



TOWNSHIP OF ADELAIDE METCALFE OFFICIAL PLAN

October 2023 Consolidation

Adopted by Township Council October 25, 2010
Approved with Modifications by the County of Middlesex April 26, 2011

This Document was originally Adopted by By-Law #21-2003 for the Township of Adelaide Metcalfe on May 5, 2003 and Approved with Modifications by the County of Middlesex in March 2005. The original approved plan has since been amended as follows:

Amendment No. 1 – Adopted Oct. 16, 2006, Approved March 20, 2007.

This amendment added “Special Urban Policy Area 5” to the Plan.

Amendment No. 2 – Adopted Jan. 21, 2008, Approved with modification May 13, 2008.

This amendment re-designated from “Agricultural Areas” and “Restricted Agricultural Areas” to “Commercial Corridor” within the “Urban Area Boundary”. The amendment added land to the Commercial Corridor Area on the west side of Centre Road, south of Mullifarry Drive.

Amendment No. 3 – Adopted Aug. 18, 2008, Approved Nov. 21, 2008.

This amendment re-designated land from “Restricted Agricultural” to “Residential” within the “Urban Area Boundary”. The amendment added a 50m wide strip of land to the west of the urban area boundary west of the residential dwellings located along Evergreen Court to increase rear yard depth and amenity area.

Amendment No. 4 – Adopted Oct. 25, 2010, Approved with modifications April 26, 2011.

This amendment consisted of the 5 year review and conformity amendments to the March 2007 Township of Adelaide Metcalfe Official Plan.

County of Middlesex Modifications included:

1. Item 3, Section 2.2.1(c), is modified by adding “, *as provided in Section 2.2.5 - Figure 1 Natural Environment Adjacent Land.*” to the end of the last sentence.
2. Item 4, Section 2.2.3(a), is modified by deleting the last sentence and replacing it with “*The Conservation Authority Regulated Areas have been delineated on Schedule B.*”
3. Item 6, Section 2.2.5, deletes Figure 1 from the Adelaide Metcalfe Official Plan and replaces it with a new Figure 1. The new Figure 1 is modified by:
 - a. deleting the word “*Significant*” as found in the title ‘Significant Wetlands and adjacent lands’ and replacing it with the word “*All*”.
 - b. deleting the two occurrences of “*Evaluation conducted by Conservation Authority Staff or other accredited professionals*” and replacing them with “*As identified by the Ministry of Natural Resources*”.
 - c. deleting the words “*120 metres of individual wetland area or land connecting individual wetland complexes*” and replacing them with the words “*120 metres of individual wetland area or land connecting individual wetlands within complexes*”.

- d. deleting the words “*All woodlands 4 hectares or greater in area*” and replacing them with the words “*Woodlands as shown on Schedule B*”.
4. Amendment No. 4 is modified by including the following Items:
 - *Section 3.1.6 is further amended by deleting the word “Farm” in the title and replacing it with the word “Agricultural.*
 - *Section 3.1.6 is further amended by deleting the word “secondary” in the first sentence of the third paragraph and replacing it with the words “agricultural related”.*
 - *Section 3.1.6 is further amended by deleting the words “farm-related” in the final paragraph and replacing them with “agricultural-related”.*
 - *Section 5.10 is further amended by adding the words “not including Agricultural-Related Commercial and Industrial Uses” to the end of subsection (a).*
5. Amendment No. 4 is modified by deleting ‘Schedule B – Environmental Constraint Areas’ and replacing it with ‘Schedule B – Environmental Constraint Areas’ as found attached to this Decision.

Amendment No. 5 – Adopted Feb. 7, 2011, Approved June 14, 2011

This amendment re-designated land from “Agricultural Areas” to “Aggregate Extraction” to permit the development of a Gravel Pit with below the water table extraction.

Amendment No. 6 - Adopted October 3, 2011, Approved November 22, 2011

This amendment re-designated land municipally known as 27744 Kerwood Road and 27748 Kerwood Road from “Community Area – Commercial Use” to “Community Area – Residential Use” to facilitate the development of a single detached residence.

Amendment No. 7 - Adopted May 21, 2013, Approved August 13, 2013

This amendment added “Special Agricultural Policy Area 8” to the Plan to permit an exemption from Policy 3.1.9.1 h) which only permits one agricultural severance per agricultural farm parcel for the lands known municipally as 29539 Wilson Road.

Amendment No. 8 - Adopted June 3, 2013, Approved August 13, 2013

This amendment revised the permitted uses of “Special Urban Policy Area 2” to permit warehousing, public storage (indoor only), distribution of renewable energy products and commercial greenhouse uses within existing buildings.

Amendment No. 9 - Adopted January 11, 2016, Approved with modifications September 16, 2016

This amendment updated the Plan to reflect revised Provincially Significant Wetlands mapping for the lands municipally known as 27716 Pike Road and 27676 Pike Road.

Amendment No. 10 - Adopted August 22, 2016, Approved October 25, 2016

This amendment modified the agricultural consent policies of Plan to permit the severance of residences surplus to farming operations. Amendment No. 10 applies to all lands designated “Agricultural Areas” in the Plan.

Amendment No. 11 – Adopted March 5, 2018, Approved March 27, 2018

This amendment addressed matters related to the Interim Control By-law No. 13/2017 by establishing the Centre Road Corridor as a gateway, revised development criteria and expanded the extent of the priority employment area within the corridor.

Amendment No. 12 – Adopted October 22, 2019, Approved December 18, 2019

This amendment added “Special Agricultural Policy Area 10” to permit a Farm Equipment Sales and Service Establishment and to continue to permit the existing single detached dwelling and agricultural uses.

Amendment No. 13- Adopted March 15th 2021, Approved October 25th, 2022

This amendment added “Special Agricultural Policy Area 11” to permit a specially defined “Assembly Hall”, that also includes overnight accommodations within a single detached dwelling and a “Farm Winery” which are otherwise not permitted.

Amendment No. 14- Adopted November 16th 2020, Approved March 9th 2021

This amendment redesignated a portion of lands from ‘Agricultural Area’ to ‘Aggregate Extraction’ to permit the expansion of an existing sand and gravel operation. The amendment also redesignated a portion of the lands and adjacent lands from ‘Aggregate Extraction’ to Agricultural Area’ to correct a mapping error.

Amendment No. 15- Adopted December 12th 2022, Approved March 14th 2023

This amendment replaced Section 5.13 with up-to-date policies following Bill 109- More Home for Everyone Act, 2022. The effect of this housekeeping amendment is to implement and update complete application requirements for Official Plan amendments, Zoning By-law amendments, site plan approval, approval of plan of subdivision (including condominiums), and consents.

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A-2	Urban Land Use Plan
A-3	Kerwood Land Use Plan
B	Environmental Constraint Areas
C	Transportation Network and Utilities

1.0 INTRODUCTION

1.1 Title

This document shall be known as the “Official Plan for the Township of Adelaide Metcalfe.”

1.2 Purpose

The purpose of the Official Plan for Adelaide Metcalfe is to establish goals and objectives for development in the community and to guide and direct land use activity.

It is also the purpose of the Official Plan to:

- a) Establish policies to guide Council and its Committees over the next twenty years in their decisions regarding land use planning and environmental protection;
- b) Provide the public with a clear statement of Council’s intentions for the future development of the Township;
- c) Minimize land use conflicts;
- d) Designate land for various purposes in order to meet the future needs of the Township;
- e) Assist with the planning of services by the Township and other public and private bodies; and,
- f) Provide a reasonable balance among land uses and to ensure a sound tax base.

1.3 Goals

The goals outlined in this section are the basic decision-making guidelines of this Plan. They reflect the general long-range intent of the Plan and are further interpreted by the policies herein. The goals of this plan are as follows

- a) To guide future land use decisions in the Township in a manner that recognizes the rural nature of the municipality and the strong cultural and economic predominance of the agricultural community, provides for the needs of existing and future residents, provides for the maintenance rehabilitation and restoration of natural feature and ecological functions, separates incompatible land uses and ensures orderly development within the Township.
- b) To preserve, protect and encourage the continued use of agricultural areas for agricultural purposes.
- c) To provide for the management of the natural resources within the Township in a manner that minimizes undesirable short and long-term impacts on the natural environment and the

quality and quantity of ground and surface water, and maintains or improves the quality of life for existing and future residents.

- d) To minimize the threat to life and destruction of property from flooding and other natural hazards.
- e) To protect, conserve or wherever feasible, rehabilitate and/or reuse the cultural heritage resources of the Township.
- f) To concentrate the majority of the growth in the Township within the Community, Urban and Hamlet Areas, especially in areas where services can be provided in a cost effective and environmentally responsible manner.
- g) To encourage a mix of housing types to meet the needs of existing and future residents, subject to the ability to provide adequate services.
- h) To promote the retention and expansion of existing business and the attraction of new businesses to the Township to provide for a balance of residential and employment opportunities, and short and long term employment stability.
- i) To ensure the cost effective provision and maintenance of transportation systems, municipal servicing, and storm water management as required to service existing and future residents and businesses.
- j) To promote a healthy community through policies such as directing community form and environmental protection.

1.4 Components of the Plan

Sections 1 through 5 inclusive, the attached schedules and any amendments to this Plan shall constitute the Official Plan. It is a legal document prepared in accordance with the provisions of the Planning Act.

Section 1 outlines the purpose and objectives of the Plan. It also sets out the framework of the Plan and its relationship to the County Plan.

Section 2 is the Comprehensive Planning Policies and consists of policies for agriculture, natural heritage, population and housing, economic development, transportation systems, health and safety, community services and community improvement.

Section 3 is the Land Use Policies. The general policies are implemented by designating land in appropriate land use categories (as shown on the Land Use Schedules) and set out the range of uses that are permitted within each designation and criteria upon which new development should take place.

Section 4 is the Infrastructure Policies that provide the direction for public investment in roads, services and utilities. These policies include protection of rights-of-way and development setbacks.

Section 5 is the Implementation Policies. These policies identify how the Plan will be managed and implemented.

1.5 Relationship to the County Plan

The County of Middlesex adopted the Middlesex County Official Plan which was approved by the Minister of Municipal Affairs and Housing on December 17, 1997 and further modified by orders of the Ontario Municipal Board and as amended.

The Planning Act requires that the Official Plan for the Township of Adelaide Metcalfe shall conform to the County Plan. The approval of this Plan by the County of Middlesex, the delegated approval authority, represents that this requirement has been met.

The policies in this Plan provide greater detail than set out in the County Plan and intend to implement the county wide policies. If differences arise, the Township Council is responsible for interpreting any policy or land use designation in the Official Plan except where such policy or designation is of County or Provincial significance. In such cases, the interpretation of this Plan will be undertaken in conjunction with the County of Middlesex.

1.6 Review and Amendment

The Official Plan provides a guide to the continuing development of the Township and as such must not remain static. It is Council's intention to consider amendments to the Plan as applications and/or circumstances change. Any amendments will continue to ensure conformity with the County of Middlesex Official Plan and be consistent with the Provincial Policy Statement.

Council will hold a public meeting every five years as required in the Planning Act to determine the need for any review or amendments.

2.0 COMPREHENSIVE PLANNING POLICIES

2.1 Agriculture

The Township recognizes that agriculture provides the major economic base of the municipality.

This Plan establishes policies for the protection and preservation of land for agricultural purposes including policies that restrict non-agricultural uses.

The Township recognizes that agriculture operations and practices have the potential to have negative effects on the natural environment. The Township shall strongly encourage use of environmentally sound farm management practices.

The Township will discourage the further fragmentation of existing farm parcels and will encourage efforts to consolidate smaller farm units into larger, more viable farm units.

The Township will promote and encourage forestry as a valid and important part of the agricultural economy. The Township will encourage the proper utilization and management of existing woodlots and provide protection, where possible, to assure the continued use and development of woodlots as an agricultural use of land. The Township will encourage the planting of additional woodland areas, where appropriate, and will discourage the use of existing woodlots for any non-farm related use.

2.2 Natural Environment

The general goals of preserving and protecting the natural environment will be accomplished by recognizing both the natural heritage features and functions and associated natural hazards. Although described separately in the following section, they are interconnected and function interdependently.

Natural heritage features and natural hazards are shown on Schedules “A-1”, “A-2” and “B”. These features are important parts of the natural environment and need to be identified in order to provide direction regarding policy contained in this Plan. The features identified on Schedules “A-1” and “A-2” include those components that relate to provincial and regional interests. These features preclude development and, as such have restrictive policies associated with them. The features identified on Schedule “B” represent a range of natural environment elements of regional and local significance. These features are identified as an overlay of the land use plans and do not preclude development. There is an interest in protecting them from incompatible development. This is provided through implementation of a Development Assessment Report (DAR) as described in Section 2.2.4.

2.2.1 Goals

The following goals relate to the Township’s natural environment identified on Schedules “A-1”, “A-2” and “B.”

- a) To identify, protect, and sustain the natural and environmental features and functions within the Township.

- b) To consider the natural heritage and watershed areas in a comprehensive manner, and plan for them considering the connections they have to areas outside the Township.
- c) To protect natural heritage systems, significant habitat of endangered species and threatened species, Areas of Natural and Scientific Interest, significant woodlands, significant valleylands and significant wildlife habitat through identification and the prohibition of development within such areas, as provided in Section 2.2.5 – Figure 1 Natural Environment Adjacent Land.
- d) To prevent incompatible development within all environmental features of the Township, and to determine and limit the impact of permitted compatible development on features and functions.
- e) To promote and encourage the retention of existing woodlots, and the corridors and linkages they form within the Township.
- f) To retain and enhance significant valley land, such as the Sydenham River Valley, in its natural state in terms of ecological function, and natural and scenic quality, and to maintain and enhance the native aquatic communities of the Sydenham River with the focus on species that are rare or at risk. The Sydenham River is home to at least 80 species of fish and 34 species of freshwater mussels. A large number of these species are rare in Canada and 15 species (8 fish, 5 mussels, and 1 turtle) which live in the river have been nationally listed as endangered, threatened or special concern species.
- g) To encourage partnerships with private and public landowners, public groups, the Conservation Authorities and the governments of Ontario and Canada for the continued stewardship and enhancement of the Township's natural environment.
- h) To encourage improvements to water quality, base flow and peak flow conditions and general aquatic habitat conditions in all Township watercourses. This involves the consideration of natural heritage values, the agricultural needs for agricultural land drainage, the protection of groundwater resources and the avoidance of potential natural hazards associated with watercourses.
- i) To encourage stewardship and conservation of natural environment areas and water resources.
- j) To reduce the risk to life and the risk of property damage and social disruption from flooding and unstable slopes.
- k) To identify natural hazard areas and regulate development within these areas.

- l) To encourage watershed and subwatershed studies to wisely manage the Township's natural resources which are part of two larger watershed basins: the Ausable River which flows to Lake Huron and the Sydenham River which flows to Lake St. Clair.
- m) To consider stormwater best management practices for all new development to ensure that water resources are carefully managed. Principles that ensure post development flows that are no greater than pre-development flows of surface runoff will be used. Surface water infiltration will be encouraged where appropriate to recharge groundwater resources.

2.2.2 Natural Heritage Policies

Natural heritage features include floodplains, wetlands, significant natural areas, environmentally significant areas (ESA's), woodlands, groundwater recharge areas, wildlife and fish habitat, the habitat of endangered and threatened species, and watercourse and upland forested corridors. Policies to preserve and protect these features as identified on Schedules A-1 and A-2 and their ecological functions are as follows:

- a) Environmentally Significant Areas are areas with overlapping features including wetlands, significant woodlands, groundwater recharge areas, and natural channels of rivers and creeks containing aquatic and terrestrial habitat. They have been identified and will be protected within the Natural Environment Areas designation on Schedules "A-1" and "A-2." Development will not be permitted within these areas other than those described in Section 3.6.4. Minor adjustments to ESA boundaries recommended as part of a detailed natural heritage study or a Development Assessment Report (DAR) shall not require an amendment to this Plan.
- b) Schedule "B" - Environmental Constraint Areas is intended to consolidate the natural heritage and natural hazards features information. It is further encouraged wherever possible and appropriate, that trees be replanted to replace trees removed especially along river and stream banks.
- c) This Plan encourages the retention of woodlots or portions of woodlots that are not considered significant, less than four hectares in size, in the context of development. It is further encouraged wherever possible and appropriate, trees be replanted to replace trees removed. This Plan encourages the preservation or replanting of road side and fence-line shrubs and trees wherever possible.
- d) The natural environment policies of this Plan do not limit the continuation of existing agricultural uses within or adjacent to such areas, subject to compliance with or exemption from the County Tree Cutting By-law.
- e) Where components of the Township's natural environment are held in private ownership, nothing in this Plan requires that these lands be free and available for public use, and the

identification of these lands will not oblige the Township, or other public agencies to purchase these lands.

- f) Applications for proposals requiring access to significant amounts of groundwater or surface water from streams or ponds will only be considered by the Township where the applicant has illustrated that the Ministry of Environment has been consulted, and that the Ministry has not ruled out possible consideration of an application for a water taking permit.

2.2.3 Natural Hazards Policies

Natural hazards are associated with environmental features and reflect the dynamic nature of these features. Such hazards are flood prone lands, steep slopes, and unstable soils often associated with wetlands.

a) Floodplain Areas

The Township is located within the jurisdiction of two conservation authorities; the Ausable Bayfield and the St. Clair Region. Both conservation authorities, in co-operation with the watershed municipalities, has designated the Hurricane Hazel storm event as the regulatory floodplain standard that is appropriate for the physical condition of the watersheds. A “one zone” floodplain management system is generally used within the municipality. The one zone approach prohibits development within the floodplain and means an approach whereby development within the entire floodplain, as defined is prohibited. The Conservation Authority Regulated Areas have been delineated on Schedule B.

b) Regulated Area:

The extent of the Regulated Area by the Conservation Authorities under Ontario Regulation 147/06 for the Ausable Bayfield Conservation Authority and 171/06 for the St. Clair Region Conservation Authority is shown on Schedule B. The Conservation Authority Regulations provide a consistent application in the prevention of loss of life and property damage from flooding and erosion, as well as enhancing natural resources. The presence of the Regulation on land means that written approval from the applicable Conservation Authority may be required in order to develop, which includes construction, grading or filling or the alteration of any watercourse.

Developments or site alterations proposed within these areas or on adjacent land may be subject to the completion of a DAR acceptable to the Township following a review by the conservation authority. This DAR will evaluate the land in question and the proposed development on the basis of appropriate risk management and natural resource management. Development may be permitted if the DAR establishes to the satisfaction of the Township that risk issues can and will be adequately addressed. Any development permitted within the flood/fill regulated areas as shown on Schedule “B” will require a permit from the appropriate conservation authority.

2.2.4 Development Assessment Reports

Development Assessment Reports (DAR) required by this Plan are to be submitted to and approved by the Township. The Township shall consult with the County and the conservation authorities as part of its evaluation. The Township may develop more specific guidelines for the preparation of DAR's; however, in the interim the Township will use the Guidelines for Development Assessment Reports, July 2000, prepared by the County of Middlesex Planning and Economic Development Department.

2.2.5 Extent of Adjacent Land

Adjacent land is that area next to the Natural Environment Areas as shown on Schedules "A-1" and "A-2." DAR's will be prepared to determine and properly consider the impacts of development or site alteration within the adjacent land of the natural environment features as defined in Figure 1.

Figure 1: Natural Environment Adjacent Land

Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas	All Wetlands and adjacent lands	As identified by the Ministry of Natural Resources	120 metres of individual wetland area or land connecting individual wetlands within complexes	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.
	Significant habitat of endangered or threatened species	As identified by the Ministry of Natural Resources	100 metres	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.
	Floodplains and flood prone areas mapped and/or regulated by a Conservation Authority	Conservation Authority Regulated Area	50 metres	Development not permitted within Feature. On adjacent land, the DAR demonstrates there will be no negative impacts on features and on the ecological functions that sustain them.

Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas Continued	Significant Woodlands and ANSI's	Woodlands as shown on Schedule B	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.
	Significant Wildlife Habitat	Ministry of Natural Resources	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.
	Significant Valley Lands	Conservation Authority Regulated Area	50 metres	DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.

Natural Environment Feature		Boundary defined by:	Extent of Adjacent Land:	Development and site alteration within the feature and on adjacent land:
Natural Heritage Features and Areas Continued	Fish Habitat	A setback of 30 metres from the high water edge of an aquatic habitat or as defined through the DAR process	30 metres from the highwater mark	Development not permitted within feature. On adjacent land DAR demonstrates there will be no harmful disruption or destruction of habitat on which the fishery depends on either directly or indirectly; or where an authorization has been obtained under the Fisheries Act.
Natural Heritage System <i>(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)</i>		Natural Heritage Features and Areas	Based on most restrictive element of Natural Heritage Feature and Area	Development not permitted within Natural Heritage System. On adjacent land DAR demonstrates there will be no negative impacts on the ecological functions that sustain them.

2.2.6 Stewardship

The Township encourages stewardship and farm management initiatives that strive to protect and enhance natural environment features, improve water quality, reduce soil erosion and increase the amount and variety of natural vegetation species.

The Township encourages a wide variety of stewardship options to assist and encourage landowners to manage their natural resources. These programs should be established in partnership with land owners, to meet their needs. These programs may include land owner contacts, conservation easements, land trusts, tax incentives and rights of way to preserve, enhance and access natural areas, and to preserve and enhance the interconnecting natural linkages and corridors among and between natural environment areas.

2.3 Population Growth

The population of the Township has remained relatively stable between the census years 1976 and 2001. The combined 2001 population for Adelaide Metcalfe was 3,149 persons representing a slow but stable growth.

The County of Middlesex undertook population projections as outlined in the 2003 report entitled County of Middlesex Population Projection, 2001 – 2026 prepared by Marshall Macklin Monaghan. These population projections reviewed three growth scenarios; Low (population stable at current levels), Reference (population estimates based on Ministry of Finance projections with consideration for migration patterns) and High (based on Provincial population forecasts). Population projections starting with 2001 census data are as follows utilizing these scenarios:

Population Projections

Year	2001	2006	2011	2016	2021	2026
Low	3149	3225	3286	3161	3085	3004
reference	3149	3248	3332	3253	3222	3228
High	3149	3329	3497	3593	3739	4138

As can be seen from the projections above the population of Adelaide Metcalfe is expected to be fairly stable. The low growth estimate sees a decline in population of approximately 145 people over the next 20 years, while the high projection sees an increase of population of almost 1,000 persons over the next 20 years. County Council determined that the High Growth Scenario is the most likely to occur. Therefore, with the High Growth scenario Adelaide Metcalfe could see a potential increase in the population of approximately 1,000 persons.

The projections above indicate a growth rate of approximately 1.2% annually or a total growth rate of 24% to the year 2026.

Despite the differences in the population projections it is still expected that for the planning horizon of the Official Plan the population is expected to remain stable or grow modestly.

2.4 Housing and Development

The number of households in the Township has increased even during periods of declining populations. This trend has been evident for some time and mirrors a province wide trend to smaller household size and changing family characteristics related to household formation. Therefore, the demand for housing in the Township of Adelaide Metcalfe is expected to continue to grow.

Due to the moderate population and household growth anticipated in the Township, and an adequate supply of existing lots and land designated for residential purposes to meet the Township's needs during the planning period of this Plan, expansions to settlement areas for residential purposes are not required. Minor adjustments to settlement boundaries to accommodate orderly development will not require an Official Plan Amendment.

The lack of municipal water and sewage systems is a constraint on the variety and density of housing which can be provided in the Township. In addition, soil conditions in many parts of the Township are poor for individual septic systems. However, in accordance with the Provincial Policy Statement, and County of Middlesex Official Plan, Township Council shall encourage housing forms and densities designed to be affordable to moderate and lower income households.

The County of Middlesex, in consultation with local municipalities, has established a minimum target of 15 percent for intensification and redevelopment within built-up areas. While this target applies to all land uses, it will be specifically reflected in the Housing Policies of the Plan.

Residential intensification means intensification of a property, site or area which results in a net increase in residential units or accommodation. Redevelopment means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

The intensification and redevelopment target of 15 percent is sustainable over the 20 year planning horizon of the County Plan.

The County of Middlesex, in consultation with local municipalities, has established a minimum target of 20 percent for the provision of housing which is affordable to low and moderate income households. The County has determined that the least expensive option for the provision of affordable housing will be based upon the purchase price which is 10 percent below the average purchase price of a resale unit in the regional market area.

Development, whether residential or otherwise, should occur in the manner prescribed by this Plan. Urban uses defined as any non-farm development within the agricultural area are undesirable and will be directed to settlement areas or industrial/commercial areas as designated in this Plan.

2.5 Economic Development

The Township will encourage the location of light industrial and service commercial uses in areas permitted in this Plan which:

- a) are not noxious industries;
- b) do not require a standard of service which the municipality is unable to provide;
- c) will provide job opportunities to the residents of the Township;
- d) will not utilize land designated for agricultural purposes;
- e) can be located without adverse impact to existing development;
- f) will conform to the policies of this Plan and the provisions of the Zoning By-law; and
- g) can be located without adverse impact to the natural environment.

In order to ensure sensitive land uses do not adversely affect the viability of existing and future industrial areas, the Township shall attempt to regulate sensitive land uses through various means including the provision of adequate separation between industrial and non-industrial land uses.

The Township shall ensure that industrial operations comply with the Ministry of the Environment Standards.

The Township will encourage the provision of commercial facilities to serve the needs of its residents. Commercial uses will be encouraged to locate within designated areas.

2.6 Community Improvement

Community Improvement Policies are intended to encourage the enhancement of existing areas by improvements to private properties, streets, sidewalks, parks and other physical aspects of defined area(s) of the Township. In all cases private investment shall be encouraged by these policies in addition to funding from the Province, the County and/or Township as provided for in Section 28 of the Planning Act.

Council may undertake a study to evaluate areas of the Township to be included within a Community Improvement Area. This study will be evaluated on the following basis:

- a) A significant portion of the housing stock that is in need of rehabilitation;
- b) A deficiency or deterioration in municipal services including roads, curbs, sidewalks or street lighting;
- c) A deficiency or deterioration in public recreation facilities and public open space; and,

- d) All matters related to Community Improvement as defined in Section 28 (1) of the Planning Act

Council may designate one or more Community Improvement Areas by by-law.

Council may achieve its Community Improvement objectives by adoption and enforcement of a Maintenance and Occupancy Standards By-law.

Council may, where necessary, acquire land to provide services, improve certain facilities and provide incentives for the remediation of contaminated sites.

2.7 Cultural Heritage Resources

The Township of Adelaide Metcalfe is known to have significant archaeological sites and potentially significant built heritage resources, particularly in the vicinity of the Sydenham River Basin. The Township recognizes the desirability and value of preserving buildings, structures and sites of historical and/or cultural merit.

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Council may, through the evaluation of development applications require a heritage impact assessment report to identify significant cultural heritage resources. Council may seek to protect significant cultural resources through zoning by-law provisions and/or conditions of subdivision or consent as set out in the Planning Act. Council may also consider the establishment of a heritage advisory committee or LACAC to advise Council on matters of cultural heritage resources.

The Township will rely on the County of Middlesex to identify development proposals that may adversely impact the cultural heritage resources within the Township. The Township will determine what assessments are required.

2.8 Oil, Gas and Salt Resources

The exploration for and the production of oil, gas and salt resources, including related buildings, structures, pipelines and related facilities shall be permitted in all land use designations except Urban, Community and Hamlet Areas and Natural Environment Areas as shown on Schedules “A-1” and “A-2.” All exploration and production activities are to be in compliance with the Oil, Gas and Salt Resources Act, and regulations thereto.

The Township shall support the subsurface storage of oil, gas and salt resources, subject to provincial regulations, so long as they do not adversely affect surface development rights as set out in this Plan. The Township shall also support the proper disposal of oil field brines, in accordance with Provincial regulations.

New development shall be set back 75 metres from existing wells. This setback is the equivalent to the setback required under the Oil, Gas and Salt Resources Act for new wells from existing development. Lesser setbacks for development may be considered upon consultation with the Province.

New wells and associated works will be prohibited from causing any surface or ecological disturbance to the Provincially Significant Wetlands, Environmentally Significant Areas and Regional Significant Wetlands shown on Schedule “B” of this Plan. Where forest cover is removed to facilitate exploration or production of oil, gas or salt resources it shall be replaced at a location specified by the landowner, unless no such location is suitable for tree cover, wherein the Township may specify a location.

Upon cessation of production, well sites and locations of associated works shall be rehabilitated to permit uses set out in the land use designation where the well sites are located. In the Agricultural designation rehabilitation shall restore the site so it can be used for agricultural purposes.

As a condition of approving subsequent development on former petroleum resource areas, the municipality will require that improperly abandoned wells that are known or discovered on the land during development be properly plugged, capped or otherwise made safe in accordance with provincial requirements. Buildings and structures shall be located away from possible well sites, unless it can be proven that development can safely occur.

If sites of former works are discovered, these locations shall be rehabilitated prior to development proceeding.

2.9 Mineral Aggregate Resources

The Township of Adelaide Metcalfe has limited mineral aggregate resource potential. Mapping which identifies those areas within the Township with mineral aggregate potential has not to date been undertaken by the Ministry of Natural Resources. When mapping becomes available, Schedule “C” of the County Official Plan will be amended to identify mineral aggregate resource potential

within the Township. When Schedule “C” is amended, The Township will have regard for the aggregate resource policies of the County Official Plan.

Existing aggregate operations are designated in this Plan. The establishment of a new pit or quarry shall require an Official Plan Amendment and Zoning By-law Amendment subject to the criteria set out in section 3.6 of this Plan.

Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

Extraction in Prime Agricultural Areas

In prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use provided that rehabilitation of the site will be carried out so that substantially the same areas and same average soil quality for agriculture are restored.

On these prime agricultural lands, complete agricultural rehabilitation is not required if:

- a. there is a substantial quantity of mineral aggregate resources below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
- b. other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 to 7 soils, resources on lands identified as designated growth areas, and resources on prime agricultural lands where rehabilitation is feasible. Where no other alternatives are found, prime agricultural lands shall be protected in this order of priority: specialty crop areas, Canada Land Inventory Classes 1, 2 and 3; and
- c. agricultural rehabilitation in remaining areas is maximized.

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

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the Planning Act in all areas except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

2.11 Groundwater Management and Protection

Groundwater is a major source of water for domestic, industrial, commercial and agricultural uses in the Township of Adelaide Metcalfe and it is imperative that this resource be protected in order to ensure a sustainable and safe supply to those that rely on it.

The Middlesex-Elgin Groundwater Study, Final Report July 2004 shall be utilized as a reference document for maintaining and protecting Groundwater. In addition, the Township shall encourage and support development and redevelopment that:

- a) Promotes water conservation practices, including the efficient and sustainable use of water resources,
- b) Provides stormwater management practices that minimize stormwater volumes and contaminant loads.

2.12 Energy and Air Quality

The Township shall support energy efficiency and improved air quality through land use and development patterns which:

- a) promote compact form within designated urban areas;
- b) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and
- c) promote design and orientation which maximize the use of alternative or renewable energy, such as solar and wind energy, and the mitigating effects of vegetation.

3.0 LAND USE POLICIES

3.1 Agricultural Areas

3.1.1 Objectives

Agriculture is the predominant use of land in the Township of Adelaide Metcalfe. The protection of the agricultural land base is of primary importance for the maintenance of the economic and social fabric of the community. High capability agricultural land as defined in the Provincial Policy Statement predominates across the Township. Lower capability land is generally limited to wetlands and valley land associated with the major watercourses.

3.1.2 Permitted Uses

The primary use of land within the areas designated agricultural areas on Schedules “A-1” and “A-2” of this Plan shall be farming which includes the use of lands, buildings and structures for the growing of crops, including nursery and horticulture crops, raising of livestock, poultry and other animals, aquaculture and agroforestry.

Existing institutional uses, such as places of worship, schools and cemeteries, are also permitted in the Agricultural designation.

3.1.3 Accessory Dwellings

In addition to the primary farm residence, one accessory dwelling unit may be created through an addition to or the conversion of an existing farm residence.

A second separate dwelling may be permitted on a farm parcel subject to a temporary use by-law, as authorized by Section 39 of the Planning Act, to define a specific period of time for its use. Upon expiry of the temporary use by-law, the second dwelling shall be removed. The provision of an adequate water supply and sanitary sewage disposal system that meets the requirements of the approval authority will also be required.

3.1.4 On-Farm Businesses and Home Businesses

On-Farm Businesses and Home Businesses may be permitted on farm parcels provided they are compatible with, and secondary to, the existing farm operations and are appropriately zoned to regulate the use, size and scale. On-Farm Businesses may take place in a residence or in an accessory building such as a shed or a farm building. Severance of the farm business from the farm parcel will not be permitted.

3.1.5 Bed and Breakfast/Farm Vacation Uses

Bed and breakfast establishments and farm vacation uses may be permitted on farm parcels provided they are associated with an existing farm operation and are appropriately zoned to regulate the scale of the use.

3.1.6 Agricultural-Related Commercial and Industrial Uses

In addition to farming in areas designated Agricultural Areas, agricultural-related commercial and industrial uses may be permitted on a separate parcel of land provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water service and shall be zoned and regulated by the use of separate zones in the Township's Zoning By-law.

Agriculture-related uses is defined as follows: "means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

In all cases these agricultural-related uses shall only be permitted where they are compatible with existing farm operations or otherwise will not reduce the ability of existing farm operations to operate or expand. The Minimum Distance Separation I (MDS I) formula shall be used to determine compatibility with livestock facilities.

In considering appropriate locations for these uses, if such uses can not reasonably be located in urban areas and must be located in proximity to farming activities, the following criteria shall also apply:

- a) the proposed use is located within or in close proximity to existing farm buildings and does not result in the loss of Prime Agricultural Land;
- b) the proposed use is compatible with existing or planned neighbouring land uses and, where necessary, shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks or physical buffers;
- c) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
- d) the parcel of land or parcel to be created has adequate lot frontage and lot area for the proposed use, and the parcel size is limited to the area required for the proposed use; and,
- e) services such as water supply, sanitary sewage disposal and storm drainage are adequate to serve the proposed use and meet the requirements of the approval authority and the Township.

All new agricultural-related uses will be required to submit site plans, grading and drainage plans and other drawings as authorized by Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.1.7 Outdoor Recreational Uses

Outdoor recreation uses within Agricultural Areas shall be limited to passive recreational uses that do not require permanent buildings or parking areas, do not alter the topography or vegetation of the

site, and do not require severance of farm parcels that would render them unusable for farming such as public parks and conservation areas. All such uses must meet the requirements of the Minimum Distance Separation I (MDS I) formulae to ensure compatibility with existing livestock facilities.

3.1.8 Minimum Distance Separation (MDS)

All development, including the expansion of existing or the establishment of any non-agricultural uses, and the expansion of existing or the establishment of any new livestock facilities, shall meet the requirements of the Minimum Distance Separation formulae. The Township's Comprehensive Zoning By-law shall contain the Minimum Distance Separation formulae.

3.1.9 Agricultural Consent Policies

It is the policy of this Plan to discourage the division of farms into smaller holdings, to encourage continued farm use and prohibit the severance of land for non-agricultural purposes.

3.1.9.1 The assembling and disassembling of agricultural land into more efficient or more productive farming units may be permitted. In considering applications to divide agricultural parcels, the following shall apply:

- a) the need to discourage the unwarranted fragmentation of farmland;
- b) the agricultural capability of the land;
- c) the type of agricultural activity engaged in and proposed to be engaged in;
- d) both the severed and retained parcels must be sufficiently large enough to permit flexible and viable farm operations over the long term.
- e) that the severed and retained parcels are both suitable for the type of agriculture in the area and the farm size is appropriate to the type of agriculture proposed;
- f) That the severed and retained parcels be sized such that there is sufficient space for a building envelope, sewage envelope and potable water supply;
- g) The creation of agricultural parcels of less than 40 hectares shall generally be discouraged; and

3.1.9.2 The severance of land for the purpose of creating lots for second farm dwellings or retirement lots shall not be permitted.

- 3.1.9.3** Technical severance for minor boundary adjustments, easements or other situations where an additional lot is not being created are permitted.
- 3.1.9.4** Severances for the purpose of an agricultural-related commercial or industrial use as outlined in Section 3.1.6 are permitted.
- 3.1.9.5** The Minimum Distance Separation I Formulae shall apply to all severances with the Agricultural designation.
- 3.1.9.6** The severance of dwellings surplus to a farming operation as a result of farm consolidation shall be permitted provided the following criteria is satisfied:
- a) Farm consolidation occurs or has occurred through the acquisition of an additional farm parcel.
 - b) The farming operation consists of at least two farms. The farms can be located in different municipalities and the registered ownership of the farms need not necessarily be in the same name provided it is demonstrated that the farms are operated as a single farming operation.
 - c) It is demonstrated that the dwelling is surplus to the needs of the farm operation.
 - d) The dwelling was built prior to the timeframe specified by the County of Middlesex Official Plan.
 - e) The dwelling is habitable and in compliance with the Township's Property Standards By-law to the satisfaction of the Township's Chief Building Official.
 - f) The proposed lot is the minimum size needed to accommodate the residential use and private on-site services in the form of potable water supply and a septic system. The loss of agricultural land shall also be avoided wherever possible when determining an appropriate lot size. Any substandard servicing shall be brought to the minimum standards to the satisfaction of the Township's Chief Building Official.
 - g) Farm buildings deemed surplus to the needs of the farm or incompatible with the proposed residential lot if retained with the farm, may require demolition or removal. Proximity to the residential use, proposed lot lines, compliance with Minimum

Distance Separation (MDS I) and the structural condition of farm buildings shall be governing factors as to whether demolition or removal is required. Farm buildings shall not be included with the proposed residential lot unless deemed structurally sound and in good condition by the Township's Chief Building Official and provided they do not exceed the requirements implemented through the Township's Comprehensive Zoning By-law.

- h) The raising of livestock shall be prohibited on the proposed residential lot and implemented through the Township's Comprehensive Zoning By-law.
- i) New and independent vehicular accesses to both the lot to be severed and the remnant farm parcel shall be provided, if necessary.
- j) Any new residential use is prohibited on the remnant farm parcel and implemented through the Township's Comprehensive Zoning By-law.
- k) A notice is registered on the title of the proposed residential lot specifically notifying owners of normal farm practices, as outlined in the *Farming and Food Production Act, 1998*, as amended.

3.1.10 Special Policy Areas

3.1.10.1 Restaurant and Convenience Store

Within Special Agricultural Policy Area 1, as shown on Schedule "A-1", a restaurant and convenience store are permitted.

3.1.10.2 Restaurant and Motel

Within Special Agricultural Policy Area 2, as shown on Schedule "A-1", a restaurant and motel are permitted.

3.1.10.3 Gas Bar and Motel

Within Special Agricultural Policy Area 3, as shown on Schedule "A-1", a gas bar and motel are permitted.

3.1.10.4 Industrial Areas

Within Special Agricultural Policy Area 4, as shown on Schedule "A-1", industrial activities including manufacturing, wholesaling, warehousing, distributing, repair, and servicing and storage of goods and materials are permitted. Bulk sales establishments such as farm fuel agents and building supply outlets, and accessory uses such as offices and factory retail

outlets, may also be permitted.

Proposals for new development shall meet the following criteria:

- a) existing or proposed services shall be adequate to serve the proposed development subject to the approval of the authority having jurisdiction;
- b) vehicular access shall be available from a public road that is maintained year round subject to the approval of the authority having jurisdiction; and,
- c) buffer planting, screening, and other landscaping will be required to minimize any potential conflicts with adjacent and neighbouring land uses and to create an attractive image for the area.

All site development or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.1.10.5 Campground and Trailer Park

Within Special Agricultural Policy Area 5, as shown on Schedule "A-1", a campground and trailer park, as defined in the Zoning By-law, are permitted.

3.1.10.6 Rural Residential Site

Within Special Agricultural Policy Area 6, as shown on Schedule "A-1", an individual building site is permitted for a single detached dwelling and an accessory home business, as permitted in the Zoning By-law.

3.1.10.7 Office and Maintenance Facility

Within Special Agricultural Policy Area 7, as shown on Schedule "A-1", an administrative office building and maintenance facility are permitted.

3.1.10.8 Undersized Agricultural Property

Within Special Agricultural Policy Area 8, as shown on Schedule "A-1", a total of 3 agricultural severances have been permitted from the property municipally known as 29539 Wilson Road, legally described as Part of Lot 3, Concession 2, N.E.R. Relief from Official Plan Policy 3.1.9.1 h) which limits one severance from the Original Agricultural parcel has been granted. No further severances from this parcel shall be permitted.

3.1.10.9 Left intentionally blank

3.1.10.10 Farm Equipment Sales and Service Establishment

Within Special Agricultural Policy Area 10, as shown on Schedule “A-1”, a farm equipment sales and service establishment is permitted, as well as the existing single detached dwelling and agricultural uses

3.1.10.11 Assembly Hall and Farm Winery

Within Special Agricultural Policy Area 11, as shown on Schedule “A-1”, a specially defined “Assembly Hall” that would also include overnight accommodations within a single detached dwelling and a “Farm Winery”, as defined within the Zoning By-law are permitted, subject to obtaining a license from municipal ‘farm wedding/events licensing by-law’.

3.2 Hamlet Areas**3.2.1 Objectives**

The Hamlet Areas designation is intended to provide limited opportunity for residential development and small scale commercial, institutional and public uses. Development within Hamlet Areas will be by infilling or incremental extension to existing development. It is not intended that the Hamlet Areas will provide the range or scale of uses permitted in the Urban Area or Community Area designations.

3.2.2 Primary Uses

The primary uses within the Hamlet Areas designation as shown on Schedules “A-1” of this Plan shall be for residential use. Accessory uses to residential uses such as home businesses, shall also be permitted.

3.2.3 Secondary Uses

Secondary uses within the Hamlet Areas designation shall be limited to small scale commercial uses, institutional uses, and public uses such as schools, churches, cemeteries and parks.

3.2.4 Development Criteria

Development within Hamlet Areas shall be restricted to infilling, existing lots and minor extensions to existing areas primarily by consent. Severed and retained parcels created by consent shall be sized such that there is sufficient space for a building envelope, sewage envelope and potable water supply.

All development will be serviced by private water supply and sanitary sewage disposal systems subject to the requirements of the appropriate approval authority. Municipal sewage and water treatment systems are not anticipated to service Hamlet Areas during the planning period of this Plan.

Where new development is proposed in Hamlet Areas the following criteria shall apply:

- a) the proposed use is compatible with existing or planned neighbouring land uses and, where necessary, shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks or physical buffers;
- b) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
- c) the parcel of land to be created has adequate lot frontage and lot area for the proposed use; and,
- d) services including water supply, sanitary sewage disposal and storm drainage are adequate to serve the proposed use and meet the requirements of the approval authority and Township.

All development will comply with the provisions of the Zoning By-law unless the By-law is amended or varied. Non-residential development will be required to submit site plans, grading and drainage plans and other drawings as authorized by Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.3 Urban Area

3.3.1 Objectives

It is the objective of the Urban Area designation to provide a broader range of urban uses available in the Community Area and Hamlet Areas.

3.3.2 Designation and Land Use

The extent of the Urban Area designation is shown on Schedule "A-2" Urban Land Use Plan. The land uses within the Urban Area are also shown on Schedule "A-2" Urban Land Use Plan and include Residential Areas, Commercial Corridor, Natural Environment Areas and Special Urban Policy Areas.

3.3.2.1 Municipal Service Area

The Urban Land Use Plan Schedule "A-2" identifies the Municipal Service Area. Lands located within the Municipal Service Area are subject to a Servicing Agreement whereby municipal water and sanitary services are provided by the Municipality of Strathroy-Caradoc. The intent of the Municipal Service Area is to provide existing uses and future commercial corridor land uses located along County Road #81 with municipal water and sanitary connections

3.3.3 Residential Areas

3.3.3.1 Defined Area and Use

Existing residential development is clustered in three areas within the Urban Area designation. The predominant form is single detached residential dwellings. The housing is a mix of older and newer, smaller and larger homes, all developed on private water supply and sanitary sewage disposal systems (with the exception of dwellings connected to the municipal sewage disposal system in the community of Kerwood).

3.3.3.2 Other Uses

Within the Residential Area Designation on Schedule “A-2” Urban Land Use Plan, in addition to residential uses, the following uses are also permitted:

- a) convenience commercial uses compatible with residential use and with frontage on an arterial or collector road;
- b) institutional and public uses such as schools, churches, cemeteries, parks and public works; and
- c) bed and breakfast establishments.

3.3.3.3 New Development

Within “Residential Areas”, new residential development will accommodate a limited range of housing types given the available water and sanitary sewage services.

New development may be permitted by plan of subdivision or consent on private services where through appropriate engineering studies, no adverse impact is demonstrated on adjacent wells.

3.3.3.4 Municipal Service Area

Notwithstanding Section 3.3.3.3, on lands which are designated as “Residential Areas” and are located within the Municipal Service Area, residential intensification or new large-scale residential development shall not be permitted.

Minor residential infilling development may be permitted on private services within the Municipal Service Area, subject to the following criteria:

- a) The extension of existing municipal services to service the proposed residential infill development is undesirable, cost prohibitive or the services are otherwise unavailable;
- b) The residential infill development is intended to accommodate one single

detached dwelling; and,

- c) The residential infill development does not require the construction of a new access road and has adequate frontage on a public road.”

3.3.4 Commercial Corridor

3.3.4.1 Objectives

The primary objective of the Commercial Corridor designation is to provide an opportunity for a range of highway commercial uses along County Road #81 (Centre Road).

3.3.4.2 Defined Area and Use

The extent of the Commercial Corridor designation along County Road #81 (Centre Road) is shown on Schedule “A-2” Urban Land Use. Commercial corridor uses include highway commercial uses which require access to a major arterial road, and a limited range of light industrial uses. The intent of the Commercial Corridor is to concentrate these uses in one area to provide an attractive, fully-serviced commercial node sufficiently separated from agricultural, residential and downtown commercial uses. The lands comprising the Commercial Corridor form a gateway feature, extending along Centre Road from Provincial Highway 402 south to Pannell Lane at the municipal boundary of Strathroy-Caradoc.

The primary permitted uses within the Commercial Corridor shall include uses that are destination oriented or intended to serve the travelling public, including automotive uses, farm and construction equipment uses, building supply, home improvement, and hardware outlets and other large format free-standing retail uses and similar uses in accordance with the Zoning By-law.

Commercial plazas and small scale free-standing retail and office uses are not permitted in the Commercial Corridor. The Zoning By-law will establish minimum floor space regulations for permitted retail and office uses.

A limited range of light industrial uses are permitted such as small scale warehousing and wholesaling. New industrial uses that engage in on-site manufacturing or processing shall not be permitted within the Commercial Corridor.

3.3.4.3 Site Development

Any new development or redevelopment within the Commercial Corridor area shall meet the following criteria:

- a) Development approval shall be subject to the requirements of Section 41 of the Planning Act and the Township’s Site Plan Control By-law, as amended

or updated;

- b) Development approval shall be subject to confirmation that adequate municipal servicing is available in consultation with the Township and the Municipality of Strathroy-Caradoc;
- c) The number of access points to County roads shall be minimized and, where possible, access points onto any County road shall be consolidated with abutting properties;
- d) New uses fronting onto a County road shall be required to provide a landscape buffer or open space strip along the frontage of Centre Road, to enhance the streetscape;
- e) Parking areas shall be organized primarily in side yards to facilitate shared parking between abutting properties and to reduce visibility from County Road #81 (Centre Road);
- f) Drainage and stormwater management facilities shall be designed to meet the objectives of the Environmental Surface Water Management Plan for the Strathroy Annexed Areas, April 2000, as amended or updated, or other objectives for the design of drainage and stormwater management facilities as approved by the Township of Adelaide Metcalfe. All new proposed stormwater management facilities /infrastructure design and maintenance ensure post development runoff flows do not exceed predevelopment flows; and
- g) New and / or expanded uses shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses. Where necessary or desirable, the proposed use shall be adequately buffered from neighbouring lands uses by the provision of adequate setbacks, site orientation, landscaping and / or screening.

Any development within the Ministry of Transportation permit control area under the Public Transportation and Highway Improvement Act (PTHIA), shall require the review and approval of the Ministry of Transportation. Private entrances, commercial entrances, and Public Road access connections within the Ministry of Transportation's permit control area will require the review and approval of the Ministry of Transportation. Best practices currently utilized by MTO dictate that the desirable spacing between the freeway ramp terminals and any new public road, signalized commercial / private road shall be 800m. The desirable spacing distance may be decreased based upon the review and approval of a Traffic Impact Study.

3.3.5 Special Urban Policy Areas

3.3.5.1 Large Format Retail

Special Urban Policy Area 1, as shown on Schedule “A-2”, is located in close proximity to existing residential areas within both the Township of Adelaide Metcalfe and the Municipality of Strathroy-Caradoc. All new development and redevelopment within this area is to be located and oriented in a manner that ensures compatibility with existing or planned neighbouring lands uses. Development proposals will be evaluated based upon the following considerations: noise, lighting, traffic, height, stormwater management, grading, vibration, air emissions and other matters as considered necessary.

Within Special Urban Policy Area 1, permitted uses include those provided for in Section 3.3.4.2 above.

3.3.5.2 Commercial Greenhouse

Within Special Urban Policy Area 2, as shown on Schedule “A-2”, non-residential permitted uses are limited to warehousing, public storage (indoor only), distribution of renewable energy products and commercial greenhouse use all contained within buildings existing as of June 3, 2013.

3.3.5.3 Industrial Use

Within Special Urban Policy Area 3, as shown on Schedule “A-2”, industrial uses including manufacturing, processing and assembly of goods as well as warehousing, wholesaling, and distribution of goods and materials are permitted.

3.3.5.4 Highway Commercial

Within Special Urban Policy Area 4, as shown on Schedule “A-2”, highway commercial uses including motel, restaurant and gas bar are permitted. These uses may be restricted in the zoning by-law by use of a holding provision setting out the requirements for development of the site.

3.3.5.5 Commercial Corridor

Within Special Urban Policy Area 5, as shown on Schedule “A-2”, in addition to the permitted highway commercial uses, commercial recreation, commercial entertainment and a food store are also permitted. These uses may be regulated in the zoning by-law by use of a holding provision requiring the execution of a site plan control agreement, and the completion of a Market Study and Feasibility Report, prepared by a consulting firm with the appropriate professional expertise and experience, which supports the development of a good store. In addition, the zoning bylaw will contain special provisions setting out requirements for development of the site and floor area restrictions.

3.4 Community Areas

3.4.1 Objectives

The Community Area designation is intended to provide opportunity for residential, commercial, industrial and open space uses to serve the community and surrounding areas. The Community Area will provide opportunity for expansion of non-farm uses as municipal infrastructure permits.

3.4.2 Designated Area and Land Use

Kerwood is the only Community Area within the Township as shown on Schedule “A-1” Township Land Use Plan. Land uses within the Community of Kerwood are shown on Schedule “A-3” Kerwood Land Use Plan.

3.4.3 Municipal Services

A Municipal sewage system has been constructed in Kerwood. Development proposals within the community will need to provide evidence of available capacity in the sewage system along with a private source of a potable water supply prior to proceeding.

3.4.4 Residential Use

The predominant use of land within the Community Area designation shall be residential uses as shown on Schedule “A-3” Kerwood Land Use Plan. Residential uses shall be limited to single detached dwellings, home businesses and bed and breakfast establishments. Proposals for residential development other than single detached dwellings will need to provide evidence of available capacity in the sewage system along with a private source of a potable water supply. In addition, public and institutional uses such as libraries, fire halls, churches and cemeteries are permitted within Residential Use areas.

3.4.4.1 Home Businesses

A home business must be accessory to the residential use and carried out within the residential dwelling by the resident of the dwelling. The Zoning By-law will define the type of uses permitted and establish regulations governing the size, parking requirements and signage application to home businesses.

3.4.5 Commercial Use

Commercial uses are permitted within the Community Area designation as shown on Schedule “A3” Kerwood Land Use Plan. New commercial uses shall be located on the main

street of the community, Country Road #6. Commercial uses shall include retailing of goods and services including automotive services and offices as defined in the Township's Zoning By-law. High water users such as car washes are not permitted in the Community Area designation.

3.4.5.1 Scale and Character

In order to maintain the scale and character of the main street individual commercial uses shall not exceed 1,100 square metres of leasable floor space per building. All new commercial development or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.4.6 Industrial Uses

Industrial uses are permitted within the Community Area designation as shown on Schedule "A3" Kerwood Land Use Map. New industrial uses shall be limited to light industrial uses which are compatible with the community. These uses will be restricted to the areas adjacent to existing industrial uses along the railway.

Light industrial uses are defined as businesses for clean, dry, mechanical servicing, part sales and/or repairs, or manufacturing, warehousing, assembly lines and industrial malls which produce minimal adverse effects for nearby sensitive land uses. High water uses such as beverage and bottling and other uses requiring large volumes of water for production, washing or cooling are not permitted in the Community Area designation. The Zoning By-law will regulate the use, size and scale of light industrial uses.

3.4.6.1 Land Use Compatibility

Due to the compact form of the community and the proximity between existing industrial land uses and sensitive land uses, the expansion of industrial uses shall only be considered where land use compatibility is enhanced. The Township's Zoning By-law will regulate the type of industrial use, the location of parking, loading and storage of goods and the provision of landscaped buffers. All new industrial development, expansion or redevelopment will be subject to the provisions of Section 41 of the Planning Act and the Township's Site Plan Control By-law.

3.4.7 Open Space Uses

Open space uses are permitted within the Community Area designation as shown on Schedule "A3" Kerwood Land Use Plan. These uses include public parks and associated facilities.

Open space uses include public parks, cemeteries and commercial recreation facilities as set out in the Township's Zoning By-law.

3.4.8 Future Development

The Future Development areas are designated on Schedule “A3” Kerwood Land Use Plan and are intended for future urban uses.

To ensure proper and orderly development of this area, a secondary plan shall be prepared which will set out the location and intensity of appropriate land uses, community design and servicing policies. This secondary plan will provide the basis for amending the Official Plan.

3.5 Natural Environment Areas

3.5.1 Objectives

The Natural Environment Areas policies of this Plan relate to the natural heritage and natural hazard features. It is the policy of this Plan to conserve natural features and functions throughout the Township wherever possible, given their contributions to general Township quality of life issues, landscape concerns, ecological processes and interactions, water quality and ground water conservation, soil conservation, and similar matters.

The Natural Environment Areas also include associated natural hazards that require identification, avoidance, and/or mitigation.

Natural Environment Areas are shown on Schedules “A-1” and “A-2” Land Use Plan. Development and site alteration are prohibited, except associated with those permitted uses described in Section 3.6.4. These Natural Environment Areas include:

a) Natural Heritage Features and Areas

Natural Heritage Features and Areas include significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.;

b) Natural Heritage Systems;

Natural Heritage Systems are 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.

c) Regulated Areas of the Ausable Bayfield Conservation Authority and the St. Clair Region Conservation Authority.

3.5.2 Provincially Significant Wetlands

The goal of protecting provincially significant wetlands is achieved through the prohibition of development within such areas. Development assessment reports will be prepared for any development or site alteration within the adjacent area as set out in Figure 1.

3.5.3 Environmentally Significant Areas

Environmentally Significant Areas have been identified and will be protected by their designation on Schedules “A-1” and “A-2.” Development will not be permitted within these areas other than those described in Section 3.6.4. A Development Assessment Report (DAR) shall be prepared for any development or site alteration proposed within the adjacent area as set out in Figure 1.

3.5.4 Permitted Uses within Natural Environment Areas (Schedules “A-1” and “A-2”)

Within or adjacent to lands designated as Natural Environment Areas, the following uses are permitted uses without the preparation of a development assessment report:

- a) Silvicultural, forest, woodlot or wildlife management (exclusive of aggregate extraction), or harvesting activities consistent with the County of Middlesex tree cutting by-law or supported by a woodlands management plan, a farm management plan or other appropriate resource management plan.
- b) Natural heritage appreciation supported by small scale interpretative facilities such as nature trails and outdoor displays.
- c) Maple syrup production.
- d) Recreational trails existing as of the date of approval of this Plan or identified through an appropriate master plan.
- e) Existing agricultural uses may continue, although expansions of farming operations or practices would be subject to the various policies of this Plan.
- f) Watercourse crossings or farm culverts approved under the Conservation Authorities Act; flood and erosion control works; fisheries habitat improvement projects; and other projects undertaken by Conservation Authorities. To preserve and enhance valleylands and the interconnecting natural linkages as well as protect fish habitat, new watercourse crossings or farm culverts in these areas will be discouraged where alternative access can be obtained. Certain activities which are permitted in watercourses are of subject to a Class Environmental Assessment. If such uses may cause impairment of the natural environment, they may also be subject to the Environmental Protection Act and the Ontario Water Resources Act.

3.6 Aggregate Extraction

3.6.1 Objectives

The Aggregate Extraction designation is intended to identify and protect as much of the known mineral aggregate resources as is possible, from land uses which are incompatible with future extractions. Existing pits and quarries are identified on Schedule “A-1” Township Land Use Plan.

3.6.2 Policies

- 3.6.2.1** No new residential uses or other sensitive land uses shall be permitted in close proximity to areas designated as Aggregate Extraction as shown on Schedule “A-1.” The permitted use of land within the Aggregate Extraction designation shall be for pits and quarries. Ancillary uses including aggregate storage, crushing, and administrative offices, may be permitted and will be identified in the Zoning By-law.
- 3.6.2.2** All other land uses are prohibited in the Aggregate Extraction designation and rehabilitation to a use other than farming shall require an amendment to this Plan.
- 3.6.2.3** The extension of existing pits and quarries or the establishment of new pits and quarries requires an amendment to this Plan and the Zoning By-law. The following criteria shall apply to applications for the establishment of new licensed pits or quarries:
- a) Approval of a truck haul route satisfactory to the Township and any natural environment report, hydrological assessments, blast design reports and noise assessment as required by the Aggregate Resources Act, Provincial Standards;
 - b) The proposed pit or quarry shall not be excavated within 30 metres of a highway, natural water body, or land in use for a residential purpose or zoned for residential use in the Zoning By-law;
 - c) All Aggregate Extractive uses must satisfy the requirements of the Ministry of the Environment or its designated agents as to water supply, disposal of liquid waste, pumping operations, the control of air and noise pollution and vibration where blasting is involved; and,
 - d) The Aggregate Extractive area falls under the regulations of the Ontario Aggregate Resources Act.

3.7 Priority Employment Areas

The Priority Employment Areas apply to certain land designated Commercial Corridor and/or Industrial on Land Use Schedules A-1, A-2 and A-3. The following policies apply to areas identified within a Priority Employment Area:

Areas identified as Priority Employment Areas, are areas within the Township that provide the greatest opportunity for commercial and industrial employment. Conversions of these areas will only be permitted at the time of a comprehensive review of the Official Plan (such as at a five year review).

4.0 INFRASTRUCTURE

4.1 Highways and Roads

Public highways and roads are designated as “Provincial Highways,” “Arterial Roads,” “Collector Roads” or “Local Roads” on Schedule “C” of this Plan.

Provincial Highways and County Roads are within the jurisdiction of the Provincial Ministry of Transportation and the County of Middlesex respectively. The primary function of Provincial Highways and County Roads is to move relatively large volumes of traffic at relatively high speeds through and within the Township.

Development along Provincial Highways and County Roads that would detract from their primary traffic function will be discouraged. Where development is proposed along these highways or roads, regard shall be had to the policies, guidelines and regulations of the Ministry of Transportation and the County of Middlesex. Permits for access, buildings, signs and utility encroachments may be required from the Ministry of Transportation and/or the County.

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within the MTO’s permit control area under the Public Transportation and Highway Improvement Act will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. 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’s policies, standards and requirements. Direct access will be discouraged and often prohibited.

Where a new development is likely to generate significant traffic volumes, the application may be required to submit a Transportation Study to assess the impact on the Provincial, County or Township transportation system. Such study may be requested and shall be submitted to the Ministry of Transportation, the County of Middlesex, or the Township as appropriate, for review and approval.

The Provincial Ministry of Transportation and the County of Middlesex will determine the road allowance widths for the highways and roads within their respective jurisdictions. The County has determined its maximum right of way widths as set out in s. 2.4.2.3 of the County Official Plan.

Local Roads are within the jurisdiction of the Township. The primary function of Local Roads is to provide direct access to abutting properties and to minimize through traffic. All Local Roads will have a road allowance of 20 metres.

The existing and future pattern of Township Roads shall be in harmony with the existing and future road pattern of adjoining municipalities, the County Road system and the Provincial Highway

systems. Local Roads will be maintained and upgraded as necessary to meet the changing needs of the Township.

Second Street between Centre Road and Hickory Drive within the Township is designated a Collector Road on Schedule “C” of this Plan. The Zoning By-law will incorporate appropriate setbacks for development fronting this road.

Access to Local Roads shall be evaluated on the following basis:

- a) the number of vehicles expected to use the proposed access shall not seriously jeopardize the traffic movements of the road;
- b) the number of accesses will be reduced or minimized by joint accesses, a local access road, or by backlotting onto roads carrying higher traffic volumes;
- c) accesses shall have safe site distances for all turning movements; and,
- d) safe distances between accesses and intersections shall be maintained.

Land required to widen the existing road allowance may be acquired through purchase, expropriation or dedication as a condition of draft plan of subdivision, severance or site plan approval.

In cases where the widening of a road allowance is dedicated through Site Plan Control, the amount of land to be obtained for the widening shall be taken in equal amounts from both sides of the road, measured from the road centreline, except where geological, topographic, utility lines or other conditions obstruct the widening.

4.2 Municipal Services and Utilities

The location of water supply reservoirs, wastewater treatment facilities, and landfill sites shall only be permitted in areas designated Agricultural subject to the Environmental Assessment Act requirements.

Water lines, sanitary and storm sewers, gas lines, telephone lines, communication towers, electric power lines and similar transmission systems including related facilities (such as transformer stations, pumping stations, and compressor stations) shall be permitted in all areas subject to the criteria listed below. Prior to undertaking or authorizing the undertaking of any of these utilities or related facilities in or affecting the Township, it is expected that the proponents will consult with the Township and will have due regard to the following criteria:

- a) agricultural land and woodlands are avoided wherever possible;
- b) designated Hamlet, Urban and Community Areas are avoided where such transmission systems or related facilities would have a significant visual impact;

- c) facilities and structures are designed and maintained in general harmony with the character of the area within which they are located;
- d) site landscaping and buffering is undertaken and maintained where deemed appropriate;
- e) compliance with all relevant provisions of the Zoning By-law; and,
- f) compliance with the County of Middlesex and the Province of Ontario for municipal services and utilities that are located within their road allowance.

The above mentioned criteria shall also apply to proposed undertakings of Hydro One, other than its buildings or lands used for executive, administrative or retail purposes, or held under lease or licence from Hydro One.

Existing utility corridors are shown on Schedule “C” to this Plan. Development applications within 200 metres of a utility corridor shall be circulated to the appropriate utility for comment. In reviewing such applications, the Township will have regard for the “Guidelines for Development in the Vicinity of Oil and Gas Pipelines Facilities” produced by the Technical Standards and Safety Authority. The Zoning By-law will adopt minimum setbacks for development adjacent to the utilities.

4.3 Railway Corridors

The Township will seek to minimize land use conflicts between sensitive land uses and railway corridors. Consideration will therefore be given to the implementation of noise and vibration attenuation measures to buffer sensitive land uses from railway corridors in noise and vibration sensitive areas. Sensitive land uses include residential areas, nursing homes, schools, and institutional uses.

4.3.1 Noise Sensitive Areas

“Noise Sensitive Areas” are considered to be those areas within 300 metres of a railway.

Prior to approval of any development within a Noise Sensitive Area may require that the developer engage the services of a qualified consultant to undertake a noise evaluation study.

The study shall identify the noise impact on the development site from all sources and shall demonstrate whether noise control measures are required to satisfy the Ministry of the Environment’s sound level criteria. The study shall be prepared to the satisfaction of the Ministry of the Environment, in consultation with the Township and the owner/operator of the railway. Where a need is demonstrated, the study shall recommend the appropriate noise attenuation measures to be applied.

As a condition of draft plan of subdivision approval or other residential development application approval, and where the noise evaluation study shows a need for noise control

measures, the developer/owner shall submit a detailed acoustical design study to the Township, the Ministry of the Environment and the owner/operator of the railway. Where development is proposed by plan of subdivision, the approved noise control measures as defined in the acoustical design shall be included in the subdivision agreement which shall be submitted, upon execution, to the Ministry of the Environment for review prior to registration.

4.3.2 Vibration Sensitive Areas

“Vibration Sensitive Areas” are considered to be those areas lying within 75 metres of a railway.

Prior to approval of any new development within a Vibration Sensitive Area may require that the owner/developer engage the services of a qualified consultant to undertake a vibration study.

The study shall identify any vibration impacts and the mitigation measures to be applied and shall be prepared in consultation with the Township and the owner/operator of the railway.

Where the study identifies a need, attenuation measures shall be provided for in the draft plan of subdivision approval and any subdivision agreement or similar agreement. These measures shall be acceptable to the Township in consultation with the Ministry of the Environment and the owner/operator of the railway.

4.3.3 Additional Safety Measures

In addition to any noise and vibration impact mitigation measures, other safety mitigation and buffering measures such as setbacks, intervening berms and security fencing will be required as a condition of subdivision approval or other development approvals where development is proposed within 300 metres of a railway.

Where residential development is proposed within 300 metres of a railway, an agreement between the Township and the owner/developer shall include a warning clause to advise that, despite the inclusion of noise and vibration control measures within the development, alterations to rail operations may occur which may adversely affect the living environment and enjoyment of the residents.

4.4 Strathroy Caradoc Waste Water Treatment Plant

The Municipality of Strathroy Caradoc’s Waste Water Treatment Plant and former polishing ponds are located in the Township of Adelaide Metcalfe in Lot 19, Concession V, S.E.R., former Township of Adelaide.

No sensitive land uses such as residential uses, nursing homes, schools and institutional uses will be permitted within 100 metres of the periphery of the entire site. The facility and the 100 metre

separation distance are shown on Schedule “B” to this Plan. In the event that this facility is expanded in the future, the separation distance shall be amended accordingly on Schedule “B”.

4.5 Active and Abandoned Landfill Sites

The Township’s two active land fill sites are located on the East Half of Lot 15, Concession 1, NER, former Adelaide Township, and on Part of Lot 13, Concession 2, former Metcalfe Township, as shown on Schedule “B” of this Plan.

Due to the potential for methane gas and leachate to migrate off the site and the associated health and safety implications, the Ministry of the Environment requires soil, atmosphere and groundwater testing within 500 metres of the fill area of the site prior to the approval of a development proposal or lot creation or issuance of any building permit for dwellings or other habitable buildings where health and safety of the occupants may be adversely affected.

Residential or other sensitive uses will not be permitted to locate closer than 90 metres to the operating area of the landfill site or closer than 30 metres to the closed portion of the site. Land which was used in the past for waste disposal in the Township of Metcalfe is situated in Part of Lot 1, Concession VII as shown on Schedule “B”. In addition, there are at least two known abandoned landfill sites situated just outside the Township in the neighbouring Township of Brooke (i.e. part of Lot 29, Concession XI and XII). As the potential exists for soil instability, the presence of methane and other soil gases and groundwater contamination by leachate, soil, atmosphere and groundwater, testing in accordance with the requirements of the Ministry of the Environment may be required for abandoned landfill sites as well as land lying within 500 metres of these sites prior to construction of any buildings or structures. The Township will, therefore, notify the Ministry of Environment prior to the issuance of any building permits to determine the need or desirability for such testing and advise the applicant accordingly.

5.0 IMPLEMENTATION

5.1 Interpretation

This Plan shall be implemented by means of the powers conferred upon the Township by the Planning Act, the Municipal Act, and other such statutes as may be applicable. In particular, the Plan shall be implemented by Zoning By-Laws, property standards and occupancy by-laws, legislation pursuant to the Municipal Act, site plan control and the undertaking of public works.

Where any Act or portion of an Act is referred to in the Plan, such references shall be interpreted to refer to any subsequent renumbering of the sections in the Act and/or changes in the date of the Act.

The boundaries between land use designations on the Land Use Schedules are approximate except where they coincide with roads, railways, rivers or similar geographical barriers. Where such features do not exist, the exact determination of boundaries shall be the responsibility of Council. Council may permit, without amendment to the Plan, minor departures from these boundaries where it is satisfied that the intent of the Plan is maintained.

5.2 Public Participation

In order to adequately inform the public as to the policies contained herein, the Township, upon receiving the County's approval of this Plan, will make copies of the document available for public inspection and purchase at the Township office.

The Township will inform the public regarding planning matters in order to obtain meaningful and participatory public input in the planning process and consider enhancements to the minimum provisions of the Planning Act in respect of notice and public meetings for all amendments to the Official Plan and Zoning By-law.

5.3 Official Plan Amendments

An amendment to this Plan is required to permit the establishment of uses other than those provided for in the applicable designation in this Plan. Council shall evaluate amendments to this Plan based on the following criteria:

- a) the desirability and appropriateness of changing this Official Plan to accommodate the proposed use in light of the goals and policies of this Plan and its conformity to the County Official Plan;
- b) the need for the proposed use including justification for the amount of land proposed for a change in designation based on undeveloped land available
- c) the compatibility of the proposed use with surrounding land uses and the natural environment. Council may require a Development Assessment Report if the land is within or adjacent to a locally significant natural feature as defined in Section 2.2.4;

- d) whether the land is within 120 metres of designated Wetlands and results in a Development Assessment Report as outlined in Section 2.2.4;
- e) the suitability of the site for the proposed use in relation to the physical features of the property including topography, soils, vegetation and drainage;
- f) the adequacy of the existing road network to service the proposed use and the provision of safe access to the site considering the speed limit, volume of traffic and sight lines. Council may require a traffic impact study with any proposal for a change in land use that it determines may affect the adequacy of the existing road network;
- g) the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services, as required, including whether logical extensions to services could be provided;
- h) compliance with Minimum Distance Separation criteria;
- i) the availability of appropriate facilities for education, recreation, public services, or the cost to the Township to provide these services for the proposed use; and,
- j) The applicant shall ensure all material as required and identified following pre-consultation as outlined in Section 5.13 of the Official Plan has been provided as necessary.

5.4 Zoning

The Zoning By-law for the Township of Adelaide Metcalfe shall zone land in accordance with the land use designations and policies contained within this Plan and will establish regulations to control the use of the land and location of buildings and structures. No application may be approved or by-law passed that does not conform to this Plan, save and except a by-law or variance approved pursuant to the Planning Act.

5.5 Holding Provisions

The Township may apply a Holding “H” provision to any zone in the Zoning By-law in accordance with the Planning Act. Holding provisions allow the Township to identify the uses ultimately intended for specific properties but delay their actual development until certain conditions are met to the satisfaction of the Township.

Holding provisions shall not be removed until such time as Council is satisfied that the following conditions have been met:

- a) a specific proposal has been submitted to the Township;
- b) water of sufficient quality and quantity is available to service the proposed development as approved by the appropriate authority;

- c) public or private sanitary services can be constructed or are available and the design has been approved by the appropriate authority;
- d) the relevant policies of Section 3 of this Plan are satisfied with respect to the use being proposed;
- e) a plan of subdivision, where appropriate has been submitted and has received draft plan approval; and
- f) a satisfactory agreement, where deemed necessary, has been entered into by the Township and the property owner.

The Zoning By-law will identify specific areas where Holding provisions have been placed and will set out the procedure for their removal, as set out in the Planning Act. In the interim, new buildings or structures or extensions to buildings or structures may be restricted. Uses of properties with Holding provisions which are compatible with neighbouring uses and are in conformity with the policies of this Plan may be permitted.

5.6 Non-Conforming Uses

It is intended that a use which does not conform to the policies of this Plan will be replaced with a use which does conform to this Plan in the long term.

Where a use predating this Plan is not in conformity with the policies of this Plan, Council may consider recognizing the use on a site specific basis in the Zoning By-law where it is satisfied that:

- a) the use does not constitute a danger or a nuisance to neighbouring uses by virtue of the activity it is engaged in or the traffic which it generates;
- b) the use will not detract from the future intended land uses for the areas; and,
- c) the Zoning would not set a precedent to encourage similar uses to establish in the area.

Where an application is made to expand or extend a legal non-conforming use the application may be dealt with as a zone change or a minor variance. Council may consider approval of the expansion of the legal non-conforming use under the following conditions:

- a) the proposed expansion or extension shall not unduly aggravate the situation created by the existence of the use;
- b) the proposed expansion or extension shall be reasonable relative to the size of the existing use as it existed on the date of the passing of the Zoning By-law;
- c) neighbouring conforming uses will be protected by appropriate site plan control measures;

- d) traffic and parking conditions in the vicinity of the non-conforming use will not be adversely affected by the expansion or extension;
- e) that water, sanitary and storm drainage services and roads are adequate or will be made adequate; and,
- f) the proposed expansion or extension does not extend beyond the original parcel of land, as it existing on the date of the passing of the Zoning By-law.

5.7 Existing Vacant Lots

There are existing vacant lots previously created for residential purposes within the Agricultural Areas of the Township. New lot creation for residential purposes has not been permitted in the Agricultural designations of predecessor Official Plans and is not permitted in this Plan.

Existing vacant lots, however, may be used for the purposes of establishing a single detached dwelling subject to the regulations of the By-law provided they meet the Minimum Distance Separation (MDS I) formula. Existing vacant lots must also be large enough to accommodate a building envelope, sewage envelope and potable water supply.

5.8 Plans of Subdivision

A plan of subdivision under the Planning Act shall be required to ensure proper and orderly development where more than three lots are proposed to be created (two severed and one retained), a public road must be constructed, or an extension of services is required. The plan of subdivision shall be required to show a logical development scheme for the surrounding undeveloped properties. Reference shall also be made to development criteria set out in section 3 Land Use Policies of this Plan. Applications for a draft plan of subdivision shall be consistent with the criteria outlined in Section 51(24) of the Planning Act.

The Township Council shall recommend approval of only those plans of subdivision which comply with the policies of this Plan and which, to the satisfaction of Council, can be supplied with adequate public utilities and services such as schools, fire protection, water supply, sanitary services/facilities, and storm drainage facilities, and which would not adversely affect the economy of the Township of Adelaide Metcalfe.

5.9 Consents

A consent to sever shall only be granted if the proposed use of the land conforms to this Plan and complies with the Zoning By-law, and where it is clear that a plan of subdivision is not necessary for the proper and orderly development of the land. Where an application for consent contravenes this Plan or the Zoning By-law, no severance shall be granted unless the Plan and/or the Zoning By-law is/are first amended. The policies of this Plan and the requirements of the Township regarding consents to sever may be implemented through an agreement between the Township and the owner pursuant to the Planning Act.

Applications for consent to sever shall also be evaluated with the following criteria:

- a) the flexibility of the proposed severed and retained lots for future permitted uses should not be reduced;
- b) the severance should not lead to the creation of an undersized, irregularly shaped lot which is unsuited for the existing or proposed use;
- c) the availability of water supply of sufficient quality and quantity and public or private sanitary services for the severed and retained lots to the satisfaction of the appropriate approval authority;
- d) compliance with Minimum Distance Separation I (MDS I) as set out in the Township's Zoning By-law;
- e) issuance of a permit by the County of Middlesex where access is proposed onto a County Road;
- f) compatibility between existing and the proposed land uses;
- g) scattered urban development throughout the planning area shall be prohibited and urban land uses shall be directed to the Community Areas, Hamlet Areas and Urban Areas designations; and,
- h) consents shall only be granted where there is access onto an existing public road that is adequate for the proposed use.

5.10 Site Plan Control

Council has designated by by-law all the land within the Township as the Site Plan Control Area, as provided in the Planning Act. All development and redevelopment within the Site Plan Control Area shall be subject to site plan control with the exception of the following:

- a) Agricultural uses, not including Agricultural-Related Commercial and Industrial Uses;
- b) Single detached, semi-detached or duplex dwellings; and,
- c) Institutional development or redevelopment within the jurisdiction of the Thames Valley District School Board or the London District Catholic School Board.

Within the proposed site plan control area the Township may require, as a condition of development, the provision and maintenance of facilities related to vehicular access, landscaping, parking and loading areas, grading, servicing, external lighting and other site features. Council may determine the site plan submission requirements needed to evaluate the proposed development or redevelopment. Council may require any of the following information in support of a Site Plan Application:

1. Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities and works required under section 41 (7) (a) of the Planning Act, including facilities designed to have regard for accessibility for persons with disabilities.
2. Drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which drawings are sufficient to display,
 - (a) the massing and conceptual design of the proposed building;
 - (b) the relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access;
 - (c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings;
 - (d) matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings, and their sustainable design, but only to the extent that it is a matter of exterior design, provided an official plan policy and a by-law passed under subsection (2) both contain provisions relating to such matters are in effect in the municipality;
 - (e) the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities, if an official plan and a by-law passed under subsection (2) are in effect in the municipality; and
 - (f) facilities designed to have regard for accessibility for persons with disabilities.

It is not intended that every application for Site Plan Approval would be subjected to all of the above requirements. Council can determine the extent of the above information that is required on an application by application basis.

Where development is proposed adjacent to a County Road, the Township will circulate the site plan to the County of Middlesex for its review and comment. Where development is proposed within a regulated area or requires a permit from a conservation authority, the appropriate conservation authority will be circulated for review and comment.

In circumstances where a site plan is required, approval must be obtained prior to the issuance of building permits.

Site plan agreements may be required by Council and registered on title.

5.11 Property Maintenance and Occupancy Standards

Council may establish minimum standards of property maintenance and occupancy in order to improve, maintain and protect existing and future development within the Township. Section 15.1 of the Building Code Act permits Council to adopt and enforce a Maintenance and Occupancy By-law. The by-law may be applicable to all properties in the Township and may contain, among other matters, standards with respect to:

- a) maintaining properties free from refuse and abandoned or derelict vehicles, trailers, boats, machinery and equipment;
- b) Maintaining buildings, yards, lands, parking, fences and storage areas;
- c) Structural condition of buildings;
- d) Services to buildings (e.g. plumbing, heating and electricity); and,
- e) Occupancy.

Upon adoption of a Maintenance and Occupancy By-law, the Township will appoint a Property Standards Officer who will be responsible for administering and enforcing the provisions of the by-law. The Township will also appoint a Property Standards Committee in accordance with the provisions of the Building Code Act, for the purpose of hearing appeals against orders of the Property Standards Officer.

5.12 Review and Updating of By-laws

Where necessary or otherwise considered desirable, the Township will amend its existing by-laws or pass new by-laws as may be required to ensure activities are properly regulated and controlled in conformity with the land use designations and policies of this Plan.

5.13 Pre-Consultation / Additional Information and Material

Prior to submitting an application requesting any of the following, the applicant shall be required to consult with the Township regarding the prospective applications:

- a) An amendment to this Official Plan;
- b) An amendment to the Zoning By-law;
- c) Site plan approval; or
- d) Approval of a plan of subdivision or condominium.

Complete Applications

The Planning Act permits a Township Council or a delegated approval authority to require that a person, public body or applicant who applies, submits or makes requests for amendments to the Official Plan, amendments to the Zoning By-law, site plan approval, approval of plans of subdivision (including condominiums), and consents, provide any "other information or material" that Township Council or the approval authority considers it may need to provide a basis for sound land use planning decisions in addition to the requirements of the policies of the Official Plan and the Provincial Policy Statement.

Complete Application Provisions

To ensure that all relevant and required information pertaining to a planning application is available at the time of application submission to enable Township Council, and its delegated approval authorities, to make informed decisions within the prescribed period of time and to ensure that the public and other stakeholders have access to all the relevant information earlier in the planning process; any or all of the studies outlined below may be requested from applicants who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, site plan approval and approvals of plans of subdivision, including condominiums.

In all instances the number and the scope of the studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application.

Reports and Studies

Support studies may be required as part of the development approvals process, or as a part of a more detailed planning study. The required supporting studies will be identified through pre-consultation with the Township, and those that have been identified will be required as part of a complete application. The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it to assist Township Council, and its delegated approval authorities, to evaluate an application. The need and the timing of the support studies will be determined by the Township on a site or area-specific basis having regard to the other provisions of this Plan, provincial legislation, regulations, policies and appropriate guidelines.

Support studies shall be prepared in a manner that has regard for relevant federal and provincial legislation, regulations, policies and appropriate guidelines.

Support studies shall be prepared by qualified professionals to the satisfaction of the Township and, where applicable, in consultation with relevant public agencies and affected parties.

A public participation program may be established as part of the preparation of a support study to allow interested or affected parties to participate in the process.

All relevant mitigation recommendations included in a support study shall be considered as a condition of approval to be Implemented by the proponent of development.

Township Council may adopt a support study by a resolution.

Types or Reports and Studies

Township Council and its delegated approval authorities may require that a person, public body or

application who applies, submits or makes request for amendments to the Official Plan, amendments to the Zoning By-law, site plan approval, approval of plans of subdivision (including condominiums), and consents, provide any “other information or material” that Township Council or the approval authority considers it may need to appropriately evaluate the application. The following list of reports and studies is provided to assist in identifying typical requirements that

may be necessary to support a planning application. These broad categories of reports and studies are not intended to preclude Township Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process is circumstances necessitate the need for such information as part of the decision-making process. An applicant shall be required to consult the Township prior to undertaking any reports/studies to identify and confirm the terms of reference for each required report/study.

Reports/Studies to address Planning Matters

The submission of reports and studies related to local and provincial planning matters is to ensure that a proposed development and/or change in land use is consistent with the Provincial Policy Statement, the County Official Plan, and the Township Official Plan and provides an integrated approach to land-use planning. The reports/studies must also demonstrate that the proposed development and/or change in land use are consistent with the Provincial Policy Statement, the County Official Plan, and the Township Official Plan. Where applicable, the reports/studies will also address consistency with an Area Plan and/or Guidelines Document that has been adopted by Township Council.

Reports/Studies relating the Environmental and Natural Matter

The required reports/studies are to identify the environmental and/or natural features which may be affected by the proposed development and/or change in land-use; identify the areas that are to be employed as a buffer between the environmental and/or natural feature and the proposed development and/or change in land use; and identify any other mitigative measures to be undertaken to protect the environmental and/or natural features from any adverse impacts associated with the proposed development and/or change in land use. These studies may include, but not be limited to Development Assessment Reports. Study components may be determined in consultation with the applicable Conservation Authority or other applicable agency having expertise in the matter.

Reports/Studies to address Transportation Matters

The required reports/studies are to ensure that a proposed development and/or change in land use will not have a negative impact on the transportation network or on its surrounding land uses. Where new transportation infrastructure is require or an expansion of the existing transportation infrastructure is necessary to accommodate a proposed development and/or change in land use, the transportation reports/studies will demonstrate that the improved transportation infrastructure will be adequate to accommodate all intended modes of transportation in an efficient manner with minimal adverse impact on surrounding uses. Study component may include by not be limited to:

- a) The collection and projection of traffic related date;
- b) Trip generation, assignment and distribution;
- c) Street and intersection capacity; and

- d) Recommended measures required to achieve the transportation goals, objectives and policies of this Plan.

Within 800 metres of the limit of a provincial highway, the Ministry of Transportation (MTO) may require the preparation of a Traffic Impact Study for major development proposals for large traffic generators in accordance with its “General Guidelines for the Preparation of Traffic Impact Studies.” The main purpose of the Traffic Impact Study is to demonstrate how the transportation impacts of a proposed development or redevelopment and be mitigated and addressed in a manner that is consistent with the objectives of the MTO.

The Traffic Impact Study also serves as the basis for the identification and evaluation of transportation related improvements or measures to be included as a condition of access approval, including funding, for the development or redevelopment.

Reports/Studies to address Servicing and Infrastructure Matters

The required reports/studies are to ensure that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer, and Stormwater management services, where applicable, or private services where municipals services are not available. Stormwater management reports/studies shall be circulated to the Ministry of Transportation (MTO) and the County of Middlesex for review and approval for development situated adjacent to or in the vicinity of a provincial highway and/or county road whose drainage may impact the highway or road.

Reports/Studies to address Financial and Market Impact Assessment Matters

The required reports/studies are to ensure that a proposed development and/or change in land use will not have an undesirable or unanticipated financial impact on the Township. The required reports/studies are the identify the short-term and long-term costs to the Township for the provision of municipal infrastructure and services required to support a proposed development and/or change in land and an estimate of anticipated revenues arising from a proposed development and/or change in land use. Study components may include but not be limited to:

- a) Describing the proposal in detail, including any expected benefits to the Township;
- b) Identifying anticipated municipal costs associated with the proposal;
- c) Recommending a proposed financing and timing scheme;
- d) Indicating how and why the proposal may contribute to the economic viability of the Township.

The Market Impact Assessment is to determine if a proposal is feasible and to identify land use conflicts that may arise as a result of a proposed development and/or change of land use. It is not intended to reduce competition. Study component may include but not be limited to:

- a) Evaluating alternative locations;
- b) Identifying and assessing the impact on existing uses of a similar nature;
- c) Including relevant financial date; and

- d) Documenting the feasibility of the proposal.

Reports/Studies to address Nuisance and Hazard Matters

The submission of reports and studies related to nuisance and/or hazard matters is to demonstrate that inhabitants or uses or a proposed development and/or change in land use are buffered from nuisances related to noise, dust, odour and vibrations, and to reduce the potential for public cost or risk to future inhabitants resulting from natural and/or human-made hazards. The required reports/studies are to

identify all of the potential nuisance issues and/or natural/human-made hazards which may impact the proposed development and/or change in land use; identify the areas that are to be employed as a buffer between the nuisance issues and/or natural /human-made hazards and the proposed development and/or change in land use; and identify any other measures to be undertaken to mitigate the impacts associated with the nuisance issues and/or natural/human-made hazards from the proposed development and/or change in land use.

Where such Study is required, study component may include but not be limited to:

- a) Having regard to relevant provincial legislation, regulations, policies and appropriate guidelines; and
- b) Assessing the existing and predicted noise and vibration levels on the site, identifying and recommending various abatement measures, warning clauses, and/or other appropriate measures, which can be implemented and secured by way of zoning, site plan agreement, subdivision agreement and/or development agreement;

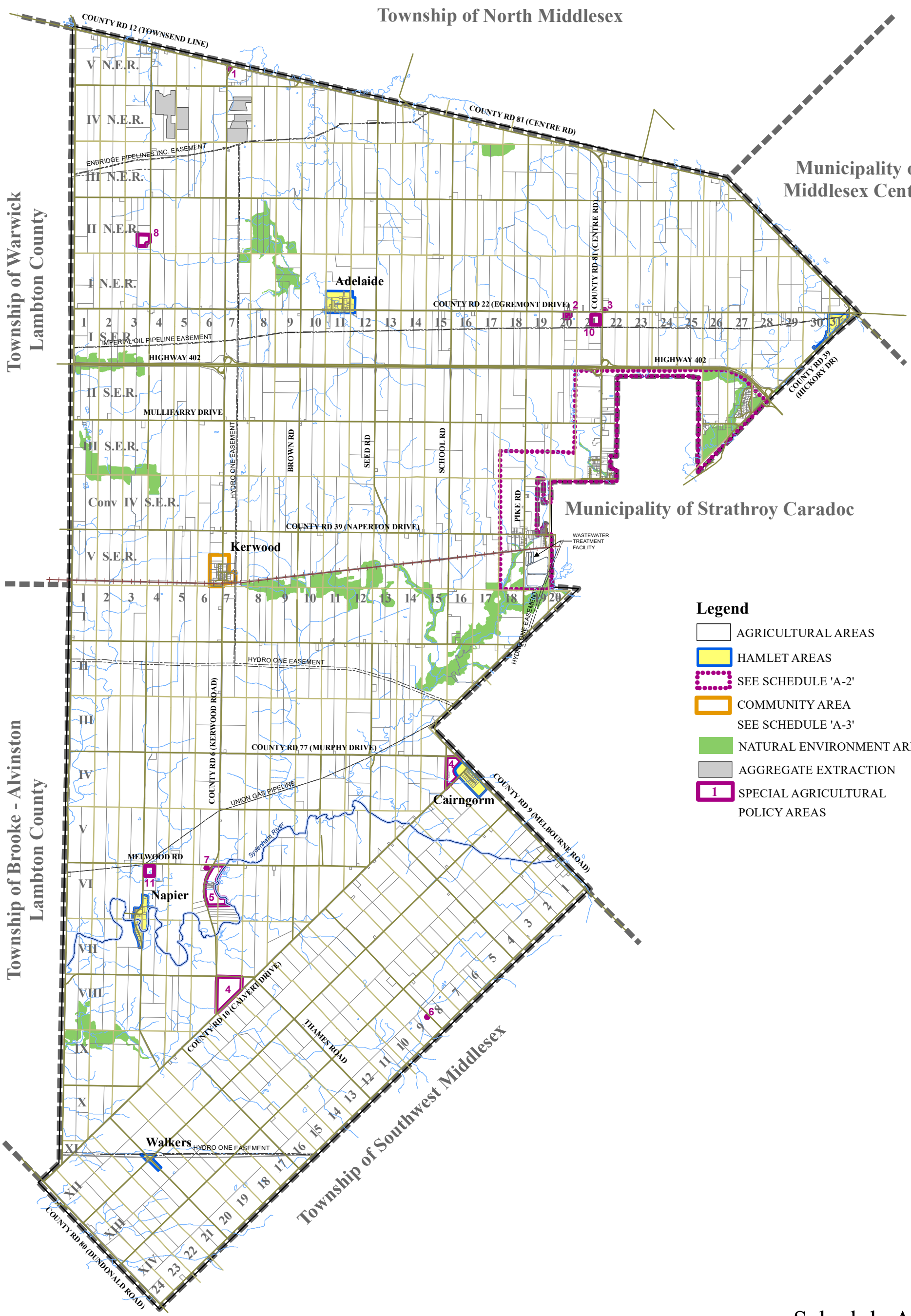
Peer Review

The Township may, at the applicant's expense, retain the services of its own professionally qualified and independent person or consultant to establish and terms of reference for a study or report and/or conduct a peer review of such study or report to provide an independent opinion on such matters.

Site Plan Approval

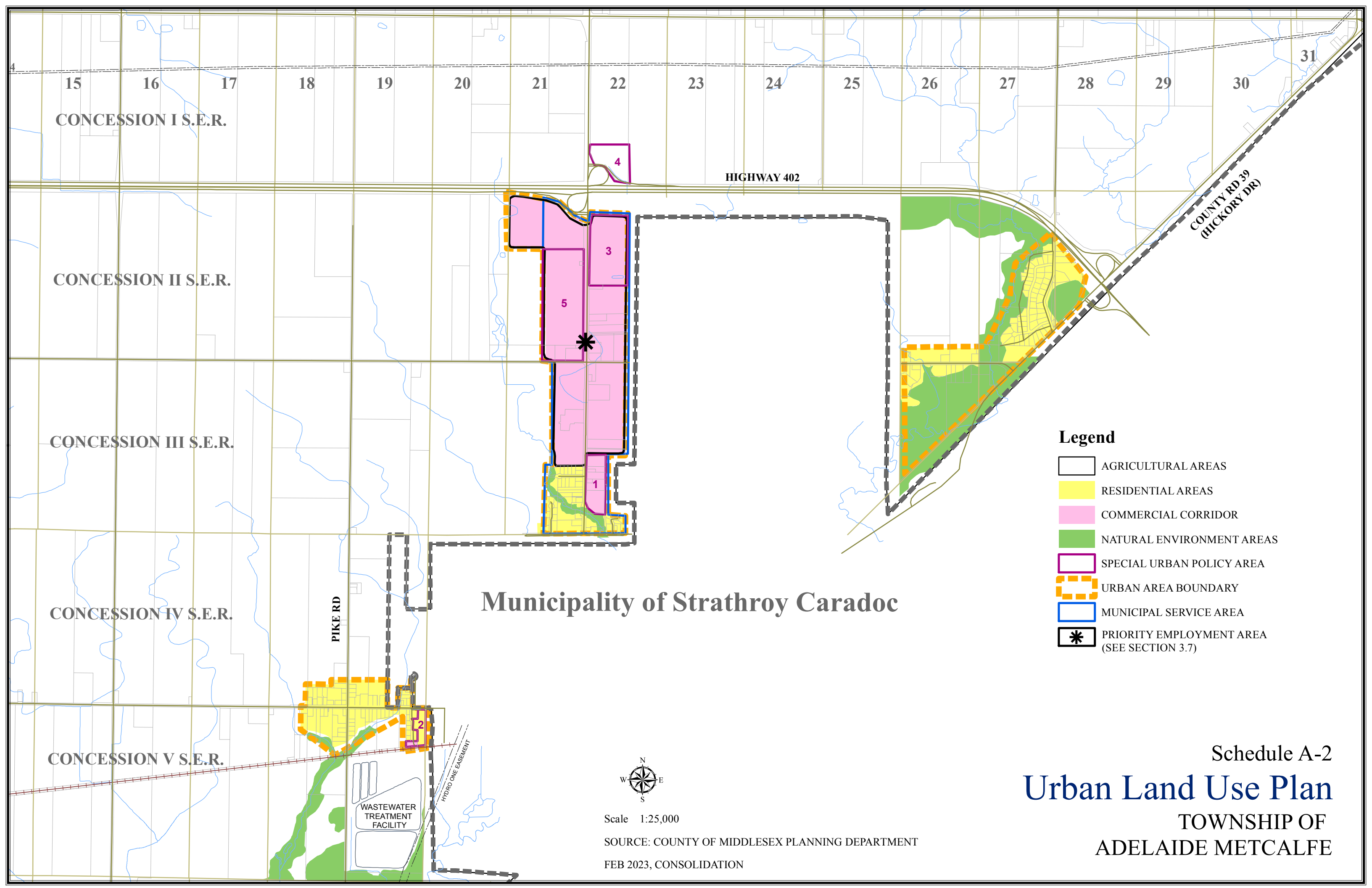
In addition to the foregoing, the following shall apply to applications for site plan approval:

- a) The Township may require that a peer review be completed a part of a complete application; and
- b) Where other planning approvals are required to facilitate a development, site plan applications shall not be deemed complete until such time that any other necessary planning approval are in force and effect.



- Legend**
- AGRICULTURAL AREAS
 - HAMLET AREAS
 - SEE SCHEDULE 'A-2'
 - COMMUNITY AREA
SEE SCHEDULE 'A-3'
 - NATURAL ENVIRONMENT AREAS
 - AGGREGATE EXTRACTION
 - SPECIAL AGRICULTURAL
POLICY AREAS





Legend

- AGRICULTURAL AREAS
- RESIDENTIAL AREAS
- COMMERCIAL CORRIDOR
- NATURAL ENVIRONMENT AREAS
- SPECIAL URBAN POLICY AREA
- URBAN AREA BOUNDARY
- MUNICIPAL SERVICE AREA
- PRIORITY EMPLOYMENT AREA (SEE SECTION 3.7)

Municipality of Strathroy Caradoc



Scale 1:25,000

SOURCE: COUNTY OF MIDDLESEX PLANNING DEPARTMENT

FEB 2023, CONSOLIDATION

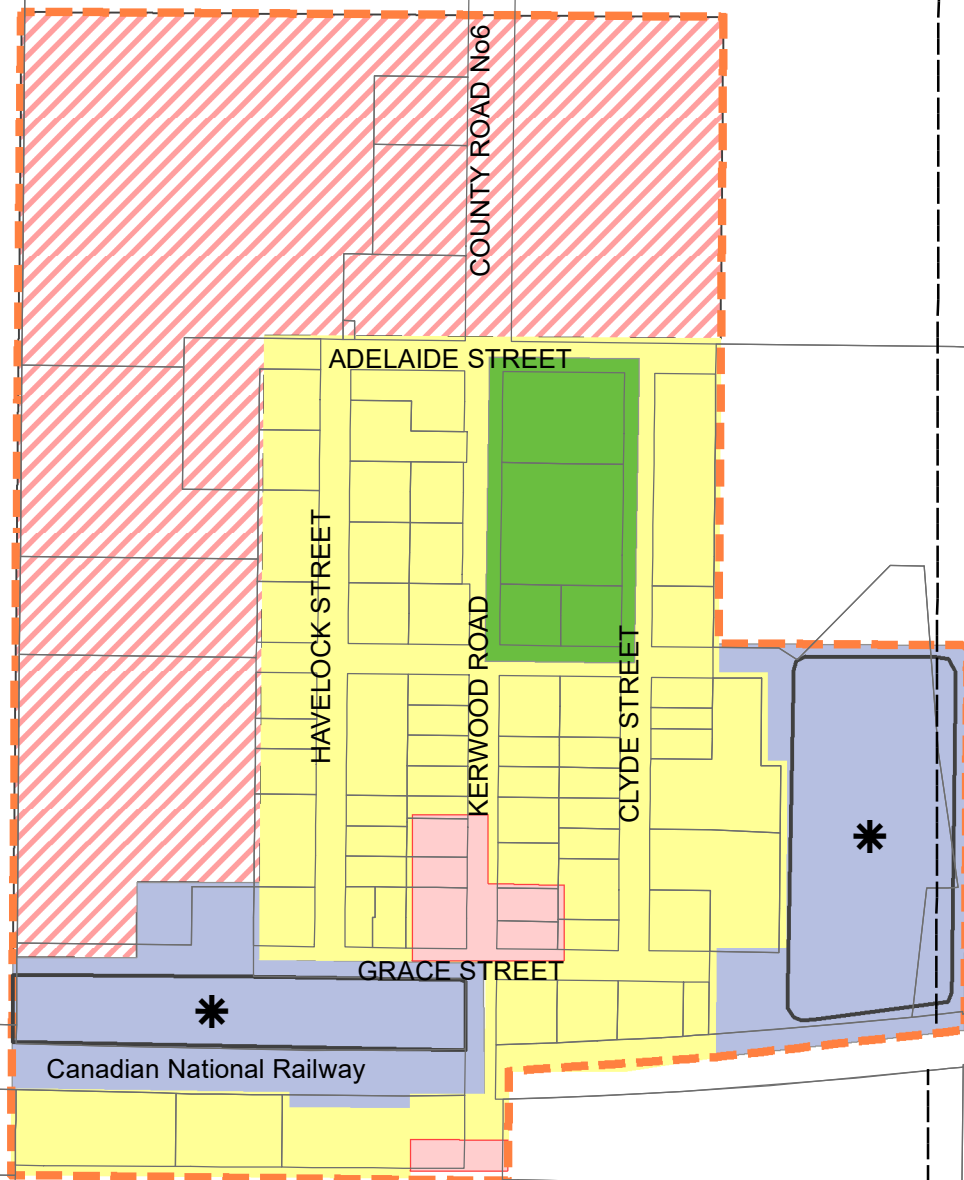
Schedule A-2
Urban Land Use Plan
TOWNSHIP OF
ADELAIDE METCALFE

LOT 6

CONCESSION 5

LOT 7

Ontario Hydro Easement



Legend

- COMMUNITY AREA
- RESIDENTIAL USE
- COMMERCIAL USE
- INDUSTRIAL USE
- OPEN SPACE
- FUTURE DEVELOPMENT
- PRIORITY EMPLOYMENT AREA

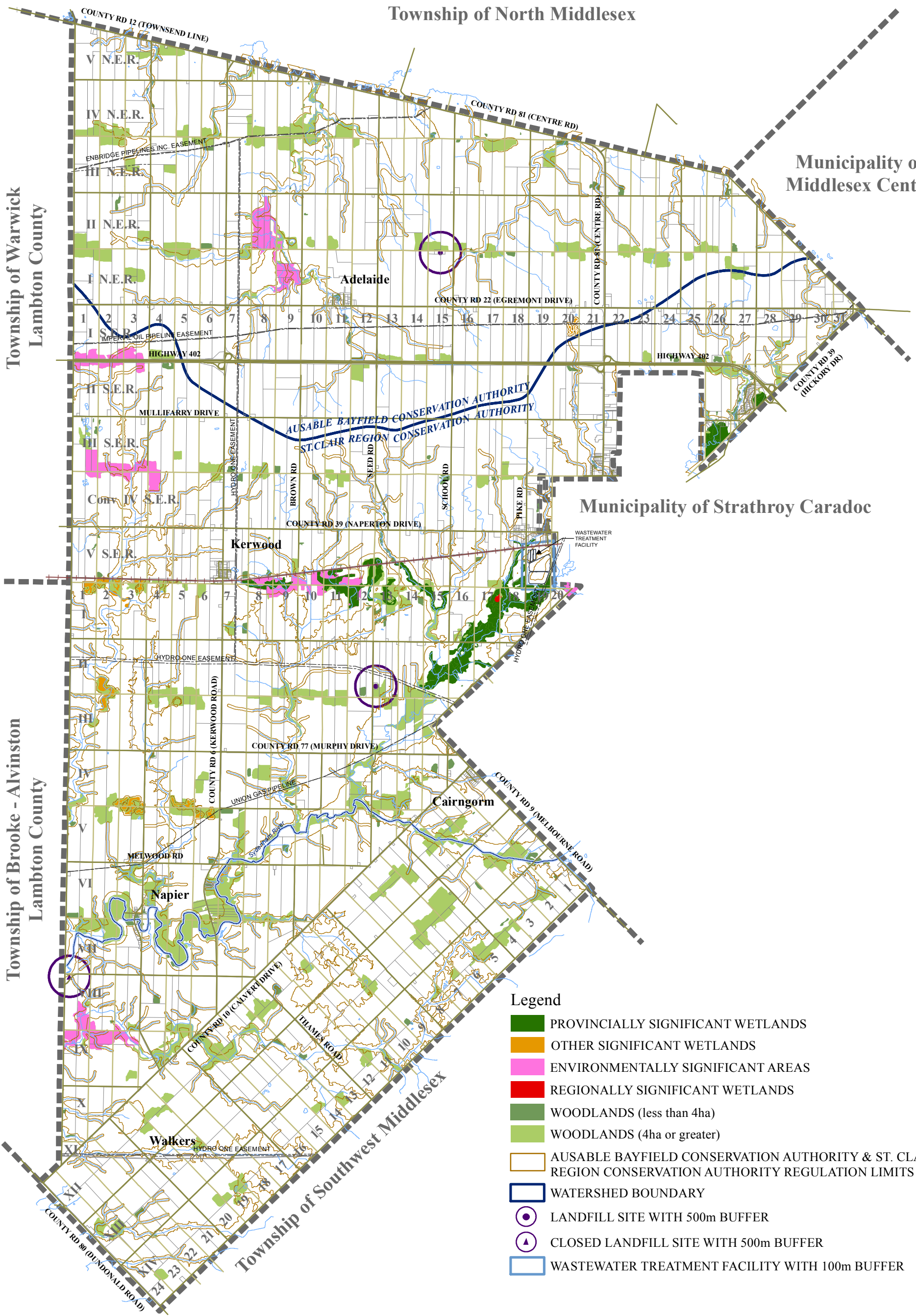


Scale 1:5,000

Schedule A-3

Kerwood Land Use Plan

TOWNSHIP OF
ADELAIDE METCALFE



Scale 1:90,000

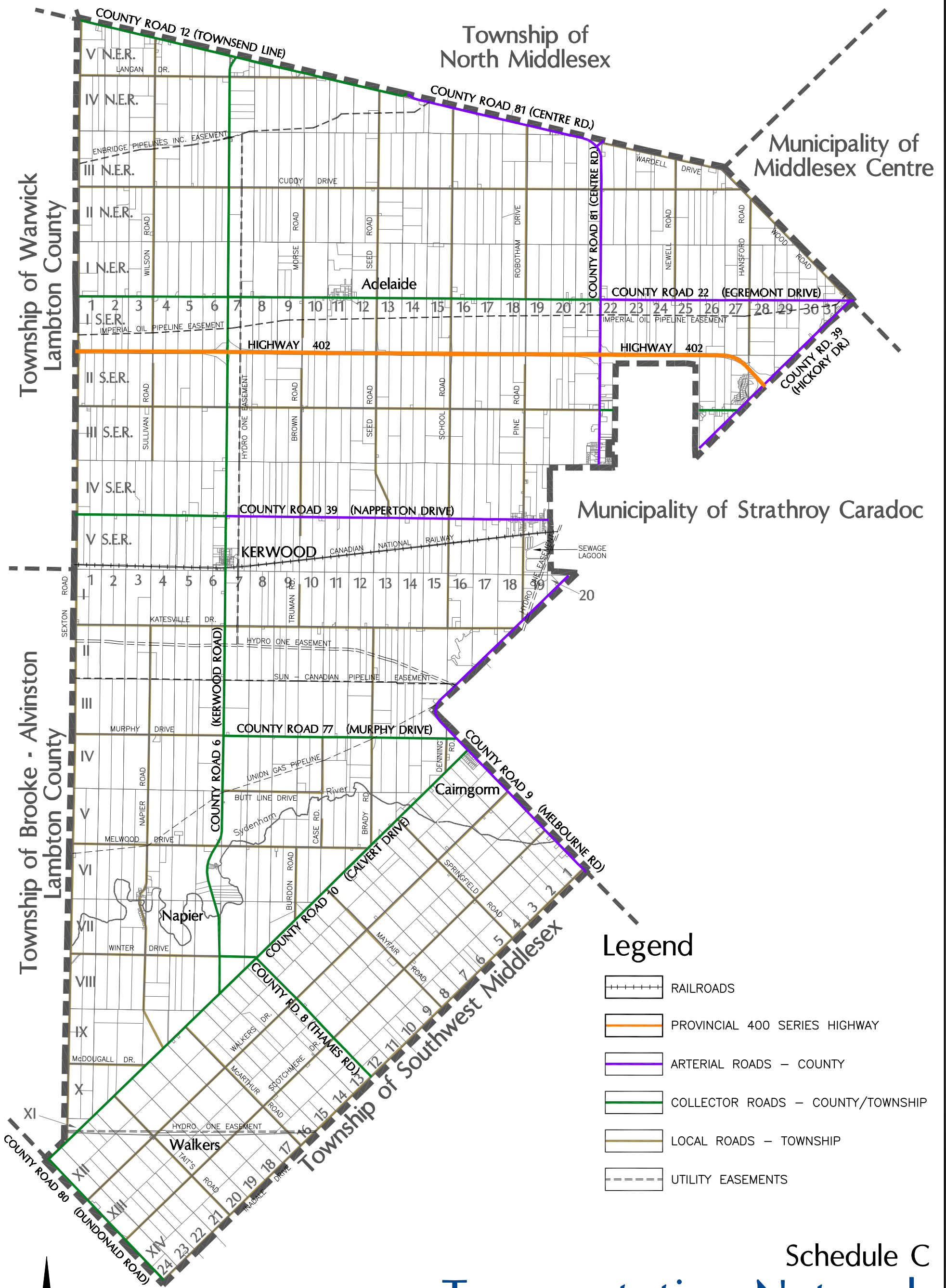
SOURCE: COUNTY OF MIDDLESEX PLANNING DEPARTMENT

FEB, 2023 CONSOLIDATION

Schedule B

Environmental Constraint Areas

TOWNSHIP OF
ADELAIDE METCALFE



Scale 1:90,000

SOURCE: COUNTY OF MIDDLESEX PLANNING DEPARTMENT
FEB, 2023 CONSOLIDATION

Schedule C

Transportation Network and Utilities

TOWNSHIP OF ADELAIDE METCALFE