actions of the County and shapes growth and *development*. The Plan is intended to:

- establish a broad, upper tier policy framework that provides guidance to local municipalities in the preparation of updated local Official Plans, Official Plan Amendments and Zoning By-laws;
- implement the Provincial Policy Statement at the County



- level; and,
- set a framework for coordination and cooperation amongst the local municipalities and the County on planning and *development* issues that transcend municipal boundaries.

This Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation. Given that the Elgin County Official Plan is intended to establish an overall land use planning framework for the County and its municipalities, this Plan does not duplicate the policies of the lower tier Official Plans. Instead, this Plan is intended to provide the guidance necessary for the establishment of detailed strategies, policies and land use designations at the local level.

## **5. BASIS**

Prior to preparing the Official Plan, several background research papers and a Directions Paper were prepared, meetings were held with a number of stakeholders, and a series of public open houses were held across the County. It was on the basis of this research and engagement that it was determined that there were two primary issues to deal with in the context of the new Official Plan: growth management and economic development. While there are many other policy matters and issues to consider, they are all to some extent influenced by the policy direction established for the two primary issues by this Official Plan.

The primary purpose of the County of Elgin Official Plan is to provide the basis for managing growth that will support and emphasize the County's unique character, diversity, civic and cultural identity and natural heritage features. It is on this basis that the work program leading up to the preparation of the Official Plan was designed to ensure that the County's first Official Plan:

- has a very well articulated vision of the future *development* of the County;
- ensures that all of the policies in the Official Plan relate directly back to the vision and objectives of the Plan; and,
- provides clear direction on how the policies in the Plan will be implemented.

This Official Plan is based on the 20-year planning horizon from 2011 to 2031 and is subject to revisions at 5-year intervals.

Population and employment in the County will be monitored on an ongoing basis including at the time of the 5-year review of the Plan.

## **6. GEOGRAPHIC CONTEXT**

Elgin County consists of seven local municipalities:

- Town of Aylmer
- Municipality of Bayham
- Municipality of Central Elgin
- Municipality of Dutton/Dunwich
- Township of Malahide
- Township of Southwold
- Municipality of West Elgin

The City of St. Thomas is located in Elgin County but is a separated City and is therefore not subject to this Plan.

An Official Plan is a policy document, which is intended to serve as the basis for making land use decisions and managing change in any municipality in Ontario. The primary purpose of the Official Plan is to provide the basis for managing growth that will support and emphasize the County's unique character, diversity, civic identity, rural lifestyle, natural heritage and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in Elgin.

The Official Plan establishes a vision for the future land use structure of the County and, as a result, is intended to serve as the basis for managing change until 2031, which is the planning horizon established by this Plan. According to the Planning Act, an Official Plan *“shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality”*. In preparing the Official Plan for the County of Elgin, Council has had regard to matters of Provincial interest as set out in Section 2 of the Planning Act and matters of Provincial Policy as articulated in the Provincial Policy Statement. The Policy Statement is intended to promote a policy led system that recognizes and addresses the complex interrelationships among environmental, economic and social factors in land use planning. The Policy Statement deals with matters pertaining to Building Strong Communities, Wise Use and Management of Resources, and Protecting Public Health and Safety and a series of related subcategories. This Official Plan embodies Provincial Policy

through more detailed policies that appropriately reflect the County's unique character.

The vision, goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests until 2031. All lower tier Official Plans and zoning by-laws shall conform to this Official Plan.

## **7. THE STRUCTURE OF THE PLAN**

This Official Plan is divided into six parts, each of which is described below:

**Part A (Community Vision, Strategic Objectives and Land Use Concept)** contains the vision of the County. This vision was prepared by *Council* and is based on an understanding of past and future trends and the wishes of the County's residents and business owners. The goals and strategic objectives that form the basis of the Plan flow from the vision. These goals and strategic objectives also establish a framework for the other objectives and policies in the Plan. This section of the Plan also describes how it is to be implemented through land use designations.

**Part B (Growth Management)** contains the policies that provide the basis for accommodating expected growth in the County to 2031.

**Part C (Land Use Designations)** sets out the land use designations that apply in the County and the conditions under which *development* may be permitted within those land use designations.

**Part D (Natural Heritage, Water and Natural Hazards)** contains policies on natural heritage features, water and natural hazards in the County.

**Part E (General Development Policies)** contains policies that, where appropriate, must be considered as part of the land use planning process. This includes subdivision of land, cultural heritage resources, transportation, community facilities and, servicing.

**Part F (Plan Implementation and Administration)** describes how the Vision, Goals, Objectives and Policies of the Official Plan will be implemented.

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan.

Schedule A – Land Use Plan

Schedule B – Transportation Plan

Schedule C – Aggregate and Petroleum Resource Areas Plan

Appendix Map 1 – Natural Heritage Features and Areas

The following appendices do not constitute operative parts of this Official Plan but provide additional information to assist in implementing this Plan.

Appendix A – Defined Terms

Appendix B – Contents of an Environmental Impact Study

Words in *italics* are defined terms which can be found in Appendix "A"

## **PART 2 – COUNTY OF ELGIN OFFICIAL PLAN**

(This is the Operative Part of the Official Plan)

### **PART A: COMMUNITY VISION, STRATEGIC OBJECTIVES AND LAND USE CONCEPT**

#### **A1 INTRODUCTION**

The agricultural sector has long been and is expected to continue being the most dominant sector in the local economy. A significant portion of Elgin County's land base is farmed on some of the highest quality soils in Ontario.

The manufacturing sector in Ontario has declined in terms of its importance to local economies and this decline has had an impact on the County of Elgin because of its strong reliance on that sector. Notwithstanding the above, the economy of the area has prospered to some extent due in part to the proximity of the County to the City of London, which is an emerging Regional Centre in South-western Ontario, with a significant population base and a number of established educational and health care institutions.

As a consequence, many people living in Elgin now commute to the City of London to work, and the growth and settlement pattern in the County in terms of amount and location of growth is very much dependant on the relationship with the City of London. This relationship is expected to strengthen and be more pronounced during the planning period. The City of St. Thomas also plays a role as well and its location has had a significant impact on settlement patterns in the County, particularly in those local municipalities that border the City. As well, the Town of Tillsonburg in the County of Oxford has had an impact on settlement patterns in the north-eastern part of the County.

The economic landscape of Elgin County is clearly undergoing a transition toward a more service-based economy. Increasingly, the types of jobs being created in Elgin are those aligned with the needs of residents, tourists or both. The commercial sector continues to play an important role in the diversification of the County's economic base, and has helped to stimulate the development of a vital and growing tourism and leisure base. It is also true that small, entrepreneurial based businesses have significantly outpaced the *development* of larger industrial plant-type operations which have generally been downsizing rather than

expanding over the past decade. The County's recent economic development strategy points quite clearly to the growing importance of small business, education, tourism, professional services and healthcare as important sources of economic growth for Elgin.

Over the past 10-15 years, Elgin has quickly emerged as a popular day-trip destination for residents that live outside of the County. The area provides exceptional opportunities for "main-street" shopping, fine dining, live theatre, cultural events as well as a broad range of outdoor recreational and leisure pursuits. As the popularity of the County grows, the business community has worked closely with local and County officials and other levels of government to help broaden the area's market appeal, and to convert many of the day-trippers into overnight and longer-term visitors and guests. As people 'discover' Elgin County there are also a growing number of visitors who understand the lifestyle benefits of moving their families or retiring to the County.

## **A2 THE COMMUNITY VISION**

A vision is intended to be a picture of the preferred future for an area. It is also intended to provide decision makers, residents and business owners with an overall description of what the area will look like and how it will function if overall goals and objectives are implemented.

There are two elements of the vision that are articulated in this Plan. The first element deals with the geography of the County and the second element deals with the people that live, work and travel within the County.

With respect to geography, the County consists of three distinct components. The first component is the interface between land and water known as the Lake Erie shoreline. This shoreline, which extends 85 kilometres along the County's southern border, is extraordinary in terms of its views and vistas and primarily because of its relationship to the water. In most other parts of Ontario, the shorelines along the Great Lakes are low lying and there is little difference in relief between the water and the land. In the case of the County of Elgin, most of the shoreline is the site of bluffs that extend 15 to 45 metres above the water. As a consequence, much of the shoreline area remains undeveloped and the views are extraordinary.

The second defining component of the County's geography are the many rivers that flow into Lake Erie from the north, west and east.

These river corridors (e.g. Catfish Creek and Kettle Creek) have over time cut into the landscape to create extensive valley systems that are the site of much wildlife and forests. These watercourses, where they meet with Lake Erie, have also created opportunities for the *development* of ports along the shoreline (Port Burwell, Port Bruce, Port Stanley and Port Glasgow). The ports settlements have attracted tourism and recreational living to Elgin County.

The third defining component of the County's geography is the extensive prime agricultural lands that covers most of the County and which are the site of soils that are considered to be some of the best in Canada for *agricultural use*. It is these three components of the County's geography which define the County in terms of how it looks and to a very large extent, how and why the County was originally settled and continues to be an attractive area to live and work. Inland settlements such as Aylmer, Straffordville, Dutton and West Lorne continue in their role as service centres for the surrounding agricultural community providing schools, places of worship and other *institutional uses*, recreational facilities, commercial and industrial employment uses.

The second element of the vision deals with the people that live, work and travel in the County. As mentioned above, the geography of the County has had a significant impact on the settlement pattern, the use of land in the County and to some extent its economy. For example, many of the settlements in the County are located on Lake Erie. These port settlements became very important in South-western Ontario and were the key points of transfer between land and water for many decades.

This Plan is expected to provide the basis for managing change to 2031. Based on an assessment of past trends, it is expected that the population of the County (excluding St. Thomas) will increase from approximately 51,514 in 2011 to between 54,700 and 55,287 in 2031. The upper end of the range of projected population growth is derived from the 2011 Ministry of Finance projections.

It is expected that about 80% of the expected population and employment growth in the County to 2031 will occur in the central and eastern parts of Elgin County (which includes Bayham, Aylmer, Malahide, Central Elgin and Southwold) as it has in the period between 1986 and 2011.

## A3

## GOALS

It is recognized that the County's long-term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and *development* patterns. On the basis of the background work completed and the comments made by stakeholders and the community, below are a series of goals that primarily deal with the growth management and economic development themes that have been identified as the key lenses through which the policies in this Official Plan are based. These goals are not policies and are instead intended to provide the basis for the strategic objectives set out in Section A4 of this Plan. In this regard, below are the primary goals of the Elgin County Official Plan:

1. To provide opportunities for economic development in a manner that fosters competitiveness and a positive and attractive business environment.
2. To direct most forms of *development* to urban areas where full services are available and to support the efficient use of land and *infrastructure* to meet the needs of present and future residents and businesses.
3. To protect and *enhance* the character of existing *settlement areas*, and to maintain them as diverse, livable, safe, thriving and attractive communities.
4. To protect as much of the County's *prime agricultural area* as possible and to encourage the *development* of a broad range of *agricultural uses*, agriculture related uses and *secondary uses* to ensure that the agricultural industry can continue to thrive and innovate.
5. To ensure that an adequate supply of land and housing choices are available for present and future residents.
6. To ensure the protection and enhancement of tourism and recreation opportunities (both active and passive) in the many downtown/main street areas and ports throughout the County.
7. To build and maintain an efficient, affordable, effective and safe transportation network that accommodates the diverse needs of the many communities in the County and is able to support economic development and sustainable growth.



8. To provide opportunities for the provision of a broad range of community, recreational and *institutional uses* and facilities to serve the needs of the County's residents.
9. To protect and *enhance significant natural heritage features and areas* and their associated ecological and *hydrological functions* from incompatible *development*.
10. To direct *development* away from natural and man-made hazardous areas.
11. To work with the adjacent communities of City of St. Thomas, the Municipality of Chatham-Kent, the County of Middlesex, the City of London and the County of Norfolk on matters of common interest, which includes growth management, economic development, transportation, *infrastructure, natural heritage features and areas*, water resources and source water protection.
12. To monitor the performance of the Official Plan in meeting it's goals, objectives and vision.

## **A4 STRATEGIC OBJECTIVES**

Below are the Strategic Objectives of this Plan that are intended to implement the Goals established in Section A3. These Strategic Objectives are not policies and are instead intended to provide the basis for the land use policies in Sections B, C, D, E and F of this Plan.

### **A4.1 PLANNING AND DESIGN**

- a) To create compact communities with a range of services that includes necessary amenities and transportation options and affords equitable access to a range of local economic and social opportunities.
- b) To promote the creation of pedestrian-oriented built environments that provide comfort, safety, accessibility for persons with disabilities and encourage the creation of safe and barrier-free linkages between residential, commercial, institutional and other areas.
- c) To ensure that housing is available to all ages, abilities, incomes and household sizes, and is located in areas near

public transportation, jobs, and essential goods and services.

- d) To recognize downtowns, historic areas or districts as mixed-use, vibrant places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local and County history and heritage, reinforcement of community character, and conservation of material resources.
- e) To focus new *development* in *settlement areas*, in accordance with the tiered *settlement areas* policies of Section B2.5 d) of this Plan.
- f) To allow the expansion of a *settlement area* boundary when appropriate justification is provided and only at the time of a *comprehensive review*.
- g) To identify and highlight the importance of the 'port' communities along the Lake Erie shoreline.
- h) To encourage *intensification* to areas within *settlement areas* that are fully serviced.

#### **A4.2 NATURAL SYSTEMS**

- a) To protect *natural heritage features and areas* and their associated *ecological functions* so that they can be enjoyed by future generations and serve as a legacy to all peoples within our communities.
- b) To ensure that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic *ecosystems* on an integrated watershed management basis.
- c) To recognize that a healthy community is made up of an interconnected system of open spaces and *natural heritage features and areas*.
- d) To minimize negative changes to the water quality and hydrological and hydrogeological functions of watercourses, lakes, aquifers and *wetlands*.

- e) To promote land use decisions that incorporate water conservation measures and the efficient use of water resources on a watershed and sub-watershed basis.
- f) To minimize the loss of life and property damage caused by natural hazard processes associated with natural systems by directing *development* and *site alteration* to areas outside of *hazardous lands*.

#### **A4.3 ECONOMIC PROSPERITY**

- a) To reinforce the function of the downtown areas in *settlement areas* as cultural, administrative, entertainment, retail and social focal points of the community.
- b) To support the role of the 'ports' in the County as the primary locations for tourism and related economic activity.
- c) To support the growth of new industry sectors, and the transition of existing industry sectors, toward practices, products and services that increase environmental performance, human health and social responsibility.
- d) To establish and maintain strong links with education and research institutions and companies.
- e) To encourage the protection of the County's cultural heritage resources in order to maintain and *enhance* economic development and tourism opportunities.
- f) To establish tools that provide the incentives required to encourage desired forms of *development* in the right locations, along with the provision of needed public amenities.
- g) To provide opportunities for a wide range of appropriately scaled agriculture-related and *secondary uses* in the Agricultural Area.
- h) To ensure that at all times, the County has a 20 year supply of serviced residential, employment and commercial land, in *intensification* areas, and designated growth areas, and in the right locations.
- i) To encourage local municipalities to provide for the broadest

range of employment uses (depending on available servicing) in their *employment areas*.

- j) To identify County Roads 4, 19, 73 and 103 and the County roads that parallel the Lake Erie Shoreline as the primary tourism corridors in the County.
- k) To encourage local municipalities in their Official Plans to permit tourism and recreation related uses in appropriate areas.
- l) To encourage local municipalities to pre-zone lands within their community for employment and commercial uses wherever possible.

#### **A4.4 INFRASTRUCTURE**

- a) To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, public transit, cycling and walking.
- b) To ensure that the construction of all *infrastructure*, or expansions to existing *infrastructure*, occurs in a manner that is *compatible* with adjacent land uses and with a minimum of social and environmental impact.
- c) To encourage the efficient use of land to make the best use of *infrastructure* and services.
- d) To encourage the *development* of public facilities in appropriate locations at the right time to meet the needs of present and future residents.
- e) To protect the function of County Roads by only permitting *development* that would be *compatible* with that function. Where a County Road is located in an urban area the local context needs to be taken into account.
- f) To coordinate *infrastructure* decision-making between municipalities.

#### **A5 ECONOMIC STRATEGY**

Economic growth and vitality is a key component of the County Official Plan. The County's economic strategy, through the Official Plan, is based on the strategies of the County's Economic Development Strategy and other related initiatives, and encourages the creation of complete and attractive communities with a high quality of life for all residents and businesses.

The County's Economic Development Strategy (2011 – 2014) builds upon the creative components of Elgin's agricultural and manufacturing economy to deliver an innovative approach to the future of the County. The Strategy identifies four goals (Social Capital, the Built Environment, Talent and Innovation, and Storytelling) and recommends actions and strategies to strengthen the core industries of Agriculture, Tourism, Energy and Culture.

In an effort to support the goals, actions and strategies of the County's Economic Development Strategy, it is a policy of this Plan to:

- a) support the full utilization of the existing employment lands in the County for a range of employment uses;
- b) assemble and maintain an inventory of available commercial and industrial properties that can be re-used or re-purposed for creative economy enterprises;
- c) protect cultural heritage resources, encourage the use of heritage buildings for retail/commercial uses, and support tours and activities centred on heritage places;
- d) protect and *enhance* the *natural heritage features and areas* in the County in order to maintain and *enhance* the tourism and recreational opportunities that rely upon these attributes;
- e) support the efforts of municipalities Business Improvement Areas and Chambers of Commerce to promote retail and façade improvements of buildings;
- f) support the creation of interesting and accessible public places to generate activity and vitality and attract people and business to Elgin County communities;
- g) support new *development* and *redevelopment* on *brownfield sites*; and,
- h) support the efforts of local municipalities and arts groups to identify and encourage the use of public space for events

and festivals.

#### **A5.1 LOCATIONS OF ECONOMIC ACTIVITY**

This Plan is intended to promote economic activity throughout the County. In promoting and planning for economic activity and growth, the County and local municipalities are encouraged to:

- a) work together to develop County-wide strategies for the benefit of all, recognizing that unique strategies may be required in certain areas to reflect the local context and community make-up;
- b) focus new *development* in *settlement areas*, while also permitting appropriate rural industrial and commercial growth in accordance with the policies of this Plan; and,
- c) promote the growth of tourism throughout the County with particular emphasis in areas where there is an existing tourism base including the ports/waterfront areas, downtown/main street areas, recreational areas and agricultural/rural areas.

#### **A5.2 DIRECTIONS**

It is a policy of this Plan that the County and local municipalities endeavour to:

- a) *enhance* the profile of the County, its communities, ports and tourism attractions and destinations;
- b) maintain agriculture as the principal economic activity in the rural areas of the County;
- c) support opportunities for farmers to protect, diversify and expand their operations through initiatives such as: crop diversification; conservation farming practices; promotion and encouragement of associated food processing and value added technology facilities and encouraging bed and breakfast operations, farm vacation facilities, roadside markets and related activities, provided that they are located in a land use designation that permits the activity and that they do not conflict with agricultural operations;
- d) promote the County as a destination for tourists in accordance with Section A5.3;

- e) work together with the City of St. Thomas and other area municipalities in the collection of economic data, and the implementation of economic development strategies;
- f) support telecommuting to reduce trips between home and work by developing policies and zoning provisions that permit home-based work opportunities;
- g) monitor the supply of employment land to ensure that a 20 year supply, as determined by the County, is available in order to accommodate an appropriate range and mix of employment opportunities throughout the County, and particularly in those municipalities with access to full municipal services, Provincial highways and major arterial roads; and,
- h) support the retention of educational, health, cultural and religious facilities to ensure that the County's communities are provided with those opportunities that facilitate growth and well-being. Such facilities provide a vital role in small communities and add economic vitality and a sense of place where quality of life is considered a major attraction for growth and *development*.

### **A5.3 TOURISM**

The policies of this Plan are intended to recognize the importance of tourism to local economies by supporting the long-term viability and growth of existing and future tourism resources and destinations in the County. It is a policy of this Plan that the County and local municipalities should:

- a) promote the maintenance, expansion and upgrade of existing tourism and tourist destination-oriented uses in the County and encourage the establishment of additional high-quality attractions, facilities, accommodations, services, and events;
- b) preserve and restore cultural heritage resources throughout the County and where appropriate, identify these resources for the purposes of tourism;
- c) explore the establishment of *Heritage Conservation Districts* to promote cultural heritage resources, particularly in the downtown/main street areas;

- d) encourage the establishment of agriculture-related and *secondary uses* in the agricultural area;
- e) develop and promote scenic, recreational and educational parkways and trails (such as the Talbot Trail) with well signed and interesting attractions along the Lake Erie shoreline and throughout the County; and,
- f) discourage any re-designation and/or rezoning to remove permissions for tourism-related uses.

