

COUNTY OF PRINCE EDWARD

# OFFICIAL PLAN

2021

**DRAFT**

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## **1.0 Introduction**

### **1.1 Purpose of the Plan**

Prince Edward County has a rich past, and diverse landscape. It also has changed dramatically since amalgamation. As we look to the future, The Official Plan is one of the most powerful policy documents the County has to provide a framework for comprehensive, integrated, place-based planning that can help us realize a long-term vision; A vision that supports and aims to strike a balance of the principles of strong communities, a clean and healthy environment and economic growth, for the long term. It helps to determine where homes and businesses are built; where parks, schools and community facilities are located; how natural, agricultural and cultural resources are managed; and how to realize social, environmental and economic objectives all within the context of efficiently providing services that residents, businesses and visitors value.

The Prince Edward County Official Plan (this Plan) provides direction for the entire County over the next 25 years on matters related to land use planning and growth. To ensure that the plan reflects its vision and policies, the plan will be reviewed by Council every 5 years.

This Plan is intended to provide strong, clear policy direction that protects and enhances the liveability and quality of place of Prince Edward County. It serves as the County's Sustainability Plan and promotes healthy, livable and complete communities supported by a strong economy.

## 1.2 Organization of the Plan

This Plan is organized as follows:

- a) **Section 1.0 Introduction** - the purpose and organization of this Plan;
- b) **Section 2.0 County Context and Future Direction** - an overview of the County's history and context, the long-term vision for planning and *development* in the County, guiding Principles that will help to achieve that Vision, and the details of where and how to grow over approximately the next 25 years.
- c) **Section 3.0 Shaping the County** - general policies applicable to all of Prince Edward County, including:
  - i. Environmental Protection and Enhancement - policies to ensure the careful management of the natural environment;
  - ii. Economic Growth and Prosperity - policies to support economic *development* while ensuring equitable consideration for permanent and seasonal residents.
  - iii. Livable Community - policies for the components that contribute to creating a sense of place in the County, including County Design, Cultural Heritage, Housing, Arts and Culture, Community Facilities and Services, and the Parks, Open Space and Trails Network; and,
  - iv. Infrastructure - policies for maintaining and maximizing use of existing infrastructure. Further policies will direct when, where, and how new infrastructure will be implemented. The County will consider approaches to growth that are sustainable over the long term, and are informed by the sustainable planning for asset management and infrastructure.
- d) **Section 4.0 County Land Use Designations** - *development* policies applicable to land use designations, including:
  - i. *Settlement Areas* - the planning policy framework for the land use designations related to the Urban and Rural *Settlement Areas* in the County;
  - ii. *Agricultural areas* - the planning policy framework for prime *agricultural lands* in the County;
  - iii. Rural Waterfront - the planning policy framework for lands associated with approximately 500 km of shoreline in the County;
  - iv. The Countryside - the planning policy framework for the land use designations that define the countryside elements of the County; and,
  - v. The Plan also features Overlay Designations and Symbols - overarching policies that are intended to provide additional guidance within the above land use designations.

- e) **Section 5.0 The County Toolbox** - establishes the regulatory framework and administrative processes through which the policies of this Plan will be achieved. A glossary is also included with definitions for a number of the key terms and phrases used throughout this document.
  
- f) **Section 6.0 Schedules** - this Plan includes Schedules 'A' to 'F-2', as follows:
  - i. Schedule 'A-1': Land Use Designations
  - ii. Schedule 'A-2': Land Use Designations
  - iii. Schedule 'A-3': Land Use Designations
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  - v. Schedule 'B': Natural Features & Areas
  - vi. Schedule 'C': Constraint Areas
  - vii. Schedule 'D': Resource Areas
  - viii. Schedule 'E': Transportation & Infrastructure
  - ix. Schedule 'F-1': Recreation & Tourism
  - x. Schedule 'F-2': Recreation & Tourism
  
- g) In addition, this Plan includes, in **Appendix A**, a series of maps that identify the boundaries for all of the *Settlement Areas* identified in Section 4.0 of this Plan.



### 1.3 How to Read this Plan

- a) The objectives and policies of this Plan are intended to reflect and achieve the long-term vision and principles for the County that are identified in Section 2.3, and establish planning requirements, programs, standards and criteria for the review of applications for *development*. Commitments will be undertaken in a phased manner, as determined by Council, subject to budget considerations and program availability.
- b) This Plan is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. All decisions affecting land use planning matters shall conform to the vision, principles, objectives as well as all relevant policies of this Plan.
- c) Secondary Plans are in effect for the *Urban Centres* of Picton (OPA 63/By-law 3406-2014), Wellington (OPA 62/By-law 3327-2013) and Rossmore (OPA 67/By-law 3647-2015). Where the County has prepared detailed Secondary Plans, they shall be read in conjunction with this Plan and all the relevant policies of this Plan applied. Where there is a conflict between the policies of this Plan and the policies of any Secondary Plan, the policies of the Official Plan shall prevail as the Secondary Plan policies implement the policies of the Official Plan.
- d) This Plan identifies policies and procedures that will influence and manage growth opportunities throughout the County over approximately a 25-year time horizon. It shall be further implemented through more detailed Secondary Plans, the provisions of the implementing Zoning By-Law, through Site Plan Control and/or the use of the various planning tools identified in Section 5.0 of this Plan. The County may also prepare other Master Plan documents, not specifically identified in Section 5.0, on various topics that will further articulate the vision, principles, objectives and policies of this Plan.
- e) Except for references to legislation, which are traditionally italicized, italicized terms in this Plan are defined in the Glossary located in Section 5.0. The terms provided in the Glossary are in both their singular and plural form. For other terms, the normal meaning of the word applies.
- f) The Official Plan is to be read as a whole and all applicable policies are to be applied.

## 2.0 County Context and Future Direction

### 2.1 The History and Evolution of the County

#### a) Natural Heritage

Prince Edward County is a unique place in Ontario. It is the only municipality in the Province nearly self-contained as an island encompassing approximately 1,050 square kilometres and boasting of over 800 kilometres of shoreline. The many kilometres of shoreline along Lake Ontario and the Bay of Quinte provide a diverse landscape shaped by glacial transformations beginning in the Paleozoic Era, and resulting in the rugged shorelines, cliffs, protected beaches, coves, shallow embayments, shoreline marshes, dynamic beaches, limestone benches and dune complexes that geographically characterize the County today.

In addition to the lakes and *wetlands* connected to Lake Ontario, there are other inland lakes and many other *wetlands* within the County. This includes expansive areas of marsh (e.g. the Sawguin Creek Complex and Big Island Marsh) and treed swamps (e.g. Big Swamp and Little Swamp).

Escarpment features and wooded areas add to this mosaic. Many of these wooded areas are found on thin limestone soils, giving rise to stunted stands of red cedar and other hardy plant species. Areas of open alvar and dry grassland also add to this mosaic, as do a multitude of watercourses. A 2011 Natural Heritage Study found that over 35% of the land in the County is in a state of natural cover. This amount of natural cover is very high in relation to most areas of Southern Ontario.

The diversity and abundance of natural areas within the County are important to many types of wildlife, including migratory birds and many Species at Risk. Protection has been afforded to several key areas, including Prince Edward Point National Wildlife Area, Point Petre Provincial Wildlife Area, Sandbanks Provincial Park and a number of Conservation Areas (e.g. Beaver Meadow, Massasauga Point and Demorestville) which help to ensure the long-term protection of some of the County's most valuable natural heritage assets.

#### b) Agriculture

Agriculture has always been the principal land use in the County and is an important economic driver and employment source through primary and secondary activities. Historically, culturally and economically it is an essential component of the County's character and a *significant* resource. In 2011, Statistics Canada reported that approximately 50% of the County's land base was under agricultural production. Over half of the County land qualifies as *Agricultural area*, a land-based resource that represents less than 12% of the land in Ontario.

The combination of fertile soils, moderate climate and large contiguous areas under agricultural production, combined with the presence of a stable and accomplished agricultural community supports the production of a broad diversity of farm-related commodities.

Prince Edward County is one of only a handful of regions in the Province with the climate and soil conditions that can sustain sufficient grape production to support a growing VQA certified regional wine industry and it continues to produce a wide range of artisanal cheeses. The County's optimal growing conditions allow for the presence of old-growth orchards that produce a wide variety of apples, both sweet and sour, that can be turned into cider and contribute to the County's growing craft beer, cider, and spirits scene.

### **c) Cultural Heritage**

The County has a rich and diverse cultural heritage that is rooted in extensive *archaeological resources* and Indigenous (i.e. Mohawks of the Bay of Quinte (MBQ) or Huron-Wendat) heritage, as well as the County's Loyalist history, and more recently defined by a thriving contemporary arts and culinary scene.

Cultural landscapes also contribute to the pastoral quality that contributes to the County's unique character and distinct rural charm.

Notably, the County's Aboriginal heritage includes a number of First Nations heritage sites. Following the ice age, the County was inhabited by three cultures: Archaic (hunter gatherers), Mound builders (larger groups with agricultural activities), and the Iroquois (formed *villages* with farming abilities). During the 1700s and 1800s, the County was populated by European settlers, and in the early 1780s, the County was dominated by United Empire Loyalists.

### **d) Architectural Heritage**

In the early 1830s, the high demand for the County's natural resources created a localized "industrial revolution", and the communities of Picton, Wellington and Bloomfield were established, leading to the establishment of many of the rich architectural heritage assets that are highly valued today. Architecturally, the County accommodates a substantial inventory of Loyalist Style architecture that includes homes, sawmills and factories, some of which have been repurposed as craft shops and *bed and breakfast establishments*.

The County's architectural heritage continues to evolve over time, and contemporary architecture is establishing the heritage of tomorrow, which is largely defined by sustainable design practices that seek to marry buildings with the landscape, conserve energy and create a lighter ecological footprint.

## 2.2 Prince Edward County Today and Tomorrow

- a) The County continues to be characterized by a beautiful countryside and a hierarchy of *Settlement Areas*; it is a community where the natural, cultural, agricultural and architectural heritage informs its current character. The complex interrelationships created through time among its various heritage resources are what make the County beautiful, unique, and a desirable place to live, work, play, and visit.
  
- b) Prince Edward County currently enjoys a diverse economic base that is focused primarily on agriculture, viticulture and tourism, as well as health care and social services. In 2016 there were an estimated total of 11,415 jobs in all industry categories. The majority were in health care and social assistance at 13%, retail at 12%, construction at 10%, accommodation and food services at 9%, manufacturing at 7%, and agriculture at just under 7%. A large number of the remaining jobs were in professional services, educational services, public administration, and administrative and support services. About 13% of the jobs were classified as work at home.

In addition to a thriving agricultural and tourism sector, the County is home to over 100 professional, knowledge-based service firms, with over 80% of these located in Picton. Although agriculture has in the past been the County's main area of employment, today it is mostly non-agricultural, with the highest share of jobs in sales, services, trades and business, finance and administration.

The core sectors of the local economy are supported by key attributes of the County, including its unique rural/small town lifestyle and quality of place, as well as the abundance of cultural, agricultural and natural assets. The attractiveness of the County, its proximity and easy access to major urban markets in Toronto, Ottawa and Montreal, as well as the strong network of dedicated stakeholders and organizations who promote the County, all drive local economic *development*, tourism and investment.

- c) The County faces challenges of a declining population caused by the presence of a much older population than the Ontario average which inevitably contributes to a high rate of natural population decrease (more deaths than births) and secondly, the absence of young people remaining in the County to pursue education, employment, and lifestyle preferences elsewhere. However, the County's many desirable assets and attractions sustain a high growth rate through in-migration, primarily by people from other parts of the Province. This trend of positive net migration is an indicator of both the County's attractiveness and its potential.

Growth trends within the County have determined that the population of residents is aging at a faster rate than the Ontario average. The County's older population is a *significant* factor impacting future growth trends, particularly in terms of the projected low rate of natural population increase. The immigration of older adults is recognized as an important driver of investment that supports local economic *development*, but is also requiring greater attention on accessibility and more investment in health care services.

The housing availability and affordability within the County may be contributing to the decline of younger professionals remaining in the County. Currently the County's housing

inventory consists of mainly single dwelling units with a strong presence of character and heritage homes. Limited new *development* along with the attraction of the County for retirees has contributed to an increase of cost in the housing market making it less *affordable* for younger families and younger professionals influencing the County to have the lowest share of children by percent of population in the Province. To attract young families and professionals to the County, greater attention will be placed on providing a broader range of housing options such as rental accommodations close to community services and amenities.

- d) The County has and will continue to face Infrastructure challenges. The County's size and reliance on the residential tax base will provide difficulties in aligning growth with the need to provide infrastructure to support growth.

## 2.3 A Vision for the Future

- a) Prince Edward County is, and will continue to be, an attractive rural community for people of all ages and abilities to live, work, visit and play. The County is a welcoming, healthy, prosperous, safe and cohesive community with a strong, open municipal government. Sustainability - environmentally, growth-related and otherwise; Agriculturally-focused; diverse cultural and economic fabric; and healthy, livable, complete communities are the lenses through which the County will make decisions that protect and enhance the quality of life and quality of place that have made it successful and attractive.
- b) The following Vision Statement provides the context and framework within which the long-range planning of the County will occur. It sets out the characteristics of Prince Edward County that make it a special place and provides an image of the County that is desired for the future:

*The County is fortunate to boast a mixture of prosperous agricultural lands, rural and environmentally-protected landscapes, varied and stunning shorelines, and an array of mixed-use Settlement Areas. It is these elements, taken together, that define the County's desirable quality of life and quality of place. What is most valuable and worth protecting, will always lead back to our roots, set deep into the physical elements that shape this Island.*

*As the County grows over time, new development will reinforce the County as a special and unique place. New development will be reviewed through the lenses of sustainability, agriculturally-focused, diverse cultural and economic fabric and healthy, complete communities. All new development will be compatible with its surrounding context, champion the protection of rural habitats and the natural environment and, where possible, reduce the climate impact of our decisions.*

*The people of Prince Edward County will be healthy and prosperous, and enjoy a diversity of housing options ranging in affordability, with opportunities for meaningful and well-paid employment. Community development will remain rooted in the County's rural character, diverse agricultural/viticulture features and facilities, natural heritage and cultural heritage assets, and culinary and artistic attractions. That economy will be supported by strong tourism and agricultural sectors, along with a diverse small business community including innovative, knowledge-based businesses.*

- c) The County recognizes the unique relationship that Indigenous communities have with the land and resources. The County strives to create and foster a meaningful relationship and partnership with all Indigenous groups to achieve a better understanding of Indigenous land use planning practices through proactive engagement. The County will engage with Indigenous communities early in the *development* process to ensure that concerns can be solved effectively and strategically in land use planning decision-making. The County will continue to consider the interests of Aboriginal communities in conserving

cultural heritage and *archaeological resources* while also creating opportunities for proactive engagement, consultation, and information sharing.

### 2.3.1 Principles

Principles express key directions for protecting and enhancing the quality of life and quality of place that define Prince Edward County over approximately the next 25 years. The following principles apply throughout the County:

- i. The distinct characteristics that make Prince Edward County attractive as a place to live, work and play will be protected, enhanced and marketed to support long-term prosperity. The County recognizes the *significant* contribution to its quality of life provided by the diverse array of community agencies, health service providers and volunteers, and will continue to support volunteer recruitment initiatives.
- ii. In all areas of the County, the creation of healthy, livable, resilient, and where appropriate, complete communities will be embraced by establishing and implementing solutions for:
  - maintaining access to health care and community services and facilities, that are community based, accessible and *affordable*;
  - encouraging and supporting the growth and prosperity of businesses and their ability to generate employment opportunities;
  - providing opportunities for *affordable* housing;
  - educational opportunities, including skills training and post-secondary facilities;
  - providing recreational programs and events;
  - ensuring safe and accessible built environments that provide opportunities and *infrastructure* for *active transportation*, *recreation* and social interaction; and
  - providing access to local, healthy food.
- iii. The County's *Urban Centres* and *Villages* will become revitalized as complete and inclusive communities that include a diversity of housing options, commercial amenities, community facilities and services, and employment opportunities close to where people live. *Hamlets* will serve as small settlements throughout the countryside, where low density housing co-exists with other compatible uses, in a built form that respects and enhances the heritage character of each rural setting. The *Settlement Areas* will consider sustainable approaches to growth, balancing all planning principles with stable well-funded infrastructure.
- iv. *Agricultural areas* are important to the economic success of the County with deep historical and agricultural roots and shall be protected for long-term use. All types,

sizes and intensities of *agricultural uses* and *normal farm practices* shall be promoted and protected in accordance with provincial standards.

- v. The Countryside is important to the County and its quality of life and quality of place; there is a *significant* and growing rural community and tourism activities are encouraged. The Prince Edward County countryside, including scenic vistas, farmlands demarcated by *tree-lines/fence bottoms* and abundant cultural heritage assets, is a fundamental component of the County's identity and character. *Rural Lands, Rural Industrial Lands* and *Aggregate Resource Lands* are interconnected with the County's *Settlement Areas* in terms of markets, services, resources and amenities. It is important to leverage rural assets and amenities including traditional and emerging agricultural and non-*agricultural uses*, such as diversified tourism, alongside limited residential development, while protecting the environment and agricultural resources as a foundation for a sustainable economy. Further, the County supports the sustainable *development* of mineral aggregate resources in the Countryside which recognizes the complex balance between the economic, social, and environmental factors in land use planning.
- vi. The *Shore Lands* and *Open Space Lands* support a broad range of land and water-based recreational, tourism-related commercial and residential uses, which will continue to be developed in a sustainable manner that protects water resources, shore line features, and enhances the public's access to the water's edge.
- vii. The County will demonstrate environmental leadership by maintaining and enhancing the hydrological and hydrogeological functions of the *Natural Heritage Systems and Features*, the components of which are identified in this Plan and include *natural heritage features and areas* linked by natural corridors. Further, the County supports the need to protect drinking water sources, including municipal intakes and wells, as well as groundwater and surface supply sources for private water systems, in accordance with the Source Water Protection Plan.
- viii. The County will also promote climate change mitigation and improved air quality through land use patterns that minimize energy consumption and greenhouse gas emissions, and that integrate opportunities for walking and cycling. The County will recommend high standards for green building design, including the latest and most effective green building technologies and techniques.
- ix. The County's local economy will provide meaningful year-round employment for residents, and will continue to be connected to a strong and comprehensive base of agricultural assets, while encouraging multi-sector entrepreneurship, including knowledge-based businesses, such as in education, health care and technology. The economy will be balanced by a diverse tourism sector that capitalizes on local culinary, cultural and natural attractions, such as art galleries, wineries, breweries, wedding



venues, restaurants, beaches, marinas, trails, parks, and wildlife viewing opportunities.

## 2.4 Growth Management

### 2.4.1 Approach

- a) Prince Edward County’s long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting economic growth.
- b) It is anticipated that growth opportunities in the County over the next 25 years will include:
  - i. All types of urban *development* focused within the *Urban Centres and Villages*;
  - ii. New housing and jobs, including tourism related jobs, located in the *Rural Settlement Areas*, on *Rural Lands* and on *Rural Industrial Lands*;
  - iii. Expanded *agricultural, agriculture-related* and *on-farm diversified uses*, including *agri-tourism*, in the *Agricultural areas and Rural Lands*; and
  - iv. *Tourism development* within *Shore Lands* is geared to seasonal residents, as well as tourist accommodations and tourist-related commercial activities that may increase public access to the waterfront.
- c) **Table 1** identifies that by 2038, the total population is projected to grow to 38,834 people. During that same time, the number of jobs is projected to grow to 8,750 jobs.

**Table 1: Population and Employment Projections - 2011 to 2038**

	2011	2038	Net Increase	Percent (%)
<b>Permanent Population</b>	24,605	26,709	2,104	8.6%
<b>Seasonal Population</b>	5,966	12,125	6,159	103.2%
<b>Total Population</b>	30,571	38,834	8,263	27.0%
<b>Employment (jobs)</b>	6,475	8,750	2,275	35.1%

**Source:** Watson and Associates (2017). County of Prince Edward 2017 *Development Charges* Background Study.

- d) Projected population and job growth are modest. At the same time, the general attractiveness of the County for economic growth – particularly in the agriculture/viticulture, tourism and technology-based sectors and new permanent and seasonal residents, is positive.

- e) This combination of modest growth and positive outlook for new investment makes it difficult to predict the various types of *development* in the various locational contexts within the County. In response, growth is predicated on a “reaction to opportunity” approach, where new growth is anticipated and desired in a number of forms and in a number of locational contexts, without unduly restricting the County’s ability to review and approve new *development* proposals as they are received, wherever they are located.
- f) Specific population or job targets or caps are not identified in this Plan. Rather, the County will rely upon this Plan to provide a guiding policy framework for the review and assessment of applications for *development* on an application by application basis.
- g) The County will carefully monitor ongoing growth to ensure that the population and employment growth projections included in this Plan remain reasonable and relevant over time.

#### 2.4.2 Objectives

- a) The following are the objectives that support Growth Management:

- Objective 1**      Ensure that growth opportunities support sustainability, a strong economy and healthy, livable and strive for complete communities.
- Objective 2**      Promote and facilitate a full range of appropriate forms of *development* throughout the County.
- Objective 3**      Provide flexibility within the policy framework established in this Plan that allows the County to review *development* proposals on their merits and on a site-specific basis, but in keeping with the overall goals of the plan.
- Objective 4**      Accommodate an appropriate range and mix of residential and employment uses – including industrial, commercial, tourism related, agricultural, rural and *institutional uses* – as well as recreational and conservation uses to meet long-term needs of residents, businesses and the tourism industry.
- Objective 5**      Promote *compatible development* and land use patterns, and ensure that new *development* does not cause environmental or public health and safety concerns or negatively impact the agricultural community or natural heritage features and systems.
- Objective 6**      Promote *development* standards and land use patterns that will sustain the financial, social, cultural and environmental well-being of the County over the long term.

**Objective 7** Ensure that necessary and appropriate *infrastructure* systems and *public service facilities* are, or will be available to meet the anticipated growth of the County.

**Objective 8** In order to attract new commerce/industries, the County will service sufficient lands with water and sanitary sewer services and will market the County's amenities and quality of life. The development of industrial uses will be permitted in the rural areas of the County.

## 2.5 Policies

- a) This Plan accommodates growth in various locations throughout the County. Notwithstanding this flexibility, the identified *Urban Centres* shall be the primary focus for new growth. *Villages* and *Hamlets* will also play a key role in accommodating new growth, in concert with their ability to provide context appropriate levels of *infrastructure*, whether municipal, communal or individual servicing systems/facilities.

Appropriate *development* on *Rural Lands*, on *Rural Industrial Lands*, in *Agricultural areas* and on *Shore Lands* will also be supported, and is considered an integral part of the County's growth management and economic *development* strategies.

- b) When reviewing *development* proposals within the Urban and Rural *Settlement Areas*, the County will consider the following criteria:
- i. New *development* shall be compatible with the local context;
  - ii. New *development* shall occur in proximity to existing *development* and shall have a mix of uses and densities that allow for the efficient use of *infrastructure* service systems/facilities that are appropriate for the local context;
  - iii. The County shall ensure the orderly progression of growth within the Urban and Rural *Settlement Area boundaries* and shall link the approval of new *development* to the protection of the *Natural Heritage System*, the conservation of Cultural Heritage Resources and timely provision of the appropriate *infrastructure* systems/facilities; and,
  - iv. The scale and nature of new *development* applications on a property that includes or is adjacent to a *natural heritage feature and area* identified in this Plan or in the Zoning By-Law will determine if the application will be accompanied by an *Environmental Impact Study*. An EIS will ensure that the *natural heritage feature and area* and its associated *ecological functions* are protected from any *negative impact* related to the proposed *development*.
- c) In accordance with the policies of the *Provincial Policy Statement, 2020 (PPS)*, the County may allow the adjustment of a *Settlement Area boundary* at the time of a *comprehensive review* and only where it has been demonstrated that:
- i. Sufficient opportunities for growth are not available through *intensification*, *redevelopment* and designated growth areas to accommodate the projected needs over the identified planning horizon;
  - ii. The *infrastructure* and *public service facilities* which are planned or available are suitable for the *development* over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
  - iii. In *Agricultural areas*:
    1. The lands do not comprise *specialty crop areas*;

2. Alternative locations have been evaluated, and
  - a. There are no reasonable alternatives which avoid *Agricultural areas*; and
  - b. There are no reasonable alternatives on lower priority *agricultural lands* in *Agricultural areas*;
- iv. The new or expanding *Settlement Area* conforms with the *Minimum Distance Separation (MDS) Formulae*; and
- v. Impacts from new or expanding *Settlement Areas* on agricultural operations which are adjacent or close to the *Settlement Area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *Settlement Areas* or the identification of a *Settlement Area* by a planning authority, planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety of the PPS.

- d) Adjustments to the *Settlement Area boundary* may occur outside a *comprehensive review* provided:
  - i. there would be no net increase in land within the *Settlement Areas*;
  - ii. the adjustment would support the municipality's ability to meet intensification and *redevelopment* targets established by the municipality;
  - iii. prime *agricultural areas* are addressed in accordance with Section. 2.5.c) iii., iv., and v.;
  - iv. the *Settlement Area* to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.
- e) *Agricultural areas* are important resources that shall be protected by directing non-related *development*, including non-farm residential dwellings to areas where it will not constrain the use.
- f) In the Countryside and specifically on lands designated as *Rural Lands, Rural Industrial Lands, Open Space Lands* and *Shore Lands* of the County, new *development* applications shall be reviewed by the County with consideration of the following criteria:
  - i. *Aggregate Resource Lands* are important resources that shall be protected by directing non-related *development*, including non-farm residential dwellings to areas where it will not constrain these uses.
  - ii. *Shore Lands* are an important resource that shall be managed in a way that promotes appropriate and sustainable *development*, with a focus on tourism and enhancing public access to the waterfront

- iii. *Development* shall be appropriate to the ability to provide cost-effective sanitary sewage treatment, water supply and road *infrastructure*, and avoid the need for the unjustified and/or uneconomical expansion of this *infrastructure*;
- iv. New land uses, including the creation of lots, and new or expanding livestock facilities, shall be in accordance with the *Minimum Distance Separation (MDS) Formulae*; and
- v. Identified *significant natural heritage features and areas* and their associated *ecological functions* shall be protected from any *negative impact* related to the proposed *development*.
- vi. *Rural Lands* may accommodate *development* and provide for an opportunity for a range of uses to support a rural lifestyle and build a diversified rural economy. In addition to limited residential *development via severance (consents)*, a range of recreational, agricultural, tourism, and other appropriate economic opportunities that are compatible with the rural landscape and can be sustained by rural service levels, will be promoted. Opportunities shall be retained to locate new or expanding land uses that require separation from other uses.

### 3.0 Shaping the County - General Development Policies

- 1) Our County-shaping policies provide the over-arching direction for how the Municipality will grow over the next 25 years.
- 2) The following policies ensure the County grows in the way that we envision. Included are policies for contributing to creating a sense of place in the County, including, but not limited to; environmental protection, parks and trails network, stable and diversified economy, housing, arts and culture, and cultural heritage.

### 3.1 Environmental Protection and Enhancement

#### 3.1.1 Intent

Prince Edward County is an ecologically unique area, shaped by its connections to Lake Ontario and the Bay of Quinte. It supports a diverse *Natural Heritage System*, with its predominantly rural character enhanced by a large number of *wetlands*, *woodlands*, watercourses, steep slopes and escarpment features, inland lakes, and the shoreline and nearshore areas of both the Bay of Quinte and Lake Ontario. The County's diverse Natural Heritage System contributes to a network of expansive parks, open spaces, and trails that serve an important environmental function by protecting habitats and creating linkages for flora and fauna across the County and beyond. As a natural heritage asset, the parks, open space and trails network provides unique opportunities for eco-education and eco-tourism. The network provides people of all ages with ample and accessible opportunities for active and passive recreation, meeting the needs of residents and attracting visitors to the County.

