



# TOWNSHIP OF ADELAIDE METCALFE OFFICIAL PLAN

October 2023 Consolidation

**Draft Official Plan Amendment No. 16 for  
Consultation June 4<sup>th</sup>, 2026**

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 15<sup>th</sup> 2021, Approved October 25<sup>th</sup>, 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 16<sup>th</sup> 2020, Approved March 9<sup>th</sup> 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 12<sup>th</sup> 2022, Approved March 14<sup>th</sup> 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.

### Explanation of Document Format

Wording within this document that is shown with underline and **shading** is to be added to the Official Plan.

Wording within this document that is shown with ~~strikethrough~~ and **shading** is to be deleted from the Official Plan.

Wording within this document that is shown without underline or strikethrough and without shading is existing wording within the approved Official Plan that is to remain.

## TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Title	1
1.2	Purpose	1
1.3	Goals	1
1.4	Components of the Plan	2
1.5	Relationship to the County Plan	3
1.6	Review and Amendment	3
2.0	COMPREHENSIVE PLANNING POLICIES	4
2.1	Agriculture	4
2.2	Natural Environment	4
2.2.1	Goals	4
2.2.2	Natural Heritage Policies	6
2.2.3	Natural Hazards Policies	7
2.2.4	Development Assessment Reports	8
2.2.5	Extent of Adjacent Land	8
2.2.6	Stewardship	12
2.3	Population Growth	12
2.4	Housing and Development	13
2.5	Economic Development	14
2.6	Community Improvement	14
2.7	Cultural Heritage Resources	15
2.8	Oil, Gas and Salt Resources	16
2.9	Mineral Aggregate Resources	16
2.10	Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants	17
2.11	Groundwater Management and Protection	18
2.12	Energy and Air Quality	18
3.0	LAND USE POLICIES	19
3.1	Agricultural Areas	19
3.1.1	Objectives	19
3.1.2	Permitted Uses	19
3.1.3	Accessory Dwellings	19
3.1.4	On-Farm Businesses and Home Businesses	19
3.1.5	Bed and Breakfast/Farm Vacation Uses	19
3.1.6	Agricultural-Related Commercial and Industrial Uses	20
3.1.7	Outdoor Recreational Uses	20
3.1.8	Minimum Distance Separation (MDS)	21
3.1.9	Agricultural Consent Policies	21
3.1.10	Special Policy Areas	23
3.1.10.1	Restaurant and Convenience Store	23
3.1.10.2	Restaurant and Motel	23
3.1.10.3	Gas Bar and Motel	23
3.1.10.4	Industrial Areas	23
3.1.10.5	Campground and Trailer Park	24

	3.1.10.6	Rural Residential Site	24
	3.1.10.7	Office and Maintenance Facility	24
	3.1.10.8	Undersized Agricultural Property	24
	3.1.10.9	Left intentionally blank	24
	3.1.10.10	Farm Equipment Sales and Service Establishment	25
3.2		Hamlet Areas	25
	3.2.1	Objectives	25
	3.2.2	Primary Uses	25
	3.2.3	Secondary Uses	25
	3.2.4	Development Criteria	25
3.3		Urban Area	26
	3.3.1	Objectives	26
	3.3.2	Designation and Land Use	
		3.3.2.1 Municipal Service Area	
	3.3.3	Residential Areas	26
		3.3.3.1 Defined Area and Use	26
		3.3.3.2 Other Uses	26
		3.3.3.3 New Development	27
		3.3.3.4 Municipal Service Area	
	3.3.4	Commercial Corridor	27
		3.3.4.1 Objectives	27
		3.3.4.2 Defined Area and Use	27
		3.3.4.3 Site Development	28
3.3.5		Special Urban Policy Areas	29
		3.3.5.1 Large Format Retail	29
		3.3.5.2 Commercial Greenhouse	29
		3.3.5.3 Industrial Use	29
		3.3.5.4 Highway Commercial	29
		3.3.5.5 Commercial Corridor	29
3.4		Community Areas	30
	3.4.1	Objectives	30
	3.4.2	Designated Area and Land Use	30
	3.4.3	Municipal Services	30
	3.4.4	Residential Use	30
		3.4.4.1 Home Businesses	30
	3.4.5	Commercial Use	30
		3.4.5.1 Scale and Character	31
	3.4.6	Industrial Uses	31
		3.4.6.1 Land Use Compatibility	31
	3.4.7	Open Space Uses	31
	3.4.8	Future Development	31
3.5		Natural Environment Areas	32
	3.5.1	Objectives	32
	3.5.2	Provincially Significant Wetlands	33
	3.5.3	Environmentally Significant Areas	33
	3.5.4	Permitted Uses within Natural Environment Areas (Schedules “A-1” and “A-2”)	33
3.6		Aggregate Extraction	34
	3.6.1	Objectives	34
	3.6.2	Policies	34
3.7		Priority Employment Areas	35

4.0	INFRASTRUCTURE	36
4.1	Highways and Roads	36
4.2	Municipal Services and Utilities	37
4.3	Railway Corridors	38
	4.3.1 Noise Sensitive Areas	38
	4.3.2 Vibration Sensitive Areas	39
	4.3.3 Additional Safety Measures	39
4.4	Strathroy Caradoc Waste Water Treatment Plant	39
4.5	Active and Abandoned Landfill Sites	40
5.0	IMPLEMENTATION	41
5.1	Interpretation	41
5.2	Public Participation	41
5.3	Official Plan Amendments	41
5.4	Zoning	42
5.5	Holding Provisions	42
5.6	Non-Conforming Uses	43
5.7	Existing Vacant Lots	44
5.8	Plans of Subdivision	44
5.9	Consents	44
5.10	Site Plan Control	45
5.11	Property Maintenance and Occupancy Standards	47
5.12	Review and Updating of By-laws	47
5.13	Pre-Consultation / Additional Information and Material	47

## **FIGURES**

Figure 1: Natural Environment Adjacent Land	9
---	---

## **SCHEDULES**

Following page 48

A-1	Township Land Use Plan
A-2	Urban Land Use Plan
A-3	Kerwood Land Use Plan
B	Environmental Constraint Areas
C	Transportation Network and Utilities

## **Territorial Acknowledgement**

The Township of Adelaide Metcalfe is situated on a territory covered by the Longwoods and Huron Tract Treaties negotiated between the Crown and ancestors of Chippewas of the Thames and the traditional territory of the Anshinabewaki, Attiwonderonk, and Mississauga. We are grateful to the generations of people who have taken care of this land and waters, including the Chippewas of Kettle and Stony Point (Wiiwkwedong Anishinaabek), the Chippewas of the Thames (Deshkaan-ziibing Anishinaabeg), the Munsee-Delaware Nation (Nalahii Lunaapewaak) and the Oneida of the Thames (Haudenosaunee).

We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Adelaide Metcalfe their home.

We offer our gratitude to Indigenous Peoples for their care for, and teachings about, our earth and their unique relationship with the land in their ancestral territories. May we honour those teachings.

## 1.0 INTRODUCTION

### 1.1 Title

- (a) Once it has been approved, this document shall be known as the “Official Plan for the Township of Adelaide Metcalfe.”
- (b) References within this document to “this Official Plan” or “this Plan” shall be interpreted as referring to this document as the Official Plan of the Township of Adelaide Metcalfe.
- (c) Where reference is made to Provincial legislation, policy statements, or guideline documents; it shall be read 'as amended or updated' in each case. Where a Provincial ministry name changes, such changes may also occur to the Official Plan without an amendment to the Official Plan.
- (d) All grammatical or typographical errors that do not change the intent of the Official Plan shall be incorporated, without an Amendment to the Official Plan.

### 1.2 Purpose

The purpose of the Official Plan for of the Township of Adelaide Metcalfe is to establish goals and objectives for development managing physical change in the community and to complement the County of Middlesex Official Plan by establishing more detailed strategies, policies and land use designations to guide and direct development activity in the Township.

It is also the purpose of this Official Plan to:

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

### 1.3 Goals

The goals outlined in this section are the basic establish the general principles that will guide decision-making guidelines in accordance with the policies of this Official Plan and reflect the general long-range intent 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 ensures orderly development within the Township, ~~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 recognizes the rural nature of the municipality and the central importance of the agricultural community, both culturally and economically. ensures orderly development within the Township .
- b) Identify prime agricultural areas and protect the agricultural system for long-term use. To preserve, protect and encourage the continued use of agricultural areas for agricultural purposes.
- c) To provide for the wise use and management of ~~the natural resources within~~ the Township's natural resources in a manner that minimizes ~~undesirable negative short and long term~~ impacts (both short-term and long-term) on the natural environment and, maintains and enhances the quality and quantity of groundwater and surface water resources, and maintains or improves the quality of life for existing and future residents.
- d) To ensure that development takes place in a manner that provides for the protection and preservation, or where possible the restoration and rehabilitation, of natural heritage features and their ecological functions.
- e) To minimize the threat to human life and public safety and ~~destruction of the risk of~~ damage to property and infrastructure posed by ~~from~~ flooding and other natural hazards, particularly as these risks are increased by the impacts of a changing climate.
- f) To protect, conserve or wherever feasible, restore, rehabilitate and/or reuse the cultural heritage resources ~~of~~ in the Township.
- g) To ~~concentrate~~ direct the majority of the growth and development in the Township ~~within the Community, Urban and Hamlet Areas~~ to appropriately designated settlement areas, especially in areas where services can be provided in a cost-effective and environmentally responsible sustainable manner.
- h) To encourage a mix of housing types and the diversification of the housing stock to meet the needs of existing and future residents, subject to the ~~ability to provide~~ availability of adequate services.
- i) To promote the retention and expansion of existing businesses in the Township and ~~the attraction of~~ new businesses to the Township in order to provide for a balance of residential and employment opportunities, ~~and~~ including stable short-term and long term employment stability.
- j) To ensure the cost effective provision and maintenance of transportation systems, municipal ~~services~~, and stormwater management facilities as required to service existing and future

residents and businesses.

- k) To promote a healthy community health and well-being through policies that promote the creation of complete communities, that encourage healthy lifestyles by providing opportunities for recreation and active transportation, and that protect the natural environment, while seeking to adapt to and mitigate the impacts of a changing climate, such as directing community form and environmental protection.
- l) To protect the cultural and archaeological interests of Indigenous peoples, and to improve consultation practices.

#### 1.4 Components of ~~the~~ this Plan

This Official Plan consists of five sections and the attached map schedules and shall further comprise any amendments made to this Plan in the future.

~~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: Introduction identifies the purpose, goals and objectives of this Plan. The first section also provides an overview of how this Official Plan is organized and explains its relationship to the County of Middlesex Official Plan.

~~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: Comprehensive Planning Policies establishes this Plan's policy approach to protecting prime agricultural areas and the natural environment, provides projections for the growth in population and housing anticipated in the Township, and sets out further policies regarding economic development, the protection of cultural heritage resources, and the management of natural resources (such as petroleum, mineral aggregate, and groundwater resources).

~~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: Land Use Policies sets out policies that apply in the various land use designations shown on the maps under Schedule "A" to this Official Plan, including policies that identify the range of uses permitted within each designation and that establish the criteria according to which new development should take place.

~~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: Infrastructure sets out policies that provide direction for public investment in roads and other transportation infrastructure, as well as policies regarding municipal services, utilities, and waste disposal sites. These include policies to identify and protect rights-of-way and to require development setbacks from utility corridors.

~~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: Implementation describes the various means by which the policies of the Official Plan will be managed and implemented. This section also includes policies regarding public participation, amendments to this Official Plan, community improvement, and the studies and reports that may be required for a complete application.

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

There are five map schedules to this Official Plan, identified using the capital letters “A” through “E”.

Schedule “A” consists of three map schedules (numbered “A-1”, “A-2”, and “A-3”) showing land use designations across the entire Township. Schedule “A-1” (Township Land Use Plan) shows land use designations in the Township’s rural and agricultural areas. Schedule “A-2” (Urban Land Use Plan) shows designations in the Urban Area, which is located adjacent to the municipal boundary between the Township of Adelaide Metcalfe and the Municipality of Strathroy-Caradoc. Schedule “A-3” (Kerwood Land Use Plan) shows land use designations in the Community Area of Kerwood.

Schedule “B” to this Official Plan shows the Natural Heritage System and Natural Hazards in the Township, both of which are components of the Township’s Natural Environment.

Schedule “C” shows Groundwater Features, which consist of Significant Groundwater Recharge Areas and Highly Vulnerable Aquifers. These features are also components of the Township’s Natural Environment.

Schedule “D” to this Plan shows the location of known petroleum resources in the Township. Should any areas be identified as having known or potential mineral aggregate resources, Schedule “D” will be amended to show those areas as well.

Schedule “E” shows the Township’s transportation system, including Provincial Freeways, Provincial Highways, and County Roads. This Schedule also shows utility corridors, municipal infrastructure, and waste disposal sites (along with the Waste Disposal Assessment Area associated with each site).

## 1.5 Relationship to the County Plan

The Official Plan of the Township of Adelaide Metcalfe is a legal document that has been prepared and amended in accordance with the provisions of the Planning Act. The Township of Adelaide Metcalfe is a lower-tier municipality whose upper-tier municipality is the County of Middlesex, and thus the Planning Act requires that the Township's Official Plan conform with the County's Official Plan.

The County of Middlesex originally adopted the its current Middlesex County Official Plan in 1997. The 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 County's Official Plan was last amended by Official Plan Amendment No. 3, which was adopted by County Council on June 17, 2022. County Official Plan Amendment No. 3 was approved by the Minister of Municipal Affairs and Housing on July 7, 2023.

~~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.~~

Middlesex County is the delegated approval authority for the Township's Official Plan, and the approval of this Plan by the County serves as confirmation that this Plan conforms with the County's Official Plan, as required by the Planning Act.

~~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.~~

The County's Official Plan is meant to establish a broad framework that provides policy direction for the local municipalities, which include the Township of Adelaide Metcalfe, in preparing their local official plans and other and use policy documents. The policies in this Official Plan are intended to complement those in the County's Official Plan while also providing more detailed strategies, policies, and land use designations than those set out in the County Plan.

(a) Should any perceived conflict arise between this Plan and the County's Official Plan, the relevant provisions of this Plan shall be interpreted by Township Council and applied to the extent possible while remaining in conformity with the County Official Plan, beyond which point the provisions of the County Official Plan shall prevail to the extent of the conflict.

(b) Where Council's interpretation, as described in Clause (a) above, relates to a matter that is of interest to the County or that is of provincial interest, such interpretation shall be undertaken in consultation with the County of Middlesex.

(c) Where a planning authority must decide on a planning matter before their official plan has

---

been updated to be consistent with the Provincial Planning Statement, or before other applicable planning instruments have been updated accordingly, it must still make a decision that is consistent with the Provincial Planning Statement.

## 1.6 Review and Amendment

The Official Plan provides a guide to the continuing development of the Township and ~~as such must not remain~~ this is not intended to be a static document. It is therefore Council's intention to consider amendments to ~~the~~ this Official Plan ~~as applications and/or~~ either on its own initiative or as requested by an applicant as, circumstances change. ~~Any amendments will continue to ensure conformity with the County of Middlesex Official Plan and be consistent with the Provincial Planning Statement.~~

(a) Any amendment to this Plan shall maintain this Plan's conformity with County of Middlesex Official Plan, shall be consistent with policy statements issued under Subsection 3 (1) of the Planning Act, and shall conform with, or not conflict with, any provincial plans in effect at the time such an amendment is made.

(b) Council shall revise this Plan no less frequently than every five years, as required under the Planning Act, which process shall include the holding of a public meeting to determine the extent of any amendments as may be necessary and to discuss any revisions as may be required.

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. The policies in this Official Plan are intended to preserve agricultural lands for long-term agricultural use, to protect farm operations from incompatible land uses, and to promote local food production as a vital component of a sustainable agricultural economy.

The Township of Adelaide Metcalfe has adopted an agricultural systems approach to maintain and enhance a geographically contiguous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network. This will ensure that negative impacts on agricultural uses are avoided.

~~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~~ are intrinsically linked with the natural environment and that the health of the overall ecosystem supports the agricultural system. The Township also acknowledges that agricultural operations can have negative impacts on the natural environment and shall strongly encourage the use of environmentally sound farm management practices.

The following policies establish this Official Plan's overall intent and approach to the Township's agricultural areas. More specific policies for the Agricultural Areas can be found in Section 3.1 of this Plan.

(a) Prime agricultural areas, which comprise all lands in the Township outside of the identified Settlement Areas, shall be protected for long-term agricultural use.

(b) Non-agricultural uses are directed to locate in the Township's Settlement Areas and shall only be permitted in prime agricultural areas in accordance with the policies in Section 3.1 of this Plan.

(c) The Township shall promote and protect all types, sizes, and intensities of agricultural uses and normal farm practices in prime agricultural areas.

(d) The Township shall strongly encourage the use of sustainable agriculture practices and practices that prioritize local food production.

(e) The Township will ensure that agricultural lands and the various elements of the natural environment are considered within a functional ecosystem context when decisions regarding land use changes and development are made.

(f) 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.

(g) The Township will promote and encourage forestry as a valid and important part of the

agricultural economy.

(h) 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.

(i) Normal and traditional uses associated with agriculture, including agro-forestry and maple syrup production, are permitted uses in woodland areas, subject to Middlesex County's Woodland Conservation By-law.

(j) 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 purpose not related to agriculture and any proposed works shall be undertaken in accordance with Middlesex County's Woodland By-law.

(k) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility shall be achieved through avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the Township. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

## 2.2 Natural Environment

The Township's Natural Environment consists of the Natural Heritage System, Natural Hazards, and Groundwater Features. Even though they are discussed separately in this section of the Official Plan, these elements of the Natural Environment are interconnected and functionally interdependent.

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.

The Natural Heritage System and Natural Hazards are shown on Schedule "B" to this Plan, while Groundwater Features are shown on Schedule "C". The features identified on Schedule "B" include components that are of provincial, regional and local significance and generally preclude development. The features identified on Schedule "C" do not necessarily preclude development but represent potentially sensitive features that need to be protected from incompatible development. This shall be addressed to the satisfaction of the Township and may include the preparation and implementation of a Development Assessment Report (DAR) as described in Section 2.2.5.

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.

The Township of Adelaide Metcalfe is part of two watersheds: the Ausable Bayfield Watershed, which drains into Lake Huron and is the area of jurisdiction of the Ausable Bayfield Conservation Authority, and the Sydenham River-St.Clair River Watershed, which drains into Lake St. Clair and is the area of jurisdiction of the St. Clair Region Conservation Authority. The Sydenham River is a major watercourse and 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 that live in the river (eight fish species, five species of mussel, and one species of turtle) have been nationally listed as endangered, threatened, or special concern species.

The identification of any component feature of the Township’s Natural Environment on Schedule “B” that is held in private ownership shall not be interpreted as in any way implying that such lands are free and available for public use, and the identification of these lands shall in no way oblige the Township or any other public agency to purchase or otherwise acquire such lands.

### **2.2.1 Goals**

This Official Plan’s policies for the Natural Environment in the Township are intended to achieve the following goals:

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

- a) To identify the Township’s Natural Heritage System, in accordance with the Middlesex Natural Heritage System Study (2014), and protect its features from the impacts of incompatible development.  
To identify, protect, and sustain the natural and environmental features and functions within the Township.
- b) To protect and sustain the Natural Environment in the Township by avoiding, minimizing, and mitigating the impact of permitted development.  
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 adopt a comprehensive, ecological systems-based approach to Natural Heritage System planning that recognizes the importance of maintaining and protecting natural heritage features and their interconnected ecological functions.  
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 recognize the connections between the Natural Environment in the Township and natural heritage systems outside of the Township.  
~~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 preserve the corridors and linkages they form ~~within~~ between other elements of the Natural Environment in the Township.
- f) To retain and enhance the natural and scenic qualities and the ecological functions of significant valleylands, such as the Sydenham River Valley, in ~~its~~ their 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~~ a focus on rare species ~~that are rare or and species~~ 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 identify Natural Hazards and regulate development within these areas in order to protect public health and safety, reduce the risk of damage to property and infrastructure, and avoid social disruption as the result of flooding and other emergencies.  
~~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 the preparation of watershed and subwatershed studies to support the wise management of the Township's natural resources.
- i) To encourage improvements to water quality, base flow and peak flow conditions and general aquatic habitat conditions in all Township watercourses. ~~This~~ in a manner that 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.  
~~To encourage stewardship and conservation of natural environment areas and water resources.~~
- j) To ~~consider~~ require best 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.  
~~To reduce the risk to life and the risk of property damage and social disruption from flooding~~

~~and unstable slopes.~~

- k) To encourage partnerships ~~with~~ between 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 ~~N~~natural ~~E~~environment and water resources.
- 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 System**

The Township's Natural Heritage System consists of woodlands, thickets, meadows, wetlands, significant valleylands, connected vegetation features, watercourses and water bodies, aquatic ecosystems, fish habitat, significant wildlife habitat, habitat supporting species at risk, areas of natural and scientific interest (ANSIs), and Environmentally Significant Areas (ESAs). ESAs are areas of local significance, which generally consist of overlapping features, such as wetlands, significant woodlands, groundwater recharge areas, and natural channels of rivers and creeks containing aquatic and terrestrial habitat.

~~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:~~

The Natural Heritage System is shown on Schedule "B" to this Official Plan. The features of this system have been identified based on the methodology and criteria used in the 2014 Middlesex Natural Heritage System Study (MNHSS) undertaken by the County. ESAs are identified separately on Schedule "B" but are nonetheless considered integral components of the Township's Natural Heritage System. The Natural Heritage System shown on Schedule "B" should be interpreted as an overlay superimposed on the underlying Agricultural Area designation, which comprises all lands in the Township outside Settlement Areas, and this Official Plan's policies for the Natural Heritage System are not intended to limit the ability of existing agricultural uses to continue.

- a) No development or site alteration shall be permitted within the following features of the Natural Heritage System:
  - (i) significant wetlands;

(ii) significant habitat of endangered species or threatened species; or

(iii) fish habitat.

~~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) No development or site alteration shall be permitted within the following features of the Natural Heritage System unless it has been demonstrated that the proposed development or site alteration will have no negative impacts on the feature or its ecological functions:

(i) significant woodlands;

(ii) significant valleylands;

(iii) significant wildlife habitat;

(iv) ANSIs; or

(v) significant vegetation groups or significant vegetation patches, as those terms are defined in the Middlesex Natural Heritage System Study (2014).

~~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) No development shall be permitted within an ESA except for those uses identified in Clause (i) below.

~~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) Development and site alteration within a feature of the Natural Heritage System not identified in Clauses (a), (b), or (c) above may only be permitted if a Development Assessment Report (DAR) has demonstrated that the proposed development or site alteration will have no negative impacts on the feature or on the ecological functions that

sustain the feature.

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) Development and site alteration may only be permitted within 120 metres of any feature of the Natural Heritage System where it has been demonstrated that the proposed development or site alteration will not:

(i) result in a loss of ecological functions associated with the feature;

(ii) result in subsequent demand for development that could negatively impact existing ecological functions of the Natural Heritage System;

(iii) conflict with existing site-specific Natural Heritage System management practices;  
or

(iv) have a negative impact on the ecological linkage functions of the lands within 120 metres of the feature.

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) A hydrogeological assessment, completed to the satisfaction of the Conservation Authority, shall be required with any application proposing development:

(i) within 120 metres of a provincially significant wetland;

(ii) within 120 metres of a wetland with an area of more than two hectares; or

(iii) within 30 metres of a locally significant wetland.

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 often associated with environmental features of the Natural Heritage System and reflect the dynamic nature of these features. Such hazards are flood-prone lands, steep slopes, and unstable soils often associated with wetlands. Natural Hazards in the Township include steep and unstable slope hazards, erosion hazards, unstable soils, and regulated watercourses, inland lakes and flooding hazards.

---

Natural Hazards are shown on Schedule “B” to this Plan. The Regulation Limits within which the two Conservation Authorities in the Township, the Ausable Bayfield Conservation Authority and the St. Clair Region Conservation Authority, have jurisdiction are identified separately on Schedule “B” but should be interpreted as part of the Natural Hazards shown on that Schedule. Natural Hazards are considered part of the Natural Environment in the Township.

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 Conservation Authority Regulation Limits are defined in Ontario Regulation 147/06 for the Ausable Bayfield Conservation Authority and Ontario Regulation 171/06 for the St. Clair Region Conservation Authority is shown on Schedule B under the *Conservation Authorities Act*. The Regulation Limit represents a compilation of information from various sources, including engineered floodplain mapping, estimated floodplain mapping, and information used to determine the erosion hazard limit. 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.

The Township uses a “one-zone” concept for floodplain management, which is the approach that is generally used across the County. The one-zone approach prohibits development within the entire floodplain, which is defined according to the Hurricane Hazel Flood Event Standard. The two Conservation Authorities, in co-operation with the municipalities in their respective watersheds, have designated the Hurricane Hazel Flood Event Standard as the regulatory floodplain standard that is appropriate for the physical condition of the watersheds. The Hurricane Hazel Flood Event Standard is defined in the Schedules to the Regulations cited above.

- a) Development and site alteration shall generally be directed to areas outside of Natural Hazards.

- b) No development shall be permitted within the Regulation Limits unless permission for development has been granted by the Conservation Authority having jurisdiction in the area.
- c) No person shall alter, divert, or interfere with the existing channel of a watercourse, and no person shall change or interfere with a wetland, without written permission from the Conservation Authority having jurisdiction in the area.
- d) Where more detailed or more precise information becomes available, the limits of the Natural Hazards shown on Schedule “B” to this Plan may be adjusted without requiring an amendment to this Official Plan.
- e) Proponents of development in an area where detailed mapping of natural hazards is not available may be required to produce such mapping as a condition of development approval.
- f) Development and site alteration may be permitted in those portions of a Natural Hazard where the effects and risk to public safety are minor and could be mitigated in accordance with provincial standards, provided that a DAR has been completed and demonstrates all of the following to the satisfaction of the Township, the County, and the appropriate Conservation Authority:
  - (i) the proposed development or site alteration will be carried out in accordance with floodproofing standards, protection works standards, and access standards;
  - (ii) people and vehicles have a way of safely entering and exiting the subject area during times of flooding, erosion, or other emergencies;
  - (iii) the proposed development or site alteration will not create a new hazard or aggravate an existing hazard; and
  - (iv) the proposed development or site alteration will not result in any adverse impacts on the Natural Environment.
- g) Notwithstanding Clause (f), development shall not be permitted to locate in a Natural Hazard where the use is:
  - (i) an institutional use, including hospitals, long-term care homes, retirement homes, preschools, school nurseries, day-care centres, and schools;
  - (ii) an essential emergency service, such as that provided by fire, police, and ambulance stations and by electrical substations; or
  - (iii) a use associated with the disposal, manufacture, treatment, or storage of hazardous substances.
- h) The implementing Zoning By-law will require all buildings and structures to be

appropriately set back from Natural Hazards, based on the kind, extent, and severity of existing and potential hazards to public safety and infrastructure.

- (i) The required setbacks referred to in Clause (h) may give special consideration to buildings and structures associated with an agricultural use, in the interest of maintaining the viability of existing agricultural operations, provided that such special consideration does not compromise the safety of such buildings and structures or their occupants.

~~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 Groundwater Features**

Groundwater Features consist of significant groundwater recharge areas, highly vulnerable aquifers, and wellhead protection areas (WHPAs). While these features and areas are considered part of the Natural Environment in Middlesex County and in the Township of Adelaide Metcalfe, they are shown separately on Schedule “C” to this Official Plan. (There are no WHPAs in the Township, as these are areas surrounding wells that supply a municipal drinking water system.) The features shown on Schedule “C” are those identified as vulnerable areas in the Ausable Bayfield Source Protection Plan and the Thames–Sydenham & Region Source Protection Plan.

Further policies regarding the protection of groundwater resources in the Township can be found in Section 2.10 of this Plan.

- (a) The development of public and private uses shall be undertaken in accordance with Section 2.10 of this Official Plan.
  - (b) Applications proposing development within or adjacent to the Groundwater Features shown on Schedule “C” to this Plan shall be required to include a Development Assessment Report.
  - (c) All new development shall employ stormwater management principles that ensure post-development flows are no greater than pre-development flows of surface runoff will be used.
  - (d) Surface water infiltration will be encouraged where appropriate to recharge
-

groundwater resources.

(e) The Township will only consider applications that propose the taking of, or that otherwise require access to, significant amounts of groundwater or surface water from streams or ponds if the applicant has demonstrated that the Ministry of the Environment has been consulted regarding the proposal and has not ruled out possible consideration of an application for a water-taking permit.

### **2.2.5 ~~2.2.4~~ Development Assessment Reports**

Applications proposing development within or adjacent to any part of the Natural Environment in the Township will be required to submit a Development Assessment Report (DAR) to identify and assess the impacts of the proposed development on the Natural Environment. DARs required by this Plan are to be submitted to and approved by the Township.

(a) The Township shall evaluate all DARs in consultation with the County, the Province, and any Conservation Authority having jurisdiction in the area that is the subject of the application.

(b) Any DAR submitted in support of a development application shall include:

(i) a description of the proposed development;

(ii) a description of the features of the Natural Environment that could be affected by the proposed development and of their ecological and hydrological functions;

(iii) a description of the potential impacts of the proposed development on the features identified; and

(iv) recommendations regarding appropriate measures to be implemented to prevent or mitigate any negative impacts on the Natural Environment resulting from the proposed development.

(c) The Township may develop more specific guidelines for the preparation of DARs, including more detailed content requirements.

~~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**

<b>Natural Environment Feature</b>	<b>Boundary defined by:</b>	<b>Extent of Adjacent Land:</b>	<b>Development and site alteration within the feature and on adjacent land:</b>	
<b>Natural Heritage Features and Areas</b>	<b>All Wetlands and adjacent lands</b>	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.
	<b>Significant habitat of endangered or threatened species</b>	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.
	<b>Floodplains and flood prone areas mapped and/or regulated by a Conservation Authority</b>	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.

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

<b>Natural Environment Feature</b>		<b>Boundary defined by:</b>	<b>Extent of Adjacent Land:</b>	<b>Development and site alteration within the feature and on adjacent land:</b>
<b>Natural Heritage Features and Areas Continued</b>	<b>Fish Habitat</b>	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.
<b>Natural Heritage System</b> <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 by landowners and farm management initiatives practices that strive to protect and enhance natural environment features support the wise management of agricultural and water resources, improve water quality, reduce soil erosion and increase the amount and variety of natural vegetation species, promote the preservation and enhancement of natural areas and the natural linkages and corridors between them, and protect, restore, and improve the overall health and integrity of the natural environment.

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.

(a) The Township will encourage a wide variety of stewardship programs, including landowner contracts, conservation easements, land trusts, tax incentives, and rights-of-way, to assist and encourage landowners in managing and protecting the natural resources and natural features on their properties.

(b) Stewardship programs should be established in partnership with landowners to ensure their needs are addressed.

(c) The Township encourages the safe and effective management of land-applied nutrient-containing materials, such as manure, septage, and biosolids, in a manner that supports agriculture while protecting the natural environment and surface water and groundwater sources.

(d) Biosolids shall be stored in a manner that ensures the protection of watercourses and the natural environment and that mitigates any potential conflicts with adjacent land uses.

(e) The processing or storage of predominantly non-agricultural source materials for the purpose of distribution is considered an industrial land use and shall therefore be subject to site plan control in order to mitigate land use conflicts and to address matters such as setbacks, buffering, screening, and stormwater management.

### **2.3 Population Growth**

Data from Statistics Canada between the census years 2001 and 2021 show that the population of the Township of Adelaide Metcalfe has been relatively stable over the past twenty years. The population of the Township was 3,011 persons, according to the 2021 Census, which represents a slight decrease from the 2001 population of 3,149 persons but which reflects a small amount of growth from a low of 2,990 persons in the 2016 Census.

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 most recent population projections for the County of Middlesex are presented in a report from early April 25, 2025 entitled “Growth Analysis Update,” prepared by Watson & Associates Economists. The population projections were prepared for a 30-year period based on the Ministry of Finance’s Fall 2024 Population Projections as per the policies of the Provincial Planning Statement. While four population growth scenarios were prepared at the County level, the Medium-High growth scenario reflects the Ministry of Finance Fall 2024 Population Projections.

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:

According to the Medium-High growth scenario, the population projections for the Township from 2021 to 2056 are as shown in the Table 2.1 below.

**Table 2.1 – Population Projections (2021-2056)**

<b>Growth Scenario</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>2046</b>	<b>2051</b>	<b>2056</b>
Medium-High	3,100	3,200	3,400	3,600	3,900	4,200	4,500	4,700

**Population Projections**

<b>Year</b>	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>
Low	3149	3225	3286	3164	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.

The population of Adelaide-Metcalf is anticipated to grow at an annual rate of 1.2% per year over the next 30 years, which is much higher than the growth rate observed over the past 20-year Census period.

## 2.4 Housing and Development

The number of households in the Township has remained relatively stable over the past twenty years, according to Census data from Statistics Canada. The most recent housing projections for the County of Middlesex are presented in a report dated April 25, 2025 entitled "Growth Analysis Update," prepared by Watson & Associates Economists. The housing projections were prepared for a 30-year period based on the Ministry of Finance's Fall 2024 Population Projections as per the policies of the Provincial Planning Statement. While four growth scenarios were prepared at the County level, the Medium-High growth scenario reflects the Ministry of Finance Fall 2024 Population Projections. The forecasts for the Township of Adelaide Metcalfe are shown in Table 2.2 below. 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.

	Total households by year							
Growth Scenario	2021	2026	2031	2036	2041	2046	2051	2056
Medium-High	1,000	1,060	1,130	1,210	1,320	1,440	1,560	1,660

Based on the Ministry of Finance's Fall 2024 Population Projections and the policies of the Provincial Planning Statement, the "Medium-High" growth scenario has been adopted for planning purposes. This scenario would see the number of households increase by 660 from 2021 to 2056, an average of 18.9 additional households per year. Considered alongside the population projections shown in Table 2.1, this scenario would see the average household size in the Township decrease from 3.09 people per household in 2021 to about 2.69 people per household in 2056. This is consistent with broader trends expected across Middlesex County.

Due to the moderate In light of modest population and household growth anticipated in the

Township, ~~and there is~~ an adequate supply of existing lots and land designated for residential purposes to meet the Township's needs ~~during the planning period to the horizon~~ of this Plan. ~~Therefore, it is not expected that any expansions to settlement areas for residential purposes are not to accommodate new residential development will be required. Minor adjustments to settlement boundaries to accommodate orderly development will not require an Official Plan Amendment.~~

~~The greatest constraint on residential development in the Township and The lack of municipal water and sewage systems is a constraint on the variety and density of housing which that can be provided in the Township is the lack of municipal water and sewage services, which limits the amount and type of development permitted in accordance with the policies of the Provincial Planning Statement, 2024. In addition, This is compounded by the fact that soil conditions in many parts of the Township are poor inadequate for individual septic systems. However, in accordance with the Provincial Planning 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. Nonetheless, the Township will encourage the provision of an appropriate mix of housing types, unit sizes, and tenures as one way to make housing attainable for more people and to help create complete, sustainable communities.~~

The County of Middlesex, in consultation with local municipalities, has established ~~a minimum an~~ intensification target of 15 percent ~~for~~, meaning that at least 15 percent of all development must occur through 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. With respect to housing, intensification means developing or redeveloping a property, site, or area that results in a net increase in the number of residential units on that property or site or in that area. Redevelopment means the creation of new units, uses, or lots on previously developed land in an existing community, including on brownfield sites (i.e., sites that could be contaminated in some way, often former industrial or commercial properties).~~

~~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 ~~also~~ established ~~a minimum~~ an affordable housing target of 20 percent ~~for the provision of housing which is~~, meaning that at least 20 percent of all residential units must be provided as units that are 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.~~

---

- (a) The Township will encourage the provision of an appropriate range and mix of housing types, tenures, and unit sizes.
- (b) The Township shall provide the County with regular summaries of the supply of vacant lands designated for future residential development at intervals of no more than five years.
- (c) The Township will cooperate with the County in monitoring residential growth and the consumption rates of residential lands.
- (d) The Township shall ensure that all of its decisions with regard to housing are made in a manner that supports the achievement of the County's intensification target of 15 percent and the County's affordable housing target of 20 percent.
- (e) Given the fact that development opportunities in the Township are limited, the achievement of the intensification target may be measured cumulatively over a period of years, rather than applying to development and redevelopment within each individual year.
- (f) It is the intent of this Plan to promote residential intensification and the provision of more affordable units by permitting the creation of additional residential units:
- ix) The Township will explore opportunities to use available lands in public ownership for the provision of affordable housing units.
- (h) Development, whether residential or otherwise, should occur in the manner prescribed by this Plan.

#### **2.4.1 Additional Residential Units**

The development of Additional Residential Units shall be permitted as a means of increasing the diversity and stock of rental and affordable housing, creating opportunities for aging in place, and as a source of supplementary income to homeowners. The Township will encourage the development of Additional Residential Units within existing residential areas and in new developments, where applicable.

Additional Residential Units (ARUs) shall be permitted in Settlement Areas as follows:

- a) One (1) ARU may be permitted within a detached accessory building or structure and up to two (2) ARUs may be permitted within the principal dwelling provided that the total number of ARUs on the parcel does not exceed two (2). Additional Residential Units within a detached accessory building or structure shall not be permitted to be severed from the principal dwelling.
- b) The Township's Comprehensive Zoning By-law shall include provisions to address the

following matters:

- i. The provision of adequate access, including emergency access;
- ii. Confirmation of adequate water and wastewater. The colocation of water and wastewater services is preferred. Where the colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the ARU, to the satisfaction of the Township;
- iii. That the additional residential unit(s) be clearly subordinate in scale and function to the principal dwelling; and,
- iv. That ARUs shall not be permitted within hazard lands as defined and regulated by conservation authorities, or on a portion of a lot that does not meet provincial access standards.

Garden suites, granny flats, and mobile homes are considered temporary uses and shall be evaluated as such.

Where a residential dwelling is permitted on a lot outside of Settlement Areas, up to two Additional Residential Units (ARUs) shall be permitted in accordance with the following:

- a) A maximum of two (2) ARUs may be permitted on a lot outside of settlement areas, provided the lot is zoned to allow residential uses. These may consist of either two (2) ARUs within or attached to the principal dwelling, or one (1) ARU within or attached to the principal dwelling and one located in an accessory building;
- b) To mitigate potential impacts on surrounding agricultural operations and to minimize the amount of land removed from agricultural production, an ARU located in an accessory building shall be clearly secondary and subordinate to the principal dwelling, and situated no more than 30 metres (98 feet) from the principal dwelling. The floor area of an ARU in an accessory building shall be based on the size of the principal dwelling as follows:
  - Where the principal dwelling has a ground floor area of 1500 square feet (139 m<sup>2</sup>) or less, the ARU shall not exceed 75% of the gross floor area of the principal dwelling.
  - Where the principal dwelling has a ground floor area greater than 1500 square feet (139 m<sup>2</sup>), the ARU shall not exceed 75% of the gross floor area of the principal dwelling, to a maximum of 1,300 square feet (120 m<sup>2</sup>), whichever is less.
- c) An ARU in an accessory building shall be located in a rear or interior side yard and shall be located within the established residential area on the lot that is generally comprised of the principal dwelling and accessory structures, outdoor amenity space, the driveway and on-site services.

- d) An ARU shall use the same driveway as the principal dwelling and sufficient parking areas for occupant use and emergency services shall be provided.
- e) Where a temporary use by-law exists to authorize two (2) single detached dwellings on a property for a specified period of time, applications to convert the older dwelling to an ARU will not be permitted.
- f) The conversion of a principal dwelling on a lot to an ARU as a means to construct a larger dwelling on the lot shall only be permitted subject to the following criteria:
- The existing dwelling shall have a ground floor area not exceeding 1500 square feet (140 square metres) at the time of application;
  - A new principal dwelling may be constructed on the same lot, provided that its gross floor area does not exceed 200% of the ground floor area of the existing dwelling to be converted to an ARU;
  - The proposal shall demonstrate that the existing dwelling is capable of being converted to an ARU in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal standards; and
  - All other applicable policies of this Plan relating to location, servicing, access, and compatibility shall continue to apply.
- g) Where a dwelling is proposed to be severed from an agricultural lot as a surplus farm dwelling, any associated ARU(s), and related services shall be fully contained on the proposed lot with the surplus farm dwelling.
- h) The colocation of water and wastewater services is preferred. Where colocation of services is not feasible, a nitrate study from a qualified professional shall be submitted to confirm nitrate levels from the second system will not exceed acceptable levels, in accordance with provincial guidelines. A well and septic evaluation from a qualified professional shall be required to demonstrate that the on-site water supply and septic system are adequate to serve the ARU, to the satisfaction of the Township.
- i) An ARU shall meet Minimum Distance Separation (MDS) I requirements and, to the extent feasible, should not be located closer to a neighbouring livestock operation than the existing principal dwelling unit.
- j) ARUs shall generally not be permitted where a lot or dwelling already contains other accessory residential dwellings (garden suites) and/or uses, including: a group home, boarding or lodging house; or a home occupation that is characterized by higher occupancy, such as a bed and breakfast, a farm vacation, short term rental, or other similar use. Notwithstanding this, ARUs shall be permitted on a lot in addition to farm worker housing.
- k) An ARU shall not be permitted within hazard lands as defined and regulated by the Conservation Authorities, or on a portion of a lot that does not meet provincial access standards.
-

## **2.4.2 Garden Suites, Granny Flats and Mobile Homes**

The placement of a garden suite, as defined by the Planning Act, or a granny flat or mobile home, may be permitted on a lot where residential uses are permitted, provided such units are designed to be portable and removed from the lot, or readily converted to non-residential use, upon no longer being required for the intended occupancy. The lot shall be sufficiently large to accommodate the dwelling and its required services and be compatible with adjacent uses. A Temporary Use By-law shall be required in accordance with Section 39 of the Planning Act along with an agreement with the Township that addresses occupancy of the dwelling and its removal or conversion to other uses at the end of a 20-year period. Such agreement may include the posting of financial security to ensure the Garden Suite is removed upon expiry of the temporary zoning. A garden suite shall not be permitted on a lot that contains an Additional Residential Unit contained in an accessory building.

## **2.5 Economic Development**

(a) The Township will support opportunities to create a stronger and more sustainable agricultural sector by:

- (i) recognizing agriculture as a cornerstone of the Township’s economy and culture and as fundamental to the community’s prosperity;
- (ii) protecting Agricultural Areas for long-term agricultural use;
- (iii) encouraging agricultural activities that prioritize local food production;
- (iv) permitting on-farm diversified uses, including home occupations and agri-tourism uses, that are secondary to the principal agricultural use of the property;
- (v) permitting agriculture-related uses that serve and support nearby agricultural operations;
- (vi) directing non-agricultural uses to locate in settlement areas; and
- (vii) cooperating with Middlesex County to ensure the agricultural sector is supported by a healthy agri-food network, including regional infrastructure and transportation networks.

(b) The Township will encourage the location of commercial and light industrial and service-commercial uses that will serve the needs of residents and provide employment opportunities to locate in appropriately designated areas, particularly in Priority Employment Areas shown on Schedules “A-2” and “A-3” to this Plan, provided that such commercial and light dry industrial land uses;

- i) are not noxious industries;
- ii) do not require a standard of service which the municipality is unable to provide;
- iii) will provide job opportunities to the residents of the Township;
- iv) will not utilize land designated for agricultural purposes;
- v) can be located without adverse impacts on existing development;
- vi) will conform to the policies of this Plan and the provisions of the Zoning By-law; and

- vii) can be located without adverse impacts on ~~to~~ the natural environment.
- (c) In order to ensure sensitive land uses do not adversely affect the viability of existing and future employment industrial areas, the Township shall attempt to regulate sensitive land uses by requiring proposed sensitive land uses to be planned and developed so as to avoid or, if avoidance is not possible, to minimize and mitigate any potential adverse effects on the proposed use from existing or future employment areas. through various means including the provision of adequate separation between industrial and non industrial land uses.
- (d) Where the development of a sensitive land use is proposed adjacent to an employment area and avoidance in accordance with Clause 2.5(c) is not possible, the proposed development shall only be permitted if the following have been demonstrated:
- (i) there is an identified need for the proposed use;
- (ii) alternative locations for the proposed sensitive use have been evaluated and no reasonable alternative location has been found;
- (iii) adequate measures will be taken to minimize and mitigate adverse effects on the proposed sensitive use; and
- (iv) any potential impacts on employment uses adjacent to the proposed development will be minimized and mitigated.
- (e) The Township shall ensure that industrial operations comply with the Ministry of the Environment Standards.
- (f) The Township will consider identifying and protecting future industrial or employment areas that are not currently designated for such purpose beyond the planning horizon consistent with the Provincial Planning Statement.
- (g) The Township will support the County as it makes regular updates to its inventory of employment lands to facilitate time sensitive responses to potential investors on the availability of suitable sites. 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.~~

## 2.6 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 importance the desirability and value~~ of preserving buildings, structures and sites ~~of historical and/or cultural heritage value or interest merit.~~ and encourages the identification, conservation, protection, restoration, maintenance, and enhancement of cultural heritage resources. The Township will rely on the County of Middlesex to identify development proposals that could affect cultural heritage resources within the Township. The nature and scope of any assessments or studies required will be determined by the Township during pre-submission consultation.

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

- (a) All new development shall conserve cultural heritage resources, and where appropriate, shall incorporate these resources into any new development plans.
- (b) All new development will be planned in a manner that preserves and enhances the context in which cultural heritage resources are situated.
- (c) 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.
- (d) Where significant archaeological resources must be preserved on site, only no development and site alteration is permitted unless the site's heritage value and integrity will be maintained which

~~maintain the heritage integrity of the site may be permitted.~~

(e) ~~The Township shall engage and partner with Indigenous communities and shall consider their interests in the conservation of cultural heritage resources and archaeological resources.~~

(f) Development and site alteration ~~may~~ shall only 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.

(g) ~~Development or site alteration occurring adjacent to a protected heritage property may be require to incorporate~~ mitigative measures ~~and/or~~ alternative development approaches may be required in order to conserve ~~the any~~ heritage attributes of the protected heritage property ~~that could be~~ affected by the adjacent development or site alteration.

(h) ~~Council may, through the evaluation of development applications require a heritage impact assessment report to identify significant cultural heritage resources.~~

(i) Council may seek to protect significant cultural heritage resources through zoning by-law provisions ~~and/or~~ as conditions of approval of a plan of subdivision subdivision or consent as set out in the Planning Act.

(j) Council may establish a Municipal Heritage Committee by passing a by-law under Section 28 of the Ontario Heritage Act ~~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.~~

## 2.7 Oil, Gas and Salt Resources

Known petroleum resources in the Township are shown on Schedule “D” to this Official Plan. All exploration and production activities related to oil, gas and salt resources are subject to the *Oil, Gas and Salt Resources Act* and to the regulations under that Act.

- (a) 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 but shall not be permitted in the Settlement Areas shown on Schedules “A-1”, “A-2”, and “A-3” to this Official Plan 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.
- (b) Where the Natural Environment policies of this Plan affect potential activities related to petroleum resources, the Township shall consult with the County and the Province regarding mechanisms to evaluate the value of competing resources and to minimize conflicts between competing policy objectives.
- (c) Development and activities in the areas of known resources shown on Schedule “D” to this Plan or on adjacent lands that would hinder or preclude the establishment of new operations or access to the resources shall not be permitted unless it has been demonstrated that:
- i) the use of resources on the lands in questions would not be feasible or is superseded, in terms of the greater long-term public interest, by the proposed land use or development;  
and
  - (ii) issues regarding public health, public safety, and environmental impacts have been addressed.
- (d) The Township shall support the subsurface storage of oil, gas and salt resources, subject to Provincial regulations, so long as ~~they~~ such storage and related activities do not adversely affect surface development rights as set out in this Plan.
- (e) The Township shall ~~also~~ support the proper disposal of oil field brines, in accordance with Provincial regulations.
- (f) New development shall be set back 75 metres from existing wells. ~~This~~ that being the setback specified in Section 10.2 of ~~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.~~
- (g) New wells and associated works will be prohibited from causing any surface or ecological disturbance to the Provincially Significant Wetlands, Environmentally Significant Areas and Regionally Significant Wetlands shown on Schedule “B” ~~of to~~ this Plan.
-

- (h) Where forest cover ~~is~~ has been removed to facilitate exploration, ~~or~~ production, or related activities, 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 in which case~~ the Township may specify a location.
- (i) Upon cessation of production, extraction, and related activities have ceased, well sites and locations of associated works shall be rehabilitated to accommodate those uses permitted in the land use designation in which ~~permit uses set out in the land use designation where~~ the well sites are located.
- (j) In the Agricultural Area designation rehabilitation shall restore the site so it can be used for agricultural purposes.
- (k) 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.
- (l) Buildings and structures shall be located away from possible well sites, unless it has been demonstrated ~~can be proven~~ that development can safely occur.
- (m) If sites of former works are discovered, these locations shall be restored, assessed and remediated before any development activity may proceed ~~rehabilitated prior to development proceeding.~~

## 2.8 Mineral Aggregate Resources

The Township of Adelaide Metcalfe has limited mineral aggregate resource potential. Mapping ~~which that~~ 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 “CE” of the County Official Plan and schedule “D” to this 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. Where such mapping shows the presence of mineral aggregate resources, it is the intent of this Official Plan that those resources be protected for long-term use.~~

Existing mineral aggregate operations are identified by the “Aggregate Extraction” designation shown on Schedule “A-1” to ~~designated in this~~ Official Plan.

- (i) The establishment or expansion of a new pit or quarry an aggregate operation shall require an Official Plan Amendment and Zoning By-law Amendment subject to the criteria set out in section 3.64 of this Plan.
- (ii) Where an area is shown on Schedule “D” to this Plan as having known mineral aggregate resources, no development or activities that would hinder or preclude the establishment of new operations or access to the resources shall be permitted in that area or on adjacent lands unless it
-

has been demonstrated that:

- i) the use of resources on the lands in questions would not be feasible;
- ii) the proposed land use or development serves a greater long-term public interest; and
- iii) issues regarding public health, public safety, and environmental impacts have been addressed.

(iii) 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.

(iv) Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

### **Extraction in Prime Agricultural Areas**

(v) In the Agricultural Area designation, the prime agricultural areas, on prime agricultural land, extraction of mineral aggregate resources is permitted as an interim use, provided that impacts from any new or expanding operation on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance. In addition, the site will be rehabilitated back to an agricultural condition in which substantially the same areas and same average soil capability for agriculture are restored. ~~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:~~

(vi) Rehabilitation to an agricultural condition is not required if:

a. the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible; and

~~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. (iii) 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~~

- b. agricultural rehabilitation in remaining areas is maximized.

## 2.9 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 ~~that which~~ have been determined to be incompatible with extraction and associated activities.

## 2.10 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.~~

It is the intent of this Plan that all development in the Township be subject to the following policies to ensure that water quality and quantity are not adversely affected.

- (a) The development of public and private uses shall be undertaken in a manner that ensures such development will not:

- (i) significantly alter groundwater recharge or discharge;
- (ii) impair the quality of groundwater or of surface water; or
- (iii) negatively impact municipal groundwater supply.

- (b) Because maintaining a sustainable groundwater supply is a priority for the Township, the Township shall endeavor to:

- (i) ensure land use decisions advance water conservation efforts and support the efficient and sustainable use of water resources;
- (ii) promote efficient and sustainable use of water resources that maintain and enhance water quantity and quality through the retention of vegetation or

- through re-naturalization;
- (iii) encourage agricultural practices that protect water resources;
  - (iv) promote sustainable stormwater management practices that protect for, or where feasible enhance, water quality and water quantity control; that minimize stormwater volumes and contaminant loads; and that maintain or increase the extent of vegetative and pervious surfaces;
  - (v) identify water resource systems (consisting of groundwater features, hydrologic functions, natural heritage features and areas, and surface water features), which are necessary for the ecological and hydrological integrity of the watershed;
  - (vi) maintain linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas, and surface water features;
  - (vii) protect or enhance the function of sensitive groundwater recharge areas, discharge areas, aquifers, and headwaters;
  - (viii) work cooperatively with Conservation Authorities and Provincial Ministries regarding land management issues within the watersheds in the Township;
  - (ix) ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic systems on an integrated watershed management basis;
  - (x) ensure that development meets provincial objectives for water quality;
  - (xi) ensure levels of wastewater treatment that are appropriate for the size, location, and scale of development anticipated;
  - (xii) protect wetlands and areas that make significant contributions to groundwater recharge;
  - (xiii) ensure that base flow rates needed to protect streams, fisheries, and wetlands are maintained;
  - (xiv) implement necessary restrictions on development and site alteration to protect municipal drinking water supplies, vulnerable areas, and sensitive surface and groundwater features; and
  - (xv) improve or restore sensitive surface and groundwater features through restrictions on development and site alteration and low-impact development approaches, where necessary.
-

## 2.11 Energy and Air Quality

(a) The Township shall support energy conservation and efficiency, ~~and~~ improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns ~~that~~ which:

(i) promote compact form within designated Settlement urban Areas;

(ii) improve the mix of employment and housing uses to shorten commute journeys, ~~and~~ decrease ~~transportation~~ congestion, and promote the use of active transportation, where practical; and

(iii) promote design and orientation which maximize the use of alternative or renewable energy, such as solar, ~~and~~ wind, and geothermal energy, and the mitigating effects of vegetation and green infrastructure.

(b) The Township will encourage the development of renewable energy systems and alternative energy systems to accommodate current and future needs in accordance with the County Official Plan and with Provincial policy and regulations.

(c) Alternative energy systems and renewable energy systems should be planned, designed, and constructed to minimize impacts on sensitive land uses and on cultural heritage resources by incorporating appropriate setbacks.

### 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 system land base is of primary importance for the maintenance of the economic and social fabric of the community. Prime High capability agricultural land as defined in the Provincial Policy Planning Statement predominates across the Township. Lands with Lower capability land to support agriculture are is generally limited to wetlands and valley land associated with the major watercourses.

Prime agricultural areas are identified by the “Agricultural Area” designation on Schedules “A-1” and “A-2” to this Plan, which comprises all lands in the Township outside of Settlement Areas, including lands to which the Natural Environment and Aggregate Extraction overlay designations apply. All lands designated Agricultural Area are considered prime agricultural areas, as that term is defined in the Provincial Planning Statement, 2024.

There are existing vacant lots in the Township’s Agricultural Areas that were previously created for residential purposes. In accordance with the Provincial Planning Statement, the creation of a new residential lot is not permitted in the Agricultural Area designation, except in accordance with Clause 3.1.7(g) below. Existing residential uses may be permitted as lawfully existing non-conforming uses, but new residential uses are not permitted in the Agricultural Area designation, except for primary residences associated with an agricultural operation and additional farm residences in accordance with Subsection 3.1.2 below.

##### 3.1.1 Permitted Uses

- (a) The primary use of land within the Agricultural Area designation areas designated agricultural areas on Schedules “A-1” and “A-2” of this Plan shall be agricultural uses, farming which means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, in accordance with Section 3.1.2 of this Plan, when the size and nature of the operation requires additional employment. 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.

- (b) The following land uses may also be permitted in the Agricultural Area designation:
- (i) ARUs, subject to the policies of Subsection 2.4.1;
  - (ii) Garden suites subject to the policies of Subsection 2.4.2
  - (iii) on-farm diversified uses and home occupations, including bed-and-breakfast establishments and agri-tourism uses, subject to the policies in Subsection 3.1.3;
  - (iv) agriculture-related uses, subject to the policies in Subsection 3.1.4;
  - (v) outdoor recreation uses, subject to the policies in Subsection 3.1.5;
  - (vi) the extraction of oil, gas and salt resources, subject to the policies in Section 2.8 above;
  - (vii) the extraction of mineral aggregate resources, subject to the policies in Section 2.9;
  - (viii) conservation, forestry uses, and public uses; and
  - (ix) existing institutional uses, such as places of worship, schools, and cemeteries.
- (c) The establishment of a new non-agricultural use in the Agricultural Area designation, other than a use identified in Subclause (b) above, shall require an amendment to this Official Plan.
- (d) Applications requesting an amendment to this Official Plan for the purpose of permitting a non-agricultural use in the Agricultural Area designation, other than a use identified in Subclause (b)(vi) above, shall only be approved if the proponent has demonstrated, to the satisfaction of Council, that:
- (i) there is an identified need for additional land to accommodate the proposed use;
  - (ii) alternative locations for the proposed use have been evaluated, and:
    - A. there are no reasonable alternative locations that avoid prime agricultural areas; and
    - B. there are no reasonable alternative locations in prime agricultural areas with lower-priority agricultural lands;
  - (iii) the proposed use will not:
    - A. detract from or adversely affect current or future agricultural operations;
    - B. interfere with the viability of farm units;
    - C. detract from the agricultural character of the community; or
    - D. negatively impact the Natural Heritage System;
-

- (iv) the proposed location does not comprise a specialty crop area; and
- (v) the proposed use will comply with Minimum Distance Separation formulae.

(e) For the purposes of Sub-subclause (d)(ii)(B) above, the priority of agricultural lands is established according to Canada Land Inventory (CLI) soil classes, with CLI Class 1 soils being highest priority, CLI Class 2 soils being second-highest priority, and so on.

(f) New residential uses, other than farm residences established in accordance with Subsection 3.1.2 of this Plan, shall not be permitted in the Agricultural Area designation.

(g) Where the interface of agricultural uses and non-agricultural uses result in opportunities for potential conflict, land use compatibility shall be achieved through avoidance. Where avoidance is not possible, minimizing and mitigating adverse impacts on the agricultural system shall be required in accordance with the recommendations of an Agricultural Impact Assessment, or similar study, to the satisfaction of the County and Township. Where mitigation is required, the applicant shall incorporate applicable mitigation measures as part of the non-agricultural use being developed.

### **3.1.2 Accessory Dwellings Farm Worker Housing**

~~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.~~

(a) the erection or placement of additional dwellings on farm parcels for the purposes of permanent accommodation for farm help in the form of a converted dwelling or bunkhouse shall be permitted where the size or nature of the farm operation warrants additional dwellings. The establishment of permanent dwellings for farm help shall be permitted subject to a Zoning By-law Amendment and subject to the following criteria:

(i) sufficient information must be provided which outlines how the type, scale, and/or size of the farm operation warrant the need for a permanent dwelling unit for farm help;

(ii) sufficient justification must be provided to show how any existing permanent dwelling units for farm help that are part of the farm operation cannot satisfy the housing needs of the farm operation;

(iii) sufficient justification must be provided to show how the location of the permanent dwelling

unit for farm help makes efficient use of the existing services and infrastructure and how the location will not impact surrounding land uses. Preference will be given to close proximity to principal farm dwellings and the use of natural landscaping to buffer permanent farm dwelling units for farm help from surrounding land uses;

(iv) the permanent dwelling unit for farm help is of a minimum size and type that can accommodate Ontario building code requirements, and shall be no larger than necessary to accommodate the needs of the temporary farm labourers residing in the dwelling unit.

(v) the permanent farm dwelling unit for farm help must demonstrate an adequate supply of potable water and sanitary sewage disposal system to the satisfaction of the authority having jurisdiction. Preference will be given to dwelling units which can make use of existing services; and, the permanent dwelling unit for farm accommodation must demonstrate how vehicular access will not contribute to any traffic-related hazards to the satisfaction of the appropriate road authority. Preference will be given to the use of existing driveways.

(vi) the permanent dwelling unit for farm help must demonstrate how vehicular access will not contribute to any traffic-related hazards to the satisfaction of the appropriate road authority. Preference will be given to the use of existing driveways.

The Township may require the applicant to enter into an agreement relating to such matters as location, maintenance, buffering, removal and period of occupancy of any dwellings, as well as any other matters deemed appropriate to ensure that the dwelling is used for its intended purpose of providing housing for farm labourers.

### **3.1.3 On-Farm Businesses and Home Businesses Diversified Uses**

~~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.~~

(a) On-farm diversified uses may be permitted in the Agricultural Area designation, provided that:

(a) the use is secondary to the principal agricultural use of the property on which it is located;

(b) the area occupied by the use is limited; and

(c) the use is compatible with, and will not hinder, surrounding agricultural operations.

(b) For greater clarity, and without limiting the generality of the definition on-farm diversified uses include home occupations, bed-and-breakfast establishments, and agri-tourism uses.

(c) The implementing Zoning By-law will establish regulations regarding the size and scale of on-

farm diversified uses.

- (d) On-farm diversified uses, including home occupations, may be located in a residence or in an accessory building such as a shed or a farm building, subject to the regulations of the Zoning By-law.
- (e) Lot creation for an on-farm diversified use shall not be permitted.
- (f) Regardless of the specific nature of the use, an on-farm diversified use shall remain in the Agricultural Area designation.
- (g) On-farm diversified uses shall be developed in accordance with Provincial guidelines.

### **3.1.4 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.

### **3.1.4 Agricultural-Related Commercial and Industrial Uses**

Agriculture-related uses are defined in the Provincial Planning Statement as farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

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.

- (a) Agriculture-related uses may be permitted in the Agricultural Area designation, provided that:
  - (i) the agriculture-related use is compatible with surrounding agricultural operations and will not hinder those operations' ability to pursue their agricultural practices without impairment or inconvenience;

- (ii) the use benefits from proximity to agricultural operations and cannot reasonably be located in a Settlement Area;
  - (iii) the use will maintain, or will not detract from, the agricultural character of the community;  
and
  - (iv) the use will comply with applicable Minimum Distance Separation formulae.
- (b) 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:
- (i) the proposed use is located within or in close proximity to existing farm buildings to minimize the ~~and does not result in the~~ loss of Prime Agricultural Land;
  - (ii) 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;
  - (iii) the impact of the proposed use, when considered alongside the cumulative impact of other uses in the area, will not undermine the agricultural nature of the area;
  - (iv) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
  - (v) the parcel of land ~~or parcel to be created~~ on which the proposed use will be located 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,
  - (vi) services such as water supply, sanitary sewage disposal and stormwater drainage are adequate to serve the proposed use and meet the requirements of the approval authority and the Township.
- (c) The creation of a new lot for an agriculture-related use in the Agricultural Area designation may be permitted, provided that:
- (i) the lot created is limited to a minimum size needed to accommodate the proposed use and appropriate sewage and water services;
  - (ii) the lot created will have adequate lot frontage; and
  - (iii) both the lot created and the remnant parcel will have direct access to a public road meeting the appropriate standards of the road authority.
- (d) The implementing Zoning By-law will establish regulations relating to agriculture-related uses.
-

- (e) 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.

### **3.1.5 Outdoor Recreational Uses**

Outdoor recreation uses may be permitted within the Agricultural Areas designation but 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 the creation of a new lot, 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.

### **3.1.6 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, and the expansion of an existing use or facility shall meet the requirements of the Minimum Distance Separation formulae. The Township's Comprehensive Zoning By-law shall contain provisions that implement the Minimum Distance Separation formulae.

### **3.1.7 Agricultural Consent Policies Lot Creation in Agricultural Areas**

It is the policy of this Plan to discourage the fragmentation division of farms into smaller holdings, to encourage continued farm use, to support the assembling of agricultural land holdings into more efficient or more productive farming units, and to prohibit the severance of land for non-agricultural purposes.

**3.1.7.1** — 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~~

(a) Consents to create new farm lots are discouraged where the result is the creation of a farm lot less than a typical Township lot of about 40 hectares.

(b) Consents for the creation of new farm lots shall be considered where:

(i) the size of both of the lands being severed and the lands being retained are appropriate to:

(A) the type of agriculture being engaged in or proposed to be engaged in; and

(B) the type of agricultural activity and farm size common in the area.

(ii) both the lot created and the remnant parcel will be sufficiently large:

(A) to avoid the unwanted fragmentation of farmland;

(B) to accommodate viable farm operations over the long term; and

(C) to maintain flexibility to adapt to future changes in the type or size of agricultural operations.

~~3.1.7.2 The severance of land for the purpose of creating lots for second farm dwellings or retirement lots shall not be permitted.~~

(c) A consent to create a new lot for an agriculture-related use may be permitted in accordance with Subsection 3.1.4 above.

~~3.1.7.3 Technical severance for minor boundary adjustments, easements or other situations where an additional lot is not being created are permitted.~~

(d) Consents for legal or technical reasons, such as for minor boundary adjustments and easements, may be permitted provided that:

(i) The consent does not result in the creation of a non-viable farm parcel; and

(ii) Agricultural activities are not adversely affected.

~~3.1.7.4 Severances for the purpose of an agricultural related commercial or industrial use as outlined in Section 3.1.6 are permitted.~~

~~3.1.7.5 The Minimum Distance Separation I Formulae shall apply to all severances with the Agricultural designation.~~

- (e) Lot creation in the Agricultural Area designation, including the creation of a new lot for an agricultural use, shall require an MDS I setback for both the lot created and the remnant parcel in accordance with Minimum Distance Separation (MDS) formulae.
- (f) The creation of a new residential lot in the Agricultural Area designation, including the creation of a new lot for an additional farm residence, shall not be permitted, except in accordance with Clause (g) below.
- (g) A consent to create a new lot for a residence rendered surplus to a farming operation as a result of farm consolidation shall be permitted provided the following criteria are satisfied:
- a) (i) Farm consolidation occurs or has occurred through the acquisition of an additional farm parcel.
  - b) (ii) The farming operation consists of at least two (2) 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) (iii) It is demonstrated that the dwelling is surplus to the needs of the farm operation.
  - d) (iv) The dwelling was built prior to the timeframe specified by the County of Middlesex Official Plan.
  - e) (v) 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) (vi) 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. The maximum lot size shall generally be no larger than 0.61 hectares (1.5 acres).
  - g) (vii) 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) ~~(ix) Agricultural uses including~~ 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~~ (x) 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.~~

(h) The creation of a new lot for a residence rendered surplus to a farming operation as a result of farm consolidation shall require a site-specific amendment to the Township's Zoning By-law for the purposes of:

(i) placing the new residential lot in the "Surplus Dwelling" Zone or in a similar zone to prohibit the raising of livestock on the new lot and to establish standards regarding matters such as lot size, lot coverage, and accessory buildings and structures; and

(ii) placing the remnant farm parcel in the "Agriculture Only" Zone or in a similar zone to prohibit any new residential use on the remnant parcel and to establish any other appropriate standards or requirements.

### **3.1.8 Special Policy Areas**

#### **3.1.8.1 Restaurant and Convenience Store**

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

#### **3.1.8.2 Restaurant and Motel**

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

---

motel are permitted.

### **3.1.8.3 Rural Commercial Gas Bar and Motel**

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

Within Special Agricultural Policy Area 3, as shown on Schedule “A-1”, commercial uses including abattoir, accessory office within the main building, accessory retail, auction sales facility, farm equipment sales and service, wholesale and retail greenhouse, outdoor storage, and veterinary services, as defined in the Zoning By-law, are permitted.

### **3.1.8.4 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.

### **3.1.8.5 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.

### **3.1.8.6 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.~~

### **3.1.8.7 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.~~

### ~~3.1.8.8 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.~~

### ~~3.1.8.9 Left intentionally blank~~

### 3.1.8.10 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

### 3.1.8.11 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’.

### 3.1.8.12 Future Industrial Area

Within Special Agricultural Policy Area 12, as shown on Schedule “A-1”, located on the periphery of the Egremont industrial area and in the general vicinity of the 402 corridor, these lands are identified as potential future employment lands being candidate land for inclusion as a designated employment area. To ensure the protection of these lands for potential future employment purposes, uses permitted shall be limited to existing uses. Notwithstanding Section 3.1.7(g) of this Plan, consents to sever a dwelling considered surplus to a farm operation as a result of farm consolidation shall not be permitted within this Special Policy Area.

## 3.2 Settlement Areas

The Settlement Areas in the Township of Adelaide Metcalfe are organized in a hierarchy that consists of Urban Areas, Community Areas, and Hamlet Areas. Settlement Areas are shown on Schedules “A-1”, “A-2”, and “A-3” to this Plan.

---

It is the intent of this Official Plan that the majority of the growth in the Township over the planning period take place in the Urban Area and Community Area designations, with some limited growth taking place in Hamlet Areas.

- (a) It is the goal of this Plan and of the County Official Plan that all future development in Settlement Areas be provided with full municipal water and sewer services, but other methods of servicing may be permitted on an interim basis:
- (i) to address failed individual on-site sewage services or individual on-site water services in an area of existing development, where necessary; or
  - (ii) to allow for infilling or minor rounding-out of existing development in a Settlement Area, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- (b) The expansion of the boundary of a Settlement Area, or the identification of a new Settlement Area, shall only be permitted through an amendment to this Plan and the applicant shall provide the necessary background information to justify the new or expanded Settlement Area. This information must address:
- i. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses, including an analysis of alternative growth directions to identify the most suitable approach for accommodating future development;
  - ii. whether the proposal reflects a logical integration with local servicing master plans, including confirmation of the financial viability of expanding infrastructure and public service facilities to the new or expanded settlement area;
  - iii. whether to conduct an options analysis reviewing alternative growth directions to determine how best to accommodate future development;
  - iv. whether the proposed expansion or new settlement area will adversely impact or undermine achieving the Township's intensification and redevelopment targets;
  - v. whether there are potential impacts on the Natural Heritage and Natural Hazard System as a result of the expansion and that there will be no negative impacts on the system's ecological features and functions;
  - vi. whether the applicable lands comprise specialty crop areas;
  - vii. the evaluation of alternative locations which avoid prime agricultural areas and where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands;
  - viii. whether the new or expanded settlement area complies with the minimum distance separation formulae;
  - ix. whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and
  - x. the new or expanded settlement area serves as a continuous and logical expansion to the existing built-up area and provides for the phased progression of urban development.

The population, housing, and employment forecasts in Appendix B of the County Official Plan, along with the most recent Census data, shall form the basis for the determination of land needs.

---

### **3.3 Hamlet Areas**

#### **3.3.1 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.

#### **3.3.2 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.

#### **3.3.3 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.

#### **3.3.4 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 will not interfere with or hinder the ability of nearby existing agricultural operations to continue;
- c) the proposed use has direct access to a public road meeting the appropriate standards of the road authority;
- d) the parcel of land to be created has adequate lot frontage and lot area for the proposed use;  
and,

- e) 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; and
- f) the proposed use will be designed and developed in a manner that takes into account the anticipated impacts of a changing climate for the area in which it is located.

All development will comply with the provisions of the Zoning By-law unless the By-law is amended or varied. Non-residential development will may 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.

### **3.4 Urban Area**

#### **3.4.1 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.

#### **3.4.2 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

#### **3.4.3 Residential Areas**

##### **3.4.3.1 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).

### **3.4.3.2 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.

### **3.4.3.3 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.

### **3.4.3.4 Shared Municipal Service Area**

Notwithstanding Section 3.3.3.3, no new or infill residential development shall be permitted on lands that are situated within the Shared Municipal Services Area unless prior approval is obtained from, and availability of servicing confirmed by, the Municipality of Strathroy-Caradoc. 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,~~ Residential infill development may be permitted on privately owned services for those lands situated within the Shared Municipal Services 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 residential dwellings at a scale and density compatible with the surrounding neighbourhood; 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.”

### **3.4.4 Commercial Corridor**

#### **3.4.4.1 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).

#### **3.4.4.2 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 ~~dry~~ ~~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 ~~dry~~ ~~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.

#### **3.4.4.3 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.

---

### **3.4.5 Special Urban Policy Areas**

### **3.4.5.1 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.

### **3.4.5.2 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.

### **3.4.5.3 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.

### **3.4.5.4 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.

### **3.4.5.5 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.

### 3.5 Community Areas

#### **3.5.1 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.

#### **3.5.2 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.

#### **3.5.3 Municipal Services**

~~At present, A Municipal sewage system has been constructed in Kerwood, but the extension of municipal water services to the Community Area is not anticipated at this time. 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.~~

- (a) ~~New development in the Community Area shall only be permitted if the proponent has demonstrated, to the satisfaction of the appropriate approval authority, that:~~
- ~~(i) there is available capacity in the sewage system;~~
  - ~~(ii) the proposed development will be provided with a private source of potable water; and~~
  - ~~(iii) site conditions are suitable for the long-term provision of the proposed services with no negative impacts.~~
- (b) ~~All non-residential development in the Community Area shall be subject to site plan control.~~

#### **3.5.4 Residential Use**

- (a) The predominant use of land within the Community Area designation shall be residential uses as shown on Schedule “A-3” Kerwood Land Use Plan.
- (b) Residential uses shall ~~be limited to~~ include single detached dwellings, semi-dwellings, townhomes, duplexes, triplexes, additional residential units, 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.~~
- (c) In addition, public and institutional uses such as libraries, fire halls, churches and cemeteries are permitted within Residential Use areas.
-

### **3.5.4.1 Home Businesses**

- (d) 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.
- (e) Bed-and-breakfast establishments may be permitted in the area designated Residential Use, provided that the establishment:
- (i) is located in the same building as the principal dwelling unit;
  - (ii) is carried out by a person who resides in the dwelling; and
  - (iii) maintains the overall residential character of the property.
- (f) Where the development of a residential use or of another sensitive land use is proposed adjacent to an existing industrial use, the proposed development shall only be permitted if Council is satisfied that:
- (i) the proposed development will incorporate adequate measures to mitigate any potential impacts from the existing industrial use on the proposed residential or other sensitive use; and
  - (ii) all reasonable steps have been taken to ensure that the proposed development will not hinder or interfere with the ability of the existing industrial use to continue.

### **3.5.5 Commercial Use**

- (a) 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.~~
- (b) Commercial uses shall include retailing of goods and services including automotive services and offices as defined in the Township's Zoning By-law.
- (c) High water users such as car washes are not permitted in the Community Area designation.

#### **~~3.5.5.1 Scale and Character~~**

- ~~(d) 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.~~
- (e) 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.

### **3.5.6 Industrial Uses**

- (a) Industrial uses are permitted within the Community Area designation as shown on Schedules
-

“A1” Township Land Use Plan, “A2” Urban Land Use Plan, and “A3” Kerwood Land Use Map.

(b) New industrial uses shall be limited to dry light industrial uses, which may be developed on partial or private services ~~are compatible with the community.~~ These uses will be restricted to the areas adjacent to existing industrial uses along the railway. Where partial municipal services are proposed, supporting studies must address all applicable servicing options and establish that the development may proceed appropriately on partial municipal services. Where private services are proposed, regard shall be had to the suitability of the soil conditions and surface and groundwater conditions to provide for an adequate potable water supply and to adequately support sub-surface sewage treatment to the standards of the approving agency having jurisdiction. If full municipal services are ultimately provided, industrial uses that are not “dry” in nature may be considered without amendments to this Plan.

(c) Dry Light industrial uses shall include: manufacturing, fabrication, assembling and processing of materials, goods or products; warehousing; wholesaling; outside storage of bulk goods; repair, servicing and maintenance operations; truck terminals; laboratories; crematoriums; cannabis production; offices; recreational facilities; public uses; and accessory retail uses located within an industrial use. ~~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.~~

(d) Lot creation may proceed in accordance with Section 5.9 of this Plan. Industrial developments shall make efficient use of land and any proposals that are inefficient or wasteful of land will be discouraged.

~~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.~~

(e) The Zoning By-law will regulate the use, size and scale of light dry industrial uses.

### **3.5.6.1 — Land Use Compatibility**

(f) Due to the compact form of the community of Kerwood 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 will be maintained or ~~is~~ enhanced.

(g) 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 for new industrial uses.

(h) 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.

### **3.5.7 Open Space Uses**

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

### **3.5.8 Future Development**

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

## **3.6 Natural Environment Areas**

### **3.6.1 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:~~

~~The health of the Natural Environment is essential to supporting ecological processes and interactions, maintaining native biodiversity, supporting sustainable agriculture, and maintaining the overall quality of life in the Township. It shall therefore be a policy of this Plan to preserve the features and functions of the Natural Environment throughout the Township wherever possible.~~

- (a) ~~No development or site alteration shall be permitted in the Natural Environment Areas shown on Schedules “A-1” and “A-2” to this Plan or on adjacent lands~~

~~except in accordance with the policies of this section of the Official Plan and the policies of Section 2.2 above.~~

- ~~(b) For the purposes of this section, “adjacent lands” shall mean any lands within 120 metres of the Natural Environment Areas shown on Schedules “A-1” and “A-2”.~~
- ~~(c) Notwithstanding anything to the contrary in Section 2.2 of this Plan, where lands in or adjacent to the Natural Environment Areas shown on Schedules “A-1” and “A-2” are located within a Settlement Area, the uses permitted on such lands shall be limited to:
  - ~~(i) existing uses;~~
  - ~~(ii) conservation;~~
  - ~~(iii) forest management, fisheries management, and wildlife management;~~
  - ~~(iv) flood and erosion control works, fish habitat improvement projects, and other projects undertaken by a Conservation Authority;~~
  - ~~(v) passive recreation; and~~
  - ~~(vi) public parks and trails.~~~~

~~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.~~

**3.6.2 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.~~

**3.6.3 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.

### **3.6.4 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.
- e) 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) Waterecourse 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 waterecourse 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.

## **3.7 Aggregate Extraction**

### **3.7.1 Objectives**

Existing mineral aggregate operations are identified by the “Aggregate Extraction” designation on Schedule “A-1” (Township Land Use Plan) to this Official Plan. The Aggregate. The Aggregate Extraction designation is intended to identify and protect as much of the known mineral aggregate resources and existing operations as is possible, from land

uses ~~which that~~ are incompatible with ~~current or future operations~~ ~~extractions~~. ~~Existing pits and quarries are identified on Schedule “A-1” Township Land Use Plan.~~ The Aggregate Extraction designation should be interpreted as an overlay designation superimposed on the underlying Agricultural Area designation, which comprises all lands in the Township outside Settlement Areas, in recognition of the interim nature of extractive industrial operations.

- (a) The permitted use of land within the Aggregate Extraction designation shall be mineral aggregate operations and associated facilities used in the extraction, transport, beneficiation, processing, or recycling of mineral aggregate resources and derived products or in the production of secondary related products.
- (b) Ancillary uses, including aggregate storage, crushing, and administrative offices, may be permitted in the Aggregate Extraction designation.
- (c) The Zoning By-law may further identify specific ancillary uses for the purposes of Clause (b) above.
- (d) Mineral aggregate resource conservation through the use of accessory aggregate recycling facilities within operations shall be undertaken wherever feasible.
- (e) All land uses not referred to in Clauses (a) or (b), or not identified in the Zoning By-law under Clause (c), shall be prohibited in the Aggregate Extraction designation.
- (f) Uses that do not preclude future extraction may be permitted in accordance with the underlying land use designation on lands adjacent to the Aggregate Extraction designation.
- (g) No new residential uses or other sensitive land uses shall be permitted adjacent to or in the area surrounding the Aggregate Extraction designation.
- (h) Final rehabilitation to an agricultural condition shall be required, except in accordance with Clause 2.9(f) above, and rehabilitation to a use other than farming shall require an amendment to this Official Plan.
- (i) The expansion of an existing mineral aggregate operation or the establishment of a new mineral aggregate operation shall require an amendment to the Zoning By-law.
- (j) No application proposing the establishment of a new mineral aggregate operation shall be approved unless the Township is satisfied that all of the following matters have been adequately addressed:
  - (i) the ability of the subject lands to support agriculture and other land uses;
  - (ii) the impacts of the proposed operation on the Natural Environment, including on

- ~~any existing or potential municipal water supply resource areas;~~
- ~~(iii) the impacts of the proposed operation on cultural heritage resources, both known and potential;~~
- ~~(iv) the impacts of the proposed operation, including visual impacts, on adjacent land uses and any nearby residential uses;~~
- ~~(v) the impacts of the proposed operation on the road network and on transportation infrastructure, which must include the identification of a Township-approved truck haul route;~~
- ~~(vi) the manner in which the proposed operation will be carried out, which must include assurances that no excavation will take place within 30 metres of a highway, natural water body, or land in use for a residential purpose or on which the Zoning By-law permits a residential use;~~
- ~~(vii) impacts resulting from noise associated with the proposed operation, including any blast design reports or noise assessments required under the Aggregate Resources Act;~~
- ~~(viii) the nature of the rehabilitation work proposed;~~
- ~~(ix) all matters related to the requirements of the Ministry of the Environment or its designated agents regarding water supply,~~
- ~~(x) the disposal of liquid waste, pumping operations, and the control of air pollution, noise pollution, and vibration where blasting is involved; and~~
- ~~(xi) any other matters considered necessary or appropriate by the Township or the County.~~

### **3.7.2 Policies**

~~3.7.2.1 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.~~

~~3.7.2.2 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.~~

~~3.7.2.3 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;~~
- ~~e) 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.~~

### 3.8 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).~~ The “Priority Employment Area” designation should be interpreted as an overlay designation, meaning that the policies that apply to the underlying “Industrial Use” designation still apply to these areas. The following policies apply to those areas identified as Priority Employment Areas:

- (a) Priority Employment Areas shall be protected and preserved for current and future land uses that are permitted by the underlying land use designation.
- (b) Residential uses and other sensitive uses that are not ancillary to a primary land use permitted by the underlying designation shall not be permitted in Priority Employment Areas.
- (c) Within Priority Employment Areas, the Township will encourage the development of industrial facilities and flexible-use employment space options to meet the needs of smaller businesses, provided that such development is in accordance with the policies that apply to the underlying land use designation.
- (d) The conversion of lands within a Priority Employment Area to a non-employment use may only be permitted at the time of a comprehensive review of this Official Plan and only where it has been demonstrated that the land in question is not needed for employment uses over the long-term and that there is a need for the conversion.
- (e) Notwithstanding Clause (d) above, until such time as a comprehensive review as described in that clause has been completed, lands in a Priority Employment Area may be converted to a designation that permits non-employment uses, provided that:

- (i) there is an identified need for the conversion and the land is not required for employment uses over the long term;
  - (ii) the proposed non-employment uses would not adversely affect the overall viability of the Priority Employment Area; and
  - (iii) existing or planned infrastructure and public service facilities are available to accommodate the proposed non-employment uses.
- (f) For the purposes of this section of the Official Plan, “employment use” is defined as a land use that is permitted by the underlying land use designation of a Prime Employment Area.

## 4.0 INFRASTRUCTURE

### 4.1 Highways and Roads Transportation System

The Township’s transportation system, as shown on Schedule “E” to this Official Plan, is a network of highways, roads, sidewalks, bikeways and trails, railways, and supporting infrastructure. Different elements of the transportation system are owned and operated by various public and private agencies. The Township, in cooperation with other levels of government, will encourage the development and maintenance of a sustainable, interconnected, and energy-efficient transportation system that supports a range of travel modes.

The Township recognizes that forms of active transportation, such as bicycling and walking, play a crucial role in the health and sustainability of the community by providing opportunities for physical activity and for clean, cost-effective travel. At the same time, the Township recognizes that current patterns of development in this predominantly rural community mean that there will be some level of dependence on the private automobile, at least in the short term.

#### 4.1.1 Road Network

The Township’s roads are classified according to the following hierarchy: (i) Provincial Freeways and Provincial Highways, (ii) County Roads, (iii) Municipal Roads, and (iv) Private Roads. All of these, except for Private highways and roads are identified on Schedule “C” to 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.~~

Provincial Freeways and Provincial Highways are under the jurisdiction of the Ministry of Transportation of Ontario (MTO). There is one Provincial Freeway in the Township of Adelaide Metcalfe, that being Highway 402, a limited-access freeway whose primary function is to provide for the needs of high-volume vehicular traffic and connect major market areas between southern Ontario and the United States.

Overall, the County Road Network is intended to provide for the efficient movement of traffic between Provincial Freeways and Provincial Highways, on the one hand, and Municipal Roads, on the other, both throughout the County and to surrounding municipalities. Where County Arterial Roads

intersect one another, there is a greater likelihood that the dedication of lands for traffic efficiency and safety purposes will be required as a condition of development approval.

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 Municipal Roads are within the jurisdiction of the Township and are classified either as Collector Roads or as Local Roads, as shown on Schedule "C" to this plan. Second Street between Centre Road and Hickory Drive is designated a Collector Road on Schedule "C". Municipal Collector Roads are intended to carry moderate amounts of traffic between Arterial Roads (or County Collector Roads) and Local Roads, while the primary function of Local Roads is to provide direct access to abutting properties, to provide connections to the wider road network, and to minimize through traffic. All Local Roads will have a road allowance of 20 metres. Municipal Roads will be maintained and upgraded as necessary to meet the changing needs of the Township.

Private Roads (not shown on Schedule "C") are those roads located entirely on privately owned lands and provide road access for one or more private users. While the construction and maintenance of Private Roads are the sole responsibility of the private landowner (or landowners), such roads remain subject to the Township's standards, policies, and regulations regarding design, construction, and maintenance.

(a) The road network in the Township will be planned, designed, developed,

and maintained in a manner that:

- (i) ensures that the existing and future pattern of Municipal Roads in the Township is in harmony with the existing and future road pattern of adjoining municipalities, with the County's Transportation System, and with Provincial Freeways and Provincial Highways;
  - (ii) supports a variety of safe, sustainable, and energy-efficient modes of transportation;
  - (iii) provides safe, convenient, and visually appealing pedestrian and cycling infrastructure in appropriate locations;
  - (iv) ensures that all new residential development provides a minimum of two access points to the existing road network;
  - (v) makes appropriate accommodations for the movement of agricultural equipment and machinery; and
  - (vi) accounts for the impacts of a changing climate on the Township's transportation infrastructure.
- (b) Development abutting a Provincial Freeway, a Provincial Highway, or a County Road that would detract from that road's primary traffic-carrying function will be discouraged.
- (c) Where development is proposed abutting a Provincial Freeway, a Provincial Highway, or a County Road, MTO or the County of Middlesex shall be consulted regarding the application, as appropriate, and regard shall be had to all relevant Provincial and County policies, guidelines, and regulations.
- (d) Applications proposing development abutting a Provincial Freeway, a Provincial Highway, or a County Road shall not be approved unless the necessary access permits and all other approvals can be obtained from MTO or from the County of Middlesex, as appropriate.
- (e) Applications proposing direct access to a Provincial Freeway or a Provincial Highway are strongly discouraged, and applicants can expect that proposals for such access will generally not be approved.
- (f) All proposed development within the MTO Controlled Area shall be subject to MTO approval under the Public Transportation and Highway Improvement Act.
- (g) Consultation with MTO early on in the application process for any development proposed within or near the MTO Controlled Area is encouraged to ensure the integration of local planning decisions with provincial transportation planning.
- (h) Where an area adjacent to or in the vicinity of a Provincial Freeway or a Provincial Highway in the MTO Controlled Area is designated for future development, all development in that area will be subject to MTO's policies, standards, and requirements.
-

- 
- (i) Proposed access points to any County Road shall require the approval of the County Engineer and shall be subject to the County's By-law No. 5783, as amended.
- (j) Any proposed new development or significant redevelopment adjacent to or in proximity to a County Road shall require the approval of the County Engineer.
- (k) All applications proposing development within the MTO Controlled Area:
- (i) shall be required to include a Traffic Impact Study (TIS), prepared in accordance with MTO's TIS Guidelines; and
  - (ii) shall be subject to the review and approval of MTO.
- (l) All applications proposing development or redevelopment abutting or in the vicinity of a Provincial Freeway, a Provincial Highway, or a County Road may be required to include a TIS or a similar study as part of a complete application, to be reviewed and approved by MTO or the County of Middlesex, as appropriate.
- (m) The Zoning By-law will incorporate appropriate setbacks for development abutting Second Street between Centre Road and Hickory Drive and any other Municipal Collector Road as may be designated.
- (n) The Township, County, or MTO may require any application proposing development that is likely to generate significant traffic volumes to include a TIS or a similar study as part of a complete application in order to assess the impact of the proposed development or redevelopment on the overall transportation system, to be reviewed and approved by MTO, the County of Middlesex, or the Township, as appropriate.
- (o) Council may require a Traffic Impact Study in support of any proposed development that in Council's opinion could affect the adequacy of the existing road network.
- (p) Proposed access points to Local Roads shall be evaluated based on the following requirements:
- (i) the expected number of vehicles using the proposed access must not seriously jeopardize the traffic movements of the road;
  - (ii) the number of access points must be minimized where possible using joint access points or local access roads or through the back-lotting of development onto roads designed to carry higher traffic volumes;
  - (iii) access points must provide sufficient space to ensure that all turning movements can be made safely; and
  - (iv) safe distances between access points and intersections must be maintained.
- (q) MTO will determine the right-of-way widths for Provincial Freeways and Provincial Highways. The existing and future pattern of Township Roads shall be in harmony with the existing and future.
- (r) The minimum right-of-way widths for County Roads are set out inroad pattern of adjoining
-

municipalities, the County Road system and the Provincial Highway Section 2.4.2.3 of the County of Middlesex Official Plan as amended. Local Roads will be maintained and upgraded as necessary to meet the changing needs of the Township.

(s) All Municipal Collector Roads in the Township shall have a minimum right-of-way width of 30 metres.

(t) All Local Roads in the Township shall have a minimum right-of-way width of 20 metres.

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.

(u) 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.

(v) 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 Township of Adelaide Metcalfe does not currently maintain or operate any municipal water or sanitary sewer systems. However, the Municipality of Strathroy-Caradoc’s Wastewater Treatment Plant and that plant’s former polishing ponds are located in the Township of Adelaide Metcalfe on Lot 19, Concession V, S.E.R. (formerly in the Township of Adelaide). The location of the Strathroy-Caradoc Wastewater Treatment Plant is shown on Schedules “A-2” and “B” to this Official Plan.

(a) 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.

- (b) 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 Active Transportation**

Middlesex County recently adopted a County-wide Cycling Strategy with the goal of providing a safe, accessible, connected, and enjoyable network of routes, trails, and infrastructure that will support the use of active transportation. Active transportation provides an opportunity to engage in physical activity and is a cost-effective and environmentally friendly way for people to travel to and from work or school. As long distances and the lack of safe cycling routes can often deter people from choosing cycling for their commutes, fitness and recreation remain the primary reasons why residents of Middlesex County use active forms of transportation, according to the Cycling Strategy. Thus, the Cycling Strategy recommends that the Township’s short-term priority should be the development of a loop network (consisting of Mullifarry Drive, Kerwood Road, Winter Drive, and Calvert Drive) to provide opportunities for recreational and touring cycling within the Township.

- (a) The Township will cooperate with the County in the implementation of the Middlesex
-

County Cycling Strategy.

- (b) The Township may require that development proposals incorporate facilities to support the use of active transportation, such as on-street routes, off-street trails, and connections to adjacent areas, especially where an application proposes development within a Settlement Area.
- (c) The Township will adopt an approach to the planning, development, and redevelopment of public roads that encourages the provision of safe and accessible active transportation facilities and that supports community connectivity.
- (d) The Township shall conduct a preliminary review, as recommended in Section 4.1.3 of the Middlesex County Cycling Strategy, during the planning stage for any project that involves a corridor or road identified in the Cycling Strategy as a proposed cycling route, where the corridor or road in question is one over which the Township has jurisdiction.
- (e) The Township will explore opportunities to use linear corridors for active transportation purposes, which includes the preservation and reuse of abandoned rail corridors as trail segments and for other such uses that maintain the corridor's integrity and its continuous linear characteristics.

#### **4.4 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. This will be accomplished by taking into consideration the recommendations made in the Guidelines for New Development in Proximity to Railway Operations (prepared for the Railway Association of Canada and the Federation of Canadian Municipalities) regarding the mitigation of noise and vibration resulting from rail operations and other safety and security measures.

- (a) Notwithstanding anything to the contrary in this Official Plan, all development within 300 metres of an operating rail corridor, including the development of a single detached dwelling, shall be subject to site plan control in order to ensure the provision of adequate safety measures, such as setbacks, intervening berms, and security fencing, unless the provision of such measures has already been addressed to the satisfaction of the Township and other commenting agencies as a condition of draft plan of subdivision approval or of another development approval.
- (b) For the purposes of this section of the Official Plan:
  - (i) “minimum noise influence area” shall be defined as any area:
    - (A) within 1,000 metres of a freight rail yard;
    - (B) within 300 metres of a principal main line;

- (C) within 250 metres of a secondary main line;
  - (D) within 150 metres of a principal branch line; and
  - (E) within 75 metres of a secondary branch line or a spur line; and
- (ii) “minimum vibration influence area” shall be defined as any area within 75 metres of a rail corridor or rail yard.
- (c) Applications proposing development within the minimum noise influence area of a rail corridor or rail yard may be required to include a Noise Impact Study, prepared by a qualified acoustic consultant, as part of a complete application.
- (d) Noise Impact Studies should be undertaken in a manner that has regard to the recommendations made in the Guidelines for New Development in Proximity to Railway Operations, and should include details about the assessment methods used, summarize the results, and make recommendations regarding outdoor and indoor noise control measures.
- (e) Proponents of development in the minimum noise influence area of a rail corridor or rail yard are encouraged to undertake noise studies early on in the application process.
- (f) Where a Noise Impact Study has recommended that development include exterior noise control measures, the proponent shall be required to submit a detailed acoustical design study, to be approved by the Township in consultation with the Ministry of the Environment, the owner or operator of the railway, and any other appropriate commenting agency, as a condition of development approval.
- (g) Where proposed development is to proceed by plan of subdivision, the noise control measures shown in the approved acoustical design shall be included in the subdivision agreement, which upon execution shall be submitted to the Ministry of the Environment for review prior to registration.
- (h) Applications proposing development within the minimum vibration influence area of a rail corridor or rail yard may be required to include a Vibration Impact Study, prepared by a qualified consultant, as part of a complete application.
- (i) Vibration Impact Studies should be undertaken in consultation with the Township and the owner or operator of the railway in a manner that has regard to the recommendations made in the Guidelines for New Development in Proximity to Railway Operations, and should determine whether vibration mitigation measures are necessary and what options are available based on the particular conditions of the site.
- (j) Proponents of development in the minimum vibration influence area of a rail corridor or rail yard are encouraged to undertake vibration studies early on in the application process.
- (k) Where a Vibration Impact Study has identified a need for vibration mitigation or control
-

measures, the provision of such measures, to the satisfaction of the Township in consultation with the Ministry of the Environment and the owner or operator of the railway, shall be made a condition of approval of the draft plan of subdivision and shall be included in any subdivision agreement or similar agreement.

- (l) The approval of any proposed residential development within 300 metres of a railway operation shall require, as a condition of approval, that the proponent enter into an agreement with the Township, which agreement shall include a warning clause acknowledging and advising future owners that, despite the inclusion of noise and vibration control measures within the development, there is nonetheless a possibility that alterations to railway operations could adversely affect the living environment and residents' enjoyment of their properties.

#### **4.4.1 — 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.

#### **4.4.2 — 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.~~

#### **4.4.3 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.~~

### **4.5 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.

~~Sensitive land uses, including residential uses, nursing homes, schools and institutional uses, shall only be permitted in accordance with Ministry guidelines, with any required separation distance measured from the lot line of the site.~~

~~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".~~

### **4.6 Active and Abandoned Landfill Waste Disposal Sites**

~~Known Waste Disposal Sites are denoted on Schedule "B" of this Plan. Land uses located on or near an active or former waste disposal site will be regulated in accordance with the Ministry of the Environment's Guideline D-4, as the potential exists for contamination from leachate, methane, and other soil gases, as well as for soil instability, in the area surrounding active and former waste disposal sites. According to Guideline D-4, the most significant contaminant discharges and visual impacts normally occur within 500 metres of a waste disposal site, and so this distance is generally used to define the Waste Disposal Assessment Area (WDAA) surrounding an active or former site. Separation distances are generally measured from the perimeter of the fill area, which is the area on the site set aside for dumping or landfilling.~~

---

- (a) No land uses shall be permitted:
  - (i) within 30 metres of the perimeter of the fill area of an active waste disposal site; or
  - (ii) within 30 metres of the perimeter of the fill area of a non-operating waste disposal site where technical controls for leachate or for leachate and gas are required surrounding the fill area.
- (b) No development shall be permitted on any land or on any land covered by water that has previously been used for a waste disposal site within a period of twenty-five years from the day on which the waste disposal site ceased to operate, unless such development is for a land use that has been approved on the subject site by the Ministry of the Environment.
- (c) No residential or other sensitive use shall be permitted within 90 metres of the operating area of an active waste disposal site or within 30 metres of any portion of the site that is no longer in active operation.
- (d) The proponent of any development or lot creation within 500 metres of the fill area of an active waste disposal site shall be required to undertake soil, atmosphere, and groundwater testing in accordance with the requirements of the Ministry of the Environment prior to the approval of any proposed development, the giving of a consent to create a new lot, or the issuance of any building permit for a dwelling or any other permanent structure where a person will be present on a full-time basis and where the presence of the waste disposal site could adversely affect the health or safety of the occupants.
- (e) The proponent of any development within 500 metres of any active, former, or abandoned waste disposal site, including such a site that is located outside the Township but within 500 metres of the municipal boundary, shall be required to undertake a review of that site, unless such a review has already been completed, to the satisfaction of the Township and the County.
- (f) The proponent of any development within the Waste Disposal Assessment Area surrounding any former or abandoned waste disposal site shown on Schedule “B” may be required to undertake soil, atmosphere, and groundwater testing in accordance with the requirements of the Ministry of the Environment prior to the approval of any proposed development.
- (g) The need for or desirability of any testing related to a former or abandoned waste disposal site will be determined in consultation with the Ministry of the Environment early in the development application process.
- (h) Any testing undertaken related to a waste disposal site in accordance with the policies in this section of the Official Plan shall also address any mitigation measures that might be required for the development proposed.

- (i) Development may be permitted on land that has previously been used for a waste disposal site, provided that the waste disposal use ceased more than twenty-five years prior to the day on which the development application is made.
- (j) The proponent of any development described in Clause (i) shall be required to undertake soil and groundwater testing in accordance with the requirements of the Ministry of the Environment, which must also address any mitigation measures that might be required for the proposed development.
- (k) The establishment of a new waste disposal site or waste disposal facility:
  - (i) shall only be permitted in the Agricultural Areas shown on Schedule “A-1” to this Plan, and
  - (ii) shall require an amendment to this Official Plan and an amendment to the Official Plan of the County of Middlesex.

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.

Council may, by by-law, delegate its authority to pass by-laws under Section 34 of the *Planning Act* that are of a minor nature to a committee of Council or to an individual who is an officer, employee, or agent of the Township.

The following are considered by-laws under Section 34 of the *Planning Act* that are of a minor nature:

- (i) a by-law to remove a holding symbol;
- (ii) a by-law to authorize the temporary use of land, buildings, or structures;
- (iii) an amending by-law under Subsection 34 (10) of the *Planning Act* to permit the extension or enlargement of any land, building, or structure that lawfully existed on the day that the Zoning By-law was passed, provided that such land, building, or structure continues to be used in the same manner and for the same purpose; and
- (iv) a by-law to which Section 43 of the *Planning Act* applies.

## 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

The County of Middlesex is the approval authority for plans of subdivision and descriptions of condominium in the Township of Adelaide Metcalfe. The role of Township Council in this process is to recommend applications to the County for approval. The County's policies for plans of subdivision are set out in Section 4.5.1 of the County's Official Plan.

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;
- c) Institutional development or redevelopment within the jurisdiction of the Thames Valley District School Board or the London District Catholic School Board; and

---

d) Any other matters in which site plan does not apply by statute.

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 Community Improvement

Part IV of the Planning Act allows Council to designate any part of the Township, or the entire Township, as an area whose improvement is desirable for any environmental, social, or community economic development reason. This Official Plan's Community Improvement policies are intended to encourage the enhancement of existing areas by incentivizing improvements to private properties, streets, sidewalks, parks, and other physical elements of designated areas.

- (a) Council may pass by-laws to designate one or more parts of the Township, or the entire Township, as a Community Improvement Project Area.
- (b) Once an area has been designated as a Community Improvement Project Area, Council may provide for the preparation of a Community Improvement Plan and may adopt that Plan once it has been prepared.
- (c) Once a Community Improvement Plan has come into effect, the Township may make grants or loans to the owners and tenants of lands and buildings within the designated Community Improvement Project Area to pay for the whole or part of the eligible costs of the Community Improvement Plan.
- (d) Council may designate a Community Improvement Project Area and adopt a Community Improvement Plan for any of the following purposes:
  - (i) to address the need to rehabilitate a significant portion of the housing stock in a particular area;
  - (ii) to address a lack in the supply of sufficient affordable housing;
  - (iii) to stimulate private-sector investment in a way that results in non-residential growth;
  - (iv) to encourage economic revitalization, particularly in rural Settlement Areas;
  - (v) to facilitate or encourage community change in a coordinated manner;
  - (vi) to address deficiencies in, or the deterioration of, municipal services or infrastructure, including roads, curbs, sidewalks, or street lighting;
  - (vii) to address deficiencies in, or the deterioration of, public recreation facilities or public open space; or
  - (viii) to address any other matters referred to in the definition of "community improvement" in Section 28 (1) of the Planning Act.
- (e) Council may undertake studies to evaluate areas of the Township for their potential designation as Community Improvement Project Areas.

- (f) For greater clarity, the undertaking of studies referred to in Clause (e) above is not required for an area to be designated as a Community Improvement Project Area.
  
- (g) A Community Improvement Plan whose purpose is to offer incentive programs aimed at redeveloping or marketing a Community Improvement Project Area as a commercial area shall not be adopted unless:
  - (i) the designated Community Improvement Project Area has a viable or potential commercial function; and
  - (ii) the geographic extent of the designated Community Improvement Project Area is not so broad as to limit the effectiveness of the Community Improvement Plan.
  
- (h) Council may achieve its Community Improvement objectives through the adoption and enforcement of a Property Standards By-law under the Building Code Act, 1992.
  
- (i) Council may, where necessary, acquire land to provide services, improve certain facilities, or provide incentives for the remediation of contaminated sites.

## 5.12 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.

## 5.13 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.

**5.14 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 Planning 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 Planning 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 Planning 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 data;
- 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 data; 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 as 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.

## **5.15 Parkland Dedication**

The provisions of the Planning Act shall be used to acquire land dedications for park or other recreational purposes. In the case of residential lands, the dedication is limited to 5% of the lands being subdivided or developed whereas in the case of commercial and industrial development, the dedication is limited to 2%. In the case of medium density residential development, the Township may require lands be dedicated for park or other recreational purposes at the

rate of 1.0 hectare for every 600 dwelling units, or where cash-in-lieu is accepted, it shall be provided at a calculated rate of one hectare per 1000 dwelling units.

### **Cash-in-Lieu**

Where adequate parkland is available, where more suitable sites exist elsewhere, or where parkland proposed to be conveyed does not meet the criteria in Section 3.4.5.4, a cash payment in lieu of a dedication of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes. The amount of the payment shall be determined in accordance with the provisions of the Planning Act. The value of the subject lands shall be determined by an appraisal authorized by the Township, in accordance with the provisions of the Planning Act. This Plan recognizes the conveyance of land as the preferred method of parkland dedication.

### **Acquisition**

Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be dedicated to the Township for park purposes shall be evaluated on the basis of the following criteria:

- a) Proximity and access to existing recreation facilities and parks;
- b) Proximity and access to users;
- c) The size, shape, topography and drainage of the parkland parcel. The development of parkland parcels that are smaller than 0.5 hectares in size shall be discouraged, unless it is necessary to reconcile gap areas;
- d) Suitability of supporting a variety of active and passive recreation uses. The acceptance of woodlots and environmentally sensitive as parkland dedication should be discouraged, although the Municipality may assume these lands (over and above the required amount) for the purposes of protecting natural areas for passive recreation and educational uses;
- e) Adequate street frontage;
- f) Potential development and maintenance costs; and
- g) Potential for expansion.

## **6.0 Glossary**

### **ACTIVE GRAVEL OR QUARRY OPERATION:**

means licensed sites within the County of Middlesex, existing extraction areas within the undersigned part of the County and sites under Aggregate Permit on Crown Land in the County.

### **ACTIVITY:**

Means one or a series of related processes that occurs within a geographical area and may be related to a particular land use.

### **ADDITIONAL RESIDENTIAL UNIT:**

means a dwelling unit that is self-contained, clearly subordinate to, and located within the same building or on the same lot of a principal dwelling unit.

### **ADJACENT LANDS:**

For the purpose of Natural Heritage System means those lands, contiguous to a specific Natural Heritage System Feature, where it is likely that development or site alteration would have a negative impact on that Natural Heritage System feature and ecological functions. The extent of the adjacent lands is 120 metres for Natural Heritage System Features, except for Habitat of Endangered or Threatened Species where the extent of adjacent lands will be determined in accordance with Provincial legislation or guidelines.

For the purpose of Aggregate Resources and Petroleum Resources means those lands contiguous to lands on the surface of known petroleum resources, mineral deposits or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of adjacent lands may be recommended by the Province.

### **ADVERSE EFFECTS:**

mean one or more of:

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

### **AFFORDABLE HOUSING:**

means

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

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

- b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

### **AGRI-FOOD NETWORK**

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

### **AGRI-TOURISM USES**

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

### **AGRICULTURAL IMPACT ASSESSMENT**

Means the evaluation of potential impacts of nonagricultural uses on the agricultural system. An assessment recommends ways to avoid or if avoidance is not possible, minimize and mitigate adverse impacts.

### **AGRICULTURAL SYSTEM:**

Means a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: a) An agricultural land base comprised of prime agricultural areas, including specialty crop areas. It may also include rural lands that help to create a continuous productive land base for agriculture; and b) An agri-food network which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector.

### **AGRICULTURAL USES:**

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

### **AGRICULTURE-RELATED USES:**

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

### **AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI):**

means areas of land and water containing natural landscapes or features that have been identified by the Province as having life science or earth science values related to protection, scientific study, or education.

### **ASSESSMENT REPORT:**

means a scientific-based document that forms the basis of the Source Protection Plan, by identifying vulnerable areas, assessing vulnerability, identifying source water quality issues, identifying threats to the drinking water, and assessing the risk due to threats.

### **BUILT-UP AREAS:**

mean areas where development is concentrated. It includes existing development, as well as vacant registered and draft approved lots.

### **CONSENT:**

means a legal permission, generally given by a local Committee of Adjustment in accordance with the Planning Act, to convey land by way of a deed or transfer, or grant, assign or exercise a power of appointment with respect to land, or mortgage or charge land, or enter into an agreement of sale and purchase of land or enter into any agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more.

**CONSERVATION AUTHORITY:**

means the Ausable-Bayfield, St. Clair Region, Upper Thames River, Kettle Creek and Lower Thames Valley Conservation Authorities.

**CULTURAL HERITAGE RESOURCES**

Cultural heritage resources include, but are not restricted to, archaeological resources, built heritage resources and cultural heritage landscapes.

**CUMULATIVE IMPACT:**

means the combined effects or potential effects of one or more development activities in a specified area over a particular time period. The effects may occur simultaneously, sequentially or in an interactive manner.

**DEPOSITS OF MINERAL AGGREGATE RESOURCES:**

means an area of identified mineral aggregate resources that has a sufficient quantity and quality to warrant present or future extraction.

**DEPOSITS OF PETROLEUM RESOURCES:**

means oil, gas, or brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation and may include sites of former operations where resources are still present.

**DEVELOPMENT:**

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; or works subject to the Drainage Act.

**DEVELOPMENT ASSESSMENT REPORT (DAR):**

means a study prepared in accordance with established procedures, (see Section 2.2.1) to identify and assess the impacts of development on a specified feature or system.

**DRINKING WATER THREAT:**

means an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water, and includes an activity or condition that is prescribed by the regulations as a drinking water threat.

**ECOLOGICAL FEATURES:**

means natural areas represented by woodlands, thickets, meadows, wetlands, watercourses and water bodies, and connected vegetation features with associated ecological functions, processes, products or services and include living and non-living environments that support species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**ECOLOGICAL FUNCTIONS**

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

**ECOLOGICAL LINKAGE**

means areas providing connectivity supporting a range of species, community and ecosystem processes necessary to sustain natural plant and animal movement patterns between ecological features daily, seasonally and over multiple generations. Ecological linkages are preferably associated with the presence of existing ecological features and ecological functions, however, in rural agricultural areas, farm fields may perform important ecological linkage functions. Ecological linkage areas are not meant to interfere with normal farm practice. The extent and location of the ecological linkages can be assessed in the context of both the scale of the proposed development or site alteration, and the importance of ecological linkage to the long term sustainability of the Natural Heritage System.

**ECOSYSTEM:**

means systems of plants, animals and micro-organisms, together with the non-living components of their environment, related ecological processes and humans.

**EMPLOYMENT AREA:**

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

**ENDANGERED SPECIES:**

means a species that is listed or categorized as an “Endangered Species” on the official Species at Risk in Ontario (SARO) list, provided in the Endangered Species Act, 2007 as updated and amended from time to time.

**ENERGY STORAGE SYSTEM:**

means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage

**ENVIRONMENTAL ASSESSMENT PROCESS:**

means a process for authorization of an undertaking under legislation such as the Environmental Assessment Act, and Ontario Energy Board Act.

**EROSION HAZARDS:**

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

**FARM OPERATION:**

means the composite of all parcels operated as a farm.

**FARMER:**

means a person who owns and/or operates a farm in Middlesex County.

**FISH:**

means fish, shellfish, crustaceans and marine animals at all stages of their life cycles.

**FISH HABITAT:**

means areas as defined in the Fisheries Act, which means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

**FLOODING HAZARDS:**

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

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the 100 year flood level plus an allowance for wave uprush and other water related hazards.
- b) Along river and stream systems, the flooding hazard limit is the greater of:
  1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
  2. the one hundred year flood; or
  3. a flood which is greater than 1) or 2) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;except where the use of the one hundred year flood or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

**GROUNDWATER:**

means sub-surface water, or water stored in the pores, cracks and crevices in the ground below the water table.

**GROUNDWATER RECHARGE AREA:**

means an area in which there is significant addition of water by natural processes to groundwater.

**HAZARDOUS LANDS:**

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

**HEAD-WATER:**

means the source area of a stream.

**HIGHLY VULNERABLE AQUIFER:**

Means an aquifer on which external sources have or are likely to have a significant adverse effect, and includes the land above the aquifer.

**HOME OCCUPATION:**

means a commercial or industrial use which is carried out on the same lot as a residential or farm use but which is not the main use of property. The home occupation shall be located, in case of a residential property, in the house and in the case of a farm, may include buildings other than the house.

**HOUSING OPTIONS:**

means a range of housing types such as, but not limited to single-detached, semidetached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low-and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative

housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multigenerational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.

**HYDROLOGY:**

the study of surface water.

**HYDROGEOLOGY:**

the study of ground water.

**INDIVIDUAL ON-SITE SYSTEMS:**

means individual autonomous water supply and sewage disposal, systems that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

**INFRASTRUCTURE:**

means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities.

**INSTITUTIONAL USES:**

mean those uses, associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

**LEGALLY EXISTING PITS AND QUARRIES:**

mean:

a) lands under licence or permit, other than wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto; and

b) for lands not under licence or permit, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation.

**MINERAL AGGREGATE RESOURCES:**

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

**MINIMUM DISTANCE SEPARATION FORMULAE:**

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

**NATURAL HERITAGE FEATURES AND AREAS:**

means features and areas, such as significant wetlands, fish habitat, significant woodlands, significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, significant areas of natural and scientific interest, and significant vegetation groups and significant vegetation patches as defined in the Middlesex Natural Heritage Systems Study 2014, which are important for their environmental and social values as a legacy of the

natural landscapes of an area.

**NATURAL HERITAGE SYSTEM:**

means a system made up of natural heritage features and areas, and ecological linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The County's natural heritage system is based on the approach outlined in the Middlesex Natural Heritage Systems Study (2014).

**NEGATIVE IMPACTS:**

means:

- a) in regard to fish habitat, any permanent alteration to or destruction of fish habitat, except where it has been authorized under the Fisheries Act .
- b) in regard to other Natural Heritage System elements, the loss of or degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified.

**NORMAL FARM PRACTICES:**

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

**ON-FARM DIVERSIFIED USES:**

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

**PETROLEUM RESOURCE OPERATIONS:**

means oil, gas and salt wells, and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

**PETROLEUM RESOURCES:**

means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

**POTENTIAL MINERAL AND PETROLEUM RESOURCES:**

mean areas favourable to the discovery of deposits of mineral or petroleum resources due to favourable geology, the presence of known deposits or other technical evidence.

**PRIME AGRICULTURAL AREA:**

means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food, Agribusiness using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province. All

land within the County's agricultural area is determined to be within the Prime Agricultural Area.

**PRIME AGRICULTURAL LAND:**

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

**PRINCIPAL DWELLING:**

means the primary residential building constructed on a lot, which was established as the main residence prior to the development of any additional residential units. It is the first dwelling constructed on the lot and is the main use of the property for residential purposes.

**REDEVELOPMENT:**

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

**REHABILITATE:**

means, after extraction, to treat land so that the use or condition of the land is restored to its former use or condition, or is changed to another use or condition in accordance with applicable legislation. With respect to degraded natural environments, means a combination of appropriate and acceptable structural and non-structural works which are intended to reduce damages, plus an allowance to address slope and unstable slope related conditions.

**RENEWABLE ENERGY SOURCE:**

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

**RENEWABLE ENERGY SYSTEM:**

means a system that generates electricity, heat and/or cooling from a renewable energy source.

**RESIDENCE SURPLUS TO A FARMING OPERATION:**

means a habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**SECTION 59 NOTICE:**

Refers to the requirements under Section 59 of the Clean Water Act, which requires issuance of a notice from the Municipality's Risk Management Official before permitting an activity that is considered a restricted land use as identified in the Source Protection Plan.

**SENSITIVE LAND USES:**

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

**SETTLEMENT AREA:**

means urban areas, community areas and hamlet areas within municipalities (such as cities, towns, villages and hamlets) that are:

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

**SETTLEMENT CAPABILITY STUDY:**

means a comprehensive study of a community to identify the suitability of the area to safely accommodate future growth and development in the absence of full municipal services, and to establish a technical foundation on which to base a secondary plan and evaluate applications for development. The study must address the servicing hierarchy set out in this Plan by assessing the feasibility of full or communal services and, if proven to be unfeasible, assessing the feasibility of proceeding on private services.

**SIGNIFICANT:**

means:

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, as identified in the MHNSS, 2014, an area identified as provincially significant using evaluation criteria and procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, as identified in the MNHSS, 2014, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas identified in the MNHSS, 2024, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and
- d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, such as the Provincially Significant Mineral Potential Index.
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in section c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**SIGNIFICANT DRINKING WATER THREAT:**

means a drinking water threat that, according to a risk assessment, poses or has the potential to pose a significant risk.

**SIGNIFICANT GROUNDWATER RECHARGE AREA:**

means an area within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

**SLOPE STABILITY:**

is achieved when all forces acting on a slope are in equilibrium. This would include natural forces within a slope caused by soil, water and climatic influences, and surface erosion forces caused by toe erosion and overland water flow. Human activities through the imposition of surcharge loading, management of vegetation, drainage and other surface wearing activities also influence slope stability.

**SOURCE PROTECTION PLAN:**

means a drinking water source protection plan prepared under the Clean Water Act, 2006. A Source Protection Plan contains policies to reduce the threats (identified in the Assessment Report) to drinking water sources.

**SPECIALTY CROP LAND:**

means areas where specialty crops such as tender fruits (peaches, grapes, cherries, plums), other fruit crops, vegetable

crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

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

**SURFACE WATER INTAKE PROTECTION ZONE:**

means an area that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats. (Ontario Regulation 287/07 under the Clean Water Act, 2006)

**SUSTAINABLE:**

means activities that meet present needs without compromising the ability of future generations to meet their own needs.

**TEMPORARY RESIDENTIAL UNIT:**

means a dwelling erected in such a way as to allow for its removal at a later date without leaving a foundation or other permanent services and/or facilities.

**URBAN AGRICULTURE**

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

**URBAN STANDARD:**

means County Roads constructed with hot mix asphalt, concrete curbs and gutters, and with underground storm water collection systems.

**VULNERABLE AREA:**

means a significant groundwater recharge area, a highly vulnerable area, a wellhead protection area, surface water intake protection zone, or a wellhead protection area.

**VEGETATION PROTECTION ZONE:**

means a vegetated buffer area surrounding natural heritage features. The buffer area is band of permanent vegetation, preferably consisting of native species, located adjacent to a natural heritage feature and usually bordering lands that are subject to development or site alteration. The purpose of the buffer is to protect the feature and its functions by mitigating impacts of the proposed land use and allowing an area for edge phenomena to continue (e.g., allowing space for edge trees and limbs to fall without damaging personal property, area for roots of edge trees to persist, area to allow runoff to infiltrate). The buffer may also provide area for recreational trails and provides a physical separation from new development that will discourage encroachment.

**WASTE MANAGEMENT SYSTEM:**

means sites and facilities to accommodate solid waste from one or more municipalities, and includes recycling facilities, transfer stations, processing sites and disposal sites.

**WAYSIDE PIT OR WAYSIDE QUARRY:**

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

**WELLHEAD PROTECTION AREA**

means an area that is related to a wellhead and within which it is desirable to regulate to monitor drinking water threats.

**WETLANDS:**

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

**WETLAND FUNCTIONS:**

mean the biological, physical, and socio-economic interactions that occur in an environment because of the properties of the wetlands that are present, including, but not limited to:

- a) ground water recharge and discharge;
- b) flood damage reduction;
- c) shoreline stabilization;
- d) sediment trapping;
- e) nutrient retention and removal;
- f) food chain support;
- g) habitat for fish and wildlife; and
- h) attendant social and economic benefits.

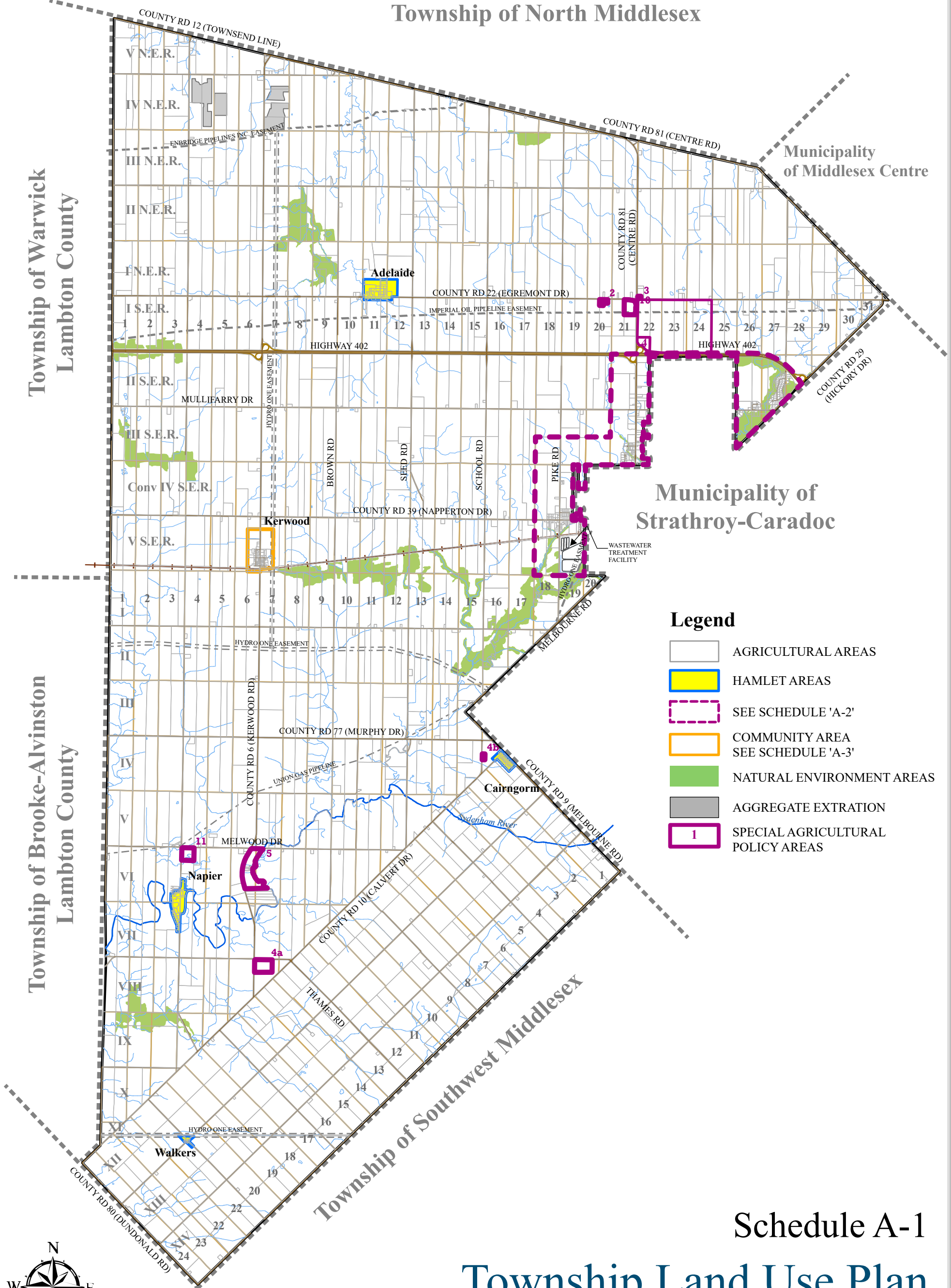
**WILDLIFE HABITAT:**

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

**WOODLANDS:**

means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.

# Township of North Middlesex



## Legend

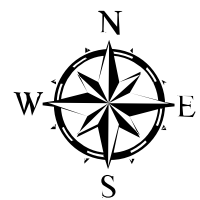
- AGRICULTURAL AREAS
- HAMLET AREAS
- SEE SCHEDULE 'A-2'
- COMMUNITY AREA  
SEE SCHEDULE 'A-3'
- NATURAL ENVIRONMENT AREAS
- AGGREGATE EXTRATION
- 1 SPECIAL AGRICULTURAL  
POLICY AREAS

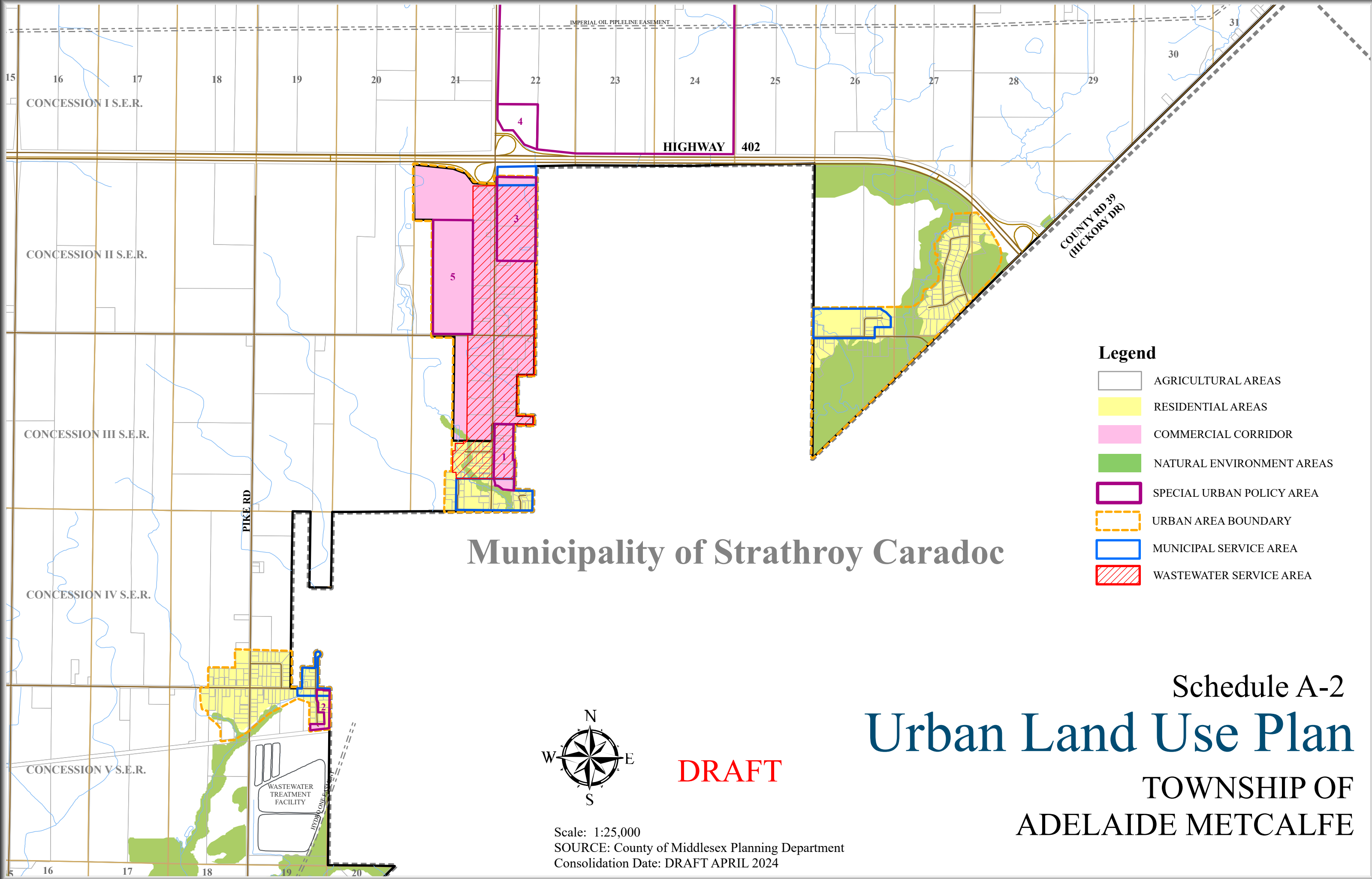
Schedule A-1

# Township Land Use Plan

TOWNSHIP OF

ADELAIDE METCALFE





# Municipality of Strathroy Caradoc

## Legend

- AGRICULTURAL AREAS
- RESIDENTIAL AREAS
- COMMERCIAL CORRIDOR
- NATURAL ENVIRONMENT AREAS
- SPECIAL URBAN POLICY AREA
- URBAN AREA BOUNDARY
- MUNICIPAL SERVICE AREA
- WASTEWATER SERVICE AREA

Schedule A-2

# Urban Land Use Plan

TOWNSHIP OF

ADELAIDE METCALFE



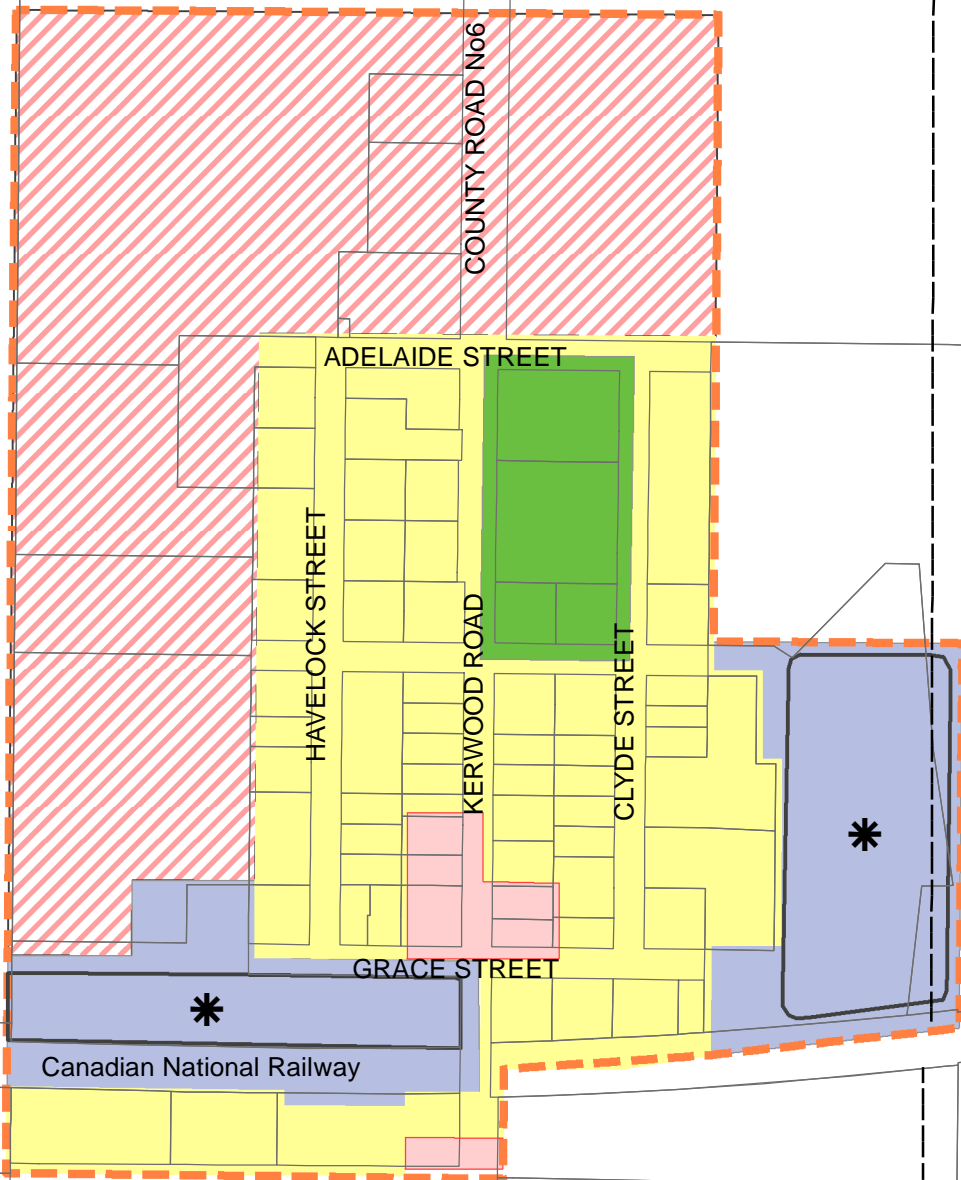
**DRAFT**

Scale: 1:25,000  
 SOURCE: County of Middlesex Planning Department  
 Consolidation Date: DRAFT APRIL 2024

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

# Township of North Middlesex

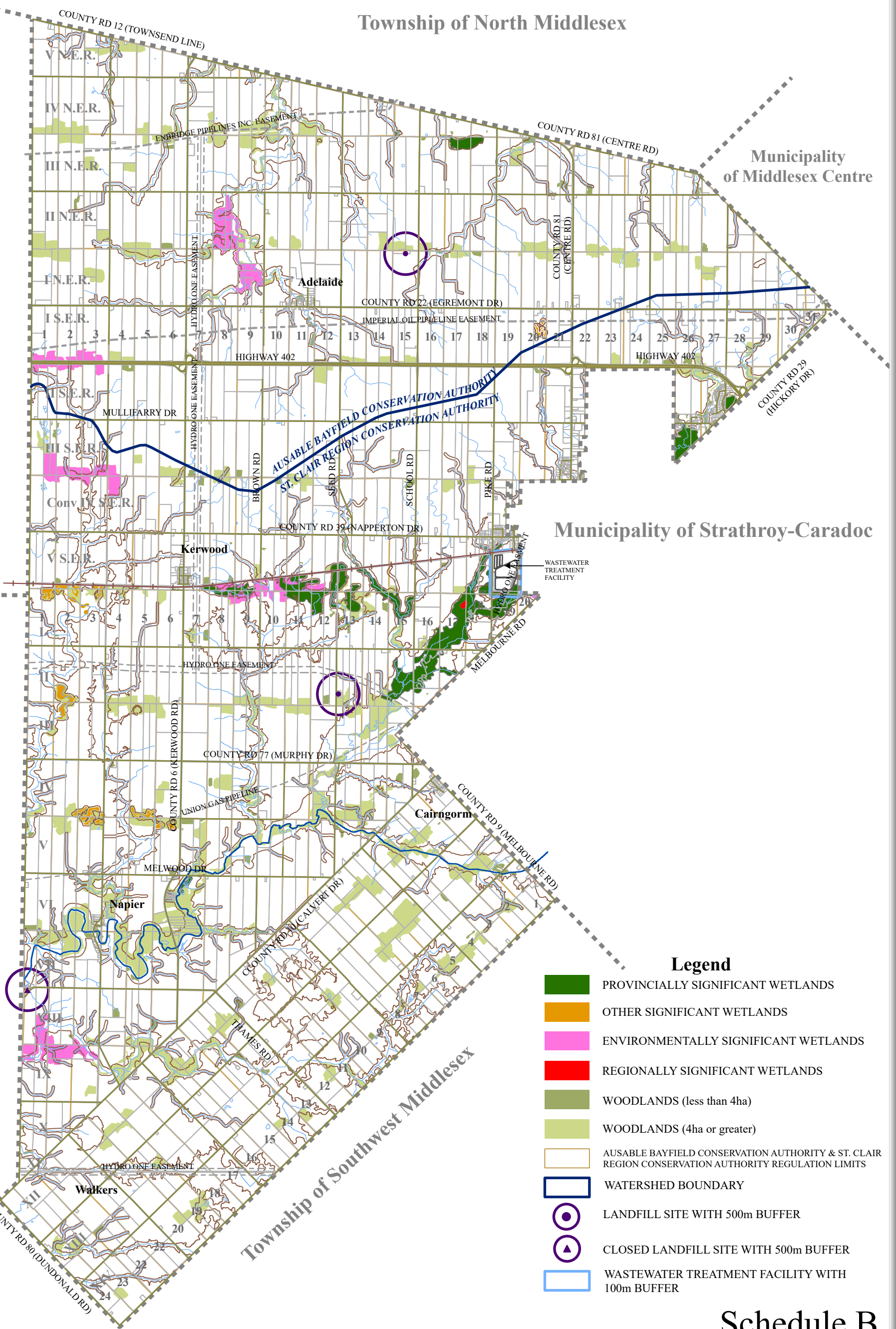
Township of Warwick  
Lambton County

Municipality of Middlesex Centre

Municipality of Strathroy-Caradoc

Township of Brooke-Alvinston  
Lambton County

Township of Southwest Middlesex

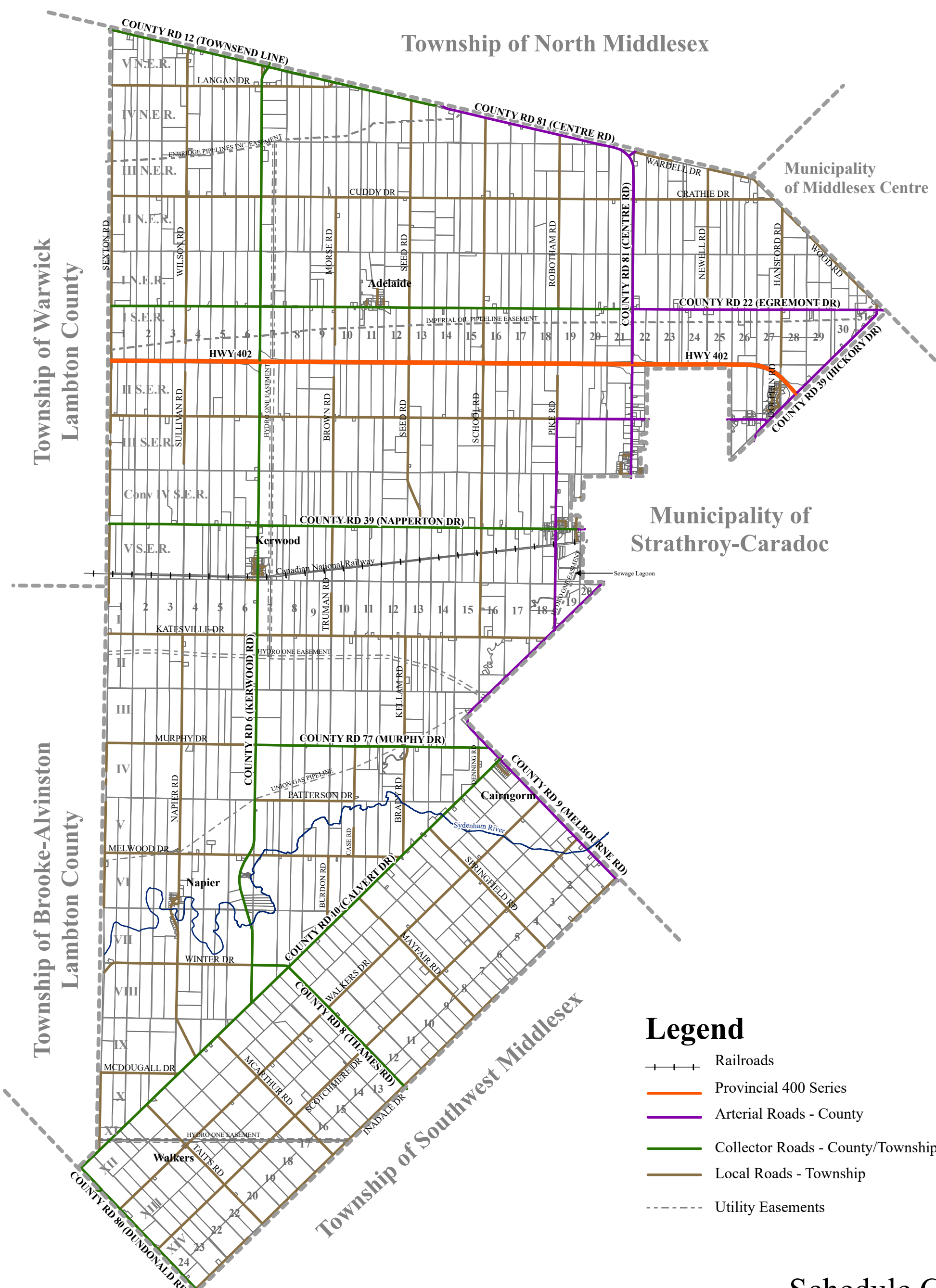


## Legend

- PROVINCIALY SIGNIFICANT WETLANDS
- OTHER SIGNIFICANT WETLANDS
- ENVIRONMENTALLY SIGNIFICANT WETLANDS
- REGIONALLY SIGNIFICANT WETLANDS
- WOODLANDS (less than 4ha)
- WOODLANDS (4ha or greater)
- AUSABLE BAYFIELD CONSERVATION AUTHORITY & ST. CLAIR REGION CONSERVATION AUTHORITY REGULATION LIMITS
- WATERSHED BOUNDARY
- LANDFILL SITE WITH 500m BUFFER
- CLOSED LANDFILL SITE WITH 500m BUFFER
- WASTEWATER TREATMENT FACILITY WITH 100m BUFFER

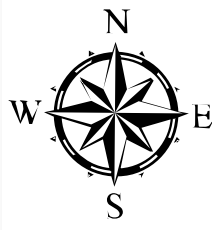
# Schedule B Environmental Constraint Areas TOWNSHIP OF ADELAIDE METCALFE

# Township of North Middlesex



## Legend

- Railroads
- Provincial 400 Series
- Arterial Roads - County
- Collector Roads - County/Township
- Local Roads - Township
- Utility Easements



Scale: 1:90,000  
 SOURCE: COUNTY OF MIDDLESEX PLANNING DEPARTMENT  
 DRAFT JUNE 2026 CONSOLIDATION

# Schedule C Transportation Network and Utilities TOWNSHIP OF ADELAIDE METCALFE