## **A6 LAND USE CONCEPT**

Three primary land use designations and two overlay are included within this Plan, as described in this Section of the Plan. Additional within Appendix Map 1 to this Plan.

### **A6.1 LAND USE DESIGNATIONS**

#### **A6.1.1 Settlement Areas**

The *settlement areas* in the County are divided into three tiers based on their scale, function, and the level of services that exist in each settlement.

#### **A6.1.2 Agricultural Area**

This designation applies to all lands not designated *Settlement Area* in this Plan and these lands are considered to be the County's *prime agricultural area*, subject to Section C2 of this Plan.

#### **A6.1.3 Provincially Significant Wetlands**

This designation applies to all Provincially *Significant Wetlands* and *Coastal Wetlands* approved by the Ministry of Natural Resources.

### **A6.2 OVERLAYS**

#### **A6.2.1 Aggregate Resource Area and Petroleum Resource Area Overlays**

The Aggregate Resource Area and Petroleum Resource Area overlays apply to lands that have been identified as *known deposits of mineral aggregate resources* or petroleum resource areas as



shown in local Official Plans. This Plan recognizes that the Province has not prepared an Aggregate Resource Inventory Paper for the County. On this basis, the mapping shown on Schedule C may require revisions when the Province completes this work.

## **PART B: GROWTH MANAGEMENT**

### **B1 SETTLEMENT AREAS**

*Settlement areas* shall be the focus of growth and their vitality and regeneration shall be promoted. There are a range of urban and rural *settlement areas* in Elgin County where there is a concentration of *development* and mix of permitted land uses including a variety of housing types, commercial and employment uses, institutional uses, community and recreational facilities, and open space.

### **B2 GROWTH MANAGEMENT**

The majority of the projected population and employment growth in the County is expected to occur in the *settlement areas* in the County that are on full municipal services. The intent of this section of the Official Plan is to establish the policy framework that will provide the basis for co-ordinating and managing expected growth to 2031.

#### **B2.1 HISTORIC POPULATION AND EMPLOYMENT GROWTH**

##### **B2.1.1 Population**

Table 1 below shows where population growth has occurred between 1986 and 2011 in the County:

**Table 1 – Total Population of Elgin by Municipality  
Census Estimates 1986, 1991, 1996, 2001, 2006 & 2011**

	Total Population						Change 1986-2011
	1986	1991	1996	2001	2006	2011	
<b>Elgin Census Division</b>	<b>72,490</b>	<b>77,970</b>	<b>81,530</b>	<b>84,920</b>	<b>88,670</b>	<b>90,916</b>	<b>18,426</b>
St. Thomas	29,830	31,340	32,530	34,680	37,510	39,402	9,572
<b>Elgin County</b>	<b>42,660</b>	<b>46,630</b>	<b>49,180</b>	<b>50,240</b>	<b>51,160</b>	<b>51,514</b>	<b>8,854</b>
Bayham	5,290	5,860	6,420	6,640	6,990	7,265	1,975
Malahide	8,020	8,800	9,160	9,140	9,170	9,507	1,487
Aylmer	5,410	6,450	7,230	7,450	7,340	7,434	2,024
Central Elgin	11,130	11,830	12,520	12,800	13,220	13,246	2,116
Southwold	4,390	4,500	4,400	4,670	4,910	4,672	282
Dutton/Dunwich	3,300	3,650	3,710	3,850	3,970	4,029	729
West Elgin	5,120	5,540	5,740	5,690	5,560	5,361	241
	Five Year Change in Total Population						25 Yr Change 1986-2011
	1986-2001	1991-1996	1996-2001	2001-2006	2006-2011	1986-2011	
<b>Elgin Census Division</b>	<b>—</b>	<b>5,480</b>	<b>3,560</b>	<b>3,390</b>	<b>3,750</b>	<b>2,246</b>	<b>18,426</b>
St. Thomas	—	1,510	1,010	2,330	2,830	1,892	9,572
<b>Elgin County</b>	<b>—</b>	<b>3,970</b>	<b>2,550</b>	<b>1,060</b>	<b>920</b>	<b>354</b>	<b>8,854</b>
Bayham	—	570	560	220	350	275	1,975
Malahide	—	780	360	-20	30	337	1,487
Aylmer	—	1,040	780	220	-110	94	2,024
Central Elgin	—	700	690	280	420	26	2,116
Southwold	—	110	-100	270	240	-238	282
Dutton/Dunwich	—	350	60	140	120	59	729
West Elgin	—	420	200	-50	-130	-199	241
	Percent Share of Change for Each Period						1986-2011
	1986-2001	1991-1996	1996-2001	2001-2006	2006-2011	1986-2011	
<b>Elgin Census Division</b>	<b>—</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
St. Thomas	—	28	28	69	75	84	52
<b>Elgin County</b>	<b>—</b>	<b>72</b>	<b>72</b>	<b>31</b>	<b>25</b>	<b>16</b>	<b>48</b>
Bayham	—	10	16	6	9	12	11
Malahide	—	14	10	-1	1	15	8
Aylmer	—	19	22	6	-3	4	11
Central Elgin	—	13	19	8	11	1	12
Southwold	—	2	-3	8	6	-11	2
Dutton/Dunwich	—	6	2	4	3	3	4
West Elgin	—	8	6	-1	-3	-9	1

Note: 2011 figures based on 2011 Census adjusted using 2006 undercount assumption ratio of 96.2

Table 1 indicates that:

- In 2011 the total population of Elgin including St. Thomas was 90,916.
- With a 2011 population of 39,402, the population of St. Thomas accounted for 43 percent of the total population of Elgin.
- Between 1986 and 2011, the total population of Elgin grew by 18,426. St. Thomas grew by 9,572 (accounting for 52 percent of the County's total growth) while the County grew by 8,854 (accounting for the remaining 48 percent).
- Most of the population growth in the County between 1986 and 2011 has occurred in the St. Thomas area with growth in Central Elgin (2,116), Aylmer (2,024), Bayham (1,975) and Malahide (1,487). Collectively these four municipalities grew by 7,602 between 1986 and 2011 - which accounts for 86 percent of the County's overall growth over that period (not including St. Thomas).

- More recently, the rate of growth in the St. Thomas area has increased. Between 2001 and 2011, Elgin's population increased by 5,996 people with St. Thomas accounting for 4,722 (or 79 percent) of that growth, Bayham for 625 (10 percent), Central Elgin for 446 (7 percent) and Malahide for 367 (6 percent).

### B2.1.2 Employment In Elgin (2006)

Table 2 below indicates that there were 34,805 jobs in the County of Elgin in 2006, of which 18,885 (or 54%) were in St. Thomas:

Table 2 – Employment by Place-of-work in Elgin by Municipality and Major Industry

	Total Population	Activity Rate	Employed by Place-of-Work			
			Total	Agric.	Mfg.	All Other
Elgin	85,351	408	34,805	2,770	11,620	20,415
St. Thomas	36,110	523	18,885	85	7,140	11,660
Bayham	6,727	230	1,545	410	465	670
Malahide	8,828	143	1,260	560	45	655
Aylmer	7,069	444	3,140	295	490	2,355
Central Elgin	12,723	252	3,210	460	320	2,430
Southwold	4,724	828	3,910	405	2,570	935
Dutton / Dunwich	3,821	228	870	200	0	670
West Elgin	5,349	368	1,970	350	580	1,040

## B2.2 PROJECTED POPULATION AND EMPLOYMENT GROWTH

- a) Based on an assessment of past trends, it is expected that the population of the County (excluding St. Thomas) will increase from approximately 51,514 in 2011 to between 54,700 and 55,287 in 2031. The upper end of the range of projected population growth is derived from the 2011 Ministry of Finance projections.
- b) This population projection is based on information that was available at the time this Official Plan was prepared and is primarily based on past trends. This projection does not take into account the amount and location of serviced land in *settlement areas* or future changes in the economic health of the County, which to a very large extent is dependent on factors that are beyond the control of the County.
- c) Employment (excluding St. Thomas) is also expected to increase from 15,930 in 2006 to 16,149 by 2031. Much of

the new employment growth will be population related, meaning that the new jobs will be located in areas that will experience population growth.

- d) Future population growth could be impacted by a range of factors that are beyond the control of the County and any number of one-time events. As a consequence, these projections shall be reviewed no less than every five years.

## **B2.3 LOCATION OF PROJECTED GROWTH**

It is expected that about 80% of the expected population and employment growth in the County to 2031 will occur in the central and eastern parts of Elgin County (which includes Bayham, Aylmer, Malahide, Central Elgin and Southwold) as it has in the period between 1986 and 2011. The remaining 20% will occur in the western parts of the County. The majority of expected population growth will occur in *settlement areas* that have both municipal sewer and water services, as set out in Section B2.5.

## **B2.4 EFFECT OF PROJECTED GROWTH ON EXISTING PLANNING APPROVALS**

- a) There are 49 identified *settlement areas* within the County of Elgin. Based on a review of the amount of vacant and under-developed land designated for residential *development*, there is about 700 hectares of such land in these *settlement areas* that were fully serviced in 2011. These lands alone can support considerably more population growth than what is projected for the County to 2031. There was also in excess of 1,000 hectares of potentially developable land in *settlement areas* on *partial services* (either municipal water or municipal sewer but not both) and within *settlement areas* that do not have any municipal sewer or water services.
- b) In 2011, there were about 900 hectares of vacant and undeveloped employment lands in Elgin County that were either fully serviced or were planned for full services. This supply of land is also in excess of what the County needs as a whole to support employment growth. However, the majority of the employment lands (+700 hectares) is located in Southwold in the area surrounding the recently closed Ford plant.
- c) There is a sufficient supply of land designated in local Official Plans to meet the need for residential and employment land

over the 20 year time period of the Plan. However, the population and employment projections set out in Section B2.2 do not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within a *settlement area* boundary that existed on the date this Plan came into effect.

- d) The population and employment projections set out in Section B2.2 must be considered if a new *settlement area* or a *settlement area* expansion is proposed. In either case, a *comprehensive review* as defined by this Plan will be required, in accordance with Section B2.8 of this Plan.

## **B2.5 HIERARCHY OF SETTLEMENT AREAS**

- a) Water supply, treatment and distribution works, along with wastewater collection and treatment works, are the responsibility of the constituent lower tier municipalities and/or private sector organizations engaged by the lower tier municipalities.
- b) The Elgin Area Primary Water Supply System (EAPWSS) intake and treatment plant facility is located in Central Elgin, east of Port Stanley. The EAPWSS serves several Elgin municipalities including Aylmer, Bayham, Central Elgin, Malahide and Southwold. The System also serves St. Thomas and part of the City of London. The West Elgin Primary Water Supply System serves parts of the County of Elgin, the County of Middlesex and the Municipality of Chatham-Kent. The West Elgin Water Treatment Plant is located just south of the Hamlet of Eagle and serves the municipalities of West Elgin, Dutton-Dunwich, Southwest Middlesex, Newbury and the community of Bothwell in Chatham-Kent.
- c) This Plan establishes a hierarchy of *settlement areas* based on their scale, function, and the level of services that exist in each settlement.
- d) Three tiers of *settlement areas* are established by this Plan as set out below:

## TIER 1

Tier 1 *settlement areas* generally have the largest populations in the County and as a consequence have full municipal services (municipal water and sewage services). The boundaries of these *settlement areas* are shown on Schedule A to this Plan and are listed in Table 3. Given the type of servicing that is provided in these *settlement areas* and the potential for these *settlement areas* to be central communities where a range of uses and opportunities are and can be provided, this Plan directs the majority of new growth to Tier 1 *settlement areas*.

## TIER 2

The second tier includes those *settlement areas* which are generally smaller in population than Tier 1 *settlement areas* and are on *partial services* (municipal water/individual on-site sewage services or individual on-site water/municipal sewage services). The boundaries of these *settlement areas* are shown on Schedule A to this Plan and are listed in Table 3. Limited *development* is permitted in these *settlement areas* given the absence of full municipal services. *Development* on partial services is permitted to allow for infilling and rounding out of existing *development* provided that:

- a) the proposed *development* is within the *reserve sewage system capacity* and *reserve water system capacity*; and
- b) site conditions are suitable for long-term provision of such services.

In cases where a plan of subdivision or condominium is required in accordance with Section E1.2.1 of this Plan, a *settlement area* capability study may be required in accordance with Section B2.7 of this Plan.

## TIER 3

The third tier includes those *settlement areas* which are generally the smallest communities in the County, are predominately residential in function, and do not have any municipal services (i.e. services are provided by individual on-site water and sewage services). Given their size, these *settlement areas* are identified on Schedule A to this Plan by

a symbol and are listed in Table 3. The boundaries of these *settlement areas* are established in the local Official Plans. Limited *development* (including new lot creation) is permitted in these *settlement areas* given the absence of full municipal services.

In cases where a plan of subdivision or condominium is required in accordance with Section E1.2.1 of this Plan, a *settlement area* capability study may be required in accordance with Section B2.7 of this Plan.

**Table 3: Settlement Areas in the County of Elgin**

	<b>TIER 1</b>	<b>TIER 2</b>	<b>TIER 3</b>
<b>Aylmer</b>	Aylmer		
<b>Bayham</b>	Port Burwell	Straffordville	Corinth
	Vienna	Eden	North Hall
			Richmond
			Calton
<b>Central Elgin</b>	Port Stanley	Union	Sparta
	Belmont	Orwell	New Sarum
	Lynhurst		
	Eastwood		
	Norman Lyndale		
<b>Dutton-Dunwich</b>	Dutton	Wallacetown	
		Iona	
		Iona Station	
		Duttona Beach	
<b>Malahide</b>		Springfield	Lyons
		Port Bruce	Kingsmill Corners
		Orwell	Avon
		Copenhagen	Summers Corners
			South Gore
			Luton
			Mount Salem
			Calton
<b>Southwold</b>	Ferndale	Talbotville	
		Paynes Mills	
		Shedden	
		Fingal	
		Lawrence Station	
		Iona Station	
		Iona	
		Southwold Station	
		Frome	
		Middlemarch	
		Port Stanley Hamlet	
<b>West Elgin</b>	Rodney	New Glasgow	Clachan
	West Lorne	Eagle	



## **B2.6 NEW DEVELOPMENT IN EXISTING SETTLEMENT AREAS**

In cases where new *development* is proposed outside of a built up area, but within a *settlement area* boundary, it shall be demonstrated that:

- a) the new *development* area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land;
- b) the scale and location of the *development* will be in conformity with the policies in Section B2.5 d);
- c) a range of housing choices will be provided;
- d) all of the other *infrastructure* required to service the new *development* is available, and such *infrastructure* will be used as efficiently as possible; and,
- e) all of the other relevant policies of this Plan have been satisfied.

## **B2.7 SETTLEMENT AREA CAPABILITY STUDIES**

In cases where a settlement area capability study is required by this Plan in areas without full municipal services, such a study will be prepared to the satisfaction of the local municipality and the County to determine whether the *settlement area* can adequately accommodate additional *development* on the basis of private or *partial services* without having a *negative impact* on groundwater used for drinking purposes and/or the ability of the soils in the area to assimilate effluent. Other factors, such as the potential impacts of new *development* on the road network, the natural environment and community facilities may also be considered. With respect to partially serviced *settlement areas*, there shall also be an assessment of what the appropriate scale of development should be given that infilling and rounding out is permitted in Tier 2 *settlement areas* as set out in Section B2.5 d) of this Plan. Such a settlement capability study will provide the technical foundation on which individual plans of subdivision or consent will be evaluated, subject to the requirements of the appropriate agencies.

### **B2.7.1 Employment Area Conversions**

Proposals to convert lands within an Employment or Industrial designation in a lower tier Official Plan to another type of land use

will be reviewed through a *comprehensive review* as defined by this Plan. An Amendment to this Plan will not be required to implement an *employment area* conversion that is within a *Settlement area* in a lower tier Official Plan. The intent of this policy is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the County. In considering a request to remove lands from an Employment or Industrial designation, it shall be demonstrated that:

- a) there is a need for the conversion; and,
- b) the lands are not required over the long term for the employment purposes for which they are designated.

## **B2.8 SETTLEMENT AREA EXPANSIONS AND NEW SETTLEMENT AREAS**

### **B2.8.1 General Criteria**

The County's long term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and development patterns. On this basis, the establishment of new *settlement areas* and *settlement area* expansions may only be considered at the time of a *comprehensive review*. Factors to consider as part of a *comprehensive review* include:

- a) sufficient opportunities are not available to accommodate growth in the *settlement area*, the local municipality in which the *settlement area* is located, and adjacent areas within the County Study Area as set out in Section B2.8.2 based on the County of Elgin's projected population and employment growth projections as referred to in Section B2.2;
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, in the Study Area based on the analysis provided in subsection a),
- c) the timing of the expansion and the phasing of the *development* within the expansion area will not adversely affect the achievement of the *intensification* targets in this Plan;
- d) the long-term financial impact on local municipalities and the County resulting from the expansion is minimized.

## **B2.8.2 Study Area**

For the purposes of Section B2.8.1 a), the County will determine the limits of the Study Area, which should take into account the location of the new *settlement area* or expansion, the availability of servicing, the nature of the uses proposed (employment or residential or both) and the scale of the new *settlement area* or expansion area.

## **B2.8.3 Locational Criteria for Settlement Area Expansions**

The expansion of any *settlement area* boundary must:

- a) serve as a logical extension to the existing built-up area and should not be separated from existing *development* by undevelopable lands, unless such lands are within a *significant* natural heritage feature;
- b) provide for the integration of new *development* with the fabric of the existing built-up area from a neighbourhood, transportation and open space perspective;
- c) only include lands on lower priority agricultural lands within the Agricultural Area designation if no reasonable alternative exists and provided the impact of new *development* on *agricultural uses* outside of the expansion area is minimized by applying the standards of Section C2.10(h) of this Plan;
- d) meet the required *minimum distance separation formula one (MDS I)* setback from any adjacent livestock facilities;
- e) ensure that any *development* has no *negative impacts* on *significant* natural heritage features and related ecological functions;
- f) be appropriately serviced from a technical and economic viability perspective;
- g) be easily accessed by the existing transportation infrastructure/system;
- h) be located so that it can benefit from existing community facilities or alternatively, be serviced by new community facilities that are developed in a timely manner; and,
- i) be located in close proximity to employment areas or alternatively, includes an adequate supply of employment lands to foster live-work relationships.

#### **B2.8.4 Amendments to this Plan for Settlement Area Expansions or New Settlement Areas**

An amendment to this Plan will be required for a *settlement area* expansion or for the establishment of a new *settlement area*.

An amendment to this Plan may not be required in conjunction with an Amendment to a local Official Plan that provides for a minor *settlement area* boundary adjustment.

## **PART C: LAND USE DESIGNATIONS**

This Section of the Official Plan identifies, describes and provides policy direction with respect to the three primary land use designations on Schedule A and the two overlays on Schedule C in this Plan. Additional policy direction is provided through local Official Plans.

### **C1 SETTLEMENT AREAS**

#### **C1.1 OBJECTIVES**

The following Sections set out objectives for residential, commercial and employment areas within *settlement areas* that are shown on Schedule A of this Plan.

##### **C1.1.1 Residential Areas**

It is the objective of this Plan to:

- a) maintain and *enhance* the character and identity of existing residential areas;
- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- c) promote the efficient use of existing and planned *infrastructure* by supporting opportunities for various forms of *residential intensification*, where appropriate;
- d) encourage increases in density in new *development* areas to maximize the use of *infrastructure* and minimize the amount of land required for new *development*;
- e) ensure that residential areas permit a variety of complementary and *compatible* land uses including *special needs* housing, community facilities, schools, small-scale commercial uses and recreational open space areas;
- f) require a high standard of urban design for *development* and *redevelopment*; and,

- g) encourage local municipalities to establish comprehensive design guidelines and policies to foster the establishment of communities that are safe, functional and attractive.

### **C1.1.2 Commercial Areas**

It is the objective of this Plan to:

- a) encourage commercial *development* that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County's residents, employees and businesses;
- b) encourage and promote *development* that combines commercial, residential and other land uses to facilitate the more efficient use of urban land and the establishment of a pedestrian environment;
- c) promote the efficient use of existing and planned *infrastructure* by creating the opportunity for various forms of commercial and *residential intensification*, where appropriate;
- d) protect existing commercial areas to ensure that their function as neighbourhood and community gathering places is retained;
- e) encourage the continued revitalization of traditional and emerging main street areas which reflects their heritage significance and which promotes a mix of uses and attractions for retail, other community uses and activities, and tourism;
- f) encourage urban design to improve the aesthetic quality of retail corridors in the County to ensure that they function as attractive destinations for shoppers from the County and the surrounding area.

### **C1.1.3 Employment Areas**

It is the objective of this Plan to:

- a) monitor and ensure that there is a 20 year supply of land for all types of employment uses in a number of different settings and locations at all times;

- b) recognize that there are many types of employment in the County and that each has different locational requirements that are necessary to support their continued viability;
- c) encourage local municipalities to protect *employment areas* from land uses which may affect the continued viability of existing and future employment uses and their expansion in the future;
- d) encourage and promote *development* in appropriate locations that combines a mix of employment uses and supporting uses to facilitate the more efficient use of urban land;
- e) promote the efficient use of existing and planned *infrastructure* by creating the opportunity for various forms of *intensification*, where appropriate; and,
- f) require a high standard of urban design for *development* and *redevelopment*.

#### **C1.1.4 Site Specific Policy Area – Central Elgin Employment Area**

The Municipality of Central Elgin Official Plan has designated approximately 700 hectares (approx. 1740 acres) of land east of St. Thomas as an *Employment Area*. Approximately 277 hectares (685 acres) represent the St. Thomas Municipal Airport lands. Comprising Lots 11 through 14, Concession 9, as well as Part of Lots 11 through 15, and all of Lots 16 through 18, Concession 8 geographic Township of Yarmouth, the limits of the Central Elgin Employment Area are shown on Figure ‘1’.

These lands are strategically located adjacent to the City of St. Thomas industrial park, and extend eastward along Highway #3 in an area where opportunities for intermodal transportation exist. They are planned to be provided with full municipal servicing, and to be the focus of the major concentrations of industrial and service commercial related employment growth and *development* in the Municipality of Central Elgin Official Plan. The Central Elgin Employment Area has been identified as a Strategic Priority Area within the 2012 County of Elgin Employment Land Strategy.

Notwithstanding that the Central Elgin Employment Area is not located within a *settlement area* and is designated as “Agricultural Area” on Schedule ‘A’ Land Use, lands designated as “Site Specific Policy Area C1.1.4” on Figure ‘1’ to this Plan may be used for

employment uses. *Development* and *redevelopment* of the lands shall be in accordance with the “Major Industrial” and “Commercial Industrial” policies of the Municipality of Central Elgin Official Plan.

## **C1.2 LOCATION**

The *Settlement Area* designation applies to the Tier 1 and 2 *settlement areas*, the boundaries of which are shown on Schedule A to this Plan, and the Tier 3 *settlement areas* as identified with symbols on Schedule A to this Plan. These *settlement areas* are also identified in Table 3.

## **C1.3 HOUSING POLICIES**

### **C1.3.1 Goals**

It is the goal of this Plan to meet the County's current and future housing needs by:

- a) monitoring and ensuring that there is a 20 year supply of land for residential *development* with sufficient water and wastewater capacity;
- b) ensuring the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;
- c) assisting in the achievement of *residential intensification* and *affordable housing* by encouraging opportunities for mixed-use *development* in appropriate locations;
- d) encouraging the use of surplus public lands for affordable housing only if the site is appropriate for such a use and located where the use would be *compatible* with adjacent uses;
- e) encouraging the *development* of seniors housing in the County;
- f) encouraging the provision of alternative forms of housing for *special needs* groups;
- g) supporting universal physical access and encourage the building industry to incorporate such features in new residential structures;



- h) encouraging the *development* and *redevelopment* of lands within *settlement areas* and in appropriate locations at higher densities to maximize the use of *infrastructure*; and,
- i) encouraging the *redevelopment* of brownfield properties and incentives to achieve same.

### **C1.3.2 General Policies**

The County supports:

- a) *residential intensification* and *redevelopment* within *settlement areas*, where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of this Plan. In this regard, the County will require that 15 percent of all *development* occur by way of *residential intensification* and *redevelopment*;
- b) the provision of alternative forms of housing for *special needs* groups and *emergency housing*, where possible;
- c) the maintenance and improvement of the existing housing stock. This shall be encouraged through local maintenance and occupancy standards by-laws; and,
- d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with *special needs*, as well as programs to rehabilitate older residential areas.

Local municipalities are also required to establish local Official Plan policies and Zoning By-law provisions to allow second units in detached, semi-detached, row houses and ancillary structures. Local municipalities are also encouraged to include local Official Plan policies with respect to garden suites. Encouraging the establishment of second units and garden suites will also assist in meeting residential intensification targets and the provision of affordable housing.

### **C1.3.3 Affordable Housing**

The County supports the provision of housing which is affordable to *low and moderate income households*. In this regard the minimum target for the provision of housing which is affordable in Elgin County is 20%. In addition, affordable means:

- a) in the case of ownership housing, the least expensive of:
  - i) housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
  - ii) housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

The average purchase price of a resale unit in the regional market area for 2011 was \$197,506 in the Elgin regional market area; applying a 10 percent discounting to this average purchase price provides a 'benchmark' of \$179,341. This average purchase price figure will change over time as a result of fluctuating mortgage costs, utility rates, and the vagaries of the housing market over which the County has no control. The County will; however, monitor the average purchase price on an annual basis.

- b) in the case of rental housing, the least expensive of:
  - i) a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or,
  - ii) a unit for which the rent is at or below the average market rent of a unit in the regional market area.

#### **C1.4 LAND SUPPLY**

It is a policy of this Plan to maintain a ten year supply of land through *residential intensification*, redevelopment, and if necessary lands *designated and available* for residential *development*, and a three year supply of land zoned in local municipal zoning by-laws for *residential intensification* and residential lots/units in registered and draft plan approved subdivisions.

#### **C1.5 DOWNTOWN AREAS**

It is a policy of this Plan that the scale and location of new *development* in the downtown or main street areas identified in local Official Plans maintain and/or *enhance* the existing character of these areas. This will be accomplished by encouraging:

- a) the *development* of diverse, *compatible* land uses in close proximity to each other;
- b) the maximum use of existing buildings to accommodate a wide range of uses, with an emphasis on using upper level space for offices, residential uses and other uses;
- c) the establishment and maintenance of a streetscape that is pedestrian oriented;
- d) the preservation and enhancement of the cultural and historic features that exist in these areas;
- e) partnerships and collaboration between local municipalities and service delivery groups such as Business Improvement Areas, Business Associations, Chambers of Commerce and/or Local Heritage Committees; and,
- f) the physical and aesthetic improvement of these areas through their designation as community improvement plan areas.
- g) *development* and *redevelopment* projects in the *settlement areas* to encourage *intensification*, encourage more efficient use of land and municipal infrastructure, renew urban areas and to facilitate economic and social benefits for the community.

## **C2 AGRICULTURAL AREA**

### **C2.1 OBJECTIVES**

It is the objective of this land use designation to:

- a) recognize agriculture as the primary activity and land use;
- b) maintain and preserve the agricultural resource base of the County;
- c) protect the County's *prime agricultural area* from fragmentation, *development* and land uses unrelated to agriculture;
- d) promote *normal farm practices* and to protect the right to farm;

- e) promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County; and,
- f) preserve and promote the agricultural character of the County and its local communities.

## **C2.2 LOCATION**

All lands designated Agricultural Area as shown on Schedule A to this Plan apply to lands that are not otherwise designated as *Settlement areas*. These lands are considered to be the County's *prime agricultural area* as defined. It is recognized that certain lands outside of *settlement areas* have been designated for non-agricultural *development* by the lower tier Official Plans and these lands are deemed to not be within the *prime agricultural area* and are instead subject to the relevant policies of this Plan and the policies of the lower tier Official Plan.

## **C2.3 PERMITTED USES**

Permitted uses in the Agricultural Area designation are:

- a) *agricultural uses*;
- b) a single detached dwelling in conjunction with an *agricultural use*;
- c) a single detached dwelling on an existing vacant lot, subject to the policies of the lower tier Official Plan;
- d) accessory accommodation subject to Section C2.5;
- e) agriculture-related uses subject to Section C2.6;
- f) *secondary uses* subject to Section C2.7;
- g) *farm winery* subject to Section C2.8;
- h) forest, wildlife and fisheries management;
- i) watershed management and flood and erosion control projects carried out or supervised by a public agency;
- j) passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities;

- k) conservation uses; and,
- l) temporary agricultural demonstration events such as a plowing match, subject to lower tier approvals as required.

All uses in the Agricultural Area designation shall be designed, located and managed to not detract from the primary role of the Agricultural Area as set out in Section C2.1 of this Plan.

#### **C2.4 LOT CREATION/CONSENTS**

Policies respecting the creation of new lots on lands designated Agricultural Area are set out in Section E1.2.3 of this Plan.

#### **C2.5 ACCESSORY ACCOMMODATION ON FARM PROPERTIES**

The establishment of additional accommodation on a farm for full-time or seasonal farm labour is permitted, provided it can be demonstrated that the size and nature of the operation requires additional employment and the lands are appropriately zoned and provided the local Official Plan permits this type of use. Temporary structures are the preferred method for accommodating additional farm help, which recognizes the changing nature of a farm operation.

The future severance of the lands that are the site of the accessory accommodation use is not permitted.

#### **C2.6 AGRICULTURE-RELATED USES**

For the purposes of this Official Plan, small scale farm-related commercial and farm-related industrial uses which are directly related to agriculture and primarily serve the agricultural operation by adding value to, or retaining the value of, an agricultural commodity produced by that operation are deemed to be agriculture-related uses. Such uses may also provide direct service to other agricultural operations in close proximity on a secondary basis. Examples of such uses include, but are not limited to: agricultural storage and processing facilities involving the storage and processing of crops and/or livestock and/or related items (such as cheese and milk) from a local farm operation in the area.

#### **C2.7 SECONDARY USES**

For the purposes of this Plan, the following uses are deemed to be *secondary uses*:

- a) *Home occupations;*

- b) *Home industries* subject to Section C2.7.2 of this Plan;
- c) Agricultural research and training uses subject to Section C2.7.3 of this Plan;
- d) Farm related tourism establishments subject to Section C2.7.4 of this Plan;
- e) Farm vacation homes or bed and breakfast establishments (with up to 6 rooms) subject to C2.7.5 this Plan;
- f) *Estate wineries* subject to Section C2.7.6 of this Plan; and,
- g) Seasonal homegrown produce stands.

### **C2.7.1 Characteristics of a Secondary Use**

A *secondary use* is any land use that is secondary to the principle use on a property. If the principle use is agriculture, then the secondary use must be accessory to and subordinate to the *agricultural use*. If the principle use on the property is residential in the form of a single detached dwelling, then the *secondary use* must be accessory and subordinate to the single detached dwelling. Factors to consider by municipalities in determining whether a use is a *secondary use* include:

- a) the amount of land devoted to the secondary use in comparison to the amount of land devoted to the principle use;
- b) the size of the building housing the secondary use in relation to the sizes of building(s) accommodating the principle use;
- c) the nature of the secondary use itself and whether the use is operated by the owner of the property;
- d) the number of people employed by the secondary use in relation to the number of people employed by the principle use;
- e) the extent to which retail sales occur as a component of the secondary use; and,
- f) the amount of traffic generated by the secondary use in relation to the principle use on the property.

Local municipalities are encouraged to permit *secondary uses* in their Official Plans and implementing zoning by-laws as appropriate.

### **C2.7.2 Home Industries**

*Home industries* may be permitted, subject to the policies of the local Official Plan provided that:

- a) the building housing the *home industry* is generally located within the existing farm-building cluster, if located on a farm property;
- b) the *home industry* and the principle use generally rely upon the same water and sewer *infrastructure* and the driveway from the public road;
- c) the *home industry* has a floor area that is consistent with the scale of uses on the property;
- d) the noise, dust and odour that could potentially emanate from the use will not have an adverse impact on adjacent properties;
- e) the type and level of traffic generated by the use is *compatible* with the character of the area and the function of adjacent roads;
- f) the operator of the *home industry* permanently resides on the property;
- g) all machinery and equipment, with the exception of motor vehicles, required for the *home industry* is generally located within enclosed buildings;
- h) any permitted open storage associated with the *home industry* is screened from view and located within a fenced compound;
- i) the number of employees is limited; and,
- j) any retail component of the *home industry* is clearly accessory to the *home industry* and does not detract from the primary use of the property or adjacent properties.

### **C2.7.3 Agricultural Research and Training Establishments**

The *development* of agricultural research and training establishments is encouraged in the County. Such uses may be permitted subject to the policies of the local Official Plan, provided that:

- a) the use is related to and will benefit the agricultural industry;
- b) the use will assist in the furthering of knowledge in the agricultural sector of the economy;
- c) the use will assist local farmers through training and the identification of improved farming methods and procedures;
- d) the proposed use shall not have a *negative impact* on the enjoyment and privacy of neighbouring properties;
- e) adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations *compatible* with surrounding land uses;
- f) the agricultural research and training establishment and the principle use generally rely upon the same water and sewer *infrastructure* and the driveway from the public road;
- g) the proposed access to the site will not cause a traffic hazard;
- h) the proposed use can be serviced with an appropriate water supply and an appropriate means of sewage disposal;
- i) the proposed use does not negatively detract from the rural character of the area through the establishment of a built form that is incompatible with the rural surroundings; and,
- j) the building housing the proposed use is located within the existing farm-building cluster where possible and shall utilize a common driveway with the principal use of the property.

### **C2.7.4 Farm Related Tourism Establishments**

Given the proximity of the County to major urban areas, the County supports the *development* of uses that highlight the importance and value of the agricultural economy. On this basis, uses such as farm machinery and equipment exhibitions (on a temporary basis), farm



tours, petting zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction are permitted in the Agricultural Area designation as an secondary use on a farm subject to the policies of the local Official Plan provided that:

- a) the proposed use shall not have a *negative impact* on the enjoyment and privacy of neighbouring properties;
- b) adequate on-site parking facilities are provided for the use, in addition to the parking required for the principal use on the property, and such parking is provided in locations *compatible* with surrounding land uses;
- c) the proposed access to the site will not cause a traffic hazard;
- d) the proposed use *enhances* the rural character of the County through the preservation of historic barns and/or the establishment of a built form that is *compatible* with the rural surroundings; and,
- e) the building housing the proposed use and the principle use generally rely upon the same water and sewer *infrastructure* and the driveway from the public road.

Overnight camping, amusement parks and recreational uses are not permitted.

#### **C2.7.5 Farm Vacation Homes or Bed and Breakfast Establishments**

Farm vacation homes and bed and breakfast establishments with up to 6 rooms for the temporary accommodations of guests are permitted subject to the policies of the local Official Plan provided that:

- a) the use shall not have an adverse effect on the enjoyment and privacy of neighbouring properties;
- b) the farm vacation home is the principal residence of the owner and operator;
- c) the character of the dwelling as a private residence is preserved;
- d) adequate parking facilities are available on the lot for the proposed use;

- e) the use will not cause a traffic hazard; and,
- f) the use can be serviced with an appropriate water supply and an appropriate means of sewage disposal.

#### **C2.7.6 Estate Winery**

*Estate wineries* may be permitted subject to the policies of the local Official Plan subject to the following:

- a) A minimum of 8 hectares must be planted with vines;
- b) The retail sale of wine and wine related products, and a *hospitality room* where food and wine is prepared and served, will be permitted when such uses are accessory to complement the *estate winery*;
- c) The maximum total floor area for retail uses and *hospitality room* shall be 400m<sup>2</sup> so as not to detract from the main use of the land and not adversely affect other uses permitted in the area;
- d) *Estate wineries* shall be required to locate with direct access and frontage onto an improved public roadway maintained year round with sufficient capacity to accommodate the anticipated traffic;
- e) *Estate wineries* shall be subject to a local Zoning By-law Amendment and Site Plan and Site Plan Agreement approval by the municipality. The following matters must be addressed to the satisfaction of the municipality:
  - i) appropriate water supply and means of sewage disposal;
  - ii) best practices for drainage and outlets for stormwater run-off;
  - iii) entrances and exits to roads;
  - iv) off-street loading, parking spaces;
  - v) outside storage;
  - vi) buffering/screening, landscaping; and,
  - vii) outdoor areas to be used by the public (e.g. patios).

## **C2.8 FARM WINERY**

Farm wineries may be permitted subject to the policies of the local Official Plan and subject to the following:

- a) A minimum of 2 hectares must be planted with vines;
- b) The fruit used in the annual production of wine at a *farm winery* shall consist predominately of fruit grown in the County of Elgin by that *farm winery* operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit; and,
- c) The retail sale of wine produced on-site shall be permitted, provided that it does not conflict with any minimum floor area requirement for licensing approval, on-site tasting room and retail floor space shall not exceed the lesser of 75m<sup>2</sup> or 25 percent of the total winery floor area (excluding any below ground floor area). The on-site retail floor space for non-agricultural and/or non Elgin County agricultural products, shall not exceed 5 percent of the total retail floor space.

## **C2.9 RECREATIONAL AND OTHER NON-AGRICULTURAL USES**

The *development* of new recreational uses and expansions to existing recreational uses, such as golf courses and driving ranges, and cemeteries is not permitted on lands designated Agricultural Area by this Plan since it is the intent of this Plan to protect lands which are suitable for *agricultural uses* for the long term. However, applications to amend the local Official Plan to develop such uses may be considered subject to the submission of appropriate studies, including an Agricultural Impact Assessment, that demonstrates to the satisfaction of the County that:

- a) there is a need within the planning horizon of this Plan for the proposed use;
- b) the lands do not comprise a *specialty crop area*;
- c) there are clearly no other reasonable alternatives that are outside of *prime agricultural areas*;
- d) there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;

- e) the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
- f) the proposed use meets the required MDS I setback distances; and,
- g) impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands should be minimized to the extent feasible.

Site-specific local Official Plan Amendments of this nature will not require an Amendment to this Plan.

## **C2.10 COMPATIBILITY OF AGRICULTURAL USES WITH OTHER LAND USES**

The following land use compatibility policies apply to agricultural operations and non-agricultural operations in the County:

- a) In order to provide farmers with the ability to carry out *normal farm practices*, all new *development*, including *development* on existing lots of record, shall be set back from agricultural operations in accordance with the *minimum distance separation one formula*, as amended. *Development* on lands within the *settlement area* designation is exempt from this policy.
- b) New and/or expanded livestock facilities shall be set back from existing non-agricultural uses in accordance with the *minimum distance separation two formula*, as amended.
- c) The *minimum distance separation one and two formulae* shall be included in local zoning by-laws, as appropriate and in accordance with this Plan and the local Official Plans.
- d) Lower tier municipalities will be required to determine in their planning documents whether the *minimum distance separation one formula* will apply to surplus farm dwellings or after a catastrophe that destroys part or all of a dwelling, providing the resulting new dwelling is built no closer to surrounding livestock facilities than before the catastrophe.
- e) Lower tier municipalities will be required to determine in their planning documents whether the *minimum distance separation two formula* will apply in the case of a catastrophe that destroys part or all of a livestock facility,

provided the resulting livestock facility is built no closer to surrounding development than before the catastrophe and only where the rebuilt livestock facility houses the same or fewer nutrient units and the manure/material type as well as the odour potential are the same or less. In addition, lower tier municipalities will be required to identify in their planning documents which, if any, cemeteries will be treated as a Type A land use when the cemetery is closed and/or receives low levels of visitation, where in the absence of this information all cemeteries shall be treated as a Type B land use for the purposes of MDS II.

- f) Nothing in this Plan shall limit the ability of farmers to carry out *normal farm practices* in accordance with the Farming and Food Production Protection Act.
- g) Existing *agricultural uses* are permitted within the *settlement area* designation with the exclusion of new livestock facilities.
- h) Proposals for *development* within a *settlement area* boundary shall be carefully planned to ensure that any potential impacts from adjacent agriculture operations are mitigated to the extent feasible, through the establishment of buffers, berms and subdivision design. The impacts of new such *development* on adjacent agricultural lands should also be considered and the approval authority may require the erection of fencing as a condition of approval to ensure that new residents and others do not trespass on adjacent agricultural land.

Other criteria may be established by local municipalities in accordance with Provincial guidelines.

## **C2.11 SUPPORTING AGRICULTURE IN ELGIN COUNTY**

It is a policy of this Plan to encourage all levels of government to develop and implement programs and plans to support and sustain agriculture in Elgin, which may include, among others, the following:

- a) the creation of an agricultural advisory committee to provide advice and act as a direct and on-going liaison between the agricultural community and County *Council*;
- b) the development of an economic development and investment strategy for agriculture in Elgin;

- c) the marketing and promotion of local agricultural products to Elgin communities;
- d) the provision of financial support to promote environmental stewardship including the preparation of Environmental Farm Plans and Nutrient Management Plans, and preservation and enhancement of natural areas and functions;
- e) the establishment of fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative agriculture;
- f) the development and implementation of education programs to promote public awareness and support for the agricultural industry; and,
- g) the use of Community Improvement Plans under the Planning Act to promote agriculture provided the local municipal Official Plan includes appropriate policies to support such programs.

## **C2.12 FUTURE SPECIALTY CROP AREAS**

Currently, there are no lands designated for specialty crops in the County. However, it is recognized that the County's location along the Lake Erie shoreline provides a climatic advantage for the growing of specialty crops. That, coupled with the high quality soils found in Elgin means the County has the potential to accommodate a diverse variety of specialty crops. Consequently, the County may identify *specialty crop areas* with assistance from the Province. Any future identification of *specialty crop areas* will be implemented by way of amendment to this Plan, including the addition of appropriate policies related to *specialty crop areas*.

## **C3 PROVINCIALY SIGNIFICANT WETLANDS**

### **C3.1 OBJECTIVE**

It is the intent of this Plan to identify *Provincially Significant Wetlands and Coastal Wetlands* and to prohibit *development* and *site alteration* within these *wetlands*.

### **C3.2 LOCATION**

The Provincially *Significant Wetlands* designation is intended to identify and protect Provincially *Significant Wetlands and Coastal*

*Wetlands* as classified by the Ministry of Natural Resources, as identified on Schedule A and Section D1.2.2.3 to this Plan.

### **C3.3 PERMITTED USES**

*Development and site alteration* is not permitted in Provincially *Significant Wetlands* and *Coastal Wetlands*. Permitted uses in the Provincially *Significant Wetlands* designation are limited to:

- a) forestry in the form of reforestation and regeneration, and excluding commercial logging and managed woodlots; and,
- b) uses connected with the conservation of water, soil, wildlife and other natural resources.

### **C3.4 DEVELOPMENT POLICIES**

*Development* policies are contained in Section D1.1 and D1.2 of this Plan.

## **C4 AGGREGATE RESOURCE AREA AND PETROLEUM RESOURCE AREAS**

### **C4.1 OBJECTIVES**

It is the objective of this Plan to:

- a) recognize existing pits and quarries and protect them from activities that would preclude or hinder their continued use or expansion;
- b) protect known *deposits of aggregate resources* and areas of potential *mineral aggregate resources* for potential future extraction;
- c) ensure that new pits and quarries, and petroleum exploration and production will not have a *negative impact* on *significant* natural heritage features and related *ecological functions*;
- d) ensure that the haul routes used are appropriate;
- e) ensure that extractive activities are carried out in a manner that minimizes environmental and social impacts; and,
- f) ensure the progressive rehabilitation of pits and quarries to an appropriate after-use.

## **C4.2 LOCATION**

Petroleum resource areas and known *mineral aggregate resources*, as identified by the local Official Plans and are shown on Schedule C. As these areas are based on approved and proposed (unapproved) local Official Plans at the time of adoption of this Plan, the boundaries of these areas are considered to be approximate and therefore, there should be reliance upon approved local Official Plans in this regard. There is potential for *deposits of mineral aggregate resources* to exist outside of the areas mapped on Schedule C for which there were no records existing at the time of this Plan. The policies of this Plan apply to all mineral aggregate resource areas, regardless of whether or not they are delineated on Schedule C.

## **C4.3 POLICIES**

### **C4.3.1 New or Expanding Operations**

The *development* of a new *pit or quarry* or the expansion of an existing *pit or quarry* is subject to the policies of the local Official Plans and may require an Amendment to permit the use.

Petroleum exploration and production under the Oil, Gas and Salt Resources Act is permitted except in *settlement areas* and is subject to the policies of the local Official Plans and may require an Amendment to permit the use.

### **C4.3.2 Development Adjacent to Lands in Aggregate Resources Area Overlay**

When new *development* requiring a Planning Act approval is proposed within 300 metres of a pit or 500 metres of a *quarry*, the approval authority shall be satisfied that the proposed use is *compatible* with the current and future operation of the *pit or quarry*. In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new use is *compatible*, the development proponent will be required to demonstrate that the proposed use shall provide for the necessary mitigation of impacts arising from the existing *pit or quarry*, including future phases that are under license but are yet to be extracted, to meet applicable Provincial standards, regulations and guidelines.



### **C4.3.3 Mineral Aggregate Operations on Lands in Agricultural Area Designation**

On lands designated Agricultural Area, extraction of mineral aggregates is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored. On these lands, complete agricultural rehabilitation is not required if:

- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
- b) the depth of planned extraction in a *quarry* makes restoration of pre-extraction agricultural capability unfeasible; and,
- c) other alternatives, including resources in areas of Canada Land Inventory Class 4 to 7 soils and resources on *prime agricultural lands* where rehabilitation is feasible, have been considered by the applicant and found unsuitable; and,
- d) agricultural rehabilitation in remaining areas will be maximized.

### **C4.3.4 Wayside Pits and Quarries**

*Wayside pits and quarries, portable asphalt plants and portable concrete plants* for public road works shall be permitted in all areas, except areas where such a use is not permitted in accordance with Provincial regulations and guidelines.

### **C4.3.5 Protection of Resource Areas**

#### **C4.3.5.1 Mineral Aggregate Resources Areas**

*Mineral aggregate operations* shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety, or environmental impact. Existing *mineral aggregate operations* shall be permitted to continue without the need for a local Official Plan Amendment or zoning by-law amendment.

It is the policy of this Plan that areas adjacent to or in known deposits of *mineral aggregate resources* be protected from uses and/or activities that may preclude or hinder the effective and/or economical extraction of aggregate in the future.

It is the policy of this Plan to require that Official Plan Amendment, Zoning By-law Amendment and consent applications on lands that are wholly or partially within 300 metres of a sand and gravel deposit, and that has the potential to preclude or hinder continued extraction or expansion to existing operations or the establishment of new operations or access to mineral resources, be accompanied by appropriate studies that demonstrate that:

- a) resource use would not be feasible; or,
- b) the proposed land uses or *development* serves a greater long term public interest; and,
- c) issues of public health, public safety and environmental impact have been addressed.

#### **C4.3.5.2 Petroleum Resource Areas**

Petroleum resource operations shall be protected from *development* and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. All exploration and production activities are to be in compliance with the Oil, Gas and Salt Resources Act regulations and Provincial Operating Standards thereto.

New *development* shall be set back 75 metres from existing petroleum wells and associated works, with this setback being equivalent to the required setback under the Oil, Gas and Salt Resources Act for new wells from existing *development*.

Where *development* is proposed adjacent to or above known pools or deposits, shown on Schedule C as petroleum resource areas the Province shall be consulted regarding measures to allow possible future access for resource production purposes. *Development* and activities which will preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or,
- b) the proposed land use or *development* serves a greater long-term public interest; and,
- c) issues of public health, public safety and environmental impact area have been addressed.

*Development* on, abutting or adjacent to lands affected by former petroleum resource operations may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed. *Contaminated sites* shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effects*.

Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

## PART D: NATURAL HERITAGE, WATER AND NATURAL HAZARDS

### D1.1 OBJECTIVES

It is the objective of this Plan to:

- a) identify known *natural heritage features* and to protect those features and their *ecological functions* from incompatible uses;
- b) raise the public's awareness that these *natural heritage features* are important to the County of Elgin and to its local municipalities and should be protected for future generations;
- c) maintain, restore or where possible, improve the diversity and connectivity of natural features in an area, and the *ecological function* and biodiversity of *natural heritage systems* recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *ground water features*;
- d) protect, improve or restore the *quality and quantity of water*;
- e) identify *surface water features*, *ground water features*, *hydrologic functions* and *natural heritage features and areas* which are necessary for the ecological and hydrological integrity of the *watershed*;
- f) implementing necessary restrictions on *development* and *site alteration* to: protect all municipal drinking water supplies and designated vulnerable areas; and protect, improve or restore vulnerable surface and ground water, sensitive *surface water features* and sensitive ground water features, and their hydrologic functions;
- g) maintain linkages and related functions among *surface water features*, *ground water features*, *hydrologic functions* and *natural heritage features and areas*; and,
- h) direct *development* and site alternation to areas outside *hazardous lands* adjacent to the shorelines of Lake Erie which are impacted by *flooding hazards*, *erosion hazards* and/or dynamic beach hazards; *hazardous lands* adjacent to

river, stream and small inland lake systems which are impacted by *flooding hazards* and/or *erosion hazards*; and hazardous sites.

## **D1.2 NATURAL HERITAGE**

### **D1.2.1 Natural Heritage Features and Areas**

The County shall recognize and protect the *natural heritage features and areas* in the County. *Natural Heritage features and areas*, as defined by the Provincial Policy Statement and the Ministry of Natural Resources' Natural Heritage Reference Manual, as updated from time to time, include: *significant wetlands, significant coastal wetlands, significant habitat of endangered species and threatened species, significant woodlands, significant valleylands, significant wildlife habitat, fish habitat, and significant areas of natural and scientific interest (ANSIs)*. Many natural heritage features rely on the *ecological functions* provided by watercourses. Watercourses also connect natural heritage features and are especially important in fragmented landscapes where a watercourse may be the only remaining natural area left. *Natural heritage features and areas* can often, also, overlap with natural hazards.

The local municipalities in Elgin County have policies in the local Official Plans to protect significant *natural heritage features and areas*. Local municipalities will be encouraged to continue to identify and protect provincially and locally significant *natural heritage features and areas*. Nothing in this Plan is intended to limit local municipalities from providing more detailed policies or a higher level of protection of *natural heritage features and areas* and/ or *natural heritage systems* in the local Official Plans provided that the such policies maintain the minimum standards set out in this Plan.

### **D1.2.2 Defining Natural Heritage Significance**

The determination of the areas and the significance of the *natural heritage features and areas* are described as follows.

#### **D1.2.2.1 Significant Woodlands**

A woodland is a treed area, woodlot or forested area that provides environmental and economic benefits to both the private landowner and the general public. Woodlands provide benefits such as clean air, *wildlife habitat*, and outdoor recreational opportunities.

In 2006, *woodlands* made up less than 20% of the land cover in the County of Elgin. The locations of *woodlands* in the County of Elgin are shown on Appendix Map 1.

Elgin County considers *woodlands* 10 hectares or greater as *significant woodland*. *Woodlands* between 2 hectares and 10 hectares are also *significant* if they are located within 30 metres of the boundary of a significant natural heritage feature (e.g. *significant wetland, significant valleyland, fish habitat and/ or watercourses*).

Other significant woodland criteria may be identified when a *natural heritage system* is established in accordance with Section D1.2.4 of this Plan.

#### **D1.2.2.2 Significant Habitat of Endangered Species and Threatened Species**

The *significant habitat of endangered species and threatened species* is not shown on Appendix Map 1. Species at Risk are identified as extirpated, endangered, threatened or species of special concern on the Species at Risk in Ontario List. The Ministry of Natural Resources (MNR) administers the *Endangered Species Act, 2007 (ESA)* to protect and conserve species at risk and their habitats. Under the ESA, the MNR is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats. The technical advice provided under the ESA supports the implementation of natural heritage policies found within the Provincial Policy Statement, 2005 (PPS). For the purposes of the PPS, MNR is responsible for approving the delineation of significant habitat for species identified as endangered and threatened.

Environmental Impact Studies or other planning reports may help with identifying the extent of the habitat of *endangered species* and threatened species.

The *significant habitat of endangered species and threatened species* will be based on an evaluation of the following considerations:

- a) assessments reviewed and approved by the Ministry of Natural Resources regarding the extent of the species'

- habitat;
- b) habitats or areas delineated by MNR and/ or regulated under the ESA; and,
- c) habitat that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of *endangered species* or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.

### D1.2.2.3 Significant Wetlands

*Wetlands* are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four types of *wetlands* are swamps, marshes, bogs, and fens.

*Wetlands* play a very important role in the *natural heritage system*, since they:

- provide habitat for plants and animals;
- store water for groundwater recharge purposes;
- trap sediments, nutrients and contaminants thereby improving downstream water quality;
- provide corridors for plant and animal movements; and,
- provide flood control and protect shorelines from erosion.

*Wetlands* are evaluated as either provincially or locally significant. Many *provincially significant wetlands* occur across the County of Elgin (for example, the Calton Swamp, the Aylmer Wildlife Area, and the West Dutton Woodlot). *Wetlands* often overlap with other natural heritage features including *woodlands*. Wooded *wetlands* are known as swamps. Swamps are a predominate feature in Elgin County. *Wetlands* are also incredibly diverse and therefore provide wildlife habitat for a number of species of plants, mammals, birds, reptiles, amphibians and fish. Currently identified *provincially significant wetlands* are designated on Schedule A and shown on Appendix Map 1.

Locally significant or unevaluated *wetlands* may be identified and incorporated into the County's *natural heritage system* in accordance with Section D1.2.4 of this Plan.

#### **D1.2.2.4 Significant Areas of Natural and Scientific Interest**

Both Earth Science and Life Science Areas of Natural and Scientific Interest (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having values related to protection, natural heritage appreciation, scientific study, or education.

MNR ranks ANSIs as being provincially, regionally or locally significant. For the purpose of this Official Plan, and to ensure consistency with the Provincial Policy Statement, *significant ANSIs* include only ANSIs identified as provincially significant.

ANSIs play an important role in the protection of Ontario's natural heritage, since they best represent the full spectrum of biological communities, natural landforms and environments across Ontario (outside of Provincial Parks or Conservation Reserves). Although ANSI identified as regionally or locally significant are not included in the PPS definition, information about such ANSIs support the development of *natural heritage systems* and the identification of *significant wildlife habitat*. Many ANSIs overlap with other *natural heritage features and areas* such as *significant wetlands*, *significant woodlands*, and *significant valleylands*.

Regionally and locally significant ANSIs may be identified and incorporated into the County's *natural heritage system* in accordance with Section D1.2.4 of this Plan. *Significant ANSIs* are shown on Appendix Map 1.

#### **D1.2.2.5 Significant Wildlife Habitat**

*Significant Wildlife habitat* is an area of land where plants, animals, and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their populations.

*Significant wildlife habitat* is ecologically important in terms of features, functions, representation or amount. It contributes to the quality and diversity of an identifiable geographic area or *natural heritage system*.

*Significant wildlife habitat* frequently occurs in other *natural heritage*



*features and areas* such as *significant wetlands, significant woodlands, significant areas of natural and scientific interest and/or significant valleylands*. *Significant wildlife habitat* is not currently mapped in the Official Plan. The presence of *other natural heritage features and areas* can assist with the determination of *significant wildlife habitat*.

#### **D1.2.2.6 Fish Habitat**

*Fish habitat* is spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

The County is responsible for identifying *fish habitat* using criteria recommended in the Natural Heritage Reference Manual, in consultation with the appropriate *Conservation Authority*.

#### **D1.2.2.7 Significant Valleylands**

*Valleylands* are natural areas that occur in a valley or other landform depression that has water flowing through or standing for some period of the year. They connect *natural heritage features and areas* within the landscape over large distances (from headwaters to outlets). In urbanized areas or fragmented landscapes, *valleylands* often constitute, or are associated with, the remaining natural areas.

All *valleylands* which have a well-defined slope, with permanent or intermittent water flowing through and have an average width of 25 metres or more are significant. *Significant valleyland* boundaries will be defined by taking into consideration stable top of bank, riparian vegetation and flooding hazard limits.

*Valleylands* provide valuable *ecological functions*. They are also extremely important to the Elgin County social well-being and cultural history. *Valleylands* are an essential component for establishing connectivity in a *natural heritage system*. These features may be considered in greater detail when a *natural heritage system* is established in accordance with Section D1.2.4 of this Plan.

#### D1.2.2.8 Table, Criteria for Determining Significance

Natural Heritage Feature	The agencies responsible for determining significance:	Criteria and methods used to determine significance:
<i>Significant Woodlands</i>	County of Elgin	Using criteria recommended in the Natural Heritage Reference Manual.
<i>Significant Habitat of Endangered Species and Threatened Species</i>	MNR	Delineating/ describing, reviewing and approving the work of others or establishing methods such as training and standards that ensures that the work of others will be acceptable.
<i>Significant Wetlands and Significant Coastal Wetlands</i>	MNR	Delineating wetlands or reviewing and approving the work of others in accordance with the Ontario Wetland Evaluation System.
<i>Significant Areas of Natural and Scientific Interest</i>	MNR	In accordance with the ANSI confirmation process.
<i>Significant Wildlife Habitat</i>	County of Elgin	Using criteria recommended in the Natural Heritage Reference Manual, the Significant Wildlife Habitat Technical Guide and the Eco-Region Criteria Schedules and using Ecological Land Classification.
<i>Significant Valleylands</i>	County of Elgin	Using criteria recommended in the Natural Heritage Reference Manual.

#### D 1.2.3 Mapping of Natural Heritage Features in this Plan

All natural heritage features are considered to be important to the County. While the location and significance of these features has yet to be determined in some cases, all of these features need to be considered when applications for development and site alteration are being evaluated. It is recognized that additional natural heritage features will be identified by the County, local municipalities, applicable Conservation Authority's or the Ministry of Natural Resources.

Appendix Map 1 is intended to reflect the following *natural heritage features and areas*:

- a) *Provincially Significant Wetlands and Coastal Wetlands* (which are also designated on Schedule A);
- b) *Provincially Significant Areas of Natural and Scientific Interest and;*
- c) woodlands.

Other features such as *valleylands*, corridors, *significant woodlands*, *significant habitat of endangered species and threatened species*, *fish habitat* and *significant wildlife habitat* are not mapped. As more detailed mapping of *natural heritage features and areas* becomes available, the appropriate Schedules will be updated to include the more detailed information.

The boundaries of these features and areas are considered to be approximate.

#### **D1.2.4 Establishing a Natural Heritage System**

The County of Elgin is committed to maintaining and promoting a healthy natural environment and protecting its unique and special natural heritage features for the present generation and all successive generations. Therefore, an ecosystem based planning and management approach is required to guide the land use decision-making process. This approach must emphasize that *development* should not only protect and manage impacts to ecosystems but also include the objective of enhancing and restoring ecosystems appropriately.

The diversity and connectivity of natural features in an area, and the long term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features* and *groundwater features*. It is a policy of this Plan that the establishment of a *natural heritage system* be considered at the time of the next Official Plan Review.

After a Natural Heritage Study is completed the County Official Plan will be amended to implement the recommendations of the study. Local municipalities will also need to update their Official Plans to conform with the County Official Plan. The County will engage adjacent jurisdictions when developing its *natural heritage system*,

recognizing that *natural heritage features and areas* cross municipal boundaries.

#### **D1.2.5 Potential Natural Corridors**

Natural corridors are defined as linear natural features such as streams, *floodplains*, steep slopes, valleys, contiguous narrow *woodlands* and *wetlands* that connect two or more natural heritage features. While these corridors are not identified on the schedules to this Official Plan, nor within Appendix Map 1, it is the intent of the County to identify these corridors when a *natural heritage system* is developed in accordance with Section D1.2.1 of this Plan. These natural corridors should be identified since they:

- allow for the passage of animals requiring a variety of habitats for their survival;
- allow for the movement of plants and animals to other areas thereby increasing their population;
- provide for reproductive interchanges for plants and animals, thereby promoting genetic variations; and,
- provide escape routes for animals from predators and natural and human disturbances.

It is the policy of this Plan that the integrity of natural corridors be preserved wherever feasible to protect existing linkages and encourage the development of new linkages.

#### **D1.2.6 Development and Site Alteration**

- a) *Development and site alteration* shall not be permitted in *significant habitat of endangered species and threatened species, significant wetlands and significant coastal wetlands*.
- b) *Development and site alteration* shall not be permitted in
  - i) *significant woodlands*;
  - ii) *significant valleylands*;
  - iii) *significant wildlife habitat*; and,
  - iv) *significant areas of natural and scientific interest*unless it has been demonstrated through an Environmental Impact Study (EIS), that there will be no *negative impacts* on the natural features or their *ecological functions*.

- c) *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with Provincial and Federal requirements.

### D1.2.7 Adjacent Lands

*Adjacent lands* are the lands contiguous to a natural heritage feature or area where it is likely that *development or site alteration* would have a *negative impact* on the feature or area. For the purposes of this Official Plan, *adjacent lands* are defined as all lands within the specified distance of the boundary of *natural heritage features and areas* as set out in the following Table.

NATURAL HERITAGE FEATURE	ADJACENT LANDS (metres)
Provincially <i>Significant</i> Wetlands	120
Significant woodlands	120
Significant wildlife	120
<i>Significant</i> habitat of endangered species and threatened species	120
Provincially <i>Significant</i> Areas of Natural Scientific Interest – Earth Science	50
Provincially <i>Significant</i> Areas of Natural and Scientific Interest – Life Science	120
Significant Valleylands	120
Fish Habitat	120

No *development or site alteration* shall be permitted on these *adjacent lands* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no *negative impact* on the natural features or their *ecological functions*.

### D1.2.8 Environmental Impact Studies

Where the policies of this Plan require that an EIS be prepared, such an EIS shall be prepared in accordance with the requirements of this section and Appendix B of this Plan. A site inspection may be needed where there is insufficient natural heritage data to determine whether an EIS is triggered. The purpose of the site inspection is to identify potential *significant natural heritage features and areas* that may require further study and evaluation.

#### D1.2.8.1 Purpose of an Environmental Impact Study

The purpose of an EIS is to:

- a) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of *natural heritage features* and associated ecological and *hydrological functions* that exist;
- b) to determine whether there are any additional *natural heritage features* on the lands and *adjacent lands*; and,
- c) make an informed decision as to whether or not the proposed *development* and/or *site alteration* will have a *negative impact* on the *natural heritage features* and ecological and *hydrological functions*.

The approval authority, in consultation with the appropriate *Conservation Authority*, must be satisfied with an EIS prior to the granting of *development* approvals. The recommendations of an EIS shall be implemented through Official Plan amendments, zoning by-laws, subdivision conditions, site plan control, and/or applicable regulations.

Where an Environmental Impact Study has been completed, the County, as the approval authority for land use planning applications, must be satisfied that it has been demonstrated that there will be no *negative impact* on the natural features or their *ecological functions*. A local Municipality, as the approval authority for zoning, minor variance, site plan and building permit applications will require Environmental Impact Studies to be completed, depending upon the feature and the policies of the local Official Plans.

#### **D1.2.8.2 What an Environmental Impact Study Should Demonstrate**

Before *development* is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan and the local Official Plan are met. The EIS should also demonstrate that *development* and *site alteration* will not have a *negative impact* on *significant natural heritage features* and related *ecological functions*.

### **D1.2.9 Use of Lands in Private Ownership**

Where any land within the Provincially *Significant Wetlands* designation or identified on Appendix Map 1 is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

### **D1.2.10 Agricultural Uses.**

Nothing in this Plan is intended to limit the ability of existing *agricultural uses* to continue on lands within, or adjacent to, *natural heritage features and areas*. New *agricultural uses* that require approval under the *Planning Act* will be permitted within, or adjacent to, *natural heritage features and areas* provided it has been demonstrated, to the satisfaction of the County or the local municipality, as the case may be, that there will be no *negative impact* on the natural heritage features or their *ecological functions*.

## **D2 WATER RESOURCES**

### **D2.1 Watercourses**

All of the watercourses in the County are considered to be environmentally *significant* since they:

- a) store storm and melt waters;
- b) contain fish and *wildlife habitat* areas;
- c) function as corridors for migrating *wildlife habitat* movement and vegetation dispersal;
- d) serve to maintain the *quality and quantity of water* (surface and ground water resources); and,
- e) assist in the improvement of air quality.

It is the intent of this Plan to protect all watercourses from incompatible *development* to minimize the impacts of such *development* on their function.

### **D2.2 Improving, Protecting and Restoring**

The County and local municipalities shall protect, improve or restore the quality and quantity of water by:

- a) using a watershed as the ecologically meaningful scale for planning;
- b) minimizing potential *negative impacts*, including cross-jurisdictional and cross-watershed impacts;
- c) identifying *surface water features*, ground water features, hydrologic functions and *natural heritage features and areas* that are necessary for the ecological and hydrological integrity of the watershed;
- d) implementing necessary restrictions on *development* and *site alteration* to:
  - i) protect all municipal drinking water supplies and designated vulnerable areas; and,
  - ii) protect, improve or restore vulnerable surface and ground water, sensitive *surface water features* and sensitive ground water features, and their hydrologic functions;
- e) maintaining linkages and related functions among *surface water features*, ground water features, hydrologic functions and *natural heritage features and areas*;
- f) promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality;
- g) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces; and,
- h) promoting the use of sustainable and low impact development stormwater strategies and practices.

Source water protection plans are currently being prepared for Elgin County. Appropriate and relevant policies and mapping from these source water protection plans will be implemented by way of amendment to this Plan.

## **D2.3      Restriction on Development and Site Alteration**

- a) *Development and site alteration* shall be restricted in or near sensitive *surface water features* and sensitive ground water features such that these features and their related hydrologic



functions will be protected, improved or restored.

- b) Mitigative measures and/or alternative *development* approaches may be required in order to protect, improve or restore sensitive *surface water features*, sensitive ground water features, and their hydrologic functions.

### **D3 NATURAL AND MAN-MADE HAZARDS**

#### **D3.1 Hazardous Lands**

*Hazardous lands* are lands that could be unsafe for *development* due to naturally occurring processes. Along the shoreline of Lake Erie, this means the land, including that covered by water and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

#### **D3.2 Shoreline of Lake Erie**

The Conservation Authorities have commissioned Shoreline Management Plans for the Lake Erie shoreline within the boundaries of the County of Elgin. These management plans were prepared to balance the options of shoreline prevention, protection, environmental impact, monitoring, emergency response and public education in an overall management plan of the shoreline resources. The recommendations of these Shoreline Management Plans and the *Conservation Authority* regulations have resulted in *development* design standards and/or prohibition within the established shoreline hazard lands.

The shoreline hazard lands is not shown on this Plan. Instead, it is a policy of this Plan that this area be delineated in lower tier Official Plans and zoning by-laws.

#### **D3.3 Development in a Floodplain**

It is the intent of this Plan that no *development* or *site alteration* be permitted within the *floodplain* of a river or stream system to minimize and eliminate any risks to life and property resulting from flooding, in accordance with relevant *Conservation Authority* regulations. Buildings and structures are not permitted within the *floodplain*, except where written permission is obtained from the appropriate *Conservation Authority*.

### **D3.4 Erosion Hazard Limit**

*Development* shall be directed to an area outside of the *erosion hazard* limit of a riverine valley slope. The *erosion hazard* limit distance shall be determined in consultation with the affected municipality and *Conservation Authority* and be subject to the following criteria as identified within the provincial technical guide for natural hazards:

- a) toe erosion allowance;
- b) stable slope allowance (3:1);
- c) *flooding hazard* limit or meander belt allowance; and,
- d) erosion/erosion access allowance.

The *erosion hazard* limit will be defined on a site-by-site basis in consultation with the appropriate *Conservation Authority*. Provincial guidelines related to natural hazards will be used as a basis in determining the *erosion hazard* limit.

### **D3.5 HAZARDOUS SLOPES**

- a) *Development* shall be sufficiently setback from the top of bank of slopes greater than 3:1. The *development* setback distance shall be determined by a qualified geotechnical engineer in consultation with the local municipality and the appropriate *Conservation Authority* and be subject to the following criteria:
  - i) soil type and groundwater patterns;
  - ii) vegetation type and cover;
  - iii) severity of slope; and,
  - iv) nature of *development*;

### **D3.6 ONTARIO REGULATIONS**

Certain lands within the County are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province. The Regulation Limit represents a compilation of various information including

engineered *floodplain* mapping, estimated *floodplain* mapping and *erosion hazards*. The extent of these regulated areas and features are subject to adjustment as confirmed by site visits and studies. The respective Conservation Authorities should be consulted for details.

*Development* in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a *wetland* shall require permission from the applicable *Conservation Authority*.

### **D3.7 WASTE DISPOSAL SITES**

Known existing and former (closed) waste disposal sites are shown with a symbol on Schedule B.

The *development* of new uses or new or enlarged buildings or structures within an assessment area of 500 metres from the fill area of the waste disposal site may be permitted, provided an assessment is completed to determine:

- a) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the *waste disposal site*;
- b) potential traffic impacts;
- c) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the *waste disposal site*; and,
- d) the impact of the proposed use on leachate migration from the *landfill site*.

The assessment is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are *compatible* in nature and do not adversely impact upon each other.

In order to implement these policies, local municipal Zoning By-laws shall restrict the *development* of new uses or new or enlarged buildings or structures on lands within the 500 metre assessment area in accordance with this Plan. As an alternative, all lands within the assessment area shall be subject to a Holding provision in the Zoning By-law. The lifting of a Holding provision permitting the *development* of any new use or new or enlarged buildings or

structures within the assessment area shall not occur until *Council* is satisfied that all of the studies required by the Municipality and County have been completed.

### **D3.8 CONTAMINATED OR POTENTIALLY CONTAMINATED SITES**

If the site of a proposed use or *development* is in the opinion of the County or other approval authority known or suspected to be a contaminated site, *Council* shall require that prior to permitting *development* on the site, the proponent shall complete the following to the satisfaction of the County or other approval authority:

- a) Environmental Site Assessment (ESA) in accordance with Ministry of Environment guidelines; and,
- b) site restoration in accordance with a remedial plan, where the need for remediation is identified.

Where an ESA has determined that contamination exists, no *development* shall be permitted until such time as the completion of any required decommissioning and/or remediation of the site, and a Record of Site Condition has been prepared by a Qualified Person confirming that site soil conditions meet Provincial criteria for the proposed use.

## **PART E: GENERAL**

### **E1 GENERAL DEVELOPMENT POLICIES**

#### **E1.1 LAND USE COMPATIBILITY**

In order to protect existing and future industrial uses, there is a need for local municipalities and the County to consider how existing and future *sensitive land uses* may have an impact on the continued viability of these uses. In this regard, land use decisions shall ensure that major facilities and *sensitive land uses* are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants, and minimize risks to public health and safety.

#### **E1.2 SUBDIVISION OF LAND**

This section is intended to contain policies that are to be considered with every application to *develop* land in the County through the subdivision, condominium and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan. Under Section F8.3 of this Plan, the proponents may be required to prepare and submit information in support of the application, including studies to determine the cumulative impact of the proposed *development* on ground water resources in Tier 2 and Tier 3 Settlement Areas such as a settlement area capability study or a cumulative groundwater impact assessment, as set out in Section B2.7.

County Council shall approve only those plans of subdivision, condominium or consent to sever applications, which comply with the provisions of this Plan and the applicable local Official Plan. Under conditions of approval, pursuant to the *Planning Act*:

- a) County Council shall require that the applicant(s) enter into appropriate agreements with the County and/or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan; and,

- b) the Council of the local municipality may require that the applicant(s) enter into appropriate agreements which shall be registered against the title of the subject lands, and may include such matters as, but not limited to, financial requirements, local roads, drainage, grading and landscaping, sidewalks and dedication of land for public uses and other requirements to implement the provision of this Plan and the local Official Plan.

#### **E1.2.1 When a Plan of Subdivision Required**

Applications for the creation of multiple lots are encouraged to proceed by the plan of subdivision process. Lot creation by Plan of Subdivision is generally required if:

- a) the extension of an existing public road or the *development* of a new public road is required to access the proposed lots; or,
- b) the area that is proposed to be developed is not considered to be *infilling*; or,
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) more than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the *development* of additional lots in accordance with the land use designation in the local Official Plan.

#### **E1.2.2 Subdivision Review Criteria**

County Council and local Municipal Councils will evaluate applications for plans of subdivision or condominium on the basis of the requirements of the Planning Act as well as criteria including, but not limited to, the following:

- a) the plan is generally consistent with the objectives and policies of this Plan and conforms with the local Official Plan;
- b) the outcome of and recommendations of the Settlement Area Capabilities Study, as set out in B2.7;
- c) there is capacity available in the municipal water and sewage treatment systems, as applicable, and there is suitable provision for roads, water, storm and sanitary

sewers, waste disposal, recyclable collection, public utilities, fire and police protection, parks, schools, and other community facilities;

- d) in areas without full municipal services, the plan can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity*, as the case may be; and
- e) as determined through supporting studies, as may be required under Section F8.3, the plan is designed to reduce or mitigate any negative effect on surrounding land uses, including but not limited to the transportation network, *significant natural heritage features and areas*, and surface and ground water; and
- f) the plan is designed to be integrated with adjacent neighbourhoods and *development*;

### **E1.2.3 New Lots By Consent**

The approval of consents to sever land in Elgin County shall be in conformity with the relevant policies contained in this Plan, policies contained in local Official Plans, and the provisions of the Planning Act. Under no circumstances shall consents be granted for approval that are contrary to the policies of this Plan or the local Official Plan.

#### **E1.2.3.1 General Criteria**

Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing provisional consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) does not have direct access to a Provincial Highway or County Road, unless the Province or the County permits a request for access;
- c) will not cause a traffic hazard;

- d) has adequate size and frontage for the proposed use in accordance with the local municipal Zoning By-law;
- e) notwithstanding d) above, where a zoning by-law amendment or minor variance is required, approval of such amendment or variance shall be included as a condition of the approval of the consent;
- f) can be serviced with an appropriate water supply and means of sewage disposal, provided there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within municipal sewage services and municipal water services;
- g) will not have a *negative impact* on the drainage patterns in the area;
- h) will not restrict the *development* of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for *development* by this Plan;
- i) will not have a *negative impact* on the *significant* features and functions of any natural heritage feature; in this regard, lots should be restricted in size in order to conserve other lands in larger blocks for natural heritage purposes;
- j) will not have a *negative impact* on the quality and quantity of groundwater available for other uses in the area;
- k) will not have an adverse effect on natural hazard processes such as flooding and erosion;
- l) conform with the local Official Plan; and,
- m) will conform to Section 51 (24) of the Planning Act, as amended.

#### **E1.2.3.2 Boundary Adjustments**

A consent may be permitted for the purpose of modifying lot boundaries, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the approval authority shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan. In addition, the approval authority shall be satisfied that the



boundary adjustment will not affect the viability of the agricultural parcels affected.

#### **E1.2.3.3 Technical Severances**

Consents may be granted for the purpose of creating an easement or right-of-way, where such severance does not result in the creation of a new lot except where the creation of new lots is to correct a situation where two or more lots have merged on title. Such new lots may be permitted anywhere in the County except on lands within the Agricultural Area designation, provided the approval authority is satisfied that:

- a) the merging of the lots was unintentional and was not merged as a requirement of a previous planning approval;
- b) the new lot is generally of the same shape and size as the lot which once existed as a separate conveyable lot;
- c) the new lot can be serviced with an appropriate water supply and means of sewage disposal provided there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within municipal sewage services and municipal water services;
- d) the new lot fronts on and will be directly accessed by a public road that is maintained year-round by a public authority;
- e) there is no public interest served by maintaining the property as a single conveyable parcel; and,
- f) the new lot will conform to the access policies of the relevant road authority.

#### **E1.2.3.4 Lot Creation on Lands in the Agricultural Area**

In accordance with the intent of this Plan to maintain and protect the agricultural resource of the County and direct the majority of new residential growth to *settlement areas* or existing vacant building lots, new lots may be permitted if the local Official Plan supports their creation and if:

- a) the lot is to be severed to create a new farm lot and both the retained and severed parcels each have a lot area of about 40 hectares; or as established in the local planning documents or,

- b) the lot is to be created to accommodate a habitable residence that has become surplus to a farming operation as a result of a farm consolidation provided that the *development* of a new residential use is prohibited on any retained parcel of farmland created by the consent to sever, unless the retained parcel is the product of the merging in title of two adjacent agricultural parcels in which case a dwelling unit would be permitted as part of the operation; or,
- c) the lot is required for an agricultural-related use as outlined in Section C2.6 of this Plan, provided the new lot is limited to a minimum size needed to accommodate the use and appropriate sewage and water services.

Consents may also be granted for *legal or technical reasons*, such as for easements, correction of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot.

#### **E1.2.3.5 Subdivision Development Policies**

This section is intended to contain general policies to be considered with every application for Plan of Subdivision. Regard should also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of this Plan and the policies of the local Official Plans.

Prior to the consideration of an application for Plan of Subdivision, County *Council* shall be satisfied that:

- a) the approval of the development is not premature and is in the public interest;
- b) the lands will be appropriately serviced with *infrastructure*, schools, parkland and open space, community facilities and other amenities;
- c) the density of the *development* is appropriate for the area;
- d) the application, if approved, conforms to this Plan and the lower-tier Official Plan;
- e) the subdivision, when developed, will be appropriately integrated with other *development* in the area; and,
- f) the proposal has regard to Section 51 (24) of the Planning Act, as amended.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the local municipality will be required.

## **E2 CULTURAL HERITAGE RESOURCES**

### **E2.1.1 Objectives**

The objective of this Plan is to

- encourage the identification, of cultural heritage resources and to protect, conserve and enhance them and to strive to have all new *development* occur in a manner that respects the County's rich cultural heritage.
- raise the public's awareness that cultural heritage resources are important to the County of Elgin and to its local municipalities and should be protected for future generations.

### **E2.1.2 Policies**

It is the intent of this Plan that the County's *significant built heritage resources* and *significant cultural landscapes* be identified, *conserved* and *enhanced* and that all new *development* occur in a manner that respects the County's rich cultural heritage. The cultural heritage resources of the County generally include:

- a) *built heritage resources*;
- b) *cultural heritage landscapes*; and,
- c) *archaeological resources*.

Local Official Plans shall include policies that are intended to implement this policy, including requiring a heritage impact assessment or conservation plan and/or cultural heritage impact assessment prior to *development* on lands on or adjacent to cultural heritage resources. A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the *heritage resource*.

Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the Ontario Heritage Act.

It is a policy of this Plan to support the use of local municipal Community Improvement Plans under the Planning Act to promote and support *cultural heritage resources*.

The County encourages the identification and conservation of built heritage resources of cultural heritage value or interest, under Part IV of the Ontario Heritage Act, as per Ontario Regulation 9/06, and heritage conservation districts under Part V of the Ontario Heritage Act. The County also encourages local municipalities to identify and conserve cultural heritage landscapes under Part IV and V of the Ontario Heritage Act.

The County will conserve the cultural heritage resources within the County by requiring a Cultural Heritage Impact Assessment by a qualified person for *development* proposals that include or are adjacent to protected heritage properties.

## **E2.1            ARCHAEOLOGICAL RESOURCES**

The County recognizes that there are *archaeological resources* of pre-contact and early historic habitation as well as *areas of archaeological potential* within the County, that can be adversely affected by any future *development* and redevelopment.

The County and/or local municipalities shall therefore require archaeological assessments and the preservation or excavation of *significant archaeological resources* in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sports, as well as licensing requirements referenced under the Ontario Heritage Act.

The appropriate First Nations shall be provided notification with regard to the identification of burial sites and *significant archaeological resources* relating to the activities of their ancestors. If the County initiates the preparation of an archaeological master plan, the appropriate First Nations shall be notified and invited to participate in the process.

Local Councils may conserve the integrity of *archaeological resources* by adopting zoning by-laws under Section 34 of the Planning Act, to prohibit land uses on sites where an identified *significant* archaeological resource or an area of archaeological potential exists.

## **E2.2 MARINE ARCHAEOLOGICAL RESOURCES**

The County recognizes that, within its boundaries, there may be marine archaeological remains from the pre-historic period through the modern era up to the last 50 years. These marine *archaeological resources* may include the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value. The remains may currently be underwater or were, at one time, underwater but are no longer submerged.

The County shall, prior to approving a *development* proposal where there is high archaeological potential for marine *archaeological resources*, require a marine archaeological survey to be conducted by a licensed marine archaeologist to the satisfaction of the County and Ministry of Tourism, Culture and Sports, pursuant to the Ontario Heritage Act. Any marine archaeological resource that is identified must be reported to the Ministry of Tourism, Culture and Sports immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sports.

In considering applications for waterfront *development*, the County shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the County will require satisfactory measures to mitigate any *negative impacts* on *significant* cultural heritage resources.

## **E3 PUBLIC SERVICE FACILITIES AND INFRASTRUCTURE**

*Public service facilities* and *infrastructure* are permitted in all land use designations subject to any regulatory requirements such as the provisions of the Environmental Assessment Act. All public works are also required to conform to this Plan and the lower-tier Official Plan.

Where companies subject to federal or provincial control propose new utility installations, it is the policy of this Plan to encourage where feasible and appropriate:

- a) the screening of antennas and towers from view from roads or scenic vistas through landscaping, fencing or other architectural screening;
- b) the use of innovative design measures such as the integration of such uses with existing buildings and/or streetscape features such as gateways, lamp posts and signs;
- c) the co-location clustering of different utilities to minimize impacts;
- d) the use of existing *infrastructure* where possible such as water towers or utility poles; and,
- e) the siting of utilities away from *sensitive land uses*.

## **E4 SANITARY SEWERS AND WATER**

The County of Elgin does not fund or maintain sanitary sewer or water systems in the County. The County does however, promote efficient and environmentally responsible *development* which is supportable on the basis of appropriate types and levels of water supply and sewage disposal. The County encourages new *development* to proceed on the basis of full municipal services. Where partial municipal services are considered the supporting studies shall address all servicing options.

### **E4.1 GENERAL POLICIES**

The County shall:

- a) encourage *development* on municipal water and sanitary sewer systems;
- b) encourage local municipalities with water and sanitary sewage systems to continuously monitor uncommitted reserve capacities;
- c) encourage improvement of existing systems and the installation of new systems in *settlement areas* throughout the County, where technically and financially feasible;
- d) cooperate with local municipalities, the Province and other public and/or private partners to negotiate innovative arrangements for the provision of water and sanitary sewage systems in the County;

- e) encourage monitoring and proper maintenance of private sewage treatment systems in the County in order to protect and improve ground and surface water quality and avoid system malfunctions and failures;
- f) encourage the correction of failed systems;
- g) encourage and promote the use of technological and other system improvements which may help achieve reduced volumes and/or improved quality of effluent; and,
- h) work with local municipalities and Conservation Authorities to explore water conservation/efficiency opportunities such as water reuse, rainwater harvesting and innovative stormwater management; and
- i) Encourage monitoring the impacts of private sewage systems in *settlement areas*, particularly for Tier 2 *settlement areas*, in order to protect and improve ground and surface water quality and as a basis for consideration of future servicing needs.

#### **E4.2 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS**

The County shall encourage the development of alternative and renewable energy systems, as a source of energy for the economic and environmental benefit of Elgin County and the Province of Ontario. These systems significantly reduce the amount of harmful emissions to the environment when compared to conventional energy systems. The County encourages the use of wind, water, biomass, methane, solar and geothermal energy.

New or expanded alternative or renewable energy systems should be designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse impacts from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impact in accordance with the Green Energy and Green Economy Act.

**E5  
E5.1**

**TRANSPORTATION  
OBJECTIVES**

It is the objective of this Plan to:

- a) facilitate the safe and efficient movement of people and goods within the County's communities and to and from adjacent municipalities;
- b) establish an integrated *transportation system* that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, air, public transit, cycling and walking;
- c) to develop a hierarchical functional classification of roads that enables a priority of improvements to be established;
- d) promote public transit, cycling and walking as energy efficient, affordable and accessible forms of travel;
- e) protect transportation corridors to facilitate the development of a *transportation system* that is *compatible* with and supportive of existing and future land uses;
- f) ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act;
- g) encourage the use of alternative *development* standards for roads, where appropriate;
- h) encourage the efficient use of land along transportation corridors to maximize the use of public transit;
- i) restrict *development* on private roads;
- j) protect the long-term operation of the St. Thomas Municipal Airport by limiting incompatible development in the vicinity of the airport;
- k) enhance the role and function of the St. Thomas Municipal Airport by encouraging and directing airport related and other compatible employment uses to the airport and adjacent lands; and,
- l) support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of abandoned railway rights-of-way for public uses such as trails and cycling paths.



## **E5.2 PEDESTRIAN AND CYCLING ROUTES AND FACILITIES**

Local municipalities are encouraged to develop interconnected systems of cycling and walking routes providing access to major activity and *employment areas* and to future public transit. In order to plan for and encourage walking and cycling, local municipalities are encouraged to:

- a) consider the provision of safe and convenient cycling and walking routes in the review of all *development* applications;
- b) require the provision of sidewalks in *settlement areas*, where appropriate;
- c) investigate and provide for bicycle lanes wherever possible in the construction or reconstruction of roads and bridges;
- d) encourage and support measures which will provide for barrier-free design of pedestrian facilities;
- e) ensure that lands for bicycle/pedestrian paths are included with the land requirements for roads;
- f) ensure that the rights and privacy of adjacent property owners are factored into the design process for pedestrian and cycling routes; and,
- g) ensure that all pedestrian and cycling routes are designed to be safe.

## **E5.3 TRAFFIC IMPACT STUDY – COUNTY ROADS**

It is a policy of this Plan that proposed *development* likely to generate significant traffic shall be supported by a traffic impact study that assesses the impact on the County's transportation system and surrounding land uses.

## **E5.4 ROAD NETWORK**

### **E5.4.1 General Policies**

#### **E5.4.1.1 Road Classification System**

For the purposes of this Plan, all roads in the County are classified as follows:

- a) Provincial Highway;

- b) County Road; and,
- c) Local Road.

Provincial highways, County Roads and some Local Roads are shown on Schedule B. New roads and re-constructed roads under the County's jurisdiction shall be developed to comply with the classification, function and general design requirements outlined in Table 4 – Function of Transportation Facilities.

Any road transferred from the Province of Ontario to the County shall be considered a County Road for the purposes of this Plan.

**Table 4 – Function of Transportation Facilities**

<b>Type of Facility</b>	<b>Function</b>	<b>General Design Guidelines</b>
County Roads	Major Arterial (4 Lane) <ul style="list-style-type: none"> <li>- Connect major urban centres and Provincial Roads</li> </ul>	<ul style="list-style-type: none"> <li>- Right-of-way width up to 36.5 m</li> <li>- Private driveways discouraged</li> <li>- 2 to 4 travel lanes</li> </ul>
	Minor Arterial <ul style="list-style-type: none"> <li>- Connect smaller urban centres and connect to Provincial Roads</li> <li>- Highway 401 Emergency Detour Route</li> </ul>	<ul style="list-style-type: none"> <li>- Right-of-way width of 30.0 to 36.5 m</li> <li>- Private driveways permitted subject to design controls</li> <li>- 2 travel lanes</li> </ul>
	Collector <ul style="list-style-type: none"> <li>- Connect hamlets and activity centres</li> <li>- Provide linkages to the arterial road system</li> </ul>	<ul style="list-style-type: none"> <li>- Right-of-way width of 20.0 to 30.0 m</li> <li>- Private driveways permitted</li> <li>- 2 travel lanes</li> </ul>
	Local <ul style="list-style-type: none"> <li>- Connect hamlets and activity centres</li> <li>- Provide linkages to the arterial road system</li> </ul>	<ul style="list-style-type: none"> <li>- Right-of-way width of 15.0 to 20.0 m</li> <li>- Private driveways permitted</li> <li>- 2 travel lanes</li> </ul>
Rail Lines	<ul style="list-style-type: none"> <li>◆ Serve all types of people and goods movement by rail at the regional or national scale</li> <li>◆ Accommodate commuter rail movement to major urban centres</li> </ul>	<ul style="list-style-type: none"> <li>◆ Grade separations at intersections with other major transportation facilities</li> <li>◆ Noise or vibration-sensitive land uses to be discouraged along right-of-way</li> <li>◆ Transit-supportive land uses to be encouraged around commuter rail stations</li> </ul>

Bicycle Paths	<ul style="list-style-type: none"> <li>◆ Serve both local transportation and recreational travel demands</li> <li>◆ Connect communities and activity areas throughout the County</li> </ul>	<ul style="list-style-type: none"> <li>◆ Bicycle paths may be located off-street or within road rights-of-way</li> </ul>
<ul style="list-style-type: none"> <li>◆ *Right-of-way widths in some cases may need to be wider to accommodate design features, noise walls, turning lanes, bike paths, and utilities etc. Final right-of-way requirements along roads will be determined through functional designs and subdivision approvals.</li> </ul>		

#### E5.4.1.2 Right-of-Way Widths and Road Widenings

Right-of-way widths for every type of County road are set out in Table 4. The right-of-way width for any public road may allow for the placement of travel lanes, turning lanes, utilities, *infrastructure*, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.

In addition to the road right-of-way widths set out in Table 4, the County may, without the need for an amendment to the Official Plan, require the dedication of lands to be used for daylight triangles, to provide sufficient sight distances and turning lanes to provide safe and appropriate access where major traffic generators intersect. In this regard, intersection improvements may be required as shown on Schedule B. Where additional land is required for intersection improvements, such land shall be dedicated wherever possible, in the course of approving plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan.

As a condition of a *development* approval, land for road widenings shall be conveyed at no expense to the County in accordance with the provisions of the Planning Act. As a general principle, required road widenings will be taken equally from both sides of the right-of-way. Unequal road widenings may be considered by the County where:

- a) the area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
- b) the location of an identified cultural heritage resource limits design options; and/or,

- c) the presence of a *significant* natural heritage feature limits design options; and/or,
- d) the location of mature trees contributes to the character of an area.

Notwithstanding the policies set out in this Plan, the County recognizes that the reconstruction of roads to approved minimum standards in some existing developed areas may not be appropriate from a right-of-way acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to the Plan shall be required to implement such a modification to the right-of-way.

It is the policy of this Plan that an Environmental Assessment for any County Road widening project shall address whether there are other transportation alternatives and how the project would implement the transportation goals, objectives and policies of this Plan.

#### **E5.4.1.3      Financing of Road Construction**

Construction of any part of the road network shall be in accordance with the ability of the authority having jurisdiction to finance such *infrastructure*. In addition, road construction under the jurisdiction of the County shall be in accordance with the approved Capital Budget and/or the Capital Forecast.

#### **E5.4.1.4      Road Design Standards**

The County of Elgin Roads Plan and Policies document (2009) will serve as the basis for the construction and design of roads that are under the jurisdiction of the County, including policies limiting direct access to County Roads where access is available by a local road. *Council* may consider alternative design standards to provide for the more efficient use of land in newly developing areas of the County. Changes to standards and design criteria for such roads and facilities may be permitted without an amendment to this Plan.

The County shall encourage local municipalities to provide safe and convenient pedestrian facilities by:

- a) coordinating the installation of sidewalks on both sides of County roads within *settlement areas* identified in local Official Plans;
- b) working with local municipalities to ensure that sidewalks are sufficiently set back from the roadway, are well drained and are of barrier free design; and,
- c) participating in multiuse trail development.

#### **E5.4.1.5 Road Closures**

*Council* may stop up and close existing County roads and road related facilities, subject to the provisions of the Municipal Act, 2001, as amended without the need to amend the Official Plan.

#### **E5.4.1.6 Traffic Calming**

The County may investigate traffic calming measures to be implemented in certain locations within the County and/or as a requirement of a *development* approval to promote pedestrian safety and mitigate the effects of automobile traffic within the County. Traffic calming features may be permitted subject to an evaluation by the County of functional, operational, servicing and financial issues associated with their use.

#### **E5.4.2 Private Roads**

Private roads are lanes, driveways, roads or right-of-ways maintained by private individuals or Condominium Corporations. It is the policy of this Plan to restrict new *development* on private roads to a Plan of Condominium. The creation of a new lot for any purpose on a private road outside of a Plan of Condominium is not permitted, unless specifically permitted in a local Official Plan.

#### **E5.4.3 Provincial Highways**

In addition to all the applicable municipal requirements, all proposed *development* located adjacent to and in the vicinity of a provincial highway within Ministry of Transportation (MTO) permit control area under the Provincial Transportation and Highway Improvement Act will also be subject to MTO approval. Any new areas in the municipality identified for future *development* that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO policies, standards, and requirements. Direct access will be discouraged and often prohibited.

#### **E5.4.4 Proposed Provincial Highway 3**

The proposed Highway 3 By-pass extends from south of the former Ford Plant in Southwold to the Town of Aylmer and Malahide Township to the east, as shown as a “Proposed Transportation Corridor” on Schedule B of this Plan. The by-pass corridor is designated as a protected corridor under an Order-in-Council and falls within the Ministry of Transportation’s permit control area.

#### **E5.5 ST. THOMAS MUNICIPAL AIRPORT**

##### **E5.5.1 CONTEXT**

The St. Thomas Municipal Airport, located within the Municipality of Central Elgin, is municipally owned and operated by the City of St. Thomas. The airport is located south of Highway 3, (Talbot Line) and is bounded by Yarmouth Centre Road to the west, Elm Line to the South and Quaker Road to the East, and is identified on Schedules A, B and C, and Appendix Map 1 of this Plan.

The St. Thomas Municipal Airport is planned to be a fully equipped, certified airport facility that accommodates charter passenger and air cargo facilities and services, business charter services, flight training, recreational flying and aviation related industrial/commercial business facilities. The County, the City of St. Thomas and the surrounding municipalities recognize the value the airport represents to the future economic development potential of the region.

##### **E5.5.2 Lands Adjacent to the St. Thomas Municipal Airport**

Approximately 700 hectares (1,730 acres) of land east of St. Thomas are designated for employment/industrial purposes in the Municipality of Central Elgin. Approximately 277 hectares (685 acres) represent the St. Thomas Municipal Airport lands, of which approximately 81 hectares (200 acres) is used for airport operations and accessory airport uses and the balance of the lands, 196 hectares (485 acres) is currently cultivated. Although not a *settlement area*, these lands are of importance to the future of the County and are planned to be the focus of industrial and service commercial related employment growth according to local official plan policies.

Notwithstanding the Agricultural Area designation as shown on Schedule A Land Use, permitted uses within these approximately

700 hectares shall be employment/industrial uses in accordance with local official plan policies.

### **E5.5.3 Land Use Compatibility Adjacent to Airport**

*Airports* must be appropriately designed, buffered and/or separated to prevent *adverse effects* from noise, odour and other contaminants. New residential *development* and other *sensitive land uses* are prohibited in areas near *airports* above the 30 NEF/NEP, as set out on maps approved by Transport Canada. In order to protect the St. Thomas Municipal Airport from incompatible *development*, the following policies shall apply:

- a) New residential *development* and other *sensitive land uses* will not be permitted in areas above 30 NEF as set out in the Central Elgin Official Plan.
- b) *Redevelopment* of existing residential uses and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the *airport*.
- c) New *development* in areas below 30 NEF/NEP, but in close proximity to the St. Thomas Municipal Airport lands as shown in the Central Elgin Official Plan, may be required to address the Noise and Vibration and/or Land Use Compatibility policies found in the Central Elgin Official Plan. This may include a review and update of the NEF/NEP contours in accordance with the standards prescribed by Transport Canada.
- d) New *development* permitted within the *airport* lands and other areas above the 30 NEF/NEP may be subject to a noise analysis to identify noise reduction features and other mitigation measures in accordance with the policies and guidelines of Transport Canada Aviation.

## **E5.6 TOURISM CORRIDORS AND USES**

Tourism Corridors are identified on Schedule B of this Plan and are intended to recognize and link Lake Erie ports, scenic driving routes and other tourism destinations with *settlement areas* and the high volumes of potential tourist traffic along Highway 401. It is the policy of this Plan that:

- a) existing tourism uses and properties in the County, and in particular those uses within or in close proximity to Tourism Corridors, will be encouraged to be retained, redeveloped, expanded, and upgraded, wherever possible and appropriate;
- b) any proposal to amend local Official Plans and/or Zoning By-laws to remove tourism-related commercial permissions for any property shall generally be discouraged to maintain the function of these corridors; and,
- c) the County shall place a priority on such Tourism Corridors to ensure safe and efficient movement of traffic to *enhance* the economic development benefits of tourism traffic in Elgin County.

#### **E5.7 THE PORTS OF ELGIN COUNTY**

The County will continue to promote and support the viability of the many ports along Lake Erie as important economic resources and locations for tourism and recreation. The County recognizes the potential of the various ports as gateways to the County and components of a broader transportation system. The County encourages the pursuit of appropriate opportunities for the expansion of port facilities and the establishment of commercial uses and marine transportation infrastructure, subject to the policies of this Plan.



## **PART F IMPLEMENTATION AND ADMINISTRATION**

### **F1 INTRODUCTION**

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by County *Council* to meet the goals and objectives of this Plan.

### **F2 OFFICIAL PLAN ADMINISTRATION**

The County is responsible for conducting county-wide planning and for ensuring that land use decisions are in conformity with this Plan. In addition to this role, the County has the authority to approve plans of subdivision and condominium. In these roles, the County will endeavour to make the *development* approval process efficient and timely.

County *Council* and the local Councils shall not undertake any public work or pass any by-law that does not conform to the intent and policies of the Official Plan.

This section of the Plan describes how the Official Plan will be administered, updated and amended, as required.

#### **F2.1 AMENDMENTS TO THE PLAN**

It is the intent of this Plan to serve as the basis for managing change in the County until 2031.

Any Amendment shall conform to the overall intent of the Official Plan as set out in the community vision, goals, and strategic objectives of this Plan. The Plan may be altered to correct errors in the text or schedules without an Amendment to this Plan provided the alterations do not change the effect of the goals, objectives and policies of the Plan. Minor changes to road alignments do not require an amendment to the Plan.

County *Council*, following the adoption of this Plan, shall determine the need to revise the Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of *Council* that is open to the public, at intervals of not

more than every five years. In considering the need for revisions, the County shall also consider Section 26 of the Planning Act which requires that the Official Plan:

- a) conforms with provincial plans or does not conflict with them, has regard to the matters of provincial interest listed in Section 2 of the Planning Act, and is consistent with policy statements issued under Subsection 3(1) of the Planning Act; and,
- b) policies on employment lands are either confirmed or amended.

### **F3 LOCAL OFFICIAL PLANS**

It is the intent of the County, and a requirement of the Planning Act, that local Official Plans shall conform to the County Plan and be one of the primary means of implementing the policies herein.

It is recognized, however, that some time may elapse between the adoption of the Plan and the modification of the local official plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act. In the event of a conflict between the provisions of a local Official Plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.

Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan.

### **F4 LOCAL ZONING BY-LAWS**

When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to Section 27(1) of the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.

Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan. At their sole discretion, *Councils* of the local municipalities may zone to permit the continuation, expansion or enlargement of legally

existing uses, or variations to similar uses, provided that such uses:

- a) have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan;
- b) have regard for the MDS Formula as amended from time to time, if applicable; and,
- c) are subject to any conditions that may be contained in a local Official Plan.

## **F5 SITE PLAN CONTROL**

County *Council* shall encourage the use of site plan control provisions of the Planning Act, to implement the policies and provisions of this Plan and the local Official Plans, and to coordinate and *enhance* the physical development of the local municipality. Provisions for site plan control shall be detailed in the local Official Plans.

## **F6 COMMUNITY IMPROVEMENT PLANS**

The goal of any Community Improvement Area shall be to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of a community for environmental, social or community economic reasons.

### **F6.1 OBJECTIVES**

Community Improvement Areas are intended to achieve one or many objectives, including to:

- a) encourage the efficient provision and maintenance of physical infrastructure, public services and utilities to serve present and future needs on a local and regional scale;
- b) address issues which may be particular to one neighbourhood;
- c) ensure the maintenance and renewal of older housing stock;
- d) foster redevelopment, reuse and/or maintenance of existing *brownfield sites* and/or current industrial sites;
- e) *enhance* retail and downtown commercial areas within the

municipalities;

- f) encourage the preservation and adaptive re-use of built heritage;
- g) promote energy efficiency and sound environmental design;
- h) foster economic growth within designated areas;
- i) promote *intensification* in targeted areas;
- j) *enhance* the visual characteristics of neighbourhoods; and,
- k) encourage local participation in funding programs.

## **F6.2 IMPLEMENTATION**

Local municipal councils, under the Planning Act may choose to designate Community Improvement Areas. Identifying a Community Improvement Area shall be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Area. Background studies shall first be completed and made available to the public outlining the need for the Community Improvement Area.

Community Improvement Plans at the local municipal level shall be submitted to the Ministry of Municipal Affairs and Housing for review and comment.

County *Council* may make grants or loans to the council of a lower tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the council considers appropriate.

## **F7 PUBLIC PARTICIPATION AND CONSULTATION**

It is a policy of this Plan that public participation be an integral component of any land use planning process. On this basis, before making any planning decision, *Council* shall be satisfied that:

- a) adequate public notice in accordance with the Planning Act has been given;
- b) enough information to enable a person to reasonably understand the nature of the proposal and its impacts is available prior to any public meeting;

- c) all public and agency comments have been assessed and analyzed by staff; and,
- d) their decision will appropriately balance the overall public interest against the private interest expressed in the application.

Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.

The County will endeavour to consult with First Nations on applications that will have the potential to infringe on aboriginal treaty rights and aboriginal interests.

## **F8 COMPLETE APPLICATIONS**

### **F8.1 OVERVIEW**

- a) This Official Plan is not a static document. Amendments to this Plan are sometimes required, provided that the Amendment conforms to the general intent, goals and objectives of this Plan.
- b) To ensure that *Council* can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies are required.
- c) The Planning Act, permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Official Plan and approve a Plan of Subdivision or Plan of Condominium. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the Planning Act have elapsed.
- d) This section of the Official Plan is specifically intended to implement Sections 22(5), and 51(18) of the Planning Act. These Planning Act sections provide the basis for the inclusion of policies on complete applications in Official

Plans. This section also implements Sections 22(3.1), and 51(16.1) of the Planning Act.

These latter sections set out the procedures to be followed when applicants consult with the County before submitting an application specified in this section of the Official Plan.

## **F8.2 MINIMUM SUBMISSIONS REQUIREMENTS**

The following are the minimum submissions requirements for County Official Plan Amendments, local Official Plan Amendments and Plan of Subdivision/Condominium applications:

- a) The minimum submission requirements for an Official Plan Amendment in accordance with Section 22(4) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 543/06.
- b) The minimum submission requirements for a Plan of Subdivision application as set out in Section 51(17) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 544/06.

## **F8.3 SUPPLEMENTAL SUBMISSION REQUIREMENTS**

- a) This section lists the studies, plan or items required support an application for a County Official Plan Amendment, a local Official Plan Amendment, plans of subdivision or condominium, or consent to sever. The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section F8.4. Regard should also be had to Section F8.5, which provides some flexibility to the County in the consideration of the types of studies, plans or items required to support an application.
- b) The following may be required to support an application for County or local Official Plan Amendment:
  - i) Land Use Planning Report;
  - ii) Market Impact Study;
  - iii) Urban Design Report;
  - iv) Agricultural Impact Assessment;
  - v) Environmental Impact Study;

- vi) Environmental Site Assessment;
  - vii) Master Servicing Plan;
  - viii) Stormwater Management Report;
  - ix) Servicing Study;
  - x) Traffic Impact Assessment;
  - xi) Archaeological Assessment;
  - xii) Cultural Heritage Impact Statement;
  - xiii) Land Use Compatibility Assessment;
  - xiv) Sub Watershed Study;
  - xv) Financial Impact Assessment;
  - xvi) Water Resource Management Report;
  - xvii) Settlement Area Capability Study; and
  - xviii) Any other studies required by the County which are not reflected in the above list.
- c) The following may be required to support an application for a plan of subdivision or condominium or consent to server:
- i) Land Use Planning Report;
  - ii) Urban Design Plan;
  - iii) Agricultural Impact Assessment;
  - iv) Environmental Impact Study;
  - v) Stormwater Management Report;
  - vi) Servicing Study;
  - vii) Traffic Impact Assessment;
  - viii) Archaeological Assessment;
  - ix) Cultural Heritage Impact Statement;
  - x) Environmental Site Assessment;

- xi) Land Use Compatibility Assessment;
- xii) Tree Preservation Study;
- xiii) Water Resource Management Report;
- xiv) Settlement Area Capability Study;
- xv) Cumulative groundwater impact assessment; and,
- xvi) Any of the studies required by the County which are not reflected in the above list.

#### **F8.4 PRE-CONSULTATION**

- a) Prior to the submission of an application for Official Plan Amendment, or Plan of Subdivision/Condominium, applicants are required to meet with the County, the local municipality and relevant agencies to determine what studies, plans and items are required to support an application in accordance with this Section of the Official Plan.
- b) The details of the pre-consultation process are spelled out in a by-law passed pursuant to Sections 22(3.1), and 51(16.1) of the Planning Act. The intent of the pre-consultation process is to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approval(s) required.

#### **F8.5 FLEXIBILITY**

- a) While it is the intent of the County to require the studies, plans and items listed above in support of the applications listed above, this section should not be interpreted as being all-inclusive.
- b) On this basis, the specific requirements for a particular application may be modified depending on the scale of the proposal, its location, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.



## **F8.6            QUALITY OF SUPPORTING STUDIES, PLAN OR ITEMS**

All studies required by the County shall be carried out by qualified professionals retained by and at the expense of the proponent. The County may require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the County at the proponent's expense. Alternatively, studies may be carried out by a qualified professional retained by the County at the expense of the proponent.

## **F9                MONITORING**

The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the County's goals, objectives and vision. Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the Official Plan. Specific monitoring policies are included throughout this Plan. However, the County will also develop indicators to assist with regular monitoring of this Plan.

As required, the County may also prepare quarterly and annual briefings or status reports. To assist with monitoring and plan review, the County in cooperation with local municipalities will maintain an information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the County.

The number of draft approved and registered vacant lots in each local municipality will be monitored through the *development* approvals process.

## **F10            INTERPRETATION**

### **F10.1        GENERAL**

This Plan is a statement of policy. It is intended as a guide to *Council*, however, some flexibility in interpretation may be permitted provided that the general intent is maintained.

In accordance with the Planning Act, in the event of a conflict between the County Official Plan and the Official Plan of a local municipality, the County Plan prevails to the extent of the conflict.

## **F10.2 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES**

The boundaries between land uses designated on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, transmission lines, lot lines or other clearly defined physical features and in these cases, are not open to interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.

The boundaries of the *settlement areas* identified on Schedule A of this Plan are representative of the boundaries as delineated in the local Official Plans. As a result, the local Official Plans should be consulted for accurate *settlement area* boundaries. Expansions to *settlement areas* shall only occur in accordance with the policies of this Plan.

It is recognized that the boundaries of the Environmental Area Overlay may be imprecise and subject to change. The County shall determine the extent of the environmental areas on a site-by-site basis when considering *development* proposals, in consultation with the appropriate agencies.

## **F10.3 ROAD LOCATIONS**

The location of the roads as indicated on Schedule B shall be considered as approximate. Amendments to this Plan will not be required in order to make minor adjustments or deviations to the locations of roads provided that the general intent of the Plan is maintained.

## **F10.4 LEGISLATION**

Where this Plan makes reference to a Provincial Act, an Ontario Regulation, the *minimum distance separation formulae* or the Provincial Policy Statement, such reference shall include any subsequent amendments or replacements.

## **F10.5 ACCESSORY USES**

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.

## **F10.6 OPERATIVE PARTS OF THE OFFICIAL PLAN**

Part 2 and Sections A, B, C, D, E, F and Map Schedules A, B, C, and Appendix Map 1 constitute the operative parts of the Official Plan of the County of Elgin. If there is a discrepancy between the schedules and the text, the text takes precedence.

## **APPENDIX 'A' - DEFINED TERMS**

### **Adjacent Lands**

Means those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area.

### **Adverse Effects**

Means, pursuant to the Environmental Protection Act one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment or normal use of property; and,
- h) interference with normal conduct of business.

### **Agricultural Use**

Means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

### **Airports**

Means all Ontario *airports*, including designated lands for future *airports*, with Noise Exposure Forecast/Noise Exposure Projection mapping.

### **Alternative Energy Systems**

Means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems

## **Archaeological Resources**

Means artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

## **Areas of Archaeological Potential**

Means areas with the likelihood to contain *archaeological resources*. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

## **Area of Natural and Scientific Interest**

Means an area of land and water containing natural landscapes or features that has been identified as having earth or life science values related to protection, scientific study or education.

## **Brownfield Sites**

Means undeveloped or previously developed properties that may be contaminated. These are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

## **Built Heritage Resources**

Means an individual or group of *significant* buildings, structures, monuments, installations, or remains, which are associated with architectural, cultural, social, political, economic, or military history and identified as being important to a community. These resources may be designated or subject to a conservation easement under the Ontario Heritage Act, or listed by the federal or provincial governments or the County.

## **Coastal Wetland**

Means:

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or,
- b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave

run-up) of the large water body to which the tributary is connected.

### **Compatible**

Means the *development* or *redevelopment* of uses which may not necessarily be the same as or similar to the existing *development*, but can coexist with the surrounding area without *negative impact*.

### **Comprehensive Review**

Means:

- a) for the purposes of Sections B2.8 and B2.7.1 of this Plan, an Official Plan Review which is initiated by a planning authority, or an Official Plan Amendment which is initiated or adopted by a planning authority, which:
  - i. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
  - ii. utilizes opportunities to accommodate projected growth through *intensification* and *redevelopment*;
  - iii. confirms that the lands to be developed do not comprise *specialty crop areas*;
  - iv. is integrated with planning for *infrastructure* and *public service facilities*; and,
  - v. considers cross-jurisdictional issues.

### **Conservation Authority**

Means the Lower Thames *Conservation Authority*, the Kettle Creek *Conservation Authority*, the Catfish Creek *Conservation Authority* or the Long Point Region *Conservation Authority*.

### **Conserved**

Means the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

## **Contaminated Sites**

Means property or lands that have not been rehabilitated and for reasons of public safety or environmental quality, are unsafe for use as a result of human activities, particularly those activities that have left a chemical or radioactive residue.

## **Council**

Means the Municipal *Council* of the Corporation of the County of Elgin.

## **Cultural Heritage Landscape**

Means a defined geographical area of heritage significance that has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts.

## **Deposits of Mineral Aggregate Resources**

Means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

## **Designated and Available**

Means lands designated in this Plan for urban and hamlet residential use.

## **Development**

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

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process; and,
- b) works subject to the Drainage Act.

## **Dynamic Beach Hazard**

Means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified

by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

### **Ecological Function**

Means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

### **Emergency Housing**

Means emergency shelters or facilities that accommodate not less than three and not more than ten residents, and provide temporary lodging, board, and/or personal support services to homeless individuals in a 24-hour supervised setting, for up to 30 days.

### **Employment Area**

Means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

### **Endangered Species**

Means a species that is listed or categorized an *Endangered species* on the Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

### **Enhance**

Means, as applied to the natural heritage/environmental policies of this Plan, strengthening the components of a natural area through management measures to increase stability, biodiversity and long-term viability.

Means, in other respects, to complement and strengthen the character of the County, community, neighbourhood, site or structure.

### **Erosion Hazard**

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



## **Estate Winery**

Means a secondary use to a vineyard, where wines are produced and may include storage, display, processing, *hospitality room*, administrative facilities, and outdoor patio area.

## **Farm Winery**

Means a building or structure of part thereof, associated with *agricultural use(s)* on the same farm lot, where wines are produced and may include storage, display, processing, wine tasting, a tied house licensed by the Alcohol and Gaming Commission of Ontario, and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally grown product samples is considered part of the *farm winery* activity.

## **Fish Habitat**

As defined in the Fisheries Act, C. F- 14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

## **Floodplain**

For *river stream, and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

## **Flooding Hazard**

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

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the *flooding hazard* limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- b) Along river, stream and small inland lake systems, the *flooding hazard* limit is the greater of:
  - i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;

- ii. the one hundred year flood; and
- iii. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

### **Groundwater Features**

Refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

### **Hazardous Lands**

Means property or lands that could be unsafe for *development* due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

### **Hazardous Substances**

Means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

### **Heritage Attributes**

Means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*.

### **Heritage Conservation District**

Means an area defined by the County to be of unique character to be *conserved* through a designation By-law pursuant to Part V of the Ontario Heritage Act.

## **Home Industry**

Means a small-scale *industrial use*, including, but not limited to a carpentry, metal working, welding or electrical shop that provides services or wares to the rural community and which is an accessory use to an *agricultural use* or a single detached dwelling. For the purpose of this Official Plan, the sale, storage or repair of non-farm motor vehicles, mobile homes and/or trailers as well as a paint shop are not considered a *home industry*. The policies of each local Official Plan shall further detail the types of uses permitted or prohibited as part of a *home industry*.

## **Home Occupation**

Means an occupation that provides a service as an accessory use within a dwelling unit performed by one or more of its residents. Such activities may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner, hairdresser or a provider of private home daycare.

## **Hospitality Room**

Means a designated area within the main winery building and/or patio attached to the main winery building where complementary food service is provided to patrons for the purpose of an accompaniment to the wine tasting experience, but shall not include a restaurant, banquet hall or conference facility.

## **Hydrological Functions**

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

## **Infrastructure**

Means physical structures that form the foundation for *development*. *Infrastructure* includes sewage and water works, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

## **Institutional Use**

Means a use that caters to the social, educational and/or religious needs of humans.

## **Intensification**

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

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

## **Legal or Technical Reasons:**

For the purposes of Section C1.2.2.4 of this Plan, means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

## **Low and Moderate Income Households**

Means:

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or,
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

## **Mineral Aggregate Operation**

Means:

- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resource Act, or successors thereto; and,
- b) associated facilities use in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

## **Mineral Aggregate Resources**

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

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

Means formulae and associated guidelines developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

## **Natural Heritage Features and Areas**

Means features and areas, including *significant wetlands*, *fish habitat*, *significant woodlands*, *significant valleylands*, *significant habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest* that are important for their environmental and social values as a legacy of the natural landscapes of an area.

## **Natural Heritage System**

Means a system made up of *natural heritage features and areas*, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and *ecosystems*. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

## **Negative Impact**

Means:

- a) in regard to Section D2 degradation to the *quality and quantity of water*, *sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- b) in regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and,

- c) in regard to other *natural heritage features and areas* in Section D1 degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

### **Normal Farm Practices**

Means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. *Normal farm practices* shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

### **Partial Services**

Means:

- a) municipal sewage services or private communal sewage services and individual on-site water services; or
- b) municipal water services or private communal water services and individual on-site sewage services.

### **Petroleum Resources**

Means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

### **Portable Asphalt Plant**

Means a facility:

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

### **Portable Concrete Plant**

Means a building or structure:

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

### **Prime Agricultural Area**

Means an area where *prime agricultural land* predominates. This includes: areas of *prime agricultural lands* and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of on-going agriculture.

### **Prime Agricultural Land**

Means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order for priority protection.

### **Protected Heritage Property**

Means designated real property and heritage conservation easement property under the Ontario Heritage Act and property that is subject to a covenant or agreement between the property owner and a conservation body or level of government, registered on title, with the primary purpose of conserving a cultural heritage resource or preventing its destruction, demolition or loss.

### **Public Service Facilities**

Means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.

### **Redevelopment**

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

### **Reserve Sewage System Capacity**

Means design or planned capacity in a centralized waste water treatment facility

which is not yet committed to existing or approved *development*. Reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the *development* can be treated or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

### **Reserve Water System Capacity**

Means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved *development*.

### **Residential Intensification**

Means *intensification* of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the *redevelopment* of *brownfield sites*;
- b) the *development* of vacant or underutilized lots within previously developed areas;
- c) infill *development*;
- d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

### **Secondary Uses**

Means uses secondary to the principal use of the property, including, but not limited to, *home occupations*, *home industries* and uses that produce value-added agricultural products from the farm operation on the property.

### **Sensitive Land Use**

Means buildings or structures or parts thereof, amenity areas or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a major nearby facility. *Sensitive land uses* may be part of the natural or built environment. Examples include residences, day nurseries and educational and health facilities.



### **Settlement areas**

Means urban areas and rural *settlement areas* within Municipalities, as depicted in Schedule A, such as cities, towns, villages and hamlets that are:

- a) built up areas where *development* is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an Official Plan for *development* over the long term planning horizon provided for in this Plan. In cases where land in designated growth areas is not available, the *settlement area* may be no larger than the area where *development* is concentrated.

### **Significant Wetland**

Means a wetland area or *coastal wetland* approved as Provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

### **Significant Woodland**

Means a *woodland* 10 hectares or greater as a significant woodland. *Woodlands* between 2 hectares and 10 hectares are also *significant* if they are located within 30 metres of the boundary of a significant natural heritage feature (e.g. *significant wetland, significant valleyland) fish habitat and/ or watercourses*.

### **Significant Habitat of Endangered Species and Threatened Species**

Means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered and *threatened species*, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle.

### **Significant Wildlife Habitat**

Means areas that are ecologically important in terms of features, functions, representation or amount, contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*. In making this determination on significance, the approval authority will rely on the MNR Wildlife Habitat Technical Guide and the Natural Heritage Reference Manual and the Eco-Region Criteria Schedules and using Ecological Land Classification.

### **Significant Valleyland**

Means a valleyland that has a well-defined slope, with permanent or intermittent water flowing through and has an average width of 25 metres or more. *Significant*

*valleyland* boundaries will be defined taking into consideration stable top of bank, riparian vegetation and flooding hazard limits.

### **Significant Area of Natural and Scientific Interest**

Means an area identified as Provincially *significant* by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.

### **Significant Built Heritage Resources, Cultural Heritage Landscapes, and Archaeological Resources**

Means resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

### **Site Alteration**

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

### **Special Needs**

Means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

### **Specialty Crop Area**

Means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

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

## **Surface Water Feature**

Means water-related features on the earth's surface including headwaters, rivers, stream channels, inland lakes, seepage areas recharge/discharge areas, springs, *wetlands*, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation topographic characteristics.

## **Threatened Species**

Means a species that is listed or categorized as a *Threatened species* on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

## **Valleylands**

Means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

## **Wayside Pit or Quarry**

Means a temporary *pit or quarry* opened and used by or for a public authority solely for purpose of a particular project or contract of road construction and which is not located within the right-of-way of a public street.

## **Wetland**

Means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens.

## **Wildlife Habitat**

Means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space to sustain their populations. Specific *wildlife habitats* of concern, may include areas where a species concentrate at a vulnerable point in their annual or life cycle and an area that is important to a migratory or non-migratory species.

## **Woodlands**

Means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the

sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.

## APPENDIX 'B' – CONTENTS OF AN ENVIRONMENTAL IMPACT STUDY

The determination of the scope and content of an Environmental Impact Study (EIS) shall be in general accordance with the guidelines set out in this appendix and be agreed to in advance with the appropriate agencies and shall be scoped as required.

The area under study shall generally include the lands that are subject of the application and any lands that may be subject to impacts from the proposed *development*. Once agreement on the scope of the EIS is determined, all or some of the items below may need to be carried out:

- a) a description of the proposed undertaking;
- b) a three season survey of trees, shrubs and herbaceous vegetation on-site and classification of community types using criteria as standardized by the Ecological Land Classification for Southern Ontario (Lee, et al., 1998);
- c) a three season survey of bird, mammal and reptile and amphibian species and an assessment of potential wildlife species based on available habitat types with the bird survey being undertaken during the peak period for migratory and breeding bird activity (i.e. May and June for Breeding Bird Activities and May to October for peak migratory activity);
- d) a description which identifies and confirms candidate and significant wildlife habitat;
- e) a list based on the above mentioned inventories, of any vegetation or wildlife species observed and reported on-site that are designated rare, threatened or endangered by a government agency as well as a map illustrating the features and their locations;
- f) a description of the location and characteristics of all *wetlands*, all permanent and intermittent watercourses or waterbodies and the associated quality and type of aquatic or *fish habitat* (e.g., cold / warm water) including observed and recorded fish species present with reference to fish sampling data or benthic/invertebrate studies should accompany the field data on watercourses/fisheries.
- g) preparation of a *wetland* evaluation in accordance with the Ministry of Natural Resources evaluation system. In all cases, the Ministry of Natural Resources is responsible for reviewing and approving the wetland evaluations;
- h) an overview of site geology, topography and soil types, including data obtained from hand-augered holes or test pits;
- i) an overview of site hydrology describing recharge and discharge areas, and characteristics of existing or new wells;

- j) a discussion of existing and proposed sources of potential contamination (e.g. gas stations, machinery repair operations, etc.);
- k) a description of *ecological functions* and interrelationships for each natural heritage feature (e.g., ground water discharge maintaining a cold water trout stream, wildlife passage corridors, provision of habitat for rare species, vegetation of steeply-sloped lands that function to prevent erosion, etc.);
- l) how the proposed use affects the possibility of linking components of the significant natural heritage features and *natural heritage system* by natural corridors that may or may not be identified on the schedules to this Plan; and,
- m) a Management Plan (MP) identifying how the *adverse effects* will be avoided over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the MP. The MP shall also establish the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, *wetlands* and vegetation to protect the natural feature and its attributes and/or function from the effects of *development*. Performance measures, monitoring and adaptive management (where appropriate) may also need to be considered.

As required, an EIS should also include mapping to illustrate the proposed development in relation to natural heritage features and areas. The mapping should include:

- known significant natural heritage features;
- the property boundary;
- the study area/adjacent lands; and
- all components of the project proposal.

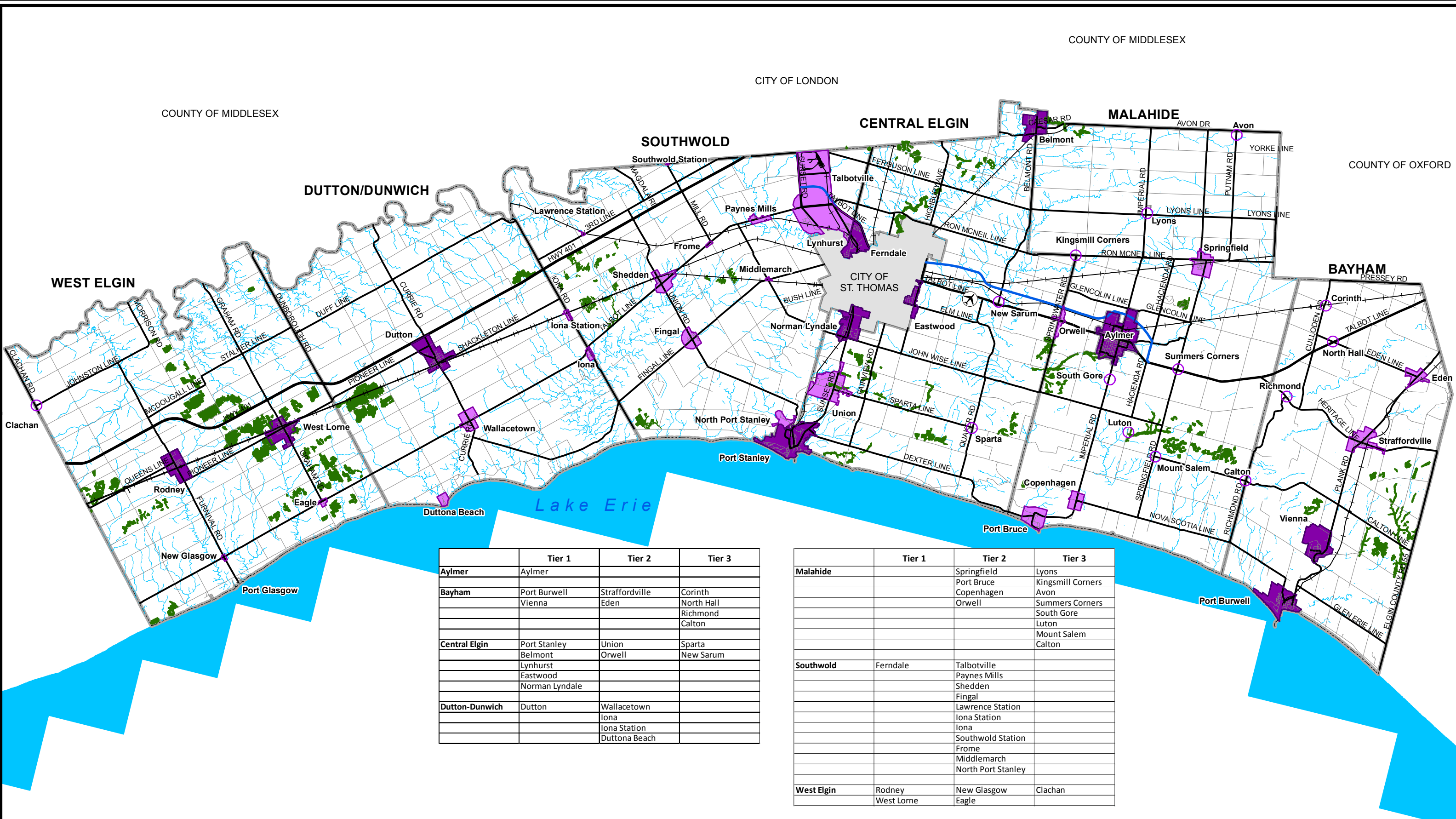
### **Description of Changes**

Any EIS shall describe what changes the proposed *development* and/or *site alteration* will have on the following, if applicable:

- a) significant natural heritage features (i.e. those outlined in Section D1.2 of the Plan);
- b) ground and surface water recharge and discharge;
- c) predicted ground water use and potential for interference with nearby wells (e.g., well yield, water quality);
- d) ground water quality or quantity as it affects the natural environment (e.g. discharge to surface, aquifer conditions);
- e) surface water quality and quantity (e.g., sedimentation, temperature, flow volume);

- f) terrestrial *wildlife habitat* quantity or quality (e.g., loss of deer wintering yards, cover for wildlife movement, increased potential for bank erosion);
- g) aquatic or *fish habitat* quantity or quality (e.g., water warming from removal of stream bank vegetation, potential for destruction or alteration of a fisheries resource);
- h) wildlife movement corridors;
- i) the *ecological function* of the natural environmental features;
- j) noise and traffic levels and their impacts on wildlife as compared to existing conditions (e.g., truck traffic from excavation activities);
- k) the potential for fragmentation or isolation of portions of a *significant* natural heritage feature or breakage of an identified linkage as a result of the proposed change in land use;
- l) the potential for off-site discharge of materials (e.g., storm water runoff, effluent, odours, air emissions) as a result of the proposed *development*;
- m) erosion potential from grading and construction techniques and proposed mitigation measures for steep slopes or unstable soils;
- n) the compatibility of the proposed land use with surrounding land uses within the Greenlands system and/or associated linkages;
- o) flooding or changes in storm water retention capabilities as a result of the proposed land use or changes to flood attenuation capabilities of lands in the area; and,
- p) the duration of the effects, the size of the area affected, the sensitivity of the feature to change and any loss of *ecological functions* either within the area proposed for *development*.

In addition to the above, the EIS shall describe the positive impacts or enhancements that may occur as a result of mitigation.



	Tier 1	Tier 2	Tier 3
Aylmer	Aylmer		
Bayham	Port Burwell Vienna	Straffordville Eden	Corinth North Hall Richmond Calton
Central Elgin	Port Stanley Belmont Lynhurst Eastwood Norman Lyndale	Union Orwell	Sparta New Sarum
Dutton-Dunwich	Dutton	Wallacetown Iona Iona Station Duttona Beach	

	Tier 1	Tier 2	Tier 3
Malahide		Springfield Port Bruce Copenhagen Orwell	Lyons Kingsmill Corners Avon Summers Corners South Gore Luton Mount Salem Calton
Southwold	Ferndale	Talbotville Paynes Mills Shedden Fingal Lawrence Station Iona Station Iona Southwold Station Frome Middlemarch North Port Stanley	
West Elgin	Rodney West Lorne	New Glasgow Eagle	Clachan

County of Elgin  
Official Plan  
Schedule 'A'  
Land Use

Land Use Designations

**Settlement Areas**

- Tier 1
- Tier 2
- Tier 3

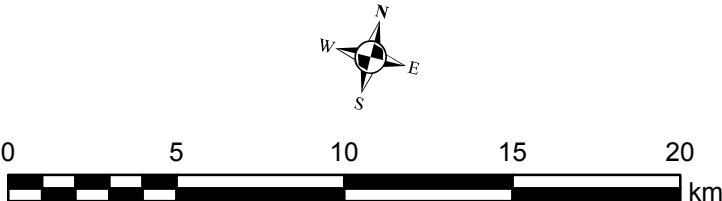
**Agricultural**

- Agricultural Area

**Wetlands**

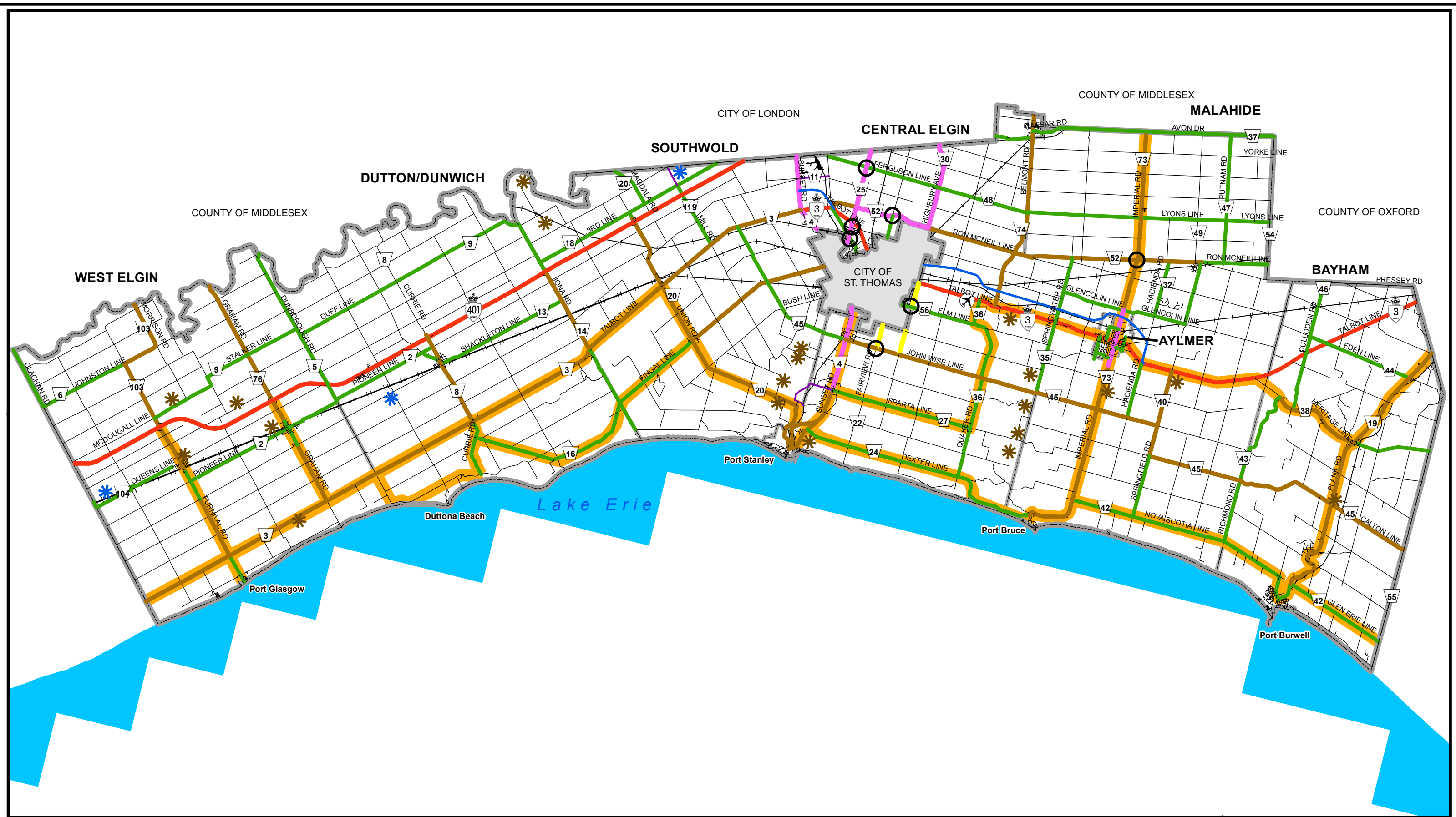
- Provincially Significant Wetlands

St. Thomas Municipal Airport



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## County of Elgin

### Official Plan

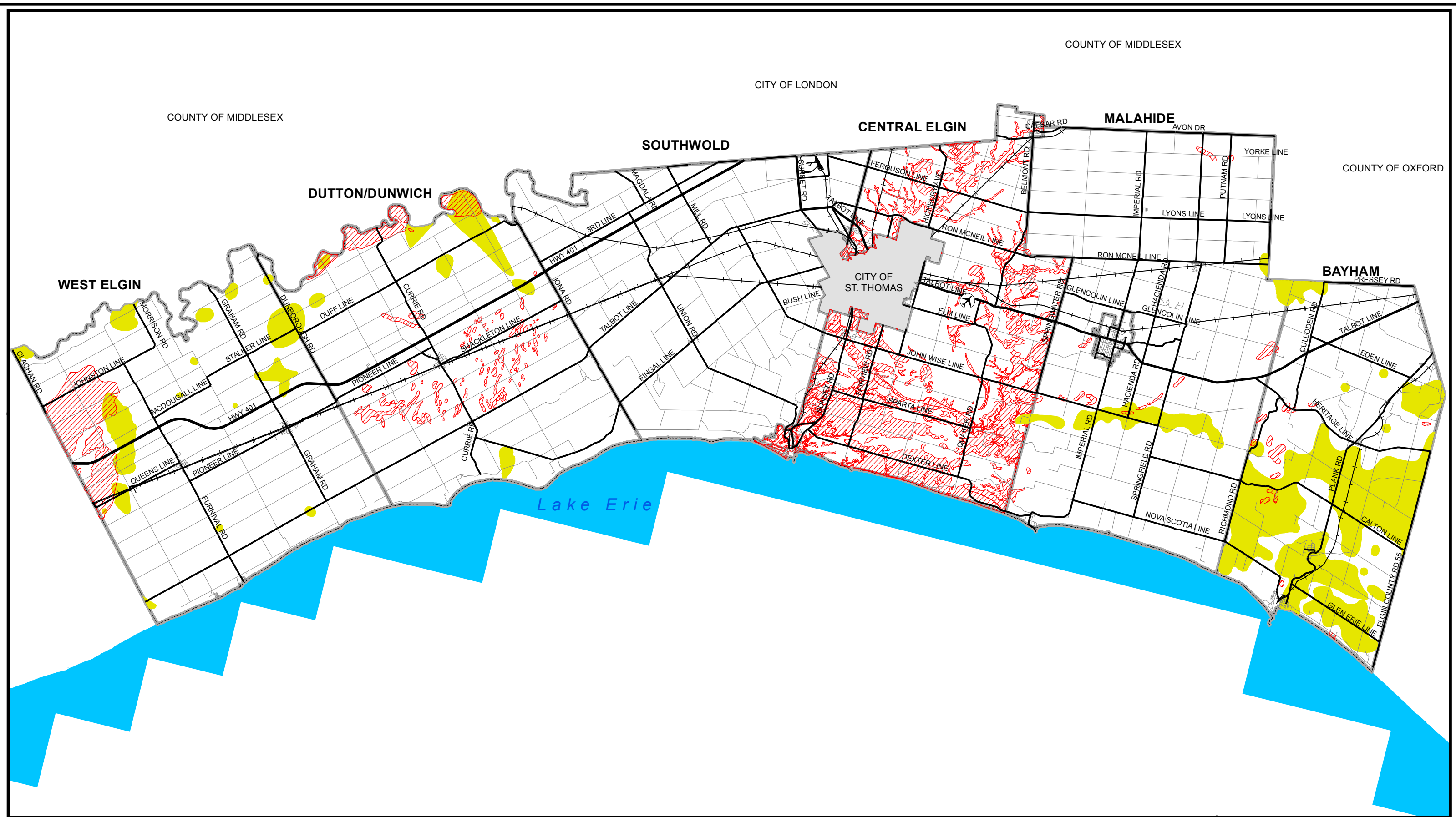
#### Schedule 'B'

#### Transportation

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: red; margin-right: 5px;"></span> Provincial Highway</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: magenta; margin-right: 5px;"></span> County Major Arterial</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: brown; margin-right: 5px;"></span> County Minor Arterial</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: green; margin-right: 5px;"></span> County Collector</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: yellow; margin-right: 5px;"></span> County Suburban Link</li> <li><span style="display: inline-block; width: 20px; height: 2px; background-color: purple; margin-right: 5px;"></span> County Local</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; border-bottom: 1px solid black; margin-right: 5px;"></span> Local</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> County Future Intersection Improvements</li> <li><span style="display: inline-block; width: 20px; border-bottom: 2px solid blue; margin-right: 5px;"></span> Proposed Transportation Corridor</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span> Tourism Corridor</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-radius: 50%; margin-right: 5px;"></span> St. Thomas Municipal Airport</li> <li><span style="display: inline-block; width: 20px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Active Rail Line</li> </ul>
	<ul style="list-style-type: none"> <li><span style="color: blue; font-size: 20px;">✱</span> Active Waste Disposal</li> <li><span style="color: brown; font-size: 20px;">✱</span> Former Waste Disposal</li> </ul>

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**County of Elgin  
Official Plan  
Schedule 'C'  
Aggregate and Petroleum  
Resource Areas**

**Resource Areas**

Aggregate Resource Area

Petroleum Resource Area

St. Thomas Municipal Airport

N

W

S

E

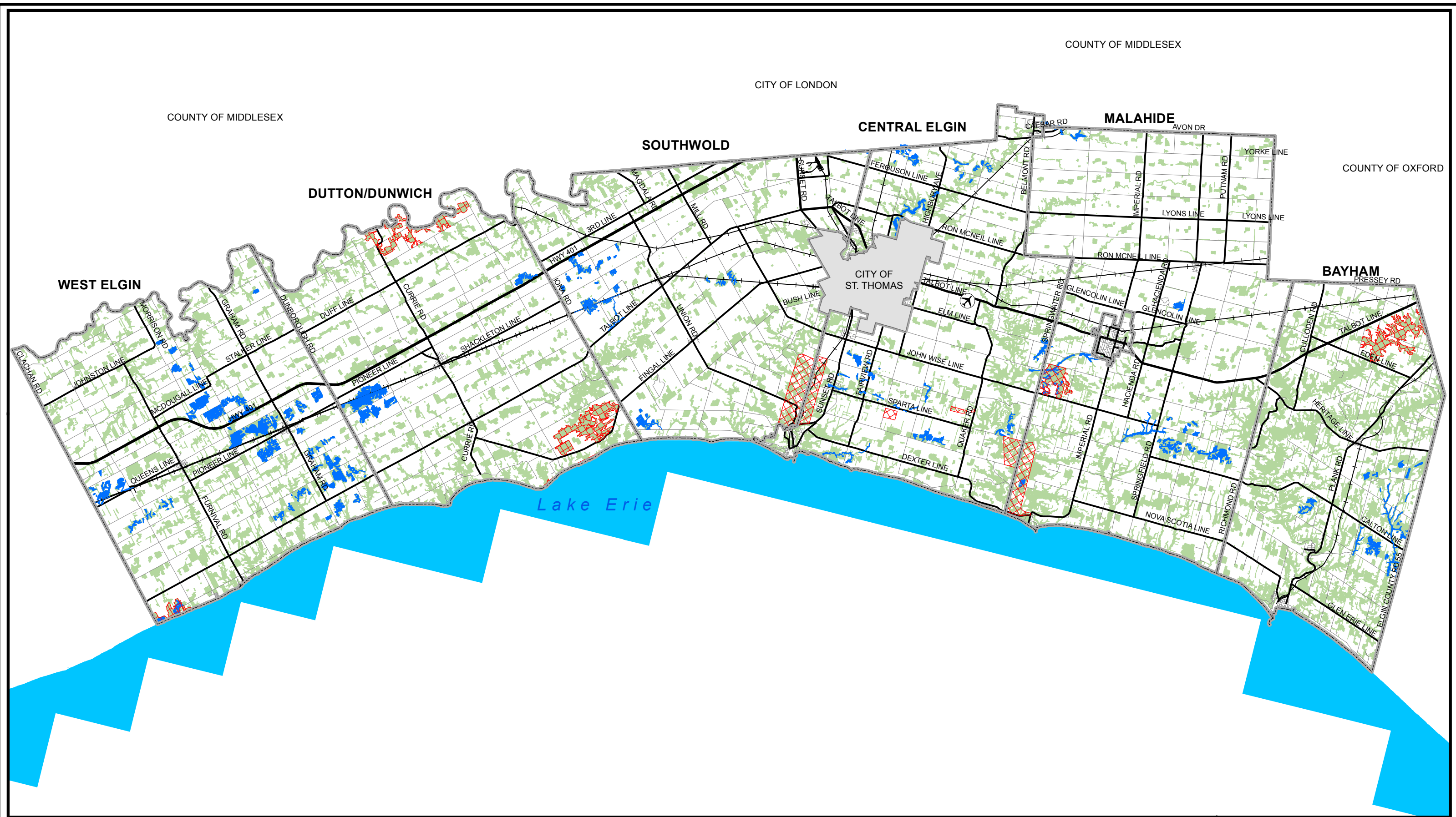
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# **County of Elgin Official Plan Appendix #1 Natural Heritage Features and Areas**

**Resource Areas**

- Woodlands
- Provincially Significant Wetlands
- ANSI

St. Thomas Municipal Airport

0 5 10 15 20

km

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