The intent of this Plan is to ensure the protection, enhancement, and wise use of the natural resources within the County. The County will protect, maintain, and enhance the health and biodiversity of the *Natural Heritage System*, while also protecting *development* from natural hazards. The County will encourage the improvement of water quality and enhancement of *fish and wildlife habitats* by protecting natural heritage features from incompatible *development*, while directing said *development* away from constraint areas, where possible. The goal is to recognize and respect; the intrinsic value of these features to Indigenous groups, the quality of life the *Natural Heritage System* offers to County residents, and the attractiveness of the County to tourists. The County will create, maintain, and enhance parks, open space, and trails network in accordance with the protection and conservation of the *Natural Heritage System* and natural heritage features of the County. The goal is to provide a network that meets the needs and preferences of residents and visitors and ensures safe and attractive connections between *Settlement Areas*, tourist destinations, and places of *recreation* within the County. The County's natural landscape, open spaces, and trails network are key elements in why Prince Edward County is special to so many.

### 3.1.2 Objectives

The objectives of this Plan related to environmental protection and enhancement, include:

- Objective 1** Maintain, restore, and enhance the health and biodiversity of the County's natural heritage features and their associated *ecological functions* and protect them from incompatible *development*.
- Objective 2** Recognize the contribution that the *Natural Heritage System*, which includes all features specified in the *Environmental Protection* designation, provides to open space and recreational activities, tourist opportunities and the economy of the County.
- Objective 3** Ensure the trail network is continually maintained and enhanced, as well as any expansions, to provide a diversity of opportunities for active and passive *recreation* that meet the changing needs and preferences of residents and promote the network as part of the tourism experience in the County.
- Objective 4** Manage land uses and *development* to avoid *negative impacts* on water quality and the integrated hydrological/hydrogeological functions of *wetlands*, watercourses and groundwater resources.
- Objective 5** Direct incompatible *development* outside identified constraint areas, thereby protecting them from any natural hazards and preserve related *natural heritage features*.
- Objective 6** Acknowledge the impacts of climate change as a potential issue within the County on ecosystems and communities, strengthening the rationale for protecting the *Natural Heritage System* and thereby providing for the greatest amount of resiliency in the face of such changes.
- Objective 7** Encourage landscape restoration and enhancement to repair past damage and to mitigate the potential *negative impacts* of any *development*. This includes creating partnerships with landowners to expand and enhance the connectivity and cohesiveness of the network regardless of jurisdiction.

### 3.1.3 Natural Heritage System Policies

- 1) The components of the *Natural Heritage System* contribute to the conservation of biological diversity, and to the quality of the air, land and water. The components of the *Natural Heritage System* include:
  - a) **Wetlands** – *Wetlands* are important features within the landscape, with several of the *wetlands* within the County identified as being Regionally and Provincially Significant Wetlands (PSWs). Other wetlands have not been evaluated but are



worthy of consideration for protection due to their size and their perceived contribution to ecological value;

- b) **ANSIs** – There are a number of *ANSIs* which have been identified by the Ministry of Natural Resources and Forestry within the County. *ANSIs* fall into two broad classes- earth science and life science. Earth Science *ANSIs* provide exceptional representations of geology, fossils, or landforms. Life Science *ANSIs* are areas identified to provide high quality habitat or a high diversity of habitats, or which provide important representation of features which may be uncommon within the broader landscape. Some of these are Provincially Significant, whereas others have been identified as being of Regional Significance. It is important that all such *ANSIs* receive the highest level of protection;
- c) **Woodlands** – The County has many *woodlands*. As well as enhancing the beauty of the countryside, *woodlands* have a moderating influence on the climate, provide shelter against wind-induced soil erosion, improve the quality of air and water, and contribute to the amount, quality and diversity of *wildlife habitat*, particularly through the provision of breeding and foraging habitat for many of the bird species which migrate to, or through, Prince Edward County. *Woodlands* also provide valuable economic resources.
- d) **Valleylands** – A *significant valleyland* is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is 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*;
- e) **Watercourses** – Watercourses provide flood attenuation and water quality benefits, habitat for *fish* and other wildlife, and often corridor functions for wildlife movement. It is important that watercourses be protected, and that they are buffered from incompatible uses. Coldwater watercourses are not common within the County but where they do occur, serve additional important fisheries functions; cold-water streams require additional efforts to buffer them from incompatible uses. Further, the County recognizes the importance of *flood plain* management in protecting against the loss of human life, property damage and social disruption;
- f) **Shorelines** – The County is surrounded by water, including Lake Ontario and the Bay of Quinte, and contains several inland lakes. The protection of the shoreline areas which surrounds these lakes, known as the shoreline riparian area, helps maintain water quality, *fish habitat* and *wildlife habitat*, and will be an important consideration in the review of any proposed shoreline *development*;

- g) **Water Supply/Groundwater** – Many of the residents of the County rely on groundwater for their domestic water supply. The fractured limestone bedrock which typifies subsurface conditions in the County can make such water supplies vulnerable to contamination from other land uses;
  - h) **Steep Slopes** – Areas of steep slopes have often been left undisturbed within agricultural and rural settings. Within the County, a number of areas of steep slopes correspond to escarpment features, and serve as natural corridors for wildlife movement and assist with stormwater management and erosion; and
  - i) **Wildlife habitat** – Protecting features such as *wetlands*, *woodlands* and watercourse features will help to maintain much of the *wildlife habitat* associated with the County, including that for most Species at Risk. It is recognized that other landscape features, such as hayfields, treelines/fence bottoms and old field communities that can effectively co-exist with agricultural practices, contribute to the diversity, quality and connectivity of *wildlife habitat*, and are key habitat components for grassland-nesting birds, some of which are protected under the *Endangered Species Act*.
- 2) **Schedule ‘A’: Land Use Designations** identifies the *Environmental Protection* designation that combines the Provincially Significant Wetlands (PSWs) and *Areas of Natural and Scientific Interest (ANSIs)*, Provincially Significant Costal Wetlands and Regionally Significant *Areas of Natural and Scientific Interest (ANSIs)* each of which are identified on **Schedule ‘B’: Natural Features & Areas**.
- 3) **Schedule ‘B’: Natural Features & Areas** identifies collectively and individually the key components of the County’s *Natural Heritage System*, including the *natural heritage features* that comprise the *Environmental Protection* designation identified on **Schedule ‘A’: Land Use Designations**, as well as:
- a) Wetlands – Other; including unevaluated *wetlands* and *wetlands* evaluated as ‘other significance’
  - b) *Areas of Natural and Scientific Interest (ANSIs)* – *Significant* and *Candidate*;
  - c) Natural Core Areas;
  - d) Natural Core Area Linkages;
  - e) Waring’s Creek Sub-*Watershed*; and
  - f) *Woodlands*.
- 4) **Schedule ‘C’: Constraint Areas** identifies additional components of the *Natural Heritage System*, and man-made constraints including:
- a) Flood Lines;

- b) Steep Slopes;
  - c) Source Water Protection Zones;
  - d) Potential Fire Hazards;
  - e) Unexploded Ordinance (UXO) Areas;
  - f) Abandoned Gas Wells; and
  - g) Landfill Sites.
- 5) **Schedule 'D': Resource Areas** identifies:
- a) Aggregate Deposits;
  - b) Bedrock Drift Thickness < 1m; and
  - c) Significant Groundwater Recharge Areas.
- 6) The natural environment is one important consideration in the determination of how *development* can proceed. The Plan promotes the following general approaches:
- a) *Agricultural land* uses can occur in harmony with the protection of a healthy natural environment. The County shall work with the farming community towards the protection of features such as *wetlands*, *woodlands* and *shoreline buffers* as part of any *agricultural land* use.
  - b) The most typical pattern of rural *development* within the County, generally consisting of the creation of new residential lots through severance (consents), and their subsequent *development* as single-detached homes, can occur in harmony with the protection of a healthy natural environment. However, care must be taken to ensure such *development* is undertaken in a manner that ensures that there are no negative impacts on the natural environment;
  - c) Tourist commercial *development*, industrial *development* and other *major developments*, have a greater potential for adverse impacts on the natural environment. Such *development* can be properly located within the Countryside and can be planned to ensure that there are no negative impacts on the natural environment.
- 7) In protecting the *Natural Heritage System*, it is important that it be evaluated comprehensively. The following has been considered in establishing the broad protection areas inherent to the policy framework promoted in this Plan:
- a) Areas where PSWs or Provincially Significant *ANSIs* receive protection under the *Provincial Policy Statement, 2020 (PPS)* are considered for broad protection zones;

- b) Areas where there is a concentration of natural features serving complimentary functions, and in particular those areas which are known to provide regionally important values for wildlife, are considered for broad protection zones. For example, the regional importance of the South Shore as both a stop-over and nesting habitat for migratory birds was important to its identification as an area requiring protection; and,
- c) Areas where there are considerable lands in public ownership (municipal, provincial and federal), or in Land Trusts, is important for consideration as a broad protection area, as those lands tend to either be protected over the long-term, or subject to long-term management plans, which helps ensure their ecological contributions for generations to come.

By combining these three elements, and also looking at the connectivity of such areas to one another, Natural Core Areas and Natural Core Area linkages have been identified on **Schedule 'B': Natural Features & Areas**.

- 8) The approach taken in this Plan is to establish first, an *Environmental Protection* designation, where *development* is specifically precluded, second, to identify Natural Core Areas and Natural Core Area Linkages that are the broad protection areas within the County which contain an abundance of important natural features and functions, and provide the opportunity to maintain the crucial ecological connections between the identified Natural Core Areas and for protecting the functionality of those areas for the long term.
- 9) The *Natural Heritage System*, specifically Natural Core Areas and Natural Core Linkages, are not intended to restrict ongoing rural or *agricultural land* uses. The County will work with land owners to indicate the importance of the Natural Core Features and Linkages to the County, their way of life and the lives of the fauna using these features.
- 10) In addition, landscape restoration and enhancement are very useful means of both repairing damage which may have been caused by past land use practices, and in offsetting the potential impacts of newly proposed *developments*. The County encourages opportunities for landscape restoration and enhancement in relationship to existing land use activities, and will seek out opportunities for landscape restoration and enhancement as offsetting measures in its review of proposed *developments* and applications for *development*. Enhancements can include the removal of invasive species, the planting of trees and hedgerows, etc.

### 3.1.4 Feature Specific Policies

#### Wetlands – Other, including unevaluated wetlands and wetlands of other significance

- 1) *Wetlands* – Other are identified on **Schedule 'B': Natural Features & Areas**.

- 2) *Development* shall not be permitted within an identified *Wetland – Other* feature or within 30 metres of an identified *Wetland – Other* feature (i.e. unidentified wetland) unless the *ecological function* of the feature has been evaluated through an *Environmental Impact Study* (EIS) that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the natural feature, or its *ecological functions*. The EIS must also demonstrate how any *development* activities are to be compatible with the feature.
- 3) If *development* is proposed on or within 120 metres of an unevaluated *wetland* that has characteristics or contains components that are typical of a PSW, a *wetland* evaluation shall be prepared by a qualified professional and submitted to the Ministry of Natural Resources and Forestry for approval to determine if it is a PSW.
- 4) No policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.
- 5) Regardless of the scale of adjacent *development* activity, opportunities to improve upon identified *Wetlands* which may have been degraded in the past, or which have insufficient natural buffers to support their full range of natural functions shall be considered when *development* applications are reviewed.

### **Woodlands**

- 6) *Woodlands* larger than 40 hectares in size are identified **on Schedule ‘B’: Natural Heritage Features and Areas**. *Woodlands* form a mosaic of protected natural habitats within the County.
- 7) *Development* shall not be permitted within *woodlands* identified in **Schedule ‘B’: Natural Features & Areas** or any *significant woodlands* identified during the planning process through criteria in the Ministry of Natural Resources and Forestry’s Natural Heritage Reference Manual.
- 8) *Development* shall not be permitted on *adjacent lands* to the identified *woodlands*, unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study* (EIS) that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *woodlands* or on their *ecological functions*.
- 9) There are many *Woodlands* outside of the identified areas, which shall be considered as part of the review of an application for *Major Development* (commercial or industrial)
- 10) For *major development*, specific analysis of woodland features within the *development*, and demonstration that proposed *development* will be sensitive to the protection of such features, will be required as part of the *development* review process. Where feasible,

such *development* will seek to enhance existing woodland values through management and planting.

- 11) No policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.

### **Valleylands**

- 12) *Significant valleylands* are mapped on **Schedule 'B': Natural Features & Areas** as having been determined to meet one or more of the following criteria:
  - a) Has greater than 50 metres in length and 25 metres in average width with a well-defined morphology which is described as two valley walls of 25% slope or greater with a minimum height of three metres (OMNR, 2012);
  - b) Water (flowing or standing) is present for greater than two months of the year (OMNR, 2010); and,
  - c) Areas of well-defined valley morphology (e.g., floodplains, meander belts, valley slopes) having an average of 25 metres or more (OMNR, 2010).

Methodology for the identification of *significant valleylands* can be obtained from the Municipality.

- 13) *Development* shall not be permitted within *significant valleylands*.
- 14) *Development* may be permitted on *adjacent lands* to identified *valleylands* if the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study (EIS)* that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the natural feature or its *ecological function*.

### **Waring's Creek Sub-Watershed**

- 15) The Waring's Creek Sub-*Watershed* is identified on **Schedule 'B': Natural Features & Areas**. Waring's Creek has been identified as a cold-water stream, with a Fisheries Management Plan having been developed and implemented. The County recognizes the sensitivity of Waring's Creek, and the substantial efforts that have been made towards its protection and enhancement.
- 16) The Waring's Creek Sub-*Watershed* is a connected ecosystem that includes multiple features and *ecological functions*. No *development* shall occur within the riparian area extending a minimum 30 metres out from the top of bank of the Creek and any tributaries, and any additional *wetlands* or other features providing groundwater discharge to the Creek and its tributaries.

### **Lake Management Plans and Provisions for Inland Lakes**

- 17) *Lake Management Plans* provide more detailed land use policy direction for specific lakes, and are intended to go beyond the more general policy framework of the Official Plan. Such plans are intended to identify, reflect and respond to the character and physical capabilities of particular lakes. A plan may address different minimum lot standards for new lot creation and/or regulate *redevelopment* activities.
- 18) The County shall be guided by the East Lake Plan and any other *Lake Management Plans*, in making all decisions of relevance to such Plans.
- 19) *Lake Management Plans* often go beyond land use planning considerations. The land use planning components of a *Lake Management Plan* are intended to be implemented through policies in this Plan. Other features of a *Lake Management Plan* will be implemented through the efforts of individual ratepayer organizations.

### **3.1.5 Unmapped Natural Heritage Feature Policies**

#### **Watercourses and Shoreline Buffers**

- 1) Buffering of watercourses is important to ensure the protection of these natural functions. Coldwater systems require larger buffers than warm-water systems:
  - a) All watercourses, together with a riparian zone extending a minimum 15 metres from their shorelines or top of bank, are to be protected; and
  - b) The shorelines of Lake Ontario, the Bay of Quinte and all inland lakes shall be protected by riparian zone/natural buffer of at least 30 metres from the normal high-water mark. With only minor exceptions, subject to the approval of the County, in consultation with Quinte Conservation and any agency having jurisdiction, grading will not be permitted within this riparian zone/natural buffer.
- 2) For new lot creation, *development*, including the septic system tile bed, must be set back a minimum of 30 metres from the high-water mark of the lake with non-disturbance of the native soils and very limited removal of the shoreline vegetation. It is the understanding in consideration of a severance (consents) that the lot must be able to meet the setback with no subsequent variance.
- 3) For existing lots of record, new *development* will be set back 30 metres if possible, otherwise as far back as the lot permits in consideration of topographical or geographical constraints.

- 4) Permitted *development* proposals must be supported with an *Environmental Impact Study* (EIS) in consultation with the MECP. This is to ensure water quality protection. The study will take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.
- 5) These provisions do not apply to prohibit accessory shoreline structures and uses associated with permitted uses along the shoreline.

### **Endangered, Threatened Species and Species at Risk**

- 6) The County recognizes the importance of *endangered species* and *threatened species*, and the protection afforded to such species and their habitats under the *Endangered Species Act*
- 7) *Development* shall not be permitted within the of *habitat of endangered species* and *threatened species*, except in accordance with applicable provincial and federal requirements.
- 8) *Development* applications adjacent to identified habitat shall be subject to appropriate screening to determine whether they could negatively impact *endangered species* and/or *threatened species* or their habitat. Where there are potential concerns, the applicant will be required to address these in accordance with the requirements of the *Endangered Species Act*. For *major development*, specific analysis of how any *development* activities are compatible with the protection of Species at Risk will be required by the County as part of its review process.
- 9) Where there are uncertainties regarding potential implications of any proposed *development* on Species at Risk, the proponent will be required to consult with the MNRF and demonstrate that they have had appropriate regard to the requirements of the *Endangered Species Act*.

### **Significant Wildlife habitats**

- 10) *Development* shall not be permitted in areas of *significant wildlife habitat*, unless it has been demonstrated through an *Environmental Impact Study* (EIS) that there will be no *negative impact* on the habitat or its *ecological function*.
- 11) *Development* shall not be permitted on *adjacent lands* to identified *significant wildlife habitat* unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study* (EIS) that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *wildlife habitat*.



- 12) The County will require that proponents proposing the following types of *development* will be required to retain a qualified person to undertake a scoped *Environmental Impact Study (EIS)*:
- a) the creation of more than three lots through either consent or plan of subdivision;
  - b) a change in land use, not including the creation of a lot, that requires approval under the Planning Act;
  - c) a shoreline consent along a large inland lake or large river (denoted on 1:50,000 National Topographic System maps as being two lined) that is within 120 metres along the shoreline of an *existing lot of record* or a lot described in an application for subdivision or consent; and,
  - d) construction for recreational uses (e.g. golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation or both.
- 13) Where potential habitat is identified or confirmed, through a scoped *Environmental Impact Study (EIS)*, a more detailed EIS is required prior to obtaining any necessary planning approvals. The results of the reports or studies shall be implemented as appropriate through such mechanisms as the zoning by-law, *development* agreement, site plan agreement and/or conditions of approval.
- 14) No policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.
- 15) The importance of habitat for Species at Risk, and areas of more specialized wildlife habitat functions are also to be recognized. The South Shore, is an area which is important to the successful migration of many bird species, and which provides breeding habitat for a number of those species. The South Shore is one of several areas identified as a Natural Core Area on Schedule 'B': Natural Features & Areas.

### **Fish Habitat**

- 16) *Development* shall not be permitted in areas of *fish habitat* except in accordance with applicable provincial and federal requirements.
- 17) *Development* shall not be permitted on *adjacent lands* to identified *fish habitat* unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study (EIS)* that demonstrates, to the satisfaction of the County, in consultation with Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *fish habitat*.

- 18) Where *fish habitat* has not been comprehensively mapped, all water features including permanent and intermittent streams, headwaters, seasonally flooded areas, municipal drains, lakes and ponds will be considered *fish habitat* unless it is demonstrated otherwise by a qualified professional.

### 3.1.6 Constraint Area Policies

#### Steep Slopes

- 1) Steep Slopes have been identified on **Schedule 'C': Constraint Areas**. Areas of Steep Slopes (>25% grade and a minimum of 3 metres in elevation) and other escarpment features are part of the mosaic of natural features within the County, adding to its biodiversity and providing linkage functions for some species.
- 2) Steep Slopes are generally incompatible with *development* because of the difficulties in building on them, and because of the increased susceptibility to erosion that such *development* may cause.
- 3) The protection of Steep Slopes and escarpment features will be encouraged by the County. The County will direct new *development* away from the areas identified as Steep Slopes. For *major development*, a specific analysis of how *development* activities within proximity of identified Steep Slopes avoid or mitigate the impacts on those features will be required as part of the *development* review process.

#### Water Resources

- 4) It is the intent of this Plan that the *development* of public and private uses will not:
  - a) Negatively impact any municipal source of drinking water supply;
  - b) Negatively impact groundwater recharge or discharge areas; and
  - c) Impair groundwater or surface water quality.
- 5) In reviewing applications for *development*, the County will consider the potential implications of such changes on ground water supplies, including measures that might be implemented to minimize such risks. Where there are municipal wells, the County will identify *wellhead* protection zones and work with its partners in developing appropriate *wellhead* protection strategies.
- 6) In reviewing all *development* applications, the County will have regard to land use practices which could compromise the integrity of source water and groundwater, including for example those involving storage of fuel, petroleum solvents, chlorinated solvents, pesticides, herbicides, fungicides, construction equipment, road salt agricultural fertilizers and other contaminants, the generation of hazardous materials and

waste disposal sites. For facilities where such uses are being considered, the applicant shall comply with the Source Protection Plan and produce documentation (e.g. an approved Risk Management Plan or a Provincially Issued Prescribed Instrument) to satisfy the County that the uses and/or activities comply with the policies of the Source Protection Plan.

### **Source Water Protection Zones**

- 7) **Schedule 'C': Constraint Areas** shows Source Water Protection Zones identified in relation to the public water supplies of various communities within the County. Only Source Water Protection Zones with a vulnerability score of greater than 8 are shown. Within these identified zones, the County is to work with Quinte Conservation in ensuring an additional level of vigilance that land use activities do not have the potential to compromise the quality of these drinking water supplies.
- 8) Planning approvals shall not be given to proposed land uses dependent upon large sewage systems such as wastewater treatment plants, communal septic systems and some types of industrial sewage treatment where they would constitute a *significant* threat to a drinking water supply in any designated vulnerable area. Exceptions to this policy may be made where all of the following conditions are met.
  - a) The proposed system is intended to replace an existing sewage system;
  - b) The proposed system would be more protective of the potable water resource; and,
  - c) Conditions of approval for the new sewage system will ensure that it does not become a *significant* drinking water threat.
- 9) The Municipality shall pass a by-law in accordance with the Quinte Region Source Protection Plan requiring those properties serviced with an existing septic system identified as a *significant* drinking water threat to be connected to the municipal sewage collection system where it is feasible to do so in consideration of financial and technical constraints.
- 10) Consents for new lots in areas identified as *significant* drinking water threats requiring servicing by a private septic system shall not be permitted where municipal services are available.
- 11) Notwithstanding 3.1.6.10), applications for *development* in areas where sewage systems would be a *significant* drinking water threat may be assessed by the appropriate approval authority upon having a qualified professional prepare one or more of the following documents:
  - a) Hydrogeological or water quality assessment;

- b) Engineered sewage system design that will satisfy the requirements of the *Ontario Building Code*; and/or,
  - c) Best Management practices and site design.
- 12) Where required under the *Clean Water Act*, clearance shall be obtained from the Risk Management Official before building permits or planning applications are considered in identified vulnerable areas.

### **Highly Vulnerable Aquifers**

- 13) Highly Vulnerable Aquifers are areas where the quality of drinking water sources is vulnerable to contamination by various land uses or activities. The impact of *development* applications on groundwater will be considered in planning decisions. In accordance with the Quinte Region Source Protection Plan, the entire County has been identified as a Highly Vulnerable Aquifer.
- 14) All applications for major *development* must include a report showing how the quality and quantity of groundwater will be protected, improved or restored. The report shall be prepared to the satisfaction of the municipality and local conservation authority prior to any planning approvals or the issuance of permits under the *Ontario Building Code Act* or Regulations passed through the Conservation Authorities Act. Mitigation measures and/or alternative *development* approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive groundwater features, and their hydrologic features.

### **Significant Groundwater Recharge Areas**

- 15) *Significant* Groundwater Recharge Areas are identified on **Schedule 'D': Resource Areas**. Groundwater needs to be protected to promote public health, and as an essential resource for urban and rural water supplies, agricultural production and the maintenance of the *Natural Heritage System*.
- 16) The County recognizes a relationship between groundwater and surface water in terms of recharge and discharge functions. The policies of this Plan are intended to address both groundwater and surface water protection. The County commits to pursuing the following directions to protect or enhance the function of Major Groundwater Recharge Areas:
- a) Protect the hydrogeological functions of the broader groundwater systems in the County;
  - b) Ensure that land use planning decisions contribute to the protection, maintenance and enhancement of water and related resources and aquatic systems on an integrated *watershed* management basis with a focus on the

protection of the base flows required for *wetlands* and stream systems that make *significant* contributions to groundwater recharge systems;

- c) Protect surface and groundwater quality through the use of regulatory and voluntary means of prohibiting, restricting or influencing land uses and activities within, or in proximity to the identified Major Groundwater Recharge Areas;
- d) Ensure levels of wastewater treatment that are appropriate for the size, location and scale of *development* anticipated within, or in proximity to the identified Major Groundwater Recharge Areas;
- e) Ensure that *development* does not *alter* groundwater levels to the detriment of surrounding users and resources;
- f) Encourage agricultural practices that protect water resources; and
- g) Require appropriate impact studies when *development* proposals have the potential to affect groundwater systems/resources.

### **Flood Lines**

- 17) **Schedule 'C': Constraint Areas** identifies Flood Lines which represent the approximate regulatory flood elevations in effect within the County. More detailed mapping from Quinte Conservation will more clearly identify the flood elevation.
- 18) The County will work in partnership with Quinte Conservation in carrying out its mandate under the *Conservation Authorities Act* and in ensuring *development* applications are in keeping with other policy requirements of that Authority. Where Quinte Conservation policies are more restrictive than the policies in this Plan in protecting *flood plains*, the policies of Quinte Conservation will prevail.
- 19) Regulatory Flood elevations have been established for most waterbodies. However, where regulatory flood elevations have not been established, a minimum setback of 30 metres from the top of the bank shall be maintained, until such time as regulatory flood elevations have been established.
- 20) No new *development*, expansion of existing uses and/or *site alteration* (i.e. filling) is permitted below the regulatory flood elevation. Exceptions to this requirement would be to permit structures necessary for flood and/or erosion control works or structures such as docks. Minor extensions or replacement of existing buildings or structures may be permitted, subject to the regulations and approval of Quinte Conservation.

### **Abandoned Gas Wells**

- 21) Abandoned Gas Wells are identified symbolically on **Schedule 'C': Constraint Areas**. The identifier includes an accuracy halo, given that the exact location may not be

specifically known. Petroleum pools and/or abandoned (unused) gas wells may pose a threat to the environment and to public health and safety.

- 22) The County shall require that a proponent of *development* review the Ontario Oil, Gas and Salt Resources Library website ([www.ogsrlibrary.com](http://www.ogsrlibrary.com)) to determine whether a gas well exists or has existed on the subject lands, and should a gas well be known to exist or have existed, consult with the Ministry of Natural Resources and Forestry to determine whether a potential hazard exists and if so, what measures can be taken to ensure that the gas well is properly plugged, capped or otherwise made safe in accordance with provincial standards. Specifically:
- a) The construction of buildings within 75 metres of an unplugged gas well shall not be permitted. No buildings shall be constructed directly on top of any plugged gas well; and
  - b) No new wells shall be drilled within 75 metres from existing residential, institutional, commercial or industrial *development* or within 50 metres from any public road allowance, utility corridor, and electrical transmission line or railway right-of-way.
- 23) As a condition of approving any *development*, the County shall require that all existing or abandoned gas wells discovered on the subject site have been properly plugged in accordance with provincial standards prior to *development*. If an existing or abandoned gas well is discovered during *development*, it shall be properly plugged in accordance with provincial standards prior to the continuation of *development*.
- 24) The County shall require, on lands where abandoned gas wells are located and at a minimum, that any new building or structure requiring a building permit be reviewed by a qualified professional for the possibility of methane gas infiltration in the building or structure and, where there is a danger of methane gas infiltration, that a detection and ventilation system be designed by a qualified engineer and installed.
- 25) The County shall encourage methane gas detection devices be installed in all existing homes and in all existing public, institutional, recreational and commercial buildings.

### **Potential Wildland Fire Hazards**

- 26) **Schedule 'C': Constraint Areas** identifies areas with Potential Wildland Fire Hazard throughout the Countryside.
- 27) *Development* shall generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*. *Development* may, however, be permitted on lands with *hazardous forest types for wildland fire* where the risk is mitigated in accordance with *wildland fire assessment and mitigation standards*.

- 28) A Wildland Fire Risk Assessment will consider and document the following factors for the subject lands (to the extent possible):
- a) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire;
  - b) forest condition (e.g., presence of storm or insect damage);
  - c) topography and slope;
  - d) presence of water source(s);
  - e) distance to organized response resources (e.g., fire station); and,
  - f) access.

### **Unexploded Ordnance**

- 29) **Schedule 'C': Constraint Areas** identifies an area(s) where unexploded ordnance (UXO) is present or where the likelihood of unexploded ordnance is prevalent based on past operations. UXOs present a clear safety hazard from accidental detonation. A UXO site becomes a contaminated site if the energetic materials (such as TNT, RDX, HMX) leach into the soil or groundwater, where their concentrations occur at levels that pose, or are likely to pose, an immediate or long-term risk to human health or the environment.
- 30) The County will work with the Federal authorities to implement an appropriate management plan for this site. The management plan shall:
- a) Carry out a site characterization and risk assessment;
  - b) Develop a contaminated site management strategy;
  - c) Implement the contaminated site management strategy and prepare a final report indicating what actions have taken place in items a) to c) above; and
  - d) Monitor the results.

### **The Bay of Quinte Remedial Action Plan**

- 31) The Bay of Quinte is a narrow inlet, approximately 100 km in length, located on the north shore of Lake Ontario, towards the eastern end of the lake. The identified Area of Concern encompasses the bay and its drainage basin of 18,000 km<sup>2</sup>, a small portion of

which occurs within Prince Edward County. This area was listed due to the following major environmental issues:

- a) Excessive nutrients from sanitary sewage treatment plants, particularly those that discharge directly to the Bay; faulty septic tanks and surface runoff from urban, agricultural and *Rural Lands*;
  - b) Habitat loss, in particular *wetlands*, due to shoreline *development*;
  - c) Contaminated sediment from historical activities along the shore of the Bay and in the *watershed*; and
  - d) Beach closings resulting from bacterial contamination from sanitary sewage treatment plants, stormwater discharge and run-off from agricultural and rural uses.
- 32) Excessive nutrients, and in particular phosphorus, have resulted in a proliferation of algae, which in turn has had a *negative impact* on the recreational uses and aesthetics of the bay, as well as on the quality of habitat for many types of *fish* and wildlife.
- 33) The County supports the *Bay of Quinte Remedial Action Plan* to restore and enhance the ecosystem of the Bay of Quinte. The County will:
- a) Work with its partners in ensuring all *development* applications have appropriate regard to protect against nutrient enrichment, bacteriological contamination, the discharge of persistent toxic contaminants and the destruction of *fish* and *wildlife habitat*;
  - b) Seek opportunities to enhance *fish* and *wildlife habitat* in its review of *development* applications; and
  - c) Work with its partners to assist in the *development* and implementation of projects which can improve water quality to the Bay of Quinte *watershed*, or which improve *fish* and *wildlife habitat*.

### 3.1.7 Parks, Open Space and Trails Network Policies

- 1) The parks, open space and trails network includes lands designated in this Plan as *Open Space Lands*, Public Lands as identified on **Schedule 'A': Land Use Designations** and in some cases, lands designated within the *Natural Heritage System* described on **Schedule 'B': Natural Features & Areas**. Additional components of the parks, open space and trails network in the County, are identified on **Schedule 'F': Recreation & Tourism** includes: Quinte Conservation Lands; Federal Lands; Municipal Lands/Trust Lands; and Provincial Parks and other Provincial Lands. In addition, *Tourism Corridors* and the Millennium Trail are key elements of the Network. Expansions to the network that would facilitate changes to **Schedule 'F': Recreation & Tourism** will not



require an Amendment to this Plan, as long as the intent of this Plan is maintained with respect to the objectives of the parks, open space and trails network.

- 2) The County shall recognize both municipally and non-municipally owned components of the identified parks, open space and trails network as part of a cohesive system, and will work with its partners at Quinte Conservation, Ontario Parks, the Ministry of Natural Resources and Forestry, other provincial and federal agencies, and private land owners/organizations to coordinate and integrate network planning, expansion, enhancement and maintenance.
- 3) The parks, open space and trails network is expected to evolve over time, to meet new standards in accessibility and sustainability, as well as the changing needs and preferences of the population. In particular:
  - a) Improving the accessibility of the network will help to ensure that the County's large population of older adults are able to enjoy this recreational resource; and
  - b) Strong environmental protection and sustainable management practices will ensure that the network remains a high-quality resource for generations to come.
- 4) Facilities within the parks, open space and trails network shall be designed to provide adequate separation distances from existing abutting uses, and may include buffer planting with native plants, landscaping and fencing to ensure that any potential adverse impacts associated with the ongoing use of the network are minimized.
- 5) The County shall also make use of any provincial or federal funds that are available to assist in maintaining and enhancing the components of the network that is under its jurisdiction.
- 6) The priority for the enhancement and expansion of the parks, open space and trails network within the County through the *development* approval process shall be on:
  - a) Ensuring protection of the *Natural Heritage System* as well as all *significant natural heritage features*;
  - b) Providing an adequate supply, distribution, and variety of parkland to meet the needs of residents;
  - c) Increasing public access to the shoreline, including for passive and active water-based recreational activities; and
  - d) Creating connections between *Settlement Areas*, tourist destinations and *recreation areas* to support *active transportation* and community *development*.

- 7) The County may utilize, where possible, abandoned railway lines, unopened municipal road allowances, easements and other means where available to provide for trails *development*.
- 8) The County may utilize the parkland dedication provisions of this Plan, including the conveyance of land or provision of cash-in-lieu, to expand the parks, open space and trails network.
- 9) The County will acquire lands through a variety of means (including but not limited to the parkland dedication provisions of this Plan, voluntary sale and public purchase and land exchanges) to obtain improved public access to the shoreline and to the water's edge in appropriate locations throughout the *Shore Lands* designation.
- 10) Constructed trail components of the network may be provided in addition to parkland dedication requirements, as permitted under the *Planning Act*, through the *development* approval process. All applications for *development* will be reviewed and evaluated on the extent to which the creation, expansion and enhancement of the County's parks, open space and trails network can be accomplished as part of the *development* approvals process, including an evaluation of the planning tools available to the County to acquire such lands and facilities.

#### **Development Adjacent to Trails and Shoreline Access Points**

- 11) *Development* proposals abutting trail corridors of any type shall be designed and buffered to mitigate any potential impacts associated with the use of the trail corridors and to minimize vehicular crossings.
- 12) Road allowances, opened or unopened, that provide public access to the shoreline shall not be closed and or conveyed by the County to private landowners, unless provisions are made by the landowner to provide enhanced public access to the shoreline at an alternate location in the immediate area.
- 13) Where road allowances leading to water are located within and area designated *Open Space Lands*, or abut lands designated Public Lands, the County may restrict the use of such road allowances to be consistent with the use and operation of an Open Space facility that is part of the parks, open space and trails network.

#### **Millennium Trail**

- 14) The Millennium Trail is identified on **Schedule 'F': Recreation & Tourism** and is a key element of the parks, open space, trails network, and the County's premier *active transportation* route. It provides connections for residents and visitors between *Settlement Areas* and natural, cultural and culinary attractions located throughout the County. The County will recognize the Millennium Trail as an important route that

supports local *active transportation, agri-tourism, eco-tourism*, and the emerging industry for cycle tourism, and will work with community partners to:

- a) Develop new and improve existing trail access points;
  - b) Improve connectivity to major destinations;
  - c) Improve signage, wayfinding, interpretive opportunities, and coordination along the *Tourism Corridors*, including the Arts Trail and the Taste Trail;
  - d) Upgrade the trail surface to improve accessibility for all people, including for casual cycling;
  - e) Maintain bridges along the trail;
  - f) Improve the sustainability of the trail, in terms of permeable surfacing, erosion control, mitigating impacts on *wildlife habitat*, providing waste receptacles, and developing eco-education information along the trail; and
  - g) Ensure that all upgrades, maintenance and expansion of the Millennium Trail located in and adjacent to *Significant Natural Heritage Features and Areas* have been demonstrated that there will be no negative impacts on the *Significant Natural Heritage features* or on their *ecological functions*.
- 15) Upgrades, maintenance and expansion of the Millennium Trail will meet the appropriate design standards for multi-use paths, trails and *active transportation corridors*.

### **Blue Flag Certification for Beaches and Marinas**

- 16) Blue Flag is an internationally recognized eco-label that is awarded to beaches and marinas that meet strict criteria for water quality, environmental education, environmental management, and safety and services. People from across the globe recognize Blue Flag beaches for providing the highest quality beach experience. The program could be used to enhance the profile and improve the management of local beaches, which already draw visitors from across the province and beyond. The County will explore Blue Flag certification for key beaches, building on the Blue Flag certification already achieved for Sandbanks Provincial Park in July 2017.

### **Commercial Opportunities in Waterfront Parks**

- 17) Many commercial uses naturally seek out pleasant locations, like the waterfront, that promote a particular experience for participants. In particular, waterfront parks are an attractive place for fitness classes, boot camps, other low impact sports, as well as water-related uses. To facilitate and permit commercial uses in waterfront parks, the County may:
- a) Identify accessible and visible waterfront areas with low-levels of use by the public that could accommodate potential commercial uses;

- b) License business operators and charge a nominal fee to cover park maintenance;
  - c) Adopt limits on the size and number of commercial uses permitted in parks, taking into account capacity considerations.
- 18) The County may permit other small-scale commercial opportunities in waterfront parks that provide goods or services to park users, such as by paddleboard rentals, bicycle rentals, or mobile food trucks. Prior to permitting such small-scale commercial uses in waterfront parks, the County shall consider applicable licensing, design and operating standards.

### **Parks, Open Space and Trails Master Plan**

- 19) The County may develop a Master Plan for the *development* and maintenance of the parks, open space and trails system, in cooperation with community partners, Quinte Conservation, Ontario Parks, and any other provincial or federal partners. If prepared, the Master Plan will include an assessment of the County's projected parkland needs in terms of the quantity, form, function and location of parkland and may be accompanied by a parkland acquisition strategy.

## 3.2 Economic Prosperity

### 3.2.1 Intent

Ongoing and enhanced economic *development* is a fundamental prerequisite to the County's future success and sustainability; beginning with the acknowledgment of the deep roots through which the County was built. With over half of the County's land qualifying as *Agricultural area*, agriculture remains an important economic driver and employment source within the County. Small niche farms continue to buoy economic development through the development of culinary products such as cheese, flowers and fermented foods. Most of the farms are locally owned and it is local ownership and grass roots economic *development* that will sustain and propel the County's economy.

The County's ability to sustain sufficient grape production to support a growing VQA certified regional wine industry is unique and hard to come by within the Province. The presence of viticulture and *agri-tourism* poses a vital contribution to the creative rural economy of the County. The County is also seeing more craft breweries and distilleries that add to the vigour of the *agri-tourism* industry. This rural economy provides linkages between the County's cultural and agricultural assets to be leveraged for growth, such as museums, special event venues, galleries, artist studios, and more.

The intent of this Plan is to ensure the Municipality's local economy will provide meaningful employment opportunities for residents, and place emphasis on protecting and enhancing agriculture and tourism's role in the County's economy while also diversifying the local economy by encouraging the growth of knowledge-based businesses, technology-based businesses, and multi-sector entrepreneurship.

### 3.2.2 Objectives

The objectives of this Plan with respect to economic *development* are to:

- Objective 1**      Protect the high quality of place experience in the County as a driver of economic *development*.
- Objective 2**      Build on the *significant* contribution agriculture makes to the County's economy and create circumstances where agriculture can thrive.
- Objective 3**      Strengthen and leverage cultural, heritage and agricultural assets to attract visitors and business investment in all aspects of the *agri-tourism* industry and the creative rural economy.
- Objective 4**      Continue to enhance tourism's role in providing employment opportunities within the County's economy.

- Objective 5** Encourage and promote new commercial *development* and cultural attractions along Main Streets in *Settlement Areas* to enhance the quality of place, vibrancy, and aesthetic appeal of the County.
- Objective 6** Encourage the growth of small and medium sized commercial and industrial businesses, which comprise the majority of employers in the County.

### 3.2.3 Economic Development Policies

#### ***Agricultural Assets***

- 1) Agriculture has long been the principal land use within the County and is an integral part of protecting the County's quality of place acting as a social, environmental, and economic driver. The County supports economic *development* initiatives in the agricultural sector to attract new farmers, and to keep as many farms in business as long as possible. These initiatives include:
  - a) Promotion and encouragement of associated food processing and value-added technology facilities integrated on farm properties, or elsewhere within the County;
  - b) Support for growth in the manufacturing/distribution sectors to provide farmers with a greater opportunity to diversify their operations' sources of income;
  - c) Crop diversification including new high value crops or products, reforestation and innovative agricultural ventures brought about by research and *development* efforts;
  - d) Innovative marketing techniques such as the Quinte Isle food product origin identification program and promotion official agricultural products;
  - e) The County and the farming community are encouraged to use best practices to avoid and or mitigate agricultural/environmental impacts such as soil erosion. An example of a best management practice would include, but not limited to, *tree-line/fence bottom* protection and revitalization, the practices of no-till planting, cover crop plantings after harvesting marketable crops and the elimination of plowing which leaves the soil unprotected over winter;
  - f) Formation of innovative organizational techniques (e.g. County cooperatives) to implement and oversee new initiatives;
  - g) Encouragement of economic *development* activities on-site that are intended to capture an increased share of tourism expenditures through *developments* that contribute to farm incomes, and do not conflict with agricultural operations or with applicable Provincial safety and health legislation;

- h) Encouragement of gleaning and food waste recovery programs between food producers and food security groups, and not-for-profit food vendors (e.g. food banks, community kitchens);
  - i) Support community education and outreach programs that highlight the importance of agricultural food skills and support urban agricultural initiatives; and
  - j) Promote the provision of agricultural career opportunities within the County to young professionals and new agricultural related business owners as they become available to sustain growth within the agriculture sector.
- 2) To support growth in the agricultural sector, the County will consider the *development of affordable* housing for temporary workers, such as seasonal workers employed in the County's agriculture or tourism sector, in keeping with the *Agricultural areas* and *Rural Lands* policies of this Plan.

### **Tourism**

- 3) The County shall recognize and promote recreation-based tourism opportunities in the following areas shown on **Schedules 'F-1 and F-2': Recreation & Tourism**;
- a) Potential Tourist Resort Areas;
  - b) *Tourism Corridors*;
  - c) Trails, which will be developed and/or maintained for hiking, cycling, and cross-country skiing; and
  - d) Provincial Parks and local Conservation Areas, including Sandbanks Provincial Park, which is one of the most popular parks for camping in Ontario.
- 4) Tourism opportunities shall be further emphasized and encouraged by:
- a) Improved public access to the County's 800 kilometres of shoreline;
  - b) Improved boat launch and marina facilities as well as the *development* of new facilities; and
  - c) Promoting and supporting year-round tourism related ventures such as ice fishing, snow shoeing, cross country skiing, dog sledding, nature walk, snowmobiling, etc. by ensuring facilities have required parking and accommodation.
- 5) Tourism opportunities shall also be encouraged, supported and permitted in other land use designations as long as they satisfy the intent of the designation

- 6) The beautification of Carrying Place and Rossmore, through quality design and *development*, will be promoted to support their roles as the “Gateways to the County”.
- 7) Developing new or expanding linkages between the County’s cultural and agricultural assets, such as museums, special event venues, galleries, artist studios, vineyards, and *agri-tourism* related businesses will be encouraged and promoted in support of their potential for economic growth within the Municipality.

### **Short Term Accommodation (STA)**

- 8) *Short-Term Accommodations (STA)* are addressed by this Plan in order to maintain and protect the character of residential neighbourhoods and to ensure good long-term occupancy housing availability, in conjunction with housing policies in Section 3.3 of this Plan, while responding to the needs for Short-Term occupancy roofed accommodations of the travelling public. In so doing, the following policies apply:
  - a) The forms of *Short-Term Accommodations (STAs)* recognized by this Plan are *bed and breakfast establishments (B&Bs)*, owner-occupied partial dwelling or dwelling unit rentals (i.e. a principal residence), entire-dwelling or dwelling unit rentals (i.e. not a principal residence), and on-farm tourist homes.
  - b) Municipality’s goals and objectives related to *Short-Term Accommodations (STAs)* are as follows:
    - i. STAs shall generally respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This will be achieved through establishing densities of STAs, mitigation measures to adjacent residential properties, and regulations regarding orderly STA management;
    - ii. Private roads used to access lots with an STA shall generally be of sound construction and conform to the County’s By-law 3121-2012 (and any proceeding amendments of such by-law therein);
    - iii. Guests shall be provided with accommodations conforming to health and life safety standards of high quality and provide a positive visitor experience;
    - iv. Facilities will be operated and maintained in acceptable conditions as detailed in the County’s Property Standards and Licensing By-laws;
    - v. Operators of STAs shall acknowledge their responsibilities in complying with the County’s by-laws and licensing provisions.
  - c) STAs are generally directed to locate in *Settlement Areas* of the *Urban Centre, Village, Hamlet* or in the *Shore Land* designations. STAs are generally permitted in existing dwelling units located in the commercial zones.



- d) Where located in the *Rural Lands* or *Agricultural areas* designations, STAs are permitted on:
  - i. Lots existing as of October 9, 2018 or earlier and zoned the Rural Residential (RR) Zone;
  - ii. Bona fide operating farms as an exception in support of on-farm diversified uses.
- e) Subject to density requirements of the zoning or licensing by-law, STAs shall not contain more than four (4) guest rooms (“guest rooms” is defined in the Comprehensive Zoning By-law). STAs with five or more guest rooms may be permitted in designated *Settlement Areas* or in the *Shore Land* designation without amendment to this Plan but requiring a site-specific zoning by-law amendment.
- f) A second dwelling or dwelling unit on a lot will generally be discouraged for use as an STA, except where there exists a dwelling used as a principal residence.
- g) STAs shall generally be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions.
- h) The County may, on an area-specific or case-by-case basis, prohibit STAs in areas that are not considered to be consistent with this Plan.
- i) The County shall establish, through the Comprehensive Zoning By-law or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of STAs appropriate and compatible with surrounding land uses, such as:
  - i. Occupancy loads;
  - ii. On-site parking requirements;
  - iii. On-site signage;
  - iv. Landscaping, screening and buffering;
  - v. An STA Code of Conduct;
  - vi. Appropriate on-site amenity area;
  - vii. The requirement to have water and waste water services capable of handling the demand of the STA;
  - viii. Operational fire and safety plans;

- ix. Parking management plan; and,
  - x. On-site waste management plan.
- j) Consideration may be given by the Municipality to revenue sources, accommodation taxes or fee structures, intended to mitigate municipal operational and capital impacts from the STA industry and upon local infrastructure and the supply of housing.

### **Main Streets**

- 9) *Development* along Main Streets shall be consistent with the downtown revitalization studies that have been completed for the larger *Settlement Areas*.
- 10) The importance of the County's Main Streets will be reinforced by focusing cultural and commercial special events, such as music performances and festivals, in these locations.
- 11) To improve the quality of place, walkability, vibrancy and aesthetic appeal of the various *Settlement Areas*, the County may provide flexibility in land uses within the zoning by-law, support for increased density, storefront improvements, public art installations, and/or the use of underutilized storefronts and buildings by artists and artisans.
- 12) County understands the need for focusing attention on the quality of place for all residents and the aesthetic appeal of a vibrant, commercial area along the County's Main Streets. The County will encourage and support incentives that contribute to increasing density in the Downtown area and supporting changing businesses and storefront improvements that sustain the charm of the County's Main Streets.

### **Small Businesses**

- 13) To meet the needs of small-sized businesses (particularly those with 10 or fewer employees) the Municipality will promote the *development* of small and medium format commercial uses, multi-tenanted commercial facilities, and flexible use space options.
- 14) If municipal properties are deemed surplus or if they are underutilized, the County may appropriately zone the land for their potential to be re-purposed. An example would be lands zoned to permit a multi-tenanted facility with shared workspaces which could serve as incubators for new business.
- 15) To attract young professionals, the Municipality will promote apprenticeship, co-op and internship programs in partnership with neighbouring post-secondary educational institutions, industry organizations and technology-based firms and start-ups in Prince Edward County.

- 16) To better attract and retain new workers, particularly young professionals, the Municipality will promote the *development of affordable* housing in the *Urban Centres*.
- 17) To further foster the growth of the economy, the County will work with telecommunications providers to enhance access to broadband/high-speed internet in both the urban and *rural areas*.

***Community Investment Readiness***

- 18) Ensure there are sufficient designated and zoned employment lands to meet the projected needs of the County's target industries.
- 19) The County may develop and regularly update a municipal inventory of employment lands (industrial and commercial) to facilitate time sensitive responses to potential investors on the availability of suitable sites.
- 20) The County will continue to promote and protect its aggregate industry to ensure a supply of readily available material for the local market with the possibility of expanding into the regional market.

## 3.3 Livable Community

### 3.3.1 Intent

A livable community is one that has been thoughtfully and sustainably designed, providing attainable and *affordable* housing while realizing its connection to public art and architecture within the public realm. This connection highlights and protects the unique and established cultural heritage resources. A livable community celebrates and promotes diversity, *compact built form* and green design while ensuring health, viability, and support through the careful planning of community uses and services.

As the County grows, it is important to protect and enhance those qualities that attracted people to come to the County in the first place. Future growth will build on established communities and landscapes in a compatible way. Cultural heritage resources are all those elements, both tangible and intangible, that combine to define the unique identity of the County – its *built heritage resources, cultural heritage landscapes, archaeological resources* and movable collections of historic artifacts. Cultural heritage resources also embrace the more intangible matter of the County's identity – the symbols, characteristics and stories that define its overall character.

Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and physical abilities rely on a range and mix of housing types to offer a meaningful place to grow and a safe and secure place to live. An appropriate range of housing choices contributes to the overall health and well-being of communities.

By creating a multitude of housing opportunities, the supply of housing available within the County can more effectively respond to local housing needs and changes in demand particularly as the existing population ages. As new seniors are drawn to the County, the County strives to attract young families and professionals. Policies of this Plan have been informed by the *Affordable Housing Implementation Study (2015)* and are aimed at creating inclusive and diverse communities through the provision of an appropriate range of housing choices.

By incorporating green building design and *green infrastructure* investments in new *development*, the community can contribute locally to addressing the global issue of climate change while creating a healthier, more desirable and sustainable place to live. Green design can address the following environmental considerations: air quality; stormwater management; water use and quality; energy efficiency and greenhouse gas emissions; local food production; mobility and *active transportation*; waste management; and maintain and enhance the integrity of the *Natural Heritage System*.

Prince Edward County is home to a vibrant, dynamic arts and culture community which is essential to the growth, prosperity and vibrancy of the County. Arts and Culture adds to the uniqueness of the County and provides *significant* and vital contributions, both directly and indirectly, to economic *development*, quality of place, community sustainability and tourism.

Community uses will be community-based, accessible and *affordable*. Not-for-profit facilities and services can also benefit the community by providing places to learn, play, and experience the County's history and culture, as well as providing access vital health and social services. These uses are integral to creating complete and inclusive communities where a diversity of people wants to live, and can thrive.

In developing an appropriate approach to creating a connected and thriving livable community, the Municipality must reflect on the unique characteristics and needs of the local community, including the geographic distribution of residents in *Settlement Areas* and throughout the Countryside, an aging population, a propensity for volunteerism and philanthropy, and limited municipal finances and jurisdiction.

### **3.3.2 Objectives**

The objectives of this Plan relate to all elements contributing to a livable community, including:

#### **Housing**

- Objective 1** Promote the *development* and sustainability of an appropriate and adequate mix of housing by fostering a range of types, tenure and affordability which can accommodate the broad needs of residents over time, regardless of age, income level, ability or household type.
- Objective 2** Facilitate the *development* of housing that is *affordable* for *low- and moderate-income households* while maintaining an appropriate supply of land in the County to accommodate residential growth.
- Objective 3** Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place.
- Objective 4** Recognize the importance of social housing, supportive housing and *special needs housing* in meeting the needs of vulnerable residents of the County.
- Objective 5** To ensure good long-term occupancy housing availability while responding to the needs for short term occupancy roofed accommodations of the travelling public and migrant workers.
- Objective 6** Work with the private sector, the not-for-profit sector, and all levels of government, community agencies and other stakeholders in the implementation of the County's housing policies.

#### **Cultural Heritage**

- Objective 7** Recognize, conserve, enhance and promote *significant* cultural heritage resources and sites including:

- i. *Built heritage resources* of all types, including landmarks, barns and *cultural heritage landscapes* (designated under Part IV of the *Ontario Heritage Act*);
- ii. Heritage Conservation Districts (designated under Part V of the *Ontario Heritage Act*);
- iii. Properties designated under Part IV of the *Ontario Heritage Act*;
- iv. *Archaeological resources* (known and potential);
- v. Historic streetscapes;
- vi. Heritage roads;
- vii. Museums and archives;
- viii. Viewscapes; and
- ix. Other cultural heritage resources as may be identified.

**Objective 8** Encourage growth patterns which promote the conservation of cultural heritage resources and integrate *built heritage resources* into *development* proposals, wherever appropriate.

**Objective 9** Maintain and enhance the heritage character of the built environment in a way that contributes to the high quality of place experience that is so integral to local economic *development*.

**Objective 10** Convey the importance of the County’s cultural heritage and its associated cultural heritage resources to the general public through opportunities for artifact collection and management, in collaboration with the County Museum.

**Arts and Culture**

**Objective 11** Recognize and support the contribution that Arts and Culture and associated artists, organizations, festivals, events, industries and businesses make to the County’s economy year-round.

**Objective 12** Recognize and enhance the role that arts and culture play in strengthening community pride and social activity.

**Objective 13** Collaborate with, recognize and support the County’s museums, heritage and cultural centres, archives and libraries as repositories for the County’s cultural records.

**Objective 14** Include and incorporate traditionally underserved groups and Indigenous culture and art in support of the existing partnership between the Municipality and Indigenous groups to showcase

Indigenous perspectives within the arts and culture community – past, present, and future.

### **Community Facilities and Services**

- Objective 15** Ensure that all residents, regardless of age, physical ability, and financial means, have access to facilities and services to support active living, social inclusion and quality of life.
- Objective 16** Protect existing community focal points as demand for community services and facilities, particularly schools, changes.
- Objective 17** Encourage community facilities and services to be located within Community Hubs as close to as many County Residents as possible. Community facilities are typically located in *Settlement Areas* with municipal services as they are part of the effort to support vitality in the *Urban Centres*, and applicable *Village* designations.
- Objective 18** Coordinate with not-for-profit and other government agencies as well as the non-profit and private sector on planning matters and innovative service delivery methods, related to community facilities and services.

### **County Design**

- Objective 19** Recognize the important role of design in achieving a consistent Vision for the County by providing guidance for the design of physical elements that comprise a community, including buildings, public spaces, landscapes, and natural heritage features and systems.
- Objective 20** Promote and provide leadership in sustainable forms of *development*, green building technologies and *green infrastructure* investment to:
- i. Conserve and protect the quality of water resources – surface water, *wetlands*, recharge areas;
  - ii. Achieve greater energy efficiency and reduce greenhouse gas emissions;
  - iii. Improve access to local foods;
  - iv. Support walking, cycling, and public transportation;
  - v. Reduce and better manage waste; and
  - vi. Protect the *Natural Heritage System*, including habitats that support biodiversity.

### 3.3.3 Housing Policies

- 1) The County shall promote greater housing diversity by requiring a mix of housing types, sizes and densities and encouraging a mixture of tenures and affordability which will accommodate changes in community needs over time. The County shall promote opportunities for increased housing densities and *intensification* for residential *development* within the identified *Settlement Areas*.
- 2) The County shall work with the Prince Edward County Sub-Local Health Integration Network and Prince Edward Lennox and Addington Social Services to ensure an adequate supply of appropriately scaled accessible housing forms, including: assisted living; *special needs housing*; nursing homes and other forms of housing for seniors; and innovative housing models such as *co-housing*.
- 3) Appropriately scaled accessible housing forms shall be integrated within the identified Urban *Settlement Areas* where community services and amenities are easily accessible to ensure people with special needs have the best opportunity to care for themselves as much as possible in a non-institutional setting. Special needs and emergency housing shall be permitted in any designation that permits residential uses.
- 4) This Plan establishes a County-wide target for the provision of *affordable* housing at 25 percent of all new housing units. Further, this Plan anticipates that the target for *affordable* housing will be met primarily within the *Urban Centres* of Picton, Wellington and Rossmore, as set out within their individual Secondary Plan policies that require a minimum of 33 percent of all new housing be *affordable*.
- 5) This Plan does not establish a specific target for *affordable* housing for new *development* within designated *Villages, Hamlets, Rural Lands, Agricultural areas* and *Shore Lands*. In these designations, *affordable* housing will be encouraged, and is expected to be primarily in the form of *second units* and *garden suites*.
- 6) It is expected that *residential intensification* will play a limited role in accommodating the short-term growth projections for the County based on the slow rate of growth, and the adequate supply of greenfield *development* opportunities that remain available within the defined *Settlement Areas*. As such, this Plan establishes a County-wide target of accommodating 10 percent of its projected growth through *residential intensification* within the identified *Settlement Areas*, and with a clear focus on the *Urban Centres* of Picton, Wellington and Rossmore.
- 7) *Second units* in housing within *Settlement Areas* shall be permitted and encouraged within existing single-detached, semi-detached, townhouse dwellings and detached accessory buildings. In non-*Settlement Areas*, *second units* shall be permitted in single-detached homes or in detached accessory structures. *Garden suites* shall be permitted



and encouraged on residential lots containing single-detached dwellings throughout the County.

- 8) *Second units* and *garden suites* are permitted, where adequate *infrastructure* is available.
- 9) A residential lot may have either a *Second Unit* or a *Garden Suite*, but not both at the same time.
- 10) The County shall maintain the ability to accommodate future residential growth for a minimum of 10 years through *residential intensification* and the *development* of land designated and available for all forms of residential *development*, particularly within the *Urban Centres* of Picton, Wellington and Rossmore, where Secondary Plans have been approved.
- 11) The County shall maintain *reserve sewage system capacity* within *municipal sewage services* and *municipal water services* to provide a minimum three-year supply of residential units in draft approved and registered plans, or in cases of *residential intensification*, land appropriately zoned and available for *development*. As such, the County shall monitor its available land supply and *infrastructure* capacity to ensure its ability to enable the timely delivery of housing that meets community needs.
- 12) The County shall support the conversion of seasonal dwellings to permanent houses, subject to meeting the following criteria:
  - a) The seasonal dwelling is accommodated on a site that has frontage on an improved Public Road;
  - b) The sewage treatment and water supply systems/facilities are adequate to sustain the year-round occupation of the seasonal dwelling;
  - c) The seasonal dwelling and its associated site meet all of the requirements of this Plan;
  - d) The property is not located within a Constraint Area as designated on **Schedule 'C': Constraint Areas of this Plan; and**
  - e) The seasonal dwelling meets all of the requirements of the *Ontario Building Code* and zoning by-law.
- 13) The County may prepare a comprehensive strategy that will assist seniors and residents with disabilities to reside in their homes for as long as possible.
- 14) *Affordable* housing shall be supplied in a variety of housing types (bachelor apartment units, one-bedroom apartment units, townhouses, single detached, etc.), provide for a

range of family sizes and be encouraged to be represented in all neighbourhoods within *Settlement Areas*.

- 15) The following planning strategies may be considered by the County in an effort to achieve *affordable* and accessible housing objectives:
  - a) Promote higher density housing forms within *Settlement Areas* as well as support alternative residential *development* standards to facilitate *affordable and accessible* housing within a more *compact built form*;
  - b) Ensure that the provisions of the Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and sizes, including *second units*, accessory dwelling units, *garden suites*, cohousing, communal housing and life-lease housing; and
  - c) Encourage mixed use *development* including the renovation and rehabilitation of residential uses above commercial uses in *Urban Centres* and *Villages*.
  
- 16) The following strategies shall be considered by the County in an effort to incentivize *affordable* or accessible housing:
  - a) Consider *affordable* or accessible housing as priority uses for surplus County-owned land and work with other levels of government to make surplus land available to providers of *affordable* or accessible housing *development* at little or no cost;
  - b) Consider targeted relief from *development*, planning, permit, and other fees normally charged for projects that provide permanent *affordable* or accessible housing;
  - c) Apply for government grants and/or subsidies, including land dedication, that will reduce overall *development* costs;
  - d) Inform the community of government grants available to encourage the creation of *second units*, converted units, and accessory units;
  - e) The conversion or demolition of existing rental apartments in buildings with more than 4 rental apartment units to condominium or other uses (i.e. short-term accommodations) shall only be considered if the annual CMHC vacancy rate is 3 percent or higher. Within the *Urban Centres*, the applicant for conversion must also meet conversion obligations as defined in the approved Secondary Plan; and
  - f) Consider reducing parking requirements for projects that provide *affordable* or accessible housing.
  
- 17) The County shall work with the Province, Prince Edward Lennox and Addington Social Services, post-secondary institution(s), and/or community stakeholder groups such as

the Affordable Housing Working Group, to develop a reliable data source for monitoring rental housing in the regional market.

- 18) In order to track the County's housing stock, the County will, to the best of its ability, monitor, evaluate and report on changes within the housing market as well as the County's progress in achieving its housing objectives through implemented housing policies including:
  - a) The inventory of vacant lands and lands with the potential for *development*;
  - b) The *affordable* housing targets identified within this Plan and in the approved Secondary Plans.
  - c) The supply of residentially-designated lands;
  - d) Residential construction activity, including the tenure and type of housing (single detached, semi-detached, townhouse, secondary units, *garden suites* and multi-unit forms) being developed; and
  - e) Available servicing capacity for residential *development* to ensure that the housing targets of this Plan can be achieved.
- 19) The County shall review *infrastructure* programs so that any constraint on the supply of serviced residential land can be identified and overcome.

### 3.3.4 Cultural Heritage Policies

- 1) The County shall identify cultural heritage resources while ensuring their conservation, restoration, maintenance and enhancement as part of the community's ongoing evolution.
- 2) All new *development* permitted by the land use policies and designations of this Plan shall:
  - a) Conserve and incorporate cultural heritage resources into any new *development* plans through such mechanisms as adaptive reuse; and
  - b) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated.
- 3) Pursuant to the *Ontario Heritage Act*, the County may designate properties including, but not limited to, *built heritage resources*, heritage conservation districts, *cultural heritage landscapes*, *archaeological resources* and other heritage elements. The County shall encourage partnerships with land trusts and private sector partners to promote the appropriate conservation of these cultural heritage resources. The County shall consider the interest of Indigenous communities in conserving cultural heritage resources and

consult with local Indigenous groups early in the application process whenever *development* is proposed that may have an effect on Indigenous interests.

- 4) No owner of *protected heritage property* shall *alter*, through *development* or *site alteration*, the same if the development or alteration will affect the property's *heritage attributes*, unless the owner applies to the County for a Heritage Permit and receives consent in writing for the proposed development or alteration(s). If the municipality, through the advice of the Prince Edward County Heritage Advisory Committee (PEHAC), determines a definition for 'minor', then the municipality may permit alterations to a *protected heritage property* that are minor in nature without the need for a Heritage Permit.
- 5) It is the intent of the County to conserve and enhance designated cultural heritage resources in situ, wherever possible. The proposed relocation, removal or demolition of the *heritage attributes* assigned to a designated heritage property, and the *development* or *site alteration* on a designated property shall be subject to the provisions of the *Ontario Heritage Act*
- 6) The County may consult with the Prince Edward County Heritage Advisory Committee (PEHAC) to advise and assist on any matters of heritage conservation, including the evaluation of *development* applications involving a Listed or a Designated property or properties on the Heritage Register.
- 7) The inventory, evaluation and conservation of cultural heritage resources of all types shall conform to the applicable standards and guidelines available in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, the Ontario Heritage Tool Kit, and the Ministry of Heritage, Sport, Tourism and Culture Industries' 8 Guiding Principles in the Conservation of Built Heritage Properties.
- 8) Individual properties may be considered for designation, in consultation with the Heritage Advisory Committee, pursuant to the provisions of the *Ontario Heritage Act* if it exhibits one or more of the following:
  - a) The property has design value or physical value because it:
    - is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    - displays a high degree of craftsmanship or artistic merit, or
    - demonstrates a high degree of technical or scientific achievement.
  - b) The property has historical value or associative value because it:
    - has direct associations with a theme, event, belief, person, activity, organization or institution that is *significant* to a community,

- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is *significant* to a community.
- c) The property has contextual value because it:
- is important in defining, maintaining or supporting the character of an area,
  - is physically, functionally, visually or historically linked to its surroundings, or
  - is a landmark.
- 9) As part of its effort to manage and protect the County's cultural heritage resources, the County shall maintain a municipal heritage register of properties identified as being of cultural heritage value or interest (listed properties) and designated properties under the *Ontario Heritage Act* in the office of the County Clerk.
- 10) In consultation with PEHAC and the local community, the County may designate one or more areas of the municipality as a Heritage Conservation District, in accordance with Part V of the *Ontario Heritage Act*.
- 11) Prior to designation of a Heritage Conservation District(s), Council will:
- a) pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s); and
  - b) prepare a study for the area or areas to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area's heritage character and guidelines for future conservation and planning.
- 12) *Cultural Heritage Landscapes*, as defined in the *Provincial Policy Statement, 2020* (PPS) may be designated using the same criteria as is used for Heritage Conservation Districts, as found in the *Ontario Heritage Tool Kit*. Definitions of heritage character and of property boundary can be determined using these criteria.
- 13) Heritage Roads that have a distinctive character may be given special consideration by the County, and may be designated as *Cultural Heritage Landscapes* under Part IV of the *Heritage Act*. On lands adjacent to a Heritage Road that is designated as a *Cultural Heritage Landscape*, all *development*, road allowance changes or Class Environment Assessments associated with proposed road improvements shall be reviewed by the County, giving a high priority to the appropriate conservation of the scenic, natural and cultural amenities in proximity.
- 14) Applications for *development* and/or *site alteration* of a designated heritage property, having known cultural heritage attributes, or *development* adjacent to a designated property, will require the preparation of a *Heritage Impact Assessment* (HIA) to

demonstrate how the *heritage attributes* and integrity of the designated heritage property are to be *conserved* and how any impacts may be mitigated. This HIA shall be prepared to the satisfaction of the County, and other appropriate authorities having jurisdiction.

- 15) In addition to the municipal heritage register, the locations of Built Cultural heritage resources have in the past been inventoried in the Historical Architectural Survey of Prince Edward County (HASPE) and the publication *The Settler's Dream*. To build on this inventory the County, in partnership with the PEHAC and other community partners, may undertake additional heritage planning activities, including but not limited to, inventories of *cultural heritage landscapes*, cemeteries, historic sites, and landmarks. The County may also establish an inventory of threatened historic properties, including buildings that are considered in poor repair or threatened by “demolition by neglect”.
- 16) To establish a framework for heritage planning, the County may, in partnership with the PEHAC and other community partners, prepare a Cultural Heritage Management Plan. Related functions include policies and practices for cultural heritage resource management, interpretation and integration with municipal economic and tourism strategies and plans.

The Cultural Heritage Management Plan may also include:

- a) Comprehensive cultural heritage resource mapping, archeological potential mapping, and inventories;
  - b) Identification and evaluation of cultural heritage resources, cultural facilities, and organizations;
  - c) Strategies for conserving and enhancing these identified resources;
  - d) Programs to foster implementation and promotion; and
  - e) Education and public participation in cultural heritage conservation.
- 17) For municipally-owned, designated cultural heritage resources of all types, the Municipality shall:
    - a) Ensure the appropriate conservation of the identified *heritage attributes*
    - b) Promote their adaptive re-use; and
    - c) Prepare *Heritage Impact Assessments* or Heritage Management Plans, where necessary.
  - 18) The County shall standardize and streamline the heritage property/building alteration permit process, and may consider a delegated staff approval authority for designated properties and/or buildings.

- 19) The County shall respect the integrity of archaeological remains in situ and require sufficient investigation and mitigation to ensure their conservation. The County, using the Provincial Checklist/Criteria for determining *Areas of Archaeological Potential* as a guide, shall determine the potential for impacts to *archaeological resources* from any proposed *development*. Upon receiving information that lands proposed for *development* may include *archaeological resources* or constitute an area of archaeological potential, the County will not approve the *development* until it has been demonstrated that *archaeological resources* have been *conserved*.
- 20) Any proponent of *development* on lands that may include *archaeological resources* or constitute an area of archaeological potential shall retain a licensed archaeologist to carry out an Archaeological Assessment of the subject property prior to any demolition, grading or other soil disturbance. The Archaeological Assessment shall be carried out by qualified archaeological professionals and shall, at a minimum:
  - a) Assess the property;
  - b) Assess the impact of the proposed *development* or site disturbance;
  - c) Indicate methods to mitigate any *negative impact* of the proposed *development* or site disturbance on any *archaeological resources*, including methods of recovery and conservation; and
  - d) Comply with current Ministry of Tourism, Culture and Sport standards and guidelines for consulting archaeologists. All compliance letters are to be forwarded to the County.
- 21) For land based archaeological areas an Archaeological Assessment shall be prepared prior to submission of an application for plan of subdivision, site plan or plan of condominium and may be required for Official Plan, Secondary Plan, Zoning By-law Amendment and/or Consent applications.
- 22) If an area is considered to be an area of marine archaeological potential, particularly along shorelines and waterfronts, and if the lands are to be disturbed, or considered for *development*, the County shall require the proponent to carry out a Marine Archaeological Assessment by a licensed marine archaeologist.
- 23) The County may permit *development* and *site alteration* on lands containing *archaeological resources* or *Areas of Archaeological Potential* if the *significant archaeological resources* have been *conserved* by removal and documentation, or by conservation in situ, in accordance with the recommendations of an accepted into the Ontario Public Register of Archaeological Assessments. Where *significant archaeological resources* must be preserved in situ, only *development* and *site alteration* that maintains the heritage integrity of the area may be permitted.

- 24) Where burial sites are encountered during any excavation or other action, the provisions of the *Funeral, Burial, and Cremation Services Act* and its regulations will apply. The Ministry of Government and Consumer Services (MGCS) administers the *Funeral, Burial and Cremation Services Act* and is responsible for burial sites (including early European and Indigenous Peoples' burial sites), war graves, cemetery closures and abandoned cemeteries. The discovery of any previously unknown burials of human remains shall be reported to the police or the coroner. Once foul play is ruled out, the Register of Burials at MGCS will order a site investigation to be carried out by an archaeologist. Based on the resulting report, the Registrar shall determine the most appropriate representatives of the deceased to consult and next steps for the disposition of the site and remains. Should any archaeological investigations lead to the disinterment of remains that are found to be of Indigenous descent, immediate contact and consultation must occur with the Mohawks of the Bay of Quinte (MBQ) to determine the most appropriate course of action in alignment with the MBQ's traditional processes and protocols regarding the repatriation or re-interment of remains.
- 25) Where aboriginal *archaeological resources* are found, or where it is determined that proposed *development* or *site alteration* may negatively impact aboriginal interests then consultation will occur with the appropriate First Nation and Métis groups.
- 26) A contingency plan will be prepared, and updated regularly with the advice of a licensed archaeologist, the Ministry of Heritage, Sport, Tourism and Culture Industries, and in consultation with the appropriate First Nation and Métis groups, and adopted by By-Law by the County, for emergency situations to protect *archaeological resources* that are accidentally discovered or are under imminent threat(s).
- 27) It is the policy of the County to keep confidential the existence and location of archaeological areas to protect against vandalism, disturbance, and the inappropriate removal of resources.

### **3.3.5 Arts and Culture Policies**

- 1) The County shall recognize the tremendous contribution that arts and culture make to the County's quality of life and local economy by promoting and supporting local artists, arts and cultural organizations, and by maintaining and developing culturally-related community facilities such as museums, heritage and cultural centres, archives and libraries.
- 2) The County will work with public and private partners to enhance Prince Edward County's role as a centre for arts and culture.
- 3) To enrich the lives of residents and to attract visitors, the County will support the *development* of arts, heritage and cultural programs, cultural businesses and industries,



festivals, workshops, events, arts trails, organizations and associations throughout the County.

- 4) Where appropriate, the County will provide space within existing community-owned buildings to meet the needs of the arts, culture and recreation community, and will support the *development* of new facilities for developing and showcasing arts, culture and recreation.
- 5) The County shall recognize municipally-owned museums as the official repository for County collections.
- 6) The County shall recognize the Prince Edward County Archives as the official repository for historical print information and documents pertaining to the history and collective memory of the County.
- 7) The County shall recognize the important connection with the Mohawks of the Bay of Quinte (MBQ) Kanhiote Library and their research and archives.
- 8) To support the *development* and promotion of arts, culture and local heritage, the County may, in partnership with community organizations, undertake cultural planning activities such as cultural resource mapping to lay the groundwork for a Cultural Plan and/or Cultural Heritage Master Plan.

### **3.3.6 Social and Community Facilities and Services Policies**

- 1) The County shall encourage and facilitate wherever there is demand for the *development*, maintenance, and expansion of community facilities and services for the purpose of meeting the social, health, recreational, cultural and educational needs of residents regardless of age, physical ability and financial means.
- 2) Community uses, whether provided by a government, through purchase of services from private business or not-for-profit organization, include:
  - a) Cultural and community facilities, such as libraries, community centres, community gardens, museums, exhibition buildings, theatres and galleries;
  - b) Recreational facilities, such as, parks, *recreation* or fitness centres, recreational walkways, paths and trails, piers, docks, boat launches and marinas;
  - c) Educational facilities and services, such as primary schools, secondary schools, post-secondary education institutions and trade schools; and

- d) Health and social facilities and services, such as hospitals and other medical centres, employment centres and income support services, rehabilitation centres, other counseling services, long-term care facilities, day care, home care, servicing programming, *special needs housing*, social housing and emergency housing.
- 3) Community uses shall be permitted in the *Urban Centres, Villages, Hamlets, Shore Lands* and *Rural Lands* designations of **Schedule 'A': Land Use Designations**. The County shall be satisfied that the facility or use is compatible with adjacent uses, is appropriate in scale and function and can be adequately serviced.
- 4) Where appropriate, the County shall support the use of heritage properties for community uses, such as tourism bureaus, art display spaces and/or civic office space.
- 5) The priority for developing new community uses shall be on achieving an equitable distribution of services and facilities throughout the County, and specifically, addressing the needs of underserved *Settlement Areas* and *vulnerable populations*.
- 6) Major community facilities and services that are intended to be accessed by residents from across the County shall be focused in Wellington and Picton. Existing facilities located in these *Urban Centres* will be maintained to support the continued significance of these *Settlement Areas* as major destinations where services and amenities are co-located in a convenient manner.
- 7) The County may encourage not-for-profit organizations, community-based agencies and organizations to deliver community facilities and services that meet the needs of local residents. The County may also develop grant and planning fee rebate programs under the County-wide Community Improvement Plan.
- 8) To support creative and flexible approaches to the *development* of facilities and delivery of services, the County may participate in the co-design and co-delivery of services with not-for-profit and government agencies.
- 9) Prior to disposing a publicly owned community facility that is located within a Settlement Area, the County may explore whether there are any viable opportunities for an alternative public or private use for the site that would retain a community function, in terms of providing a gathering place where local residents access amenities, services, and have opportunities to interact with one another.
- 10) In recognition of the important role schools play in bringing together communities, the County shall actively promote the retention of schools in consultation with the School Boards.

- 11) The County shall continue to cooperate and coordinate with its many partners in delivering community facilities and services. The County shall also leverage these relationships in the development and delivery of a Parks Master Plan.
- 12) To effectively plan for the *development*, maintenance and where necessary, divestment of community facilities, the County will prepare a Community Facilities and Services Master Plan. The Master Plan will address the distribution of parks, community gardens, boat launches, community centres, libraries and other community facilities, with the objective of minimizing travel distance for residents, and providing facilities in an equitable and sustainable manner. The Master Plan will identify and prioritize servicing gaps that can be addressed by the County, or other providers.
- 13) The Community Facilities and Services Master Plan will consider opportunities to co-locate and/or integrate social housing, *special needs housing* and emergency housing with community facilities.
- 14) In recognition of the role food plays in community well-being, the County may also consider establishing a Food Policy Council that promotes access to healthy, *affordable* and culturally acceptable food that supports local environmental and economic sustainability. If established, the key tasks of the Food Policy Council will be to:
  - a) Develop a long-term Food Systems Strategy that addresses all aspects of a sustainable food system;
  - b) Work with the County to develop regulations for *agricultural uses* in the *Settlement Areas*; and
  - c) Deliver community education and outreach programs that highlight the importance of agricultural food skills and food system *development*.

### 3.3.7 Design Policies

- 1) *Development* patterns and the detailed design of the public and private realm throughout the County shall contribute positively towards the quality of place experience that has attracted residents, visitors and businesses to Prince Edward County, to ensure the County remains an attractive place to live, work and play in the decades to come.
- 2) *Development* patterns and the detailed design of the public and private realm throughout the County will support the creation of healthy, complete and accessible communities for people of all ages. This includes providing safe pedestrian and cycling facilities, and convenient access to fresh food, other goods, services and amenities in proximity to where people live and work.
- 3) The principle of *compatible development* will be applied to all applications for *development* to ensure the sensitive integration of new *development* with existing built

forms and landscapes in a way that contributes to the character of the local area and enhances the image and character of the County.

- 4) Within the framework of *compatible development*, the County shall support and encourage contemporary architecture and design approaches that interpret and enrich living culture. Particular attention shall be paid to the following design considerations when evaluating any application for *development*:
  - a) building height will generally be compatible with the prevailing building heights in proximity to the *development*;
  - b) building massing will be compatible with the prevailing forms of the surrounding buildings with respect to the visible volume and scale of the building from the street;
  - c) the siting, scale and massing will not interfere with the provision of adequate privacy conditions for adjacent residential buildings and their outdoor amenity areas;
  - d) the siting, building design and landscape design will protect and enhance cultural and natural heritage features on or adjacent to the *development* site; and
  - e) buildings will be oriented to the street with setbacks that are consistent with other buildings in the area.
  
- 5) New *development* may deviate from the prevailing quality and/or character of the existing *development* where doing so will make an enhancing contribution to the unique quality of place and character of the County.

### **Green Design Initiatives**

- 6) The County shall plan for and promote a reduction in the per-capita consumption of energy, water, land and other non-renewable resources.
  
- 7) The County shall support and encourage green design initiatives that improve air quality by:
  - a) Enhancing the tree canopy, particularly along *Tourism Corridors* and in the *Urban Centres* and *Villages*;
  - b) Seeking to reduce the area of impervious surfaces and using light-coloured/high albedo paving materials on County-owned properties, and encouraging the same for private *developments*;
  - c) Considering reduced parking standards to limit the impact of car parking, where appropriate;

- d) Considering the provision of priority parking spaces for carpool, ride sharing, and ultra-low emission vehicles;
  - e) Using locally sourced materials in construction to reduce transportation-related emissions; and
  - f) Promoting a *compact built form* that consumes less land and includes an energy-efficient mix of land uses.
- 8) The County shall support and encourage green design initiatives that enhance opportunities for *active transportation* by:
- a) Providing for mixed-use *development* in *Settlement Areas* so that services and amenities can be accessed within easy walking or cycling distance; and
  - b) Developing or expanding *active transportation* facilities including bicycle parking, sidewalk connectivity, sidewalk curb ramps, pathways and trails.
- 9) The County shall support and encourage green design initiatives that support energy efficiency and reduced greenhouse gas emissions by:
- a) Encouraging passive solar orientation to permit enhanced energy efficiencies by creating optimum conditions for the use of passive and active solar strategies;
  - b) Encouraging the use of high efficiency heating and cooling equipment;
  - c) Employing a free cooling strategy by maximizing the tree canopy and the strategic placement of deciduous trees to assist with summer evapotranspiration and shading. The placement of coniferous trees can help to mitigate cold winter winds;
  - d) Encouraging the use of reflective building surfaces as well as paving materials;
  - e) Converting traffic signals, roadway lighting and lighting features to LED lighting; and
  - f) Heat pumps (geothermal) may be permitted for the purpose of heating or cooling structures.
- 10) The County shall prepare a Water Conservation Strategy that supports and encourages green design initiatives which promote water conservation and improved water quality by:
- a) Encouraging the achievement of greater water efficiency than required under the *Ontario Building Code* for all new buildings;
  - b) Promoting the use of water-saving fixtures and appliances;

- c) Encouraging the implementation of Low Impact Design Standards that emphasize the use of native, drought tolerant and non-invasive plants, bio-swales, constructed *wetlands*, at-source infiltration, greywater re-use system, rainwater harvesting, and alternative filtration systems such as treatment trains;
  - d) Encouraging alternative methods for outdoor watering (i.e. rain barrels);
  - e) Exploring efficiencies in municipal water treatment and distribution systems;
  - f) Requiring the decommissioning of private wells in *Settlement Areas* serviced by a *municipal water system*;
  - g) Ensuring policies are in place to assess municipal and private septic systems to ensure they are properly maintained; and,
  - h) Investigating provincial and federal funding sources for infrastructure upgrades to the *municipal water/ waste water system*.
- 11) The County shall support local food production and access to fresh local food by:
- a) Encouraging and supporting community gardens in existing County-owned properties and new parkland spaces in *Settlement Areas*;
  - b) Encouraging and supporting the *development* of farmers' markets and farm stands throughout the County;
  - c) Permitting on rural residential properties, the keeping of bees and livestock, such as poultry; and
  - d) Encouraging opportunities for edible landscapes, both within the public and private realm, through the conservation of existing orchard trees or by incorporating orchard trees, and food-producing plants in combination with ornamental plants in aesthetically pleasing designs as part of proposed landscaping plan.
- 12) The County shall promote waste reduction and diversion of waste from landfill by encouraging all new *development* to:
- a) Divert waste from construction to recycling facilities and/or by salvaging materials;
  - b) Whenever possible, reuse salvaged, refurbished or reused materials as part of building materials in new buildings;
  - c) Use of recycled/reclaimed materials for new *infrastructure* including roadways, parking lots, sidewalks, unit pavings, curbs, water retention tanks and vaults, stormwater management facilities, sanitary sewers, and/or water pipes;
  - d) Construct durable buildings to maximize the building's life by minimizing the need to replace materials and assemblies;

- e) Facilitate composting by residents and businesses, by continuing to provide composting programs in *Settlement Areas* and promoting composting programs in *major developments*; and
  - f) Incorporate existing heritage properties in situ through retention, restoration, and adaptive reuse to avoid further construction waste.
- 13) The County shall support efforts to mitigate light pollution by ensuring that exterior lighting is properly shielded and does not fall outside of the property envelope and that interior lighting does not extend to the exterior of the property.

## 3.4 Infrastructure

### 3.4.1 Intent

*Infrastructure* plays a key role in shaping the future growth and *development* of the Municipality. Provision of *infrastructure* must be provided in a responsible, efficient and cost-effective manner to ensure long-term fiscal and environmental sustainability. *Infrastructure* considerations include water and sanitary sewer services, transportation facilities, stormwater management, waste management, recycling systems, aggregate production, processing energy generation, transmission facilities, and utilities.

Prince Edward County is finding that existing services are reaching or exceeding capacity and coupled with rising costs have created constraints that require strategic, coordinated, and innovative approaches to future *development*. Water and sanitary sewer services are critical to the provision of safe, reliable and cost-effective potable water services that are necessary to enable important or desirable functions related to the continued operation, maintenance, safety, security and well-being of the Municipality and its residents, as well as the environment.

Stormwater Management Services are essential for ensuring that the Municipality can continue to support their goals of protecting and enhancing the natural features and shorelands within the Municipality. Appropriate stormwater management is necessary to control erosion, flooding, and to protect watercourses and water bodies from pollutants.

The Municipality recognizes the importance that adequate transportation *infrastructure* has moving people around and supporting economic growth. The community's *transportation system* moves people and goods via roads, pedestrian linkages, bicycle routes, multi-use trails, and via the airport, harbour and marinas. It is the intent of this Plan to develop a *multi-modal transportation system* that is safe, efficient, economical, convenient and comfortable for all users, while respecting the heritage assets, natural features, and character of the Municipality.

Reducing the volume of solid waste through diversion is an important consideration for future environmental and financial sustainability. Waste management includes the process of collecting, processing, diverting, and disposing of solid waste. The goal of this Plan is to encourage and promote the reduction of waste, reuse, and recycling among residents and aid in the protection of the environment, air quality, and public health.

### 3.4.2 Objectives

The objectives of this Plan relate to all elements of *infrastructure*, including:

- Objective 1** Provide *infrastructure* in a coordinated manner that is integrated with planning for growth so that these necessary services are available to meet current and projected needs. *Infrastructure* will only be provided



where the Municipality can financially sustain and maintain adequate service levels.

- Objective 2** Optimize the use of existing *infrastructure*, wherever feasible, before considering developing new *infrastructure*.
- Objective 3** Strategically locate *infrastructure* to support the effective and efficient delivery of services. In addition, and where feasible, co-locate *infrastructure* systems to promote cost-effectiveness and to facilitate service integration.
- Objective 4** Work co-operatively with other jurisdictions, neighbouring municipalities and private developers in addressing common *infrastructure* needs and challenges.
- Objective 5** Undertake the financial planning required to make the necessary investments in *infrastructure* systems to accommodate long-term community and economic growth anticipated by this Plan. The Municipality will cooperate with other government agencies in this regard.

### **Water and Sanitary Sewer Services**

- Objective 6** Through sewage and water service planning, direct and accommodate expected growth in a manner that makes efficient use of existing services, including:
- i. *Municipal sewage services and municipal water services*; and
  - ii. *Private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available.*
- Objective 7** Ensure that all water and sanitary sewage systems are provided in a manner that:
- i. Can be sustained by the water resources upon which such services rely;
  - ii. Is financially viable and complies with all regulatory requirements;
  - iii. Protects human health and the natural environment; and
  - iv. Promotes water conservation and water use efficiency.
- Objective 8** Support the improvement and extension of municipal sanitary sewage and water supply services, in accordance with the provisions of this Plan and other relevant County and Provincial policies and regulations, and within the financial capabilities of the Municipality and on the basis of the approved capital budget program.

## **Stormwater Management Services**

- Objective 9** Ensure that the impacts on streams and the shore land systems from urban *development* are appropriately managed in order protect water quality, *fish* and *wildlife habitat* and to prevent erosion.
- Objective 10** Minimize the number of County-owned stormwater management facilities through coordinating stormwater management needs of multiple *developments*.
- Objective 11** Where appropriate, plan stormwater management facilities and features to co-locate with parklands and infrastructure.

## **Transportation**

- Objective 12** Develop, integrate, and maintain safe and efficient multi-modal transportation routes throughout the Municipality, and linkages to external *transportation systems*, to facilitate community *development* and ensure access to goods, services, and amenities for the residents, visitors, and businesses of Prince Edward County.
- Objective 15** Enhance *active transportation facilities* with streetscape elements such as benches, waste receptacles, bicycle racks, crosswalks, pedestrian-scaled lighting, and shade.
- Objective 16** Develop and maintain the *transportation system* in a manner that has regard for the impacts of climate change and the environment, accessibility, social, and aesthetic character and amenities of the community along with the financial sustainability of the municipality.
- Objective 17** The integrity of major transportation corridors and facilities which move goods, services and people such as County Highway 33 (Loyalist Parkway), County Highway 49, Picton Airport, and Picton's deep water port will be protected and promoted.

## **Waste Management**

- Objective 18** Manage solid waste for the purposes of reducing, reusing, and recycling and to further efforts to divert waste from landfill.
- Objective 19** Support efforts to establish adequate waste management facilities to provide for future County needs.

## **Energy Generation and Transmission**

- Objective 20** Support energy efficiency and improved air quality through land use and *development* patterns which:
- i. Promote *compact built form* and a structure of *Urban Centres* and *Villages* that are connected by *Tourism Corridors*;

- ii. Focus major employment, commercial and other travel-intensive land uses on sites that are well served by existing road network;
- iii. Create employment opportunities in proximity to housing uses in proximity to shorten commute journeys and decrease transportation congestion; and
- iv. Promote *development*, design and building orientation which maximize the use of alternative or renewable energy, such as solar and wind energy.

## **Utilities**

**Objective 22** Provide utilities required for County residents and businesses in an efficient, cost effective and environmentally responsible manner.

### **3.4.3 Water and Sanitary Sewer Services Policies**

- 1) Existing Wastewater Treatment Plants and Water Treatment Plants are identified conceptually on **Schedule 'E': Transportation & Infrastructure**.
- 2) Higher order forms of servicing, including full municipal or private communal water and sanitary sewer services are the preferred form of service, in accordance with the servicing hierarchy policies of the Provincial Policy Statement, 2020 (PPS).
- 3) In general, new *development* will focus growth first within the *Urban Centres*, and, as a second priority, within the *Villages*. New *development* within the *Hamlets*, *Rural Lands*, and *Shore Lands* will also be permitted as a third priority. New *development* within the *Agricultural areas* may also be permitted, subject to applicability of PPS policies 2.3.5 and 2.3.6.
- 4) Available uncommitted servicing capacity is an important resource that the Municipality can use to promote the growth and settlement strategy of this Plan. The Municipality may adopt by-laws, policies and procedures to guide the allocation of uncommitted servicing capacity to proposed *developments*, including the use of "H" (Holding) provisions and phasing provisions in subdivision/condominium agreements.
- 5) To avoid inappropriate linear and un-serviced sprawl, the communities of Picton, Bloomfield and Wellington will be separated by *Rural Lands* or *Agricultural areas*. New linear sprawl *development* (i.e. severances) between any of the *Urban Centres*, *Villages* or *Hamlets* will be strongly discouraged.

- 6) The Municipality may construct water and sanitary service infrastructure between communities for the purposes of efficient operation without the obligation to connect or approve *development* for use of the infrastructure outside the *Settlement Areas*.
- 7) The Municipality will encourage and promote water conservation practices in order to free up capacity within the municipal water and sanitary sewage treatment plant and distribution systems and to make them work more efficiently. The Municipality shall promote water conservation by:
  - a) Encouraging *development* proposals that minimize additional demands on the Municipality's water and sanitary system;
  - b) Directing and accommodating expected growth in a manner that promotes the efficient use of existing County infrastructure; and
  - c) Consider incentives for existing system users to conserve municipal water.
- 8) The extension of municipal sewer and water services shall only take place within lands designated Urban *Settlement Areas* as identified on **Schedule 'A': Land Use Designations**.
- 9) Extension of any municipal infrastructure beyond their existing service area shall be the responsibility of the developer, except as may otherwise be provided for in the Municipality's approved capital works funding. Where appropriate, the Municipality of Prince Edward will encourage arrangements for cost sharing among benefiting landowners.
- 10) Any provision and/or major expansion of water and sanitary sewage systems may be subject to an Environment Assessment. That process involves a detailed assessment of treatment options with full public participation and consideration of environmental, social and economic impacts. The growth designations and servicing options outlined in this Plan may be subject to change given the results of the required Environmental Assessment.
- 11) The Municipality will maintain, in conjunction with the Ministry of the Environment and neighbouring municipalities where there are shared services, up-to-date records of:
  - a) The reserve capacity of water and sanitary sewage treatment facilities;
  - b) The amount of unconnected servicing commitments to zoned land/*development*;
  - c) The uncommitted reserve capacities;
  - d) Plant performance and hydraulic capacity will be monitored in comparison to growth management objectives in order to avoid future limitations on growth and to allow enough time to plan for plant expansions or upgrades. The Municipality will not commit capacity allocation for growth beyond the

uncommitted reserve capacity in the respective municipal water and municipal sewage treatment facility until plans are approved by Council for the expansion of capacity; and

- e) Reserve estimates for municipal *reserve sewage system capacity* shall include amounts for private sewage receiving and treatment. Reserves estimates for *municipal water system capacity* shall include bulk water dispensing requirements of *rural* and *agricultural* residential lots.

#### **3.4.3.1 Servicing Policies for the Picton and Wellington Urban Centres**

- 1) *Municipal sewage services* and *municipal water services* are the preferred form of servicing for new growth opportunities within the Picton and Wellington Secondary Plan Areas. *Intensification* and *redevelopment* within Picton and Wellington shall be on *municipal sewage services* and *municipal water services*, wherever feasible.
- 2) In order to promote ongoing growth within the Municipality, the existing water treatment and sanitary treatment plants and their associated distribution/collection systems serving the *Urban Centres* of Picton and Wellington will be maintained, upgraded and replaced when required, and on the basis of the approved capital budget program.
- 3) Sewage treatment plants are prohibited in the vulnerable areas where they would be a *significant* drinking water threat.
- 4) If a Draft Plan of Subdivision or Condominium is not registered within three years from the date of Draft Plan Approval, or the Draft Plan has not proceeded to the satisfaction of the Municipality within the term of draft plan approval, the Municipality, at the time of considering extension of the Draft Plan Approval, may revoke any assignment of municipal servicing allocation, in whole or in part.
- 5) *Development* within the Picton and Wellington *Urban Centres* shall be designed and constructed in accordance with a Functional Servicing Plan or Plans, submitted at the time of application, dealing with sewage and water systems. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost-effective manner, to the satisfaction of the Municipality.
- 6) The cost of providing full municipal services to facilitate the *development* of lands within the Picton and Wellington *Urban Centres* shall not impose an unconsidered financial burden on existing taxpayers. Accordingly, such costs shall be recovered through charges from the new *development*. In some circumstances the Municipality may consider distributing the responsibility of the developer(s), with cost-sharing agreements, or front ending opportunities with future benefitting land parties.

### **3.4.3.2 Servicing Policies for the Rossmore Urban Centre**

- 1) Municipal *water services* are the preferred form of servicing for new growth opportunities within the Rossmore Urban Centre Secondary Plan Area. *Intensification* and *redevelopment* within Rossmore shall be on *municipal water services*, wherever feasible.
- 2) In order to promote ongoing growth within the Municipality, the existing water distribution system in Rossmore will be maintained, upgraded and expanded when required to service new *development*.
- 3) New *development* is permitted within Rossmore only if there is confirmation, to the satisfaction of the Municipality, of sufficient *reserve water system capacity* within *municipal water services* system and within individual or communal sewage services. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.
- 4) Where *municipal water services* are available, but there is no municipal sanitary sewage system, proponents of multi-unit/multi-lot *developments* containing five or more residential units shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of sanitary sewage servicing.
- 5) The Municipality shall only approve new *development* within Rossmore that can be allocated water capacity, in conformity with municipal policies, procedures and by-laws. The assignment of a water allocation to *development* is at the sole discretion of the Municipality and furthermore, depending on the amount of water system allocation and *infrastructure* available, not all *development* proposals may be able to proceed and/or be approved.
- 6) If a Draft Plan of Subdivision or Condominium is not registered within three years from the date of Draft Plan Approval, or the Draft Plan has not proceeded to the satisfaction of the Municipality within the term of Draft Plan Approval, the Municipality, at the time of considering extension of the Draft Plan Approval, may revoke any assignment of municipal water allocation, in whole or in part.
- 7) The cost of providing *municipal water services* to facilitate the *development* of lands within Rossmore shall not impose an unconsidered financial burden on existing taxpayers. Accordingly, such costs shall be recovered through charges from the new *development*. In some circumstances the Municipality may consider distributing the responsibility of the developer(s), with cost-sharing agreements, or front ending opportunities with future benefitting land parties.
- 8) *Development* within Rossmore shall be designed and constructed in accordance with a Functional Servicing Plan or Plans, submitted at the time of application, dealing with the

water system. These Plans shall be prepared to provide for the continuous, orderly extension of water services in a cost-effective manner, to the satisfaction of the Municipality.

#### **3.4.3.3 Servicing Policies for the Villages with Municipal Water Services Only**

- 1) *Municipal water services* are the preferred form of servicing for new growth opportunities within the *Villages* of Bloomfield, Consecon, Ameliasburgh and Carrying Place.
- 2) In order to promote ongoing growth within the Municipality, the existing water distribution systems in the *Villages* of Bloomfield, Consecon, Ameliasburgh and Carrying Place will be maintained and may be extended to serve new *development*.
- 3) In the identified *Villages* where *municipal water services* are available, but there is no municipal sanitary sewage system, proponents of multi-unit/multi-lot *developments* containing five or more residential units shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of sanitary sewage servicing.
- 4) New *development* is permitted within the identified *Villages* only if there is confirmation, to the satisfaction of the Municipality, of sufficient water system capacity within the *municipal water service system* within any communal or individual sewage services and communal or individual water services. The determination of sufficient *reserve sewage system capacity* shall include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.
- 5) Partial servicing strategies shall only be permitted within the identified *Villages* in the following circumstances:
  - a) Where they are necessary to address failed *individual on-site sewage services* and/or *individual on-site water services* in existing *development*; and/or,
  - b) Where they are necessary to allow for infilling and rounding out of existing *development* on *partial services* within the *Village* boundary provided that:
    - i. the *development* is within the *reserve sewage system capacity* and *reserve water system capacity*.
    - ii. site conditions are suitable for the long-term provision of such sanitary services.
    - iii. a *Servicing Options Investigation* is provided to evaluate the servicing options based on a hierarchy, which promotes *development* on communal sewer and/or water as the preferred means of servicing.
    - iv. where communal servicing is shown not to be a viable option through the *Servicing Options Investigation*, to the satisfaction of the Municipality,

private servicing may be permitted if supported by the appropriate hydrogeological studies.

#### **3.4.3.4 Servicing Policies for Hamlets**

- 1) In *Hamlets*, where there are no municipal water or sanitary sewage systems, including Black River, Cherry Valley, Demorestville, Hillier, Milford, Northport, Rednersville, Rosehall and Waupoos, proponents of multi-unit/multi-lot *developments* containing five or more residential units shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of water and sanitary sewage servicing.
- 2) Where communal servicing is shown not to be a viable option through the *Servicing Options Investigation*, to the satisfaction of the approval Municipality, private servicing may be permitted if supported by the appropriate *hydrogeological studies*.
- 3) Where communal or private servicing is deemed appropriate, a *Hydrogeological Study* shall be prepared to the satisfaction of the Ministry of the Environment, the local Health Unit, and the Municipality indicating that an adequate supply of water for domestic use is available and that the site can assimilate wastes from the proposed septic sewage disposal systems. Individual lot sizes shall be determined by the results of the *Hydrogeological Study* but shall not be less than the minimum indicated in any land use designation policies or any other applicable County regulations or performance standards.

#### **3.4.3.5 Servicing Policies for Rural Lands, Agricultural areas and Shore Lands**

- 1) On *Rural Lands*, the *Agricultural areas*, and *Shore Lands*, the Municipality may permit *individual on-site sewage services* and *individual on-site water services*, only where *municipal sewage services* and/or *municipal water services* are not provided.
- 2) On *Rural Lands*, *Agricultural areas* and *Shore Lands*, proponents of multi- unit commercial or industrial *developments* that go through Site Plan Approval, shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of water and sanitary sewage servicing. Where communal servicing is shown not to be a viable option through the *Servicing Options Investigation*, to the satisfaction of the Municipality, private servicing may be permitted if supported by the appropriate *hydrogeological study*. The County will not be responsible for the maintenance or replacement of failed communal systems. It is the property owner's sole responsibility to provide, maintain and replace any and all services to their development.

#### **3.4.3.6 Individual on-site water services and on-site sewage services Policies**

- 1) *Individual on-site sewage services* and *individual on-site water services* may only be permitted where site conditions are suitable for the long-term provision of such services with no *negative impacts*. In addition, these services may only be used for infilling and minor rounding out of existing *development*.



- 2) *Development* that involves 5 or more residential units, or equivalent, within approximately a 5-hectare area, shall only be given consideration when subject to a hydrogeological study that indicates no negative impact upon the groundwater from the *development*.
- 3) For *individual on-site water services*, a groundwater source will be provided of a type and construction that will supply adequate water for domestic use. The developer/homeowner is responsible for ensuring that health-related water quality parameters established in the Ontario Drinking Water Objectives are met.
- 4) When a water source is confirmed for all newly created lots, the licensed well driller or installer must sign a letter of compliance which would confirm that the water source was constructed and that the water sample which has been collected for testing was taken from the subject water source on the property.
- 5) For any private sewage treatment system, all requirements of the Municipality shall be met, including the required permits necessary for all existing or newly created lots to be serviced with individual private sewage treatment systems.

#### **3.4.3.7 Development in Proximity to Sewage Facilities**

- 1) MECP recommends separation distances and/or other control measures for *sensitive land uses* close to sewage treatment facilities and waste stabilization ponds (lagoons). Separation distances are based on the design capacity of the sewage treatment facility and the type of waste stabilization pond and the characteristics of the waste. These distances are outlined in MECP Guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use.

<b>Sewage Treatment Plant Capacity</b>	<b>Separation Distances</b>
Equal to or less than 500 m <sup>3</sup> /day	100 m.
Greater than 500m <sup>3</sup> /day but less than 2500 m <sup>3</sup> /day	Minimum 100 m. Recommended 150 m.
Greater than 2500 m <sup>3</sup> /day	Greater than 150 m. Site specific assessment
Waste stabilization ponds/lagoons	Between 100 and 400 m. Site specific assessment

#### **3.4.4 Stormwater Management Policies**

- 1) The Municipality shall require appropriate stormwater management facilities and outlets for new *developments* that mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new *major development* with large amounts of impervious area. Stormwater management will be undertaken in

accordance with the Province's Stormwater Management Plan and Design Manual, or its successor.

- 2) Stormwater management facilities for lands draining into the Bay of Quinte shall be provided and designed in accordance with the requirements of the Remedial Action Plan.
- 3) In the *Rural Lands*, *Agricultural areas* and *Shore Lands*, best practices including Low Impact Development (LID) for stormwater management will be encouraged, including the use of tree cover and natural vegetation and other permeable surfacing that reduces run off and facilitates groundwater recharge. Grading and drainage shall also mitigate to erosion and siltation that occurs with stormwater management.
- 4) An application for new *development* within any *Urban Centre*, *Village* or *Hamlet* shall be accompanied by a Stormwater Management Plan that:
  - a) Evaluates stormwater management on a '*watershed*' based approach;
  - b) Incorporates an integrated treatment approach to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls, LID's and conveyance techniques, such as grass swales, where appropriate;
  - c) Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
  - d) Evaluates, at appropriate geographic scales, predicted changes in the water balance between *pre-development* and *post-development* conditions, and evaluates how such changes will be minimized;
  - e) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between *pre-development* and *post-development*, and evaluates how this can be minimized;
  - f) Offers specific direction on how end of pipe stormwater management works shall be designed, to satisfy, at a minimum, the enhanced protection level specified by the Municipality; and
  - g) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.
- 5) Stormwater management facilities shall be permitted in all designations, except for the *Environmental Protection* designation identified on **Schedule 'A': Land Use Designations**. Notwithstanding that prohibition, stormwater management facilities may be permitted in an *Environmental Protection* designation, subject to the preparation of an *Environmental Impact Study*, prepared to the satisfaction of the Municipality, that confirms no impact on *adjacent natural heritage features* and their associated functions.

- 6) Stormwater management ponds will be designed to be naturalized and constructed with gentle slopes and in accordance with the following policies:
  - a) Native species and flood tolerant water's edge plants, including a mixture of herbaceous and woody vegetation, shall be planted to stabilize banks of ponds. The perimeter of the permanent pool shall be planted with emergent, strand and submergent species to improve the aesthetics and mitigate the impacts of climate change and enhance the performance of the facility;
  - b) Ponds are envisioned to blend with the natural landscape, therefore, geometric forms and standard slope gradients will be avoided in favour of organic shapes and land form grading designed to replicate natural land forms in the area. Inlet and outlet structures will be concealed using a combination of planting, grading and natural stone;
  - c) Where there is a need to discourage public access to areas around the perimeter of the ponds, living fences and barrier plantings will be utilized in place of fencing, wherever possible. Barrier plantings will be installed along the crest of steep slopes, adjacent deep-water areas and around inlet and outlet structures; and
  - d) Ponds will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks, open space and trails network yet minimize drowning risks to the public.

### 3.4.5 Transportation Policies

- 1) The *transportation system*, for purposes of road allowance protection, is shown on **Schedule 'E': Transportation & Infrastructure** and includes roads in settlement areas. The *transportation system* is intended to provide for the efficient and safe passage of pedestrians and cyclists, the operation of an efficient public transit system and provide for the balanced usage of motor vehicles. Provincial Highways are subject to Provincial requirements and permits in addition to the other policies of this Plan.
- 2) The Municipality will prepare a Complete Streets Policy and supporting design guidelines. The Complete Streets Policy will be designed to provide an equitable balance on the Municipality's transportation network for all road users and all modes of transportation and improve the overall streetscape.
- 3) Transportation facilities will be planned, designed, and constructed to minimize the effects of noise, fumes, and vibration on existing and planned residential *development*.
- 4) The Municipality is currently preparing its Master Transportation Plan to implement and further refine or expand upon the policies of this Plan; the Master Transportation Plan will include an *Active transportation* Plan to inform on walking/ cycling candidate routes and cycling facilities.

- 5) The Municipality will work in partnership with private developers, adjacent municipalities, the Ministry of Transportation and the Province to provide a *transportation system* that integrates a range of travel modes to move people and goods.
- 6) Council may require a noise study for new *sensitive land uses* adjacent to existing railway lines, highways and roads, sewage treatment facilities, waste management sites, industries, aggregate extraction sites, or other stationary or line sources where noise and vibration may be generated. Feasibility and/or noise studies must be prepared by qualified individuals and in accordance with MECP's Noise Pollution Control Guidelines (NPC-300). The report will outline features such as berms, walls or separation distances which reduce the anticipated noise levels to those acceptable to the Ministry of the Environment.
- 7) The retention or revitalization of traditional *tree-line/fence bottoms* and expansion of natural buffers alongside roads can potentially enhance road safety by mitigating snow hazards, provided other road safety and maintenance factors have been given appropriate consideration.
- 8) All proposed *development* located adjacent to and in the vicinity of a Provincial highway within the Ministry of Transportation's Permit Control Area under the *Public Transportation and Highway Improvement Act* will also be subject to the approval of the Ministry of Transportation. Early consultation with the Ministry of Transportation 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 policies, standards and requirements. Direct access will be discouraged and often prohibited.

The Ministry of Transportation's Permit Control Area is defined as being 45 metres from the Ministry's property limit and 185 metres from the centre line of either Highway 62 or Highway 33 and any municipal road intersection. MTO's Permit Control Area is subject to change. Amendments to these distances may be made without amendment to this Plan.

- 9) The functional highway classification system and associated policies of this Plan include:
  - a) Provincial Highways;
  - b) County Highways;
  - c) The Loyalist Parkway;
  - d) County Roads; and,
  - e) Local Roads.

### **Provincial Highways**

- 10) This designation applies to Highways under the jurisdiction of the Provincial Ministry of Transportation; Provincial Highway 33 (Loyalist Parkway) from the Glenora Ferry station to the intersection of Provincial Highways 33 (Loyalist Parkway) and Provincial Highway 62 in Bloomfield; and Provincial Highway 62.
- 11) Provincial Highways 33 (Loyalist Parkway) & 62 function as gateways into the Municipality and have special attributes which the Municipality hopes to maintain and enhance in cooperation with the Ministry of Transportation.

### **County Highways**

- 12) This designation applies to County Highway 33 (Loyalist Parkway) and County Highway 49. These highways are designed to facilitate large volumes of inter-municipal and through traffic movement. The road allowance, number of lanes, design details, traffic signage and entrance spacing for the Highways shall be as determined by the Municipality of Prince Edward for their respective highways. The road allowance width will be no less than 30 metres.
- 13) County Highway 49 functions as a gateway and trucking route to Highway 401 for commerce/industry in the Municipality. Incompatible *development* such as residential uses will be discouraged along Highway 49 in order to maintain this role as well as to preserve the scenic view of Picton Bay and Long Reach available from the highway.

### **The Loyalist Parkway**

- 14) The Municipality will promote the *development* of The Loyalist Parkway in a manner that is compatible with its designation as The Loyalist Parkway by:
  - a) Encouraging designation of heritage structures along the Parkway under the *Ontario Heritage Act* to encourage retention of the Parkway's heritage theme;
  - b) Limiting infilling by severances (consents) along the Parkway, in accordance with the other policies of this Plan, in order to maintain the historic patterns of spacing and density of structures along the Parkway;
  - c) Requiring draft plans of subdivision proposed for land adjacent to the Loyalist Parkway (where permitted by this Plan) to be set back beyond view from the Parkway or to be adequately buffered from view;
  - d) Encouraging only small-scale industrial and commercial *development* which is in keeping with the Parkways historic character;
  - e) Encouraging the burying of new and replacement services such as hydro and telephone lines and the adequate setback of utility poles to preserve the historic character of the Parkway; and

- f) Any *development* proposed on lands abutting The Loyalist Parkway under the jurisdiction of the Provincial Ministry of Transportation will still be subject to the safety requirements and permit controls of the Ministry of Transportation.

### **County Roads**

- 15) County Roads - Inter-Centre Collector designation applies to roads that connect *Settlement Areas* to each other or to the Provincial Highways and County Highways and carry medium to large volume traffic. The minimum road allowance width shall be 26 metres. The number of lanes, design details, traffic signage and entrance spacings for the Municipality Roads shall be determined by the Municipality. County Roads to which this classification applies are:
- a) All of County Roads 1, 2, 3, 4, 6, 8, 10, 14, 15, 17, 19, 22, 23, 28, 34 and 64; and
- 16) County Roads – Collector designation applies to those roads which serve as traffic collectors from the local road system and from adjacent properties in the *rural areas*. The minimum road allowance width shall be 26 metres. The number of lanes, design details, traffic signage and entrance spacings for the Municipality Roads shall be determined by the Municipality. County Roads to which this classification applies are:
- a) All of County Roads 10, 13, 15, 16, 20, 21, 24, 25, 30 & 35; and
  - b) Parts of County Roads 7,
- 17) County Roads - Urban Collector and Service designation applies to those County Roads, which service the built-up-areas (*Secondary Plan Areas* and *Villages*). The minimum road allowance width shall be 20 metres. The number of lanes, design details, traffic signage and entrance spacings for the Municipality Roads shall be determined by the Municipality of Prince Edward. County Roads to which this classification applies are:
- a) All of County Road 29
- 18) County Roads - Special Service Collector designation applies to those roads, which provide access to major resort or recreational uses such as the Sandbanks, Lake-on-the-Mountain and North Beach Provincial Parks. These roads service primarily through traffic and serve to collect traffic from the Municipality and local collector roads. The minimum road allowance width shall be 26 metres. The number of lanes, design details, traffic signage and entrance spacing for the Municipality Roads shall be determined by the Municipality of Prince Edward. County Roads to which this classification applies are:
- a) All of County Roads 11, 27, 32 & 38; and
  - b) Parts of County Roads 7, 12, 18 & 39.
  - c) Kleinstauber Parks Road, Ridge Road and Burr Road

- 19) County Roads - Seasonal/Resort Service Collector designation applies to the Kleinsteuber/Parks Road, which is a local road. The Kleinsteuber/Parks Road could act as a by-pass route from County Roads 12 and 18 to the Sandbanks Provincial Park. In the event the municipality upgrades this road for this purpose, the policies of the “Seasonal/Resort - Service Collector Roads” would apply:
- a) Ribbon or strip residential *development* shall be discouraged on the Kleinsteuber/Parks Road, so as not to jeopardize its potential function as a Seasonal/Resort - Service Collector Road.

### **Local Roads**

- 20) This classification applies to all other roads serving the traffic movement needs in the Municipality. All major non-farming type of rural *development* such as resort recreational areas, non-farm residential, rural industrial and other similar uses shall be encouraged to obtain access from these low volume traffic roads and not collector roads. Access for these roads to abutting properties shall be provided subject to the review of municipality for geometrics and safety. The minimum road allowance width for these roads shall be 18 metres. Different road allowance widths may be considered, subject to the satisfaction of the Municipality.
- 21) In recognition of the importance of an efficient goods movement system to the health of the economy, the Municipality shall give due consideration to the need to move goods, products and other materials in the resolution of transportation issues.
- 22) The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:
- a) Through-way movement of large commercial vehicles will generally be restricted on Local and Collector Roads within residential neighbourhoods wherever possible; and
  - b) Activities generating substantial commercial traffic will be located near or adjacent to Highways and/or Collector Roads.
- 23) Road widening shall be conveyed as a condition of approval of a severance (consent), plan of subdivision, plan of condominium or Site Plan Control where the current road allowance width is less than specified by this Plan.
- 24) Where new roads are proposed, the Municipality shall ensure that the location and design of the intended road pattern is coordinated with existing and future *development* areas.

- 25) The Municipality shall control county road corridors through policies and by-laws that address road access, drainage, signage, entrance locations and building setbacks from road allowances.
- 26) The regulation of entrances onto roadways is required to ensure that public safety is achieved and the function of the roadway is not compromised. In considering the nature of access to be permitted to roads from abutting lands, regard shall be had for the following criteria:
  - a) No direct access to a Provincial Highway from any abutting lot would be permitted without the approval of the Ministry of Transportation.
  - b) Direct access to County Highways or Collector Roads will only be permitted, provided the impact of the entrance(s) on the ability of the road to function as required would be minimal.
  - c) Direct access from abutting lots to local roads would generally be permitted.
- 27) Development shall not be permitted on seasonally maintained roads.

#### **3.4.5.1 Policies for Demand Management, Public Transit & Active transportation**

- 1) The Municipality will encourage the use of commuter car pools to reduce the number of vehicle trips and vehicle kilometers travelled by residents, businesses and visitors to the Municipality. In this regard the Municipality, in co-operation with the Ministry of Transportation may provide parking facilities in strategic locations for carpooling purposes.
- 2) The Municipality will explore rural transit opportunities to enhance the mobility options for all residents to access goods, services, amenities, and local attractions. The Municipality may encourage the *development* of such rural transit services in partnership with community and/or government partners, including adjacent municipalities. These services may include:
  - a) Regular scheduled fixed bus stop service, at various frequencies;
  - b) Door-to-door service for people with mobility impairments, coordinated with the regular scheduled fixed bus stop service;
  - c) Special destination service for special events, attractions, and other destinations not covered by regular scheduled fixed bus stop service;
  - d) Individualized transit service for riders who require wheelchair accessible transportation outside regularly scheduled route service, particularly to access health care services and medical treatments; and,



- e) The *development* of public transportation routes between *villages* and *hamlets* and tourist destinations.
- 3) To promote active living and sustainable tourism, the Municipality shall support walking and cycling as attractive modes of transportation by:
- a) Using a complete streets approach to the design of new streets and the reconstruction, repair and maintenance of any right-of-way within the Municipality;
  - b) Requiring the *development* of high-quality bicycle and pedestrian facilities in public road allowances in new *developments* to the Municipality's satisfaction, and ensuring those facilities create linkages to key destinations, and the sidewalk and trail systems, where appropriate;
  - c) Ensuring *developments* are planned, designed and developed to ensure the safety and efficient movement of cyclists and pedestrians;
  - d) Prioritizing safety considerations for pedestrians and cyclists when designing new or upgraded intersections;
  - e) Minimizing vehicle crossings of multi-use trails, and implementing appropriate safety standards for crossing that cannot be avoided; and
  - f) Adopting mandatory bicycle parking requirements for all commercial, institutional, industrial, and multi-unit residential uses through the implementing Zoning By-law.
  - g) Including supportive *infrastructure* for *active transportation* within any *development*.
- 4) Pedestrian circulation will generally be on sidewalks or multi-use trails adjacent to roads and may be separated from the road by landscaping. Exceptions may be considered where insufficient road allowance widths exist, or other terrain constraints exist. Landscaping may not be required in *Settlement Areas*.
- 5) Streetscape elements that improve the pedestrian and cycling experience may be encouraged, particularly within *Settlement Areas*.
- 6) To the greatest extent possible, bicycle and pedestrian facilities should seek to maximize physical separation from motorized traffic. The planning, design and *development* of bicycle facilities is encouraged to meet the design standards outlined in the *Ontario Traffic Manual (OTM) Book 18*, and in *Velo Quebec's Planning and Design for Cyclists: A Technical Guide*, which provides additional guidance for rural and off-street facilities. Where there is a conflict between the two manuals, the OTM shall apply. Bicycle circulation will generally be provided on bicycle lanes, cycle tracks, or multi-use paths. Where posted or actual motor vehicle speeds are greater than 40 kilometres per hour,

the bicycle facility shall be physically separated from motorized traffic, wherever possible.

#### **3.4.5.2 Policies for Airports**

- 1) The Mountain View Air Strip, which is owned by the Department of National Defense, and the Picton Airport, which is privately owned, are depicted on **Schedule 'E': Transportation & Infrastructure**. The airports provide important linkage opportunities on a regional, national and international scale for the economic *development* of the Municipality.
- 2) New residential *development* and other *sensitive land uses* shall not be permitted to locate in areas near an airport above 30 NEF/NEP, as set out on maps approved by Transport Canada. However, *redevelopment* of existing residential uses and other *sensitive land uses* or infilling of residential and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the airport. New *development* may be permitted if it can be shown to occur in a compatible manner, any appropriate mitigative measures shall be outlined in a Site Plan Control Agreement or Subdivision or Consent Agreement between the developer and the Municipality. These mitigative measures may include landscaping, setbacks, building height restrictions and special construction techniques in accordance with any guidelines or requirements of the Federal Department of Transport (Transport Canada) and/or the Ministry of the Environment.

#### **3.4.5.3 Policies for Deepwater Ports**

- 1) Land near the deep-water port facilities at and adjacent to the Lehigh Cement Plant and Picton Terminals will be maintained for industrial/commercial uses. Incompatible *development* that could jeopardize the use of this land for industrial/commercial uses shall not be permitted.
- 2) The County shall undertake or work with proponents to establish a long-term vision regarding deepwater port needs and location(s).

#### **3.4.6 Waste Management**

- 1) The Municipality will develop programs to promote and implement the principles of Reduction, Re-use, Recycling and Recovery. The recycling and organic collection program in the Municipality will continue to be diversified with respect to waste product types and users, and the Municipality will:
  - a) Work with Waste Diversion Ontario to reduce waste in the Municipality. All available funding mechanisms to increase waste diversion shall be pursued;

- b) Establish partnerships with the private sector to reduce waste, including working with Prince Edward County business owners in coordinating the collection of hazardous waste;
  - c) Continue to participate in the household hazardous waste program;
  - d) Consider banning the disposal of recyclable materials at County landfills, including construction and demolition materials;
  - e) Encourage recycling in new *development* by requiring interior and exterior storage areas for recycling and composting facilities;
  - f) Explore opportunities for energy-from-waste at County landfills; and
  - g) Track diversion success and report back to the community about diversion milestones.
- 2) Closed and opened waste disposal landfill sites known at the time of this Plan within the Municipality are identified on **Schedule 'C': Constraint Areas** of this Plan. These lands are potential areas of gas migration, and contaminated soils and groundwater. No use shall be made of land formerly used as a landfill site within a period of 25 years from the time it ceased to be used as a landfill unless the proponent obtains the necessary approvals from the Ministry of the Environment, Conservation, and Parks. Operating landfill sites shall be protected from encroaching incompatible land uses. Appropriate remedial measures or closing of these sites, in accordance with the recommendations or requirements of an Environmental Evaluation and the MECP, may be required to be undertaken by the municipality/owner where it is determined that the health and well-being of citizens are at risk.
- 3) Prior to any *development* taking place within 500 metres of any open or closed waste disposal/landfill site identified on **Schedule 'C': Constraint Areas**, an Environmental Evaluation following MECP Guideline D-5 or its successor and a *Hydrogeological Study* may be required by any government agency, or the municipality.
- The Environmental Evaluation will address the following for operating landfill sites: landfill generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, and noise, other air emissions, fires, surface runoff and vectors and vermin.
- The recommendations of the Environmental Evaluation and the *Hydrogeological Study* may be implemented within a *development* agreement (i.e. site plan) with the Municipality if it is determined that *development* can proceed.
- 4) To assist in identifying other contaminated sites, including underground storage tanks, industrial lands, mine sites and contaminated sediments, all *development* applications will include an environmental assessment (Phase 1 study) outlining the history of the

property and any known or suspected contamination. Where a contaminated site has been identified, a clean-up plan will be prepared in accordance with Ministry of the Environment policies and guidelines prior to approval in principle being granted. Decontamination of the site will be required as a condition of the approval of any *development* applications and shall be completed to the satisfaction of the Ministry of the Environment and the Municipality.

### 3.4.7 Energy Generation and Transmission

- 1) Energy generation and transmission facilities, particularly potential wind turbines, in Prince Edward County are controversial due to the ongoing debate regarding environmental, health and economic impacts of such facilities. As such, the Municipality does not support wind turbines. However, the Municipality does support compatible alternative energy *development*, including solar and bio-digesters.
- 2) For any proposed energy generation or transmission facility, the Municipality shall require the proponent to proceed through an Environmental Assessment process under the *Environmental Assessment Act*, or, at a minimum, through a land use planning approvals process under the *Planning Act*, or both.
- 3) The approvals process will evaluate and assess:
  - a) Whether the nature, scale and impact will be appropriate, understood and where possible any identified impacts can be mitigated;
  - b) The impact on the viewsapes and countryside character in the vicinity, ensuring no undue adverse impacts are created;
  - c) the proponent has actively participated in an open and transparent process providing all documentation to members of the public and ensuring that their comments and concerns are identified and addressed in the proponents Public Consultation Report.
- 4) The Municipality may impose limits on the extent, height and location of any proposed energy generation and/or transmission facility. Likewise, the municipality may impose limits on the extent, height, location and property line setbacks of any proposed energy generation and or transmission facility.
- 5) The Municipality, in partnership with the Province, as appropriate, shall ensure that the necessary agreements are in place to deal with ongoing operation and maintenance of any *green energy* facilities, as well as appropriate protocols for their ultimate decommissioning. In partnership with the County, the proponent shall create a rehabilitation security fund to recover decommissioning costs should the owner be delinquent.

### 3.4.8 Utilities

- 1) The Municipality shall ensure that utility services such as cable communications/ telecommunications and pipelines are readily available to all *development* at levels necessary to ensure the safety and convenience of the residents and businesses of the Municipality.
- 2) The Municipality shall promote utilities to be planned for and installed in a common trench, where feasible, and in a coordinated and integrated manner in order to be more efficient, cost effective and minimize disruption.
- 3) Every effort will be made to ensure that utilities and services are provided in suitable locations to minimize land use conflicts.
- 4) Where public and/or private utility infrastructure is permitted and deemed necessary by the Municipality, it shall be provided in advance of or concurrent with any new *development*, to the satisfaction of the Municipality.
- 5) Public and/or private utilities are generally permitted in all land use designations as required to service and promote new *development* in appropriate locations.
- 6) All facilities located within, or crossing a Provincial right-of-way corridor, are subject to the requirements of the Public Transportation and Highway Improvement Act. Any such installations must satisfy the requirements of the Ministry of Transportation regarding location and permits.

## 4.0 The County Land Use Designations

### 4.1 Settlement Areas

- 1) A key element in defining the municipal quality of life and quality of place is the diversity and charm of the various *Settlement Areas* scattered throughout the countryside. Each *Settlement Area* is unique in its mixture of land uses, and its range of housing opportunities. The *Settlement Areas* also have a distinct role in the Municipality as centralized locations for housing and for service commercial and tourist-related attributes. The *Settlement Areas* include a historic context, with heritage sites, buildings and landscapes that provide an important reference to the past.
- 2) The hierarchy of *Settlement Areas* is comprised of *Urban Settlement Areas* and *Rural Settlement Areas*. **Schedule 'A': Land Use Designations** identifies each of the *Settlement Areas*, as follows:
  - a) The *Urban Centres* of Picton, Wellington and Rossmore are *Urban Settlement Areas*;
  - b) The *Villages* of Bloomfield, Ameliasburgh, Consecon and Carrying Place are also *Urban Settlement Areas*; and
  - c) *Hamlets* are *Rural Settlement Areas* and include Black River, Cherry Valley, Demorestville, Hillier, Milford, Northport, Rednersville, Rosehall and Waupoos.
- 3) In light of the constraints on infrastructure within the Municipality, *development* in all *Settlement Areas* will be highly dependent on servicing availability, in accordance with Section 3.4 policies within the Plan.
- 4) The extension of municipal sewer and water services shall take place only within lands designated *Urban Settlement Areas* as identified on **Schedule 'A': Land Use Designations**. Any construction of water and sanitary service infrastructure between communities is for the strict purpose of efficient operation without the obligation to connect or approve *development* for use of the infrastructure. *Strip development* along major roadways, beyond *Settlement Areas*, within the County will not be supported.
- 5) Prior to lands being considered for future employment areas, or the expansion of existing industrial areas, the following characteristics will be considered:
  - a) Proximity to highways and access points to the main land;
  - b) Ability to be serviced by a municipal water system and municipal sanitary sewer system in advance of any designation change;
  - c) Serviced with electricity;

- d) Services with natural gas (where available);
- e) Ability to service high speed internet;
- f) No *significant* natural environmental issues;
- g) No man-made environmental issues such as chemical contamination;
- h) Access to an arterial road;
- i) Relatively flat sites with good surface drainage;
- j) Favourable soil conditions;
- k) Capacity and proximity to trunk sewer and water lines and;
- l) Locations to discourage traffic penetration into residential areas.

#### 4.1.1 Objectives

The objectives of this Plan with respect to the lands designated in *Settlement Areas*, as shown on **Schedule 'A': Land Use Designations** are to:

- Objective 1**      Ensure that the health, well-being, prosperity and sustainability of the *Urban Centres, Villages, and Hamlets* is enhanced and preserved.
- Objective 2**      Accommodate population and employment growth that requires urban *infrastructure* and recognize the important role of *Villages* and *Hamlets* in providing locations for small businesses and *home businesses*, which enhance the character of the County and support economic *development*.
- Objective 3**      Accommodate population and employment growth and *development* in the *Villages* and *Hamlets* that is appropriate for the municipal *infrastructure* that is, or will be, provided.
- Objective 4**      Accommodate a mixture of land uses that establish each *Urban Centre* as a *complete community* that is unique, *affordable*, sustainable, vibrant and healthy. Each *Urban Centre* will include a mix of housing types, employment areas, institutions, places to shop, schools, health care facilities, community services, community gardens and *urban agriculture*, and opportunities for *recreation*.
- Objective 5**      Accommodate a mixture of land uses that establish each *Village* as *complete community*, in recognition of their existing character and context. *Villages* will, at a minimum, provide opportunities for all forms of *affordable housing*, community gardens and *urban agriculture*, and for local residents to meet their daily needs for shopping and *recreation*.

- Objective 6** Accommodate a mixture of land uses that provides opportunities for each *Hamlet* to evolve into a more *complete community*, in recognition of their existing character and context. *Hamlets* will, at a minimum, provide opportunities for *affordable housing*, community gardens and *urban agriculture*, and for local residents to meet their daily needs for shopping and *recreation*.
- Objective 7** Ensure *Urban Centres* are the primary locations for community facilities and services that serve the resident population from across the County, as well as businesses and tourists.
- Objective 8** Ensure *Villages* include appropriate community facilities and services that serve the resident population.
- Objective 9** Develop in a compact form that promotes the efficient and cost-effective use of land and *infrastructure*, and incorporates a network that encourages *active transportation* modes.
- Objective 10** Ensure municipal infrastructures (sewer, water, stormwater and transportation facilities) is provided within each *Urban Centre* to sufficiently serve existing *development* and where appropriate, facilitate future planned growth.
- Objective 11** Develop in a manner that promotes the efficient and cost-effective use of land and available *infrastructure* (sewer, water, stormwater and transportation facilities), and minimizes energy consumption and the emission of greenhouse gases and other air pollutants.
- Objective 12** Ensure that the policies of the Quinte Region Source Protection Plan have been implemented as per Section 3.1.6 of this Plan.

#### **4.1.1.1 Urban Centres Designation**

It is the intent of this Plan to facilitate the evolution of Picton, Wellington and Rossmore as healthy, vibrant and complete communities. It is also the intent of this Plan to recognize that a Secondary Plan, with a detailed policy framework, is in effect for each of the three *Urban Centres*.

#### **4.1.1.2 Policies**

##### **The Picton, Wellington and Rossmore Secondary Plans**

- 1) The County has prepared detailed Secondary Plans for the designated *Urban Centres* of Picton, Wellington and Rossmore. These Secondary Plans provide for more detailed planning policy guidance and are standalone documents, given force under the *Planning Act*.
- 2) These Secondary Plans must be read in conjunction with this Plan, and all of the applicable policies of both this Plan and the applicable Secondary Plan shall apply.



- 3) Where there is a conflict between a policy in this Plan and a policy in an applicable Secondary Plan, the policy of the Official Plan shall prevail, until such time as the Secondary Plan is brought into conformity with the Official Plan
- 4) Mapping for each of the identified *Urban Centres* is provided in **Appendix A** as follows:
  - a) **Map 14- Picton**
  - b) **Map 15- Wellington; and,**
  - c) **Map 16- Rossmore.**

#### **4.1.2 Villages Designation**

It is the intent of this Plan to promote the function of *Villages* as *Urban Settlement Areas*, with a mix of housing and businesses, as well as community uses and facilities. *Villages* are intended to prioritize municipal services, infrastructure, Tourism and amenities for tourists and businesses catering to tourists. It is anticipated and desirable that *Villages* have many of the same uses as *Urban Centres*, but at a scale that preserves the existing *village* character. Larger and more dense *developments* may be directed to an *Urban Centre* designation. The permitted uses with *Villages* shall be further defined by a secondary plan and or a zoning by-law.

##### **4.1.2.1 Policies**

- 1) The following uses may be permitted within this designation:
  - a) Single-detached dwelling units;
  - b) Semi-detached and duplex dwellings and other dwellings in multiple-unit buildings, including townhouses;
  - c) Dwelling units in apartment buildings;
  - d) Dwelling units in combination with commercial uses;
  - e) *Communal Co-housing*;
  - f) *Second units and garden suites*;
  - g) *Live-work units*;
  - h) *Home businesses*;
  - i) *Bed and breakfast establishments*;
  - j) Community uses such as places of worship, schools, parks and *recreation* facilities, community gardens and *urban agriculture*, emergency housing, *special needs housing*, seniors housing, and daycare facilities;
  - k) Small scale commercial uses, including retail and service commercial facilities such as business and professional offices, restaurants, cafes, and artisan studios/shops;

- l) Small scale industrial uses, such as manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals, and research and *development* facilities; and
  - m) Public uses and public and private utilities.
- 2) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
  - 3) Mapping for each of the identified *Villages* is provided in **Appendix A** as follows:
    - a) **Map 1 – Village of Ameliasburgh;**
    - b) **Map 2 – Village of Bloomfield;**
    - c) **Map 3 – Village of Carrying Place;** and
    - d) **Map 4 – Village of Consecon.**
  - 4) The Maps included in **Appendix A** are not a statutory component of this Plan, and are provided for information purposes only. Each of these Maps identifies the *Settlement Area boundary* that matches those identified on **Schedule ‘A’: Land Use Designations**. It is **Schedule ‘A’: Land Use Designations** that establishes the *Settlement Area Boundaries* of this Plan for the purposes of this Plan.
  - 5) The *Villages* include natural features and areas that are identified on **Schedule ‘B’: Natural Features & Areas**. Where an identified natural feature or area is identified within a defined *Village* boundary, the policies relevant to the natural feature or area, identified in this Plan shall apply, and shall be recognized in the implementing Zoning By-Law.
  - 6) Lands within the *Villages* designation shall evolve and be enhanced over time. New opportunities for growth shall ensure an efficient land use pattern and walkable, *compact built form*.
  - 7) In addition, new *development* within the *Villages* shall:
    - a) Conserve and enhance existing designated or listed heritage buildings and *cultural heritage landscapes*;
    - b) Be compatible with the heritage character of the adjacent buildings and the existing pattern of *development*; and
    - c) Contribute to the positive image of the County and its unique quality of place.

- 8) All new *development* within the *Village* designation shall generally have a maximum height of 3.5 storeys, or 12.0 metres, whichever is less, and be compatible in the context of existing *development*. The provisions of the implementing Zoning By-Law may provide more restrictive or permissive height limits based on the specific context of the *Village*, and the design details of the *development*.
- 9) A variety of house forms and building types are encouraged throughout the *Villages* designation. It is the intent of this Plan that built form, compatibility, and the availability of appropriate infrastructure be the determining factors for facilitating the types of *development* permitted in each *Village*, as determined by the Municipality.
- 10) Dwelling units in apartment buildings may be permitted within the *Villages*, subject to, among other matters, the availability of appropriate infrastructure, the *development* being located at a highly accessible location, and its proximity to community facilities and retail commercial facilities, whenever possible;
- 11) All new *development* shall conform with the Design Policies for *Villages* and *Hamlets* in **Appendix C** to this Plan.

#### **4.1.3 Hamlets Designation**

It is the intent of this Plan to promote, and where necessary, reinstate the function of *Hamlets* as small rural service centres, with a mix of non-farm housing, Tourism and businesses, as well as community uses and facilities. As *Hamlets* are typically unserved by municipal infrastructure, the scope and scale of their *development* is much smaller and less dense. *Development* that can be serviced by private water and waste water systems will be permitted and further defined through the zoning by-law or other land use planning tool.

##### **4.1.3.1 Policies**

- 1) The following uses may be permitted within this designation:
  - a) Single-detached dwelling units;
  - b) Semi-detached and duplex dwellings and other dwellings in multiple-unit buildings, including townhouses;
  - c) Dwelling units in combination with commercial uses;
  - d) *Communal* or *Co-housing*;
  - e) *Second units* and *garden suites*;
  - f) *Live-work units*;
  - g) *Home businesses*;
  - h) *Bed and breakfast establishments*;

- i) Community uses such as places of worship, schools, parks and *recreation* facilities, community gardens and *urban agriculture*, emergency housing, *special needs housing*, seniors housing, and daycare facilities;
  - j) Small scale commercial uses, including retail and service accommodation commercial facilities such as business and professional offices, restaurants, cafes, and artisan studios/shops;
  - k) Small scale industrial uses, such as manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals, and research and *development* facilities; and
  - l) Public uses and public and private utilities.
- 2) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan for the purposes of this Plan.
- 3) Mapping for each of the identified *Hamlets* is provided in **Appendix A** as follows:
  - a) **Map 5 – *Hamlet* of Black River;**
  - b) **Map 6 – *Hamlet* of Cherry Valley;**
  - c) **Map 7 – *Hamlet* of Demorestville;**
  - d) **Map 8 – *Hamlet* of Hillier;**
  - e) **Map 9 – *Hamlet* of Milford;**
  - f) **Map 10 – *Hamlet* of Northport;**
  - g) **Map 11 – *Hamlet* of Rednersville;**
  - h) **Map 12 - *Hamlet* of Rosehall; and**
  - i) **Map 13 – *Hamlet* of Waupoos.**
- 4) The Maps included in **Appendix A** are not a statutory component of this Plan, and are provided for information purposes only. Each of these Maps identifies the *Settlement Area boundary* that matches those identified on **Schedule ‘A’: Land Use Designations**. It is **Schedule ‘A’: Land Use Designations** that statutorily establishes the *Settlement Area Boundaries* of this Plan.
- 5) The *Hamlets* include natural features and areas that are identified on **Schedule ‘B’: Natural Features & Areas**. Where an identified natural feature or area is identified within a defined *Hamlet* boundary, the policies relevant to the natural feature or area identified in this Plan shall apply, and shall be recognized in the implementing Zoning By-Law.

- 6) Lands within the *Hamlets* designation shall evolve and be enhanced over time. New *development* shall ensure a built form that is in keeping with existing *development*.
- 7) All new *development* within the *Hamlets* designations shall generally have a maximum height of 3.5 storeys, or 12.0 metres, whichever is less. The implementing Zoning By-Law may provide more restrictive or permissive height limits based on the specific context of the *Hamlet*, and the design details of the *development* application.
- 8) A variety of house forms (primarily single detached dwellings and *second units*) and building types are encouraged throughout the *Hamlets* designation. It is the intent of this Plan that built form, compatibility and the availability of appropriate *infrastructure* be the determining factors for facilitating the types of *development* permitted in each *Hamlet*, as determined by the Municipality.
- 9) All new *development* shall conform to the Design Policies for *Villages* and *Hamlets* in **Appendix C** to this Plan.

#### 4.1.4 Additional Policies for Villages and Hamlets

- 1) New *development* within the *Villages* and *Hamlets* shall be compatible with existing *development*. New *development* shall enhance the existing community, without causing any undue, adverse impacts on adjacent properties. When reviewing applications for new *development* within a *Village* or *Hamlet*, the County shall have regard for lot size and configuration, building heights, massing and scale, as well as buffering requirements including landscape treatments and setbacks.
- 2) *Home businesses* may be permitted within any residential dwelling within the *Villages* or *Hamlets* provided that, among other matters:
  - a) the use is of an accessory and subordinate nature to the primary residential function of the dwelling unit;
  - b) the use does not substantially *alter* the residential nature of the property or create an undue, adverse impact on adjacent properties; and
  - c) the use provides adequate parking and drop-off/pick-up facilities.
- 3) Places of worship may be permitted within the *Villages* or *Hamlets* subject to, among other matters, the following:
  - a) the use does not have an undue, adverse impact on neighbouring properties;
  - b) the *development* shall be located at a highly accessible location and preferably, with frontage on an identified *Tourism Corridor*; and
  - c) the use provides adequate parking and drop-off/pick-up facilities.

- 4) Daycare facilities may be permitted within the *Villages* and *Hamlets* subject to, among other matters, the following:
  - a) these facilities shall be limited in size in accordance with an applicable Daycare Facility License;
  - b) the use does not have any undue, adverse impact on neighbouring properties; and
  - c) the use shall provide adequate parking and drop-off/pick-up facilities.
  
- 5) Small-scale commercial and industrial uses shall be encouraged within the *Villages* and *Hamlets* to provide goods and services to residents, to provide jobs, to provide attractions for visitors and to facilitate the *development* of businesses that cater to broader markets, for example through e-commerce. The proposed commercial and/or industrial use shall be compatible with the local context, and shall be subject to, among other matters, the following:
  - a) the individual building that accommodates the use is limited in size to a ground floor plate of a maximum of 560 square metres;
  - b) the *development* shall be located at a highly accessible location, and preferably on an identified *Tourism Corridor*, and
  - c) each use shall provide adequate parking on site.
  
- 6) The County may consider small scale commercial and industrial uses that exceed the maximum ground floor plate size without an amendment to this Plan subject to, among other matters, a detailed review of the adequacy of proposed buffering techniques, including landscape treatments and setbacks. It shall be a requirement that the proposed buffering techniques ensure that the scale of the proposed use does not have an undue, adverse impact on neighbouring properties.
  
- 7) Some of the *Villages* and *Hamlets* accommodate historic Main Streets that perform multiple functions related to tourism as well as providing for the needs of the local residents and businesses. The tourism role is related to their authenticity and charm as good examples of historic Ontario Main Streets.

The rural and historic charm of Main Streets in the County must be preserved and enhanced through *development* initiatives, and community improvement activities, with particular attention paid to façade design, site planning and streetscape treatment.

- 8) New *developments* and facilities on these Main Streets shall be:
  - a) primarily commercial or mixed use in function;
  - b) compatible with the existing *development* context;

- c) sensitive and respectful of that historic character, where it exists; and
- d) a minimum of 2 storeys in height.

## 4.2 Agricultural areas

### 4.2.1 Intent

Agricultural operations are an essential component of the County economy. These uses are a *significant* employment source, important to the County's historical, cultural and economic character and key to the ability of other sectors such as tourism to create jobs and sustain prosperity. This Plan recognizes that the *Agricultural areas* constitute a strong, prosperous and established component of the local economy. The policies for managing it are designed to protect and enhance the value of the resource.

Prime *agricultural areas* are to be protected for long-term agricultural use. Prime *agricultural areas* are areas where prime *agricultural lands* predominate.

It is the intent of this Plan to promote *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*. All other uses are prohibited within the *Agricultural areas*.

### 4.2.2 Objectives

The objectives of this Plan for designated *Agricultural areas* are to:

- Objective 1** Sustain the County's *agricultural lands* and maintain a permanently unfragmented secure, economically viable agricultural industry.
- Objective 2** Create the circumstances where agriculture can thrive.
- Objective 3** Recognize the need for flexibility in responding to the ongoing diversification of agricultural operations, implementing an efficient and consolidated regulatory regime that respects the right to farm.
- Objective 4** Minimize potential conflicts with non-farm uses.
- Objective 5** Foster *agriculture-related* and *on-farm diversified uses* activities that are appropriately located and of an appropriate scale relative to surrounding uses.
- Objective 6** Protect, conserve and enhance the *significant natural heritage features and areas* and their associated *ecological functions* within the *Agricultural areas*.
- Objective 7** Protect *Agricultural areas* by directing all non-farm related residential uses to *Urban Centres*, *Villages*, and *Hamlets*.



### 4.2.3 Policies

- 1) All primary *agricultural uses* and *normal farm practices* are protected in *Agricultural areas*.
- 2) The predominant use of land in this designation shall be all types, sizes and intensities of *agricultural uses*, including on-farm buildings and structures that are integral to the farm operation. The County may require appropriate studies, at its discretion, to support any potential farm related commercial or industrial *development*. In addition, the following uses may be permitted:
  - a) *Agriculture-related uses*, including farm-related commercial and farm-related industrial uses, provided they meet the following criteria:
    - i. Are compatible with, and do not hinder, surrounding agricultural operations;
    - ii. Are directly related to farm operations in the area;
    - iii. Support agriculture;
    - iv. Provide direct products and/or services to farm operations as a primary activity;
    - v. Benefit from being in close proximity to farm operations;  
Are appropriate to available rural services and *infrastructure*;
    - vi. Are at a scale and intensity of operation that are appropriate for the site and the surrounding area;
    - vii. Maintain the agricultural character of the area; and
    - viii. Meet all applicable air emission, noise, water and wastewater standards and receive all relevant environmental approvals.
  - b) *On-farm diversified uses*, provided they meet the following criteria:
    - i. Are located on a farm property that is actively in *agricultural use*;
    - ii. Are secondary to the principal *agricultural use* of the property;
    - iii. Are limited in area relative to the size of the property on which the use, or a combination of uses, is located, up to a total of 2% of the property, to a maximum of 1 hectare;
    - iv. Are compatible with, and do not hinder, surrounding agricultural operations;  
Are appropriate to available rural services and *infrastructure*;
    - v. Are at a scale and intensity of operation that are appropriate for the site and the surrounding area;

- vi. Maintain the agricultural character of the area; and
  - vii. Meet all applicable air emission, noise, water and wastewater standards and receive all relevant environmental approvals.
- c) Non-Agricultural uses, such as:
- v. extraction of minerals, petroleum resources and mineral aggregate resources; or,
  - vi. limited non-residential uses, provided that all of the following are demonstrated:
    - the land does not comprise a *specialty crop area*;
    - the proposed use complies with the *Minimum Distance Separation (MDS) formulae*;
    - there is an identified need within the planning horizon provided for additional land to be designated to accommodate the proposed use; and,
    - alternative locations have been evaluated and are all not feasible.
- d) Public uses and private and public utilities.
- 3) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
- 4) *Agricultural areas* are identified on **Schedule 'A': Land Use Designations**. This means that the majority of soil types within an *Agricultural area* are classified in the Canada Land Inventory as Class 1, 2 and/or 3, which have a greater capability for common crop production than Classes 4 through 7.
- 5) All *development* in the *Agricultural area* designation will comply with the *Minimum Distance Separation (MDS) Formulae* established by the Province, as amended from time to time.
- 6) All new *development* shall be compatible with its surrounding context and shall reflect as appropriate the Design Policies for *Rural Lands* and *Agricultural areas* in **Appendix C** of this Plan.
- 7) New agricultural lots may be permitted where the severed and retained lots are intended for *agricultural uses*. The lots shall:
- a) Be sufficiently large to allow flexibility for future agricultural operations; and

- b) Generally, not be less than 40 hectares in area.
- 8) Lot creation for limited farm-related residential uses will be permitted where a dwelling becomes surplus as a result of *farm consolidation* provided that the resulting residential lot:
- a) The surplus dwelling is at least 10 years of age or older;
  - b) Does not exceed 1 hectare, except where environmental constraints or other lot configuration factors may result in a parcel larger than 1 hectare;
  - c) Meets *Minimum Distance Separation (MDS) Formulae* established by the Province, as amended from time to time; and,
  - d) The retained *agricultural land* is zoned to prohibit any future residential use.
- 9) Lot adjustments may be permitted for technical or legal reasons such as minor boundary adjustments, easements, rights of way, or other purposes that do not create a new building lot.
- 10) New lots may be permitted for *agriculture-related uses* provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate infrastructure. Lot creation for *agriculture-related uses* may be permitted subject to the following:
- a) the land does not constitute a *specialty crop area*;
  - b) the proposed use complies with *Minimum Distance Separation (MDS) Formulae* established by the Province, as amended from time to time;
  - c) the new lot will be limited to the minimum size needed to accommodate the use;
  - d) the activity is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and private sanitary sewage treatment systems; and
  - e) it has been confirmed to the satisfaction of the County that there are no reasonable alternative locations which avoid *agricultural land*.
- 11) At no point shall the total number of permanent residential units on a farm property exceed two; however, housing for temporary farm labour shall not be considered within this unit total. Permanent residential units include single-detached residential dwellings, *second units*, *garden suites*, and accommodation for full-time farm labour.
- 12) Accommodations for full-time farm labour is permitted on farms requiring additional labour for day-to-day operations or for seasonal work over an extended growing season. This may include a separate permanent dwelling, or a second dwelling unit within an existing building, provided such housing meets the following criteria:

- a) The employee(s) is employed seasonally or full-time on the farm;
  - b) The housing forms part of the existing farm building cluster; and
  - c) On-site water and sanitary sewer services/facilities are confirmed to be available and appropriate to accommodate the needs of the *second unit* or garden suites; and
  - d) The housing unit shall comply with the provisions of the *Ontario Building Code* and other relevant County and Provincial regulations; and,
  - e) The housing complies with minimum health and living conditions, zoning requirements, and building permit requirements, as applicable.
- 13) Accommodations for temporary farm labour is permitted on farms requiring additional labour for just a few weeks a year provided the following criteria are met:
- a) The housing complies with minimum health and living conditions, zoning requirements, and building permit requirements, as applicable.
- 14) Site Plan Control will apply to any proposed *development* of a property that would result in a total gross floor area of buildings used for any *agriculture-related use* or *on-farm diversified use* that is greater than 1,200 m<sup>2</sup> (12,900 ft<sup>2</sup>).
- 15) *Development of agriculture, agriculture-related, and on-farm diversified uses* shall be consistent with the *Guidelines on Permitted Uses in Ontario's Prime Agricultural areas* established by the Province, as amended from time to time. Developments shall also be directed to areas of lower-class soils located on the property, wherever possible.
- 16) Wineries, cideries, nano- or micro-breweries, and small distilleries may be permitted as *agriculture-related uses* and/or *on-farm diversified uses* provided:
- a) Such uses incorporate crops grown on-site and/or in the area to the greatest extent possible;
  - b) The criteria for the applicable use category, as set out in Section 4.2.3 policies 19) b) and c) of this Plan, are met;
  - c) The property will continue to be zoned for *agricultural use* and will be subject to appropriate standards for specific types of beverage alcohol uses in the implementing Zoning By-law; and
  - d) All provincial regulations, including licensing requirements of the Alcohol and Gaming Commission of Ontario, are met.
- 17) Existing Wineries, Breweries and Distilleries that operated as legal uses prior to the approval of this Plan will continue to be permitted under the same conditions of approval granted by the County and the Province.

- 18) Expansions to existing wineries, breweries and distilleries to the scope and/or scale of such existing uses that require additional planning approvals from the County and/or licenses from the Province, will be subject to the County's policies and by-laws in effect at the time of the original approval granted by the County and the Province.
- 19) The following are permitted use examples of *agriculture*, *agriculture-related*, and *on-farm diversified uses* within the *Agricultural area* designation:
- a) *Agricultural uses* include:
    - i. Agricultural crops: generally produce a harvestable product such as fruit, vegetables, mushrooms, field crops, biomass, nursery crops, trees for harvest/ agro-forestry, medicinal herbs, sod/turf grass and seeds; may be used for a variety of purposes such as food, feed, bedding, medicinal purposes, bio-products, firewood and Christmas trees; and may or may not be harvested in the case of crops planted as cover to improve soil health or reduce weeds or pests.
    - ii. Woodlots, riparian buffers and fencerows may or may not be harvested, but are integral to *agricultural uses*. As such, the protection of woodlots and riparian buffers that are identified as *Natural Heritage features and areas* and/ or within the *Natural Heritage System* is encouraged.
    - iii. Livestock and other animals: must be raised, live on or be used on the farm; and do not include companion animals or zoo animals.
  - b) *Agriculture-related uses* include: farm-related commercial and industrial uses that may be located on farms or on separate *agriculture-related* commercial or industrial properties.
    - i. Farm-Related Commercial Uses: may include uses that provide products or services to farms in the area, such as a farm supply co-op, farm equipment repair shop and stock yard; sell products grown in the area, such as a farmers' market; and sell value-added products made primarily from produce grown in the area, such as food preserves, beer, cider, distilled spirits and wine.
    - ii. Farm-Related Industrial Uses: may include uses that process farm commodities from the area, such as an abattoir, a feed mill, grain dryer, cold/dry storage facility, fertilizer storage and distribution facility, food and beverage processor (e.g. cheese factory, brewery, cidery, distillery and winery) and agricultural biomass pelletizer.
  - c) *On-Farm diversified uses* include, but are not limited to: home occupations, home industries, *agri-tourism* ventures, and uses that produce value-added agricultural products, such as an abattoir, a processor, packager, bakery, cheese factory, micro-brewery, cidery, and winery.

- i. *Agri-tourism uses* are *on-farm diversified uses* and include, but are not limited to; a retreat, vacation suite, *bed and breakfast*, alcoholic beverage tasting room, café, wedding venues, farm-themed playground, horse trail ride, equine event and seasonal event.

## 4.3 Rural Waterfront

- 1) The Rural Waterfront includes all the lands associated with the approximately 500 kms of shoreline found within the Municipality, as identified on **Schedule 'A': Land Use Designations**, including:
  - a) *Shore Lands*; and
  - b) *Open Space Lands*.

### 4.3.1 Shore Land Designation

Lands within the *Shore Lands* designation represent a major landscape feature in the Municipality that shall be made accessible to both public and private users. *Shore Lands* are also a major tourist attraction as they provide the resource base for both passive and active recreational activities. It is the intent of this Plan to require a stewardship ethic for *Shore Lands* that will include landscape naturalization, guaranteed on-site retention and treatment of pollutants, and *development* that is innovative and protects and *conserved* the natural environment.

This Plan recognizes that different areas of shoreline and associated lands may exhibit varying recreational qualities and capacities. A range of experiences is encouraged from active social environments through to remote environments.

Designated *Shore Lands* are expected to serve the projected seasonal and recreational growth needs of the County, including through infill and intensification where in conformity with this Plan. The intent of this Plan is to not realize the complete build out of waterfront areas, but to maintain a reserve for future community needs.

#### 4.3.1.1 Objectives

The objectives of this Plan for *Shore Lands* include:

- |                    |  |
|--------------------|--|
| <b>Objective 1</b> | Provide improved public access for all residents to the water's edge, where appropriate, enhancing or creating views and viewing points in appropriate locations.  |
| <b>Objective 2</b> | Retain the appropriate balance between utilizing the recreational resource and protecting its natural features.  |
| <b>Objective 3</b> | Protect, conserve, and enhance the quality of the natural environment.   |
| <b>Objective 4</b> | Strengthen, expand and diversify tourism and recreational opportunities by encouraging the upgrading and expansion of existing facilities and the establishment of new tourism commercial uses where servicing exists. |
| <b>Objective 5</b> | Support the expansion of commercial tourism to year-round use.   |

- Objective 6** Enhance the open space, natural character of the *Shore Lands* through efforts to increase the amount of land that is either in public ownership or is permanently preserved for conservation purposes, through parkland acquisition, establishment of conservation easements and acquisition through land trusts.
- Objective 7** Recognize the extensive interface between the *Shore Lands*, the *Agricultural area* and the *Rural Lands* and protect the integrity of the rural/agricultural community.
- Objective 8** Discourage the conversion of tourist commercial uses to residential uses.

#### 4.3.1.2 Policies

- 1) The following uses may be permitted within this designation:
  - a) Low density residential uses, limited to single-detached dwellings which may include *second units* and *garden suites*;
  - b) Private and public open spaces and Open Space;
  - c) Existing *agricultural*, *agriculture-related* and *on-farm diversified uses* and expansions thereof; and
  - d) Public uses and public and private utilities.
  
- 2) In addition, commercial uses may be permitted within this designation, including:
  - a) Resort commercial uses which provide accommodation and amenities for the vacationing public;
  - b) Resort *institutional uses* which provide camping and resort type accommodation.
  - c) Tourist commercial businesses catering to the day-to-day and recreational needs of tourists (such as a convenience store, spa, golf course, mini-golf course, driving range, or eating establishment);
  - d) Marine commercial uses which provide facilities and amenities such as docking, boat storage, fuel, service and repairs, and commercial fishing and associated businesses;
  - e) Small scale businesses and *home businesses* that provide accommodation, goods and services;
  - f) Water-related businesses;
  - g) Tent, trailer and recreational vehicle parks; and
  - h) Accessory residential uses for owner/operators and associated staff.



- 3) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
- 4) The *Shore Lands* designation generally reflects the physical limits of the existing shoreline community. The shoreline community functions as a series of existing residential neighbourhoods, resort commercial activities and parks, open space and conservation uses, all touching on and focused on the adjacent lakes. In addition, the boundaries generally reflect areas that are physically or functionally related to the shoreline areas of the County.
- 5) *Shore Lands* are identified on **Schedule 'A': Land Use Designations** and include those public and private lands that abut or are islands in the lakes in or adjacent to the County, which are either developed or potentially available for *development*, and which are not constrained by *significant* natural features and their *ecological functions*, or constrained by poor access or proximity to incompatible uses. *Shore Lands* boundaries identified on **Schedule 'A': Land Use Designations** are approximate and may be extended without amendment to this Plan if a *development* proposal includes additional lands beyond the identified boundary that are physically and functionally related to the shoreline and the property being developed and are not located within or *adjacent* to *significant natural heritage features or areas*.
- 6) Expansion into or *development* that will conflict with farming operations in the *Agricultural area* will not be permitted.
- 7) Due to issues of environmental impact, visual impact, access and servicing, islands of less than 0.8 hectares in areas shall not be developed.
- 8) The beds of waterbodies are public lands in Ontario. All new *development*, including but not limited to docking facilities, shall be required to ensure all necessary authorizations from MNR have been received.
- 9) All new *development* shall be required to meet the *Minimum Distance Separation (MDS) Formulae* established by the Province, as amended from time to time.
- 10) All new *development* shall reflect, as appropriate, the Design Policies for *Shore Lands* outlined in **Appendix C** of this Plan.
- 11) Residential *development* on *individual on-site water services* and *individual on-site sewage services* shall be limited to single-detached dwellings including *second units* and *garden suites*, with a minimum lot area greater than or equal to 0.8 hectares with sufficient area to accommodate services.

- 12) The re-designation of waterfront lands to the Shore Lands designation shall be considered only through a review of needs associated with projected seasonal and recreational demand, factoring in the overall effect on the environment and on its Natural Heritage System and impact on associated Natural Heritage Features and Areas and their ecological functions.

### **Resort Commercial, Tourist Commercial and Marine Commercial Uses**

- 13) Permitted resort, tourist and marine commercial uses may only be located on land parcels in the *Shore Lands* designation which are large enough to accommodate buildings, parking, water and sanitary sewage services, landscaping and recreational facilities.
- 14) Adequate and safe access to a maintained public road that has the capacity to support the increased traffic shall be provided. Where appropriate, safe and adequate boat access and swimming areas shall be provided.
- 15) The following criteria will be considered as part of the comprehensive evaluation of a *development* application in order to confirm the suitability of a new resort, tourist and/or marine commercial use or a major expansion of existing uses:
- a) The adequacy of the shoreline frontage for related active and passive recreational uses;
  - b) The suitability of the proposed density and scale of the *development* in relation to the site and surrounding land uses, including access and impact on the existing road infrastructure;
  - c) The adequacy of parking and docking facilities;
  - d) The suitability of the site for sanitary sewage disposal facilities and water supply, as determined through a *servicing options investigation*;
  - e) The impact of the *development* on surface and subsurface water, as determined through a *hydrogeological study* and a stormwater management investigation;
  - f) The incorporation of large areas of passive and active open spaces into the *development* scheme;
  - g) The protection of shoreline and other natural heritage features;
  - h) The impact on natural heritage features (both on and off site); and,
  - i) Contribution toward the *development* of an identified and or integrated trail system.
- 16) Conversion of resort commercial uses to non-commercial uses will be strongly discouraged.

- 17) The reasonable *redevelopment* and expansion of existing resort commercial properties is encouraged provided:
- a) the site and abutting water area have the physical capability to support the expanded use;
  - b) *redevelopment* will not adversely impact abutting properties; and,
  - c) where multi-unit resort commercial *development* is proposed to be registered by way of plan of condominium, *private communal sewage and water services* will be included.
- 18) Potential Tourist Resort Areas as shown on **Schedule 'F': Recreation & Tourism** are lands within the *Shore Lands* designation that provide the opportunity for major tourist commercial and recreational *development*. *Development* proposals for destination resorts are encouraged. Such resorts shall provide a variety of activities, recreational facilities, business meeting and conference facilities to extend the tourist seasons and a variety of accommodation units. The *development* of Potential Tourist Resort Areas will help the County achieve:
- a) An increase in tourist accommodations and a critical mass in tourist accommodation facilities;
  - b) An increase in recreational amenities and attractions; and
  - c) Tourism on a four-season basis by accommodating business meetings and conferences.
- 19) The *development* of any Potential Tourist Resort Area shall be in accordance with the provisions of the *Shore Lands* designation policies of this Plan, and if not already designated, will require an Official Plan Amendment to extend the *Shore Lands* designation.
- 20) The establishment of new tent, trailer and recreational vehicle parks, or major expansion of an existing park, shall require a comprehensive evaluation. The *development* or expansion of a tent, trailer or recreational vehicle park shall be subject to the following:
- a) Ownership forms such as condominium registration or long-term leases shall be considered;
  - b) The minimum lot area for a new tent, trailer or recreational vehicle park shall be 4 hectares;
  - c) The maximum number of sites in a park shall not exceed 30 per hectare, with individual sites generally not less than 200 square metres;
  - d) The minimum lot shoreline shall be the product of 1.5 metres for each site in a park. A lesser minimum may be considered where it has been determined that

reduced shoreline frontage is appropriate in consideration of other factors, such as complementary recreational amenities;

- e) Where *development* occurs in areas not fully serviced, resort and shoreline *developments* are to be serviced by adequate *private communal water services* and *private communal sewage services* as approved by the County;
  - f) The park shall be adequately separated and buffered from existing residential uses, with sites and activity areas generally being located no closer than 120 metres from a residentially zoned property. A lesser setback may be considered where it has been determined through study and consideration of environmental factors that the lesser setback provides adequate separation and buffering;
  - g) Landscaping made up of native vegetation shall be used to reduce the visual impact of the *development* from abutting properties, the road and the water;
  - h) Site Plan Control will apply to any tent, trailer or recreational vehicle park; and,
  - i) The development shall at all times be a three (3) season development, not including the winter season.
- 21) Multiple unit, mixed use resort *development* which includes tourist commercial accommodation and residential accommodation may be permitted where *private communal water services* and *private communal sewage services* are provided, appropriate responsibility agreements are entered into with the County, and provided the commercial character and function of the operation are maintained by requiring the following in zoning and municipal agreements:
- a) A minimum of 50% of the units will be in commercial use, available for transient accommodation;
  - b) Commercial resort that has a variety of on-site facilities which are available to the residential and commercial resort components of the *development*;
  - c) Central management will be provided; and,
  - d) Ongoing services and recreational facilities that are a normal part of a resort commercial facility will be provided and maintained.
- 22) Wherever possible, communal as opposed to individual docking facilities will be encouraged in *Shore Lands development* to reduce the disturbance caused to the bed of the water body and the visual obstructions along the shoreline.

#### 4.3.2 Open Space Lands Designation

The *Open Space Lands* designation represents a valuable resource that is found throughout the County. Major components include renowned national wildlife areas, provincial parks, natural

heritage conservation areas and the Millennium Trail. Largely accessible to the public, these open spaces accommodate many different active and passive recreational activities that benefit local residents and visitors of all ages. The intent of this Plan is to protect, conserve, and enhance the wildlife and biodiversity of these open spaces by protecting, conserving and enhancing their natural environments, provide recreational opportunities that do not compromise those environments, and leverage their value in ways that benefit the local community, including the tourism sector.

Other substantive components of the *Open Space Lands* designation are in federal and provincial ownership, and accommodate non-recreational open space uses to which access is restricted, such as Mountain View Airport and various utility installations. The intent of this Plan is to support the public interest in accommodating of these uses.

#### **4.3.2.1 Objectives**

The objectives of this Plan for *Open Space Lands* include:

- Objective 1** Sustain and enhance the quality of the natural environment.
- Objective 2** Retain the appropriate balance between utilizing the recreational resource and protecting its natural features.
- Objective 3** Provide improved public access for all residents to the water's edge, where appropriate, enhancing or creating views and viewing points in appropriate locations.
- Objective 4** Recognize the contribution transportation, communications and *institutional uses* located on public lands make to the economic well-being of the Municipality and promote their continued long-term viability.
- Objective 5** Encourage the Federal and Provincial Governments to ensure the ongoing *development* and viability of federal and provincial facilities.
- Objective 6** Recognize and support the management of the constraints associated with certain lands.

#### **4.3.2.2 Policies**

- 1) The following uses may be permitted within this designation:
  - a) Public parks and beaches;
  - b) Major open spaces;
  - c) Conservation areas, including wildlife observation points;
  - d) Boat launching, boat docking and *marine facilities*;
  - e) Sports grounds and other areas associated with public recreational uses, such as ballparks, tennis courts, playgrounds, golf driving ranges and golf courses;

- f) Recreational trails for *active transportation*, such as walking, hiking, bicycling and cross-country skiing, and Open Space activities such as snowmobiling;
  - g) Agriculture, forestry, *fish* and wildlife management and other natural resources management uses;
  - h) Uses complementary and necessary to the permitted outdoor recreational land uses such as food concessions, general variety stores, offices, storage and service areas and buildings, and accessory residential accommodation for attendants; and
  - i) Public uses and public and private utilities.
- 2) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
  - 3) The *Open Space Lands* are designated on **Schedule 'A': Land Use Designations**.
  - 4) By virtue of their ownership status, it is recognized that the ultimate uses on lands under their ownership shall be determined by the Federal or Provincial governments. Notwithstanding that recognition, the uses desired by the Municipality on public lands include:
    - a) Public uses;
    - b) Recreational uses; and
    - c) Public and private utilities.
  - 5) *Open Space Lands* will be developed in a manner which maintains the integrity of the natural environmental, protects and conserves the habitat of plant and animal life and protects and conserves the quality of soil, air and water resources.
  - 6) Where *Open Space Lands* are under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.
  - 7) *Development* shall be compatible with its surrounding areas and adjacent land uses, including natural heritage features and areas. Where necessary, facilities shall be designed to provide adequate spatial separation, buffer planting with native plants, landscaping and fencing to minimize potential adverse effects.
  - 8) Open Space uses may be located in remote areas in order to provide unique outdoor recreational experiences while protecting and conserving the natural environment.

- 9) Adequate parking facilities shall be established for outdoor recreational uses. Access points to recreational areas and associated parking shall be designed to protect and conserve the natural environment and to minimize potential conflicts between vehicular and pedestrian traffic.
- 10) Wherever possible, communal as opposed to individual, docking and boat launching facilities will be encouraged to reduce the disturbance caused to the bed of the water body and the visual obstructions along the shoreline.
- 11) Prior to *development* on public lands in the *Open Space Lands* designation, consultation shall take place between the appropriate government agency and the County to consider such plans for *development* and to ensure that new *development* is carried out in a manner which protects and conserves the natural environment and minimizes social and economic impacts.
- 12) The beds of waterbodies are public lands in Ontario. All new *development*, including but not limited to docking facilities, shall be required to ensure all necessary authorizations from MNR have been received.
- 13) It is recognized that public access to certain *Open Space Lands* is restricted due to their features and/or the nature of their former and ongoing uses. These lands shall be identified and regulated through appropriate zoning.

## 4.4 The Countryside

- 1) The Countryside includes all of the lands outside of the identified *Settlement Areas* and *Agricultural area*, and contains a number of land use designations, as identified on **Schedule 'A': Land Use Designations**, including:
  - a) *Rural Lands*;
  - b) *Rural Industrial Lands*;
  - c) *Environmental Protection*; and
  - d) *Aggregate Resource Lands*.

### 4.4.1 Rural Lands Designation

*Rural Lands* within the County are home to a diverse, vibrant community comprised of prosperous, innovative agricultural and *agriculture-related* operations, rural residences, rural-based businesses, open spaces, rural commercial uses, recreational amenities and cultural heritage buildings and landscapes. *Rural Lands* are and will continue to be an essential part of the County's unique character. The intent of the Plan is to maintain the natural, scenic and cultural heritage attributes of *Rural Lands* and promote the rural character, lifestyle and open landscape, while supporting an array of compatible activities.

Although *Rural Lands* are characterized as having lower agricultural capability due to a variety of factors, the intent of the Plan is to protect and support agricultural activities as the predominant land use, and to avoid conflicting uses or incompatible *development* while, at the same time, encouraging a range of resource-based and appropriate non-agricultural economic activities.

*Rural Lands* are a resource valued by County residents, many of whom enjoy a rural lifestyle that may or may not be linked to agriculture. The desire for a rural lifestyle will be accommodated while addressing the ability of the County to efficiently and economically provide services. The policies in this Section of this Plan provide innovative solutions for responding to the demand for rural living.

#### 4.4.1.1 Objectives

The objectives of this Plan with respect *Rural Lands* are to:

- |                    |  |
|--------------------|--|
| <b>Objective 1</b> | Support strong rural communities.  |
| <b>Objective 2</b> | Allow limited residential <i>development</i> that provides access to rural living opportunities. County Lot subdivisions shall not be permitted. |
| <b>Objective 3</b> | Manage rural <i>development</i> in an efficient manner that minimizes land use conflicts.  |



- Objective 4**      Protect, conserve and enhance the *significant natural heritage features and areas* and their associated *ecological functions* within the *Rural Lands*.
- Objective 5**      Protect, conserve, enhance and effectively manage the natural resources found on *Rural Lands*.
- Objective 6**      Encourage *agriculture-related* businesses and rural-based economic activities.
- Objective 7**      Minimize additional demand for municipal services and transportation infrastructure.

#### **4.4.1.2 Policies**

- 1)      The predominant use of land in this designation shall be all types, sizes and intensities of resource based, recreational, tourism, limited residential and rural businesses that support the prosperity of the rural area. Specifically, the following uses may be permitted within this designation:
  - a) All of the uses permitted in Section 4.2, *Agricultural areas* designation, in accordance with the applicable Section 3.0 Shaping the County Policies; Limited residential *development* that respects the rural character of the area;
  - b) Commercial uses, including tourism opportunities, which are appropriate in scale and are part of, and support, the rural and agricultural economy;
  - c) Industrial uses which are appropriate in scale and are part of, and support, the rural and agricultural economy. Outdoor industrial operations and outdoor storage are generally not permitted;
  - d) Community and recreational uses;
  - e) Cemeteries;
  - f) *Institutional uses*;
  - g) Resource-based recreational uses such as cottages and camps that are not a permanent residence, country inns, golf courses, hiking trails and marinas; and,
  - h) Public uses and public and private utilities.
  
- 2)      The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
  
- 3)      *Rural Lands* are identified on **Schedule 'A': Land Use Designations** and include areas where agriculture continues to be active, but where soils are predominantly shallow and non-*agricultural uses* have developed. The *Rural Lands* include lands

where Class 4, 5, 6 and 7 soils are predominate, as defined in the “Canada Land Inventory: Soil Capability for Agriculture”, generally predominate.

- 4) *Development* in the *Rural Lands* will be directed to areas:
  - a) where the *development* will not negatively impact or constrain agricultural operations;
  - b) that are well serviced by municipal roads, facilities and other services;
  - c) that front on a year-round municipally maintained road that does not require any undue extension of the County road system; and,
  - d) where the *development* will not negatively impact the *significant natural heritage features and areas* and their associated *ecological functions* as outlined in Section 3.1 of this Plan.
- 5) *Development* shall respect the scenic nature of the *Rural Lands* landscape, and lots shall be of sufficient area to accommodate servicing to the standards of the appropriate authority.
- 6) All *development* in the *Rural Lands* designation will comply with *Minimum Distance Separation (MDS) Formulae* established by the Province, as amended from time to time.
- 7) *Agricultural uses* requiring smaller acreages or developed as lifestyle or incubator operations will be permitted in the *Rural Lands* designation, if the lot is appropriately sized to accommodate the use without generating potentially conflicting off-site impacts.
- 8) The adaptive reuse of existing heritage structures will be encouraged to preserve cultural heritage buildings and landscapes that would otherwise disappear as a result of no longer being required for agricultural purposes. Appropriate standards addressing variation in size due to the historic nature of certain structures may be implemented through site specific zoning.
- 9) All new *development* shall reflect as appropriate the Design Policies for *Rural Lands* and *Agricultural areas* outlined in **Appendix C** of this Plan.
- 10) Commercial, tourism, recreational and *institutional uses* within *Rural Lands designation* shall be permitted subject to the following criteria:
  - a) the use is primarily related to, or serves, the rural economy, agricultural operations or rural-based recreational activities;

- b) the lot upon which the use is located is of an adequate size and configuration to support the proposed use and the scale of the operation is appropriate to the site and the surrounding area;
- c) the activity is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and on-site private sanitary sewage treatment systems and does not have an adverse effect on neighbouring private wells;
- d) recreational and tourism uses shall be related to, and be within proximity to a rural resource that supports the use; and,
- e) *institutional uses* must be primarily related to, and directly serve, the needs of the rural community.

#### **4.4.2 Rural Industrial Lands Designation**

*Rural Industrial Lands* identify a number of existing rural industrial properties that accommodate important employment generating businesses within the County. *Rural Industrial Lands* are expected to provide diversity to the County's land supply for business.

The intent of this Plan is to accommodate industrial, manufacturing, and creative rural economy uses that typically require a larger building, larger lot, or outdoor storage area than is appropriate within the County's rural context. These uses often require separation from *sensitive land uses* to ensure compatibility and minimize off site adverse impacts.

##### **4.4.2.1 Objectives**

The objectives of this Plan related to the *Rural Industrial Lands* designation include:

- Objective 1** Support a diverse range of commercial and industrial uses that meet local and regional service needs, create employment, maximize the use of the land, encourage revitalization of existing industrial areas, and foster opportunities for economic *development*.
- Objective 2** Protect and preserve industrial uses and their associated employment opportunities for current and future *development*.
- Objective 3** Ensure the compatibility of industrial *development* with the surrounding rural context, while permitting such *development* the opportunity to expand as needed.
- Objective 4** Ensure that permitted industrial *development* contributes to the vision and character of the County.

##### **4.4.2.2 Policies**

- 1) The following uses may be permitted within this designation:

- a) All uses permitted in the *Agricultural area*.
  - b) Industrial uses including: warehousing and storage; logistics and freight forwarding; manufacturing, assembly and processing of materials and products;
  - c) Research and *development* facilities;
  - d) Office and showroom retail uses that are directly associated with the identified industrial use;
  - e) Service commercial uses that specifically serve the industrial function of the designated area;
  - f) Farm machinery and farm supply sales;
  - g) Limited outdoor operations and storage; and
  - h) Public uses and public and private utilities.
- 2) The County may refine the list of permitted uses through the provisions of the implementing Zoning By-Law. *Development* of any specific permitted use shall be subject to the policies of this Plan.
- 3) Designated *Rural Industrial Lands* are lands set aside for industrial and associated ancillary uses which benefit from a rural location due to:
- a) The need for a relatively large site; and/or
  - b) The need for access to major transportation routes; and/or
  - c) The need to be close to rural resources.
- 4) Industrial uses within the *Rural Lands* designation shall be small in scale, generally on sites less than 2 hectares, or a complimentary part of a larger, existing agricultural use. In addition, industrial uses within the *Rural Lands* designation shall be subject to the following criteria:
- a) the use is not more appropriately located in an *Urban Centres, Villages* or *Hamlets* or in a *Rural Industrial Lands* designation;
  - b) the use is primarily related to, or serves, the rural economy, agricultural operations or rural based recreational activities;
  - c) the lot upon which the use is located is of an adequate size and configuration to support the proposed use and the scale of the operation is appropriate to the site and the surrounding area;
  - d) the activity is limited to low water and low effluent producing uses and the site is capable of accommodating the use on private water and sewage treatment systems;

- e) the activity does not interfere with and is compatible with surrounding uses; and
  - f) the industrial use must specifically serve the rural community or be directly related to an existing agricultural operation.
- 5) *Rural Industrial Lands* shall be industrial and limited commercial uses which do not use *significant* amounts of water in their operation and which do not produce *significant* amounts of effluent, consistent with rural servicing levels which rely on private water and sanitary sewage systems.
  - 6) Industrial operations will be properly separated and screened from residential uses and not be located in proximity to existing *Settlement Areas, Natural Heritage Features and Areas* or lands designated *Shore Lands* or *Open Space Lands*.
  - 7) Access to industrial operations shall be from a public road that is of a construction and standard to service the traffic associated with the use. Haul routes may be identified to minimize the impact of truck traffic on residential uses and to avoid existing *Settlement Areas*.
  - 8) New *development* in proximity to a *Rural Industrial Lands* designation shall avoid the encroachment of incompatible land uses on industrial uses to protect future employment expansion opportunities and minimize the potential for future *development* conflicts. The County shall ensure compatibility between industrial uses and nearby *sensitive land uses* by:
    - a) The MECP guideline “D-6 Compatibility Between Industrial Facilities and *Sensitive Land Uses*” or any succeeding guidance documents; and
    - b) Screening outdoor storage areas from neighbouring properties and public roads as a means of reducing or eliminating the visual impacts on the rural character.
  - 9) Expansion of industrial *development* shall provide adequate off-street parking and loading. Access points to parking and loading will be designed to minimize the potential conflict between pedestrian and vehicular traffic. In addition, the County will consider the preparation of design guidelines for rural industrial *development* addressing:
    - a) Building orientation, design, and setbacks;
    - b) Landscaping, screening, and fencing;
    - c) Outdoor storage;
    - d) Signage; and
    - e) Parking and loading.

- 10) An amendment to the Official Plan is required for any new industrial use that is to be located on land not currently designated *Rural Industrial Lands* on **Schedule 'A': Land Use Designations**, in order to assess the nature of the operation, the appropriateness of the site and its potential impacts on the environment, adjacent land uses and the road system. This policy does not apply to any industrial use that is permitted as an *agricultural-related use* or an *on-farm diversified use* in the *Agricultural areas* and *Rural Lands* designations.

#### 4.4.3 Environmental Protection Designation

The Municipality's long-term prosperity and environmental health depend on conserving biodiversity and protecting the health of its land and water resources, including Lake Ontario and the Bay of Quinte. It is the intent of this Plan to:

- a) Protect natural features and their associated *ecological functions* for the long term;
- b) Recognize linkages between and among natural heritage features, surface water features and *groundwater features*; and
- c) Maintain, restore or, where possible, improve the diversity and connectivity of the County's natural features and the long-term *ecological functions* and biodiversity of the *Natural Heritage System*, further detailed in Section 3.1 of this Plan.

All *significant natural heritage features and areas* within the *Environmental Protection Designation* are also components of the identified *Natural Heritage System* established by Section 3.1, where additional detailed policies related to environmental protection can be found.

##### 4.4.3.1 Objectives

The objectives of this Plan for the *Environmental Protection* designation are to:

- |                    |  |
|--------------------|--|
| <b>Objective 1</b> | Protect, maintain, restore and enhance the health and biodiversity of the County's <i>natural heritage features</i> and their associated <i>ecological functions</i> and protect them from incompatible <i>development</i> . |
| <b>Objective 2</b> | Recognize that natural features will vary in significance, size and form in the identified <i>Settlement Areas</i> , and throughout the Countryside.   |
| <b>Objective 3</b> | Recognize the contribution that all features specified in the <i>Environmental Protection</i> designation, provides to open space and recreational activities, tourist opportunities and the economy of the County.          |

##### 4.4.3.2 Policies

- 1) **Schedule 'A': Land Use Designations** identifies the *Environmental Protection* designation. The *Environmental Protection* designation includes:

- a) Provincially Significant Wetlands (PSW) and Provincially Significant Coastal wetlands.
  - b) *Areas of Natural and Scientific Interest (ANSIs)*. Although the province differentiates between those which it has deemed to be of provincial significance and those which it deems to be of regional significance, the County considers all such areas to be important for the purposes of maintaining the ecological integrity of the County.
- 2) **Schedule ‘B’: Natural Features & Areas** identifies boundaries of PSWs/ANSIs as well as *ANSI – Candidate* sites. *ANSI- Candidate* sites shall be reviewed for their conformity to provincial guidelines of significance, and if qualified, may be identified as Regionally or Provincially Significant *ANSIs*, without the need for an amendment to this Plan. Where such PSWs/ANSIs have been identified, adjacent *development* shall be subject to the requirements of the County, as articulated in this Plan and through consultation with Quinte Conservation.
  - 3) The boundaries of the *Environmental Protection* designation on **Schedule ‘A’: Land Use Designations** and the boundaries of the PSWs/ANSIs shown on **Schedule ‘B’: Natural Features & Areas** are generalized. Where new *development* is proposed within 120 metres of any identified PSW/ANSIs *life science ANSIs*, or within 50 metres of earth science *ANSIs*, more precise definition of the feature and required buffer limits will be established through the preparation of an *Environmental Impact Study (EIS)*, subject to the approval of the County, in consultation with Quinte Conservation and any agency having jurisdiction.
  - 4) The County, in partnership with the Ministry of Natural Resources and Forestry, may identify other PSWs/ANSIs it believes warrant protection from time to time, in accordance with provincial requirements.
  - 5) *Development* shall not be permitted in the *Environmental Protection* designation.
  - 6) Notwithstanding 5) above, no policy in this Section of this Plan is intended to limit the ability of existing *agricultural uses* to continue.
  - 7) An *Environmental Impact Study (EIS)*, subject to the approval of the County, in consultation with Quinte Conservation and any agency having jurisdiction, shall be prepared for any *development* within 120 metres of identified PSW/ANSIs or within 50 metres of earth science *ANSIs*.
  - 8) An *Environmental Impact Study (EIS)*, where required by policies of this Plan, shall:
    - a) Be completed by a qualified professional environmental scientist in accordance with the Ontario Ministry of Natural Resources and Forestry’s *Natural Heritage*

*Reference Manual for Natural Heritage Policies of the Provincial Policy Statement (2020)*, as amended from time to time;

- b) Address applicable matters set out in the Sample Terms of Reference for an *Environmental Impact Study* (EIS) as contained in **Appendix B** to this Plan and as may be revised without amendment to this Plan;
  - c) At a minimum, identify that there will be no *negative impacts* on the natural feature or its associated *ecological functions* and specify how any *development* activities are to be compatible with the feature;
  - d) Under no circumstances, provide a minimum buffer area adjacent to PSW and/or ANS/s features that is less than 30 metres; and
  - e) Provide that any required buffer enhances existing PSW/ANS/s values through buffer improvements.
- 9) An applicant shall pre-consult with the County pursuant to Section 5.1.6 of this Plan prior to commencing the *Environmental Impact Study* (EIS) to ensure the document will be prepared to the satisfaction of the County, Quinte Conservation, and in consultation with the Ontario Ministry of Natural Resources and Forestry, as appropriate.
- 10) Regardless of the scale of adjacent *development* activity, opportunities to improve upon PSWs/ANS/s which may have been degraded in the past, or which have insufficient natural buffers to support their full range of natural functions will be considered when *development* applications are reviewed.



## 4.5 Overlay Designations and Symbols

- 1) In addition to the land use designations outlined in Section 4.1 - 4.4, this Plan includes a number of other policy directives that are related to the following land use and *development* elements:
  - a) Mineral Aggregate Resources;
  - b) *Tourism Corridors*;
  - c) Abandoned Gas Wells, Potential Fire Hazards, *Wayside pits and quarries* and Portable Asphalt Plans;
  - d) Natural Core Areas;
  - e) Natural Core Area Linkages
- 2) The policies of this Section of this Plan are to be read in conjunction with the land use policies set out in Sections 4.1 - 4.4 and the respective areas to which they apply.
- 3) The policies of this Section of this Plan are Overlay Designations/Symbols and are not in themselves land use designations but rather overarching policies that are intended to provide additional guidance for achieving attractive, healthy and sustainable *development* throughout the Countryside and, in some instances, within the *Settlement Areas*. They also provide a trigger for more detailed analyses that may be required through the *development* application and approval processes.

### 4.5.1 Mineral Aggregate Resources

- 1) Mineral Aggregate Resources are identified as Aggregate Deposits and as Bedrock Drift Thickness <1 metre on **Schedule 'D': Resource Areas**. They are areas of high potential for mineral aggregate extraction and generally consist of sand and gravel deposits and selected bedrock resources that the Province has identified as being of significance.
- 2) On lands adjacent to, or within the areas identified in 1) above, *development* which would preclude or hinder new aggregate operations or access to the resource will only be allowed if:
  - a) Resource extraction use would not be feasible;
  - b) The proposed *development* serves a greater long-term public interest; in this case, reasonable efforts will be made to use the resource wherever practical; and
  - c) Issues of public health, public safety and environmental impact are addressed.

- 3) New aggregate operations are discouraged from identified Steep Slope areas as identified on **Schedule 'C': Constraint Areas**.
- 4) In addition to the uses allowed by the underlying designation identified on **Schedule 'A': Land Use Designations**, the following uses may be allowed through the rezoning process in areas identified as Aggregate Deposits or as Bedrock Drift Thickness <1 metre on **Schedule 'D': Resource Areas**:
  - a) Aggregate extraction;
  - b) Associated uses such as stripping, berm construction, screen planting, landscaping, drilling, blasting, haulage, crushing, screening, washing, stockpiling, storage, loading, weighing, equipment parking, repair and maintenance, office facilities, importing and blending materials, environmental and safety control features and rehabilitation uses; and,
  - c) Ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling, crushing and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material.
- 5) New mineral aggregate operations on lands not currently designated *Aggregate Resources Lands* on **Schedule 'A': Land Use Designations** shall only be established through amendment to this Plan. New or expanded mineral aggregate operations also require appropriate rezoning and licensing. Rezoning applications to allow mineral aggregate operations are subject to all relevant policies of this Plan. In considering proposals to establish new aggregate operations, the following matters will be considered:
  - a) The impact on adjacent land uses and residents and public health and safety;
  - b) The impact on the physical (including natural) environment;
  - c) The capabilities for agriculture and other land uses;
  - d) The impact on the *transportation system*;
  - e) The impact on existing and potential municipal water supply resources;
  - f) The possible effect on the water table or surface drainage patterns;
  - g) The manner in which the operation will be carried out;
  - h) The nature of rehabilitation work that is proposed; and
  - i) The effect on cultural heritage resources and other matters deemed relevant by Council.
  - j) Where provincial requirements under the Ministry of Natural Resources and Forestry can be met for the issuance of a license or permit for the aggregate operation.

- 6) All proposals for new or expanded aggregate extraction operations on lands not currently designated *Aggregate Resources Lands* on **Schedule 'A': Land Use Designations** shall include a plan for eventual rehabilitation. The plan shall:
- a) Provide for progressive rehabilitation whenever feasible;
  - b) Be prepared in detail by a qualified professional;
  - c) Be compatible with the long term uses permitted by the surrounding land use designations;
  - d) Meet provincial standards;
  - e) On lands that are proposed to be re-designated from *Agricultural areas* to *Aggregate Resources Lands*, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred;
  - f) On lands that are proposed to be re-designated from *Rural Lands* to *Aggregate Resources Lands*, provide a detailed agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and,
  - g) On lands that are proposed to be re-designated from *Environmental Protection* to *Aggregate Resource Lands*, provide a detailed environmental rehabilitation plan which restores the *ecological function* of the areas as before extraction occurred;
  - h) Once the lands have been rehabilitated, the Owner must re-designate the lands to the original designation or to the approval of the County.
- 7) In the *Agricultural area*, aggregate extraction is considered an interim use, provided the site will be rehabilitated to an agricultural condition. The extraction area will not be removed from the Agricultural designation and impacts on surrounding agricultural operations will be mitigated to the extent feasible.

#### 4.5.2 Tourism Corridors

- 1) The County is renowned as a scenic destination with a unique combination of water views, rural landscapes and heritage architecture. Linking picturesque towns, *villages* and *hamlets* through an ever-changing countryside are roads and trails that give access to businesses as well as cultural and recreational attractions of particular interest to tourists. These *Tourism Corridors*, the most *significant* being the Loyalist Parkway, are identified on **Schedule 'F': Tourism & Recreation**.
- 2) The *Tourism Corridors* identified include those existing roads in the County which have a historic or scenic value for tourists and travelling visitors. Along the *Tourism*

*Corridors*, it is the intent of the County to carefully manage *development* regarding the location, siting and landscaping of new *development* and to mitigate the visual impacts of less desirable roadside features such as billboards, waste disposal sites and industrial land uses.

- 3) The *Tourism Corridors* identified recognize the important linkages between all the public, non-profit and private sectors in supplying services related to tourism, including the key elements of the *Natural Heritage System*, the *Rural Lands* and the *Agricultural areas*, which together enhance the highly desirable countryside landscape.
- 4) Where permitted by the underlying designation along the *Tourism Corridors*, appropriate tourist-related *developments* are encouraged in suitable locations. They form the basis for building a critical mass in tourism activities and for making associated municipal decisions related to providing programs and services in support of the tourism industry.
- 5) The County shall promote the provision of roadside park areas, camera stops near scenic overlooks and access to buildings of historical and architectural value along the *Tourism Corridors*.
- 6) Walking, cycling/skiing and active sport facilities are encouraged within and along the *Tourism Corridors* so that they will link tourist attractions and accommodations with multiple transportation modes.
- 7) New high-quality attractions, facilities, services, and events are encouraged along the *Tourism Corridors* where they are permitted by the underlying designation. They must be compatible with the countryside character and charm of the County and are encouraged to be year-round to promote economic *development* throughout the year.
- 8) All new *development* in *Tourism Corridors* shall conform to the Policies in this Plan.
- 9) All new *development* in *Tourism Corridors* shall reflect, as appropriate, the Design Policies in **Appendix C** of this Plan.

#### **4.5.3 Wayside Pits and Quarries**

- 1) The establishment of *wayside pits and quarries* as defined in this Plan is permitted throughout the County, except in areas of existing residential *development* or within the *Environmental Protection* designation identified on **Schedule 'A': Land Use Designations**.
- 2) *Wayside pits and quarries* used on public authority contracts shall be permitted, without the need for an Official Plan amendment, rezoning or *development* permit under the

*Planning Act* in all areas, except those areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities

- 3) The establishment of portable concrete or asphalt plants is permitted throughout the designated *Agricultural areas* and *Rural Lands* without amendment to this Plan.
- 4) Portable Concrete or Asphalt Plants used on public authority contracts shall be permitted, without the need for and Official Plan amendment, rezoning or *development* permit under the *Planning Act* in all areas, except those areas of existing *development* or particular environmental sensitivity – which have been determined to be incompatible with extraction and associated activities.
- 5) All Ministry of the Environment separation distances must be met by the established plants.

#### **4.5.4 Natural Core Areas**

- 1) A Natural Core Area is a broad zone in which there is a concentration of natural features which are critical to the ecological health of the County as a whole. The purpose of identifying Natural Core Areas is to maintain, and where possible improve, the ecological integrity of that area, and its contribution to the ecological health of the County.
- 2) Schedule 'B': Natural Features & Areas identifies eleven Natural Core Areas:
  - a. North Bay/Pleasant Bay/Huyck's Bay;
  - b. Carrying Place;
  - c. Sawguin;
  - d. Demorestville;
  - e. Big Swamp/Little Swamp;
  - f. South Bloomfield Area;
  - g. Sandbanks;
  - h. North and East Picton;

- i. Cape Vessey;
  - j. Black River Complex; and
  - k. The South Shore.
- 3) Limited residential development via severance (consents) may continue to be permitted within Natural Core Areas, subject to the applicable policies of this Plan. *Major Development* (commercial or industrial) outside of Settlement Areas and which requires an Official Plan Amendment will not be permitted.
  - 4) The County will work with Quinte Conservation and other partners (i.e Hastings Prince Edward Land Trust, Nature Conservancy of Canada, Ontario Ministry of Environment, etc.) to prioritize lands within identified Natural Core Areas for their securement into public ownership. The placement of identified lands into Land Trusts, and/or for seeking funding and partnership opportunities for these lands will:
    - a. Ensure the long-term protection of the landscape and the associated natural heritage features and areas and associated ecological functions;
    - b. Provide opportunities to restore or rehabilitate areas where habitat has been lost;
    - c. Provide assistance to landowners wishing to improve land management activities;
    - d. Create area-based, ecologically sensitive management strategies;
    - e. Promote the management of hay fields and old field communities for grassland nesting birds; and
    - f. Facilitate stream, shoreline and wetland riparian enhancement projects, fisheries enhancement projects, tree planting and woodland enhancement projects.

#### **4.5.5 Natural Core Area Linkages**

- 1) A Natural Core Linkage is a connection identified between Natural Core Areas that help to promote and sustain the ecological connectivity of the Natural Heritage System over the long-term.
- 2) Schedule 'B': Natural Features & Areas identified twelve Natural Core Linkages.
- 3) Low density residential development via severance (consents), which meets all other requirements of this Plan, will continue to be permitted within the areas identified as

Natural Core Area Linkages on Schedule 'B': Natural Features & Areas. However, new *Major Development* (commercial or industrial) will be encouraged to locate outside of the lands identified as Natural Core Area Linkages, wherever possible.

- 4) Where a zone amendment or official plan amendment requests a new *Major Development* within these identified Natural Core Area Linkages, where there is no feasible location outside of the lands identified as Natural Core Area Linkages, the proposed development may be considered if it can be demonstrated that such development will not have a negative impact on the ecological function of any natural feature(s) contained within the area or the linkage itself. As part of the approval process for new development, an Environmental Impact Study (EIS), subject to the approval of the County, in consultation with Quinte Conservation and any agency having jurisdiction will be required to ensure the ecological function of the Linkage is maintained through appropriate land use controls and resource management.

## 5.0 The County Toolbox - Implementation Policies

- 1) To implement the policies of this Plan, the Municipality will develop a supportive regulatory framework that is responsive to the unique characteristics of the Municipality, utilizing tools provided by the *Planning Act*, *Municipal Act*, *Heritage Act* and other provincial policies/legislation.
  
- 2) Through the regulatory framework and the day-to-day administration of this Plan, the Municipality shall:
  - a) Ensure *development* reflects the vision, principles, objectives and policies of this Plan, which prioritize the Prince Edward County's special quality of place, healthy communities, and sustainability of the natural, social and economic environment;
  - b) Ensure that *development* is compatible with preserving the rural character of the County while facilitating a mix of land uses that meet the projected needs of the community;
  - c) Ensure *development* complies with the requirements of the *Provincial Policy Statement, 2020 (PPS)*, and any other Provincial policies or regulations;
  - d) Endeavor to create a predictable environment for evaluating *development* proposals so that *development* applications can be processed in an expedient and responsible manner;
  - e) Promote a partnership and coordination with Indigenous communities, with specific attention to relationship-building with our nearest First Nation and neighbours, Mohawks of the Bay of Quinte (MBQ) who are entitled to land rights within the County;
  - f) Ensure that the planning and *development* approval process is open and transparent with meaningful opportunities for community input;
  - g) Establish a monitoring program to ensure the Plan's policies remain responsive to community trends and issues; and,
  - h) Establish manuals or guidelines as may be appropriate to assist in guiding implementation of policies.



## 5.1 Plan Administration

### 5.1.1 By-laws

#### **The Comprehensive Zoning By-Law**

- 1) Zoning By-laws provide day-to-day administration of the contents of the Official Plan. They contain specific requirements that are legally enforceable. Building permits will not be issued for construction or *development* that does not comply with Prince Edward County's zoning by-laws.
- 2) The Municipality will review its Comprehensive Zoning By-Law to ensure that it implements the vision, principles, objectives, policies, and land use designations contained in this Plan, or applicable Secondary Plans.
- 3) The Municipality may further refine the list of permitted and/or prohibited uses outlined within the Comprehensive Zoning By-law within the land use designations identified in this Plan based on the merits of an individual *development* application and with conformity with this Plan.
- 4) Council will generally repeal zoning by-law amendments associated with lapsed draft approved subdivisions/condominiums or provisionally approved consents.

#### **Temporary Use By-Laws**

- 5) To facilitate community growth and provide an adequate supply of housing, the Municipality may pass Temporary Use By-Laws.
- 6) Temporary uses may be authorized for a maximum three-year time period, and may be considered where it is deemed inappropriate by the Municipality to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. Subsequent By-Laws granting extensions may be passed by the Municipality provided such extension does not jeopardize the long-term growth intention for the subject lands as specified in this Plan.
- 7) Prior to the approval of a Temporary Use By-Law, the Municipality shall be satisfied that the following principles and criteria are met:
  - a) The proposed use shall be of a temporary nature and shall not entail any large scale or high value *development* or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;

- b) The proposed use shall be compatible with adjacent land uses and the character of the surrounding community;
- c) The proposed use shall not require the extension or expansion of existing municipal services;
- d) The proposed use shall not create any traffic circulation problems within the area, nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) Parking facilities required by the proposed use shall be provided entirely on-site; and
- f) The owner has entered into an agreement with the Municipality and posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the By-Law.

### **Holding Provision By-Laws**

- 8) Holding provisions may be applied to delay unfit *development* and ensure orderly *development* that is appropriate for infrastructure, community services, and facilities that are or will be available. The Municipality may pass a Zoning By-Law at any time, and affix a holding symbol (H) in conjunction with any zoning category to place limitations on the actual *development* of land until one or more of the following objectives are met:
  - a) Consideration is given to a site's location, *significant natural heritage features and areas* and their associated *ecological functions, areas of archaeological potential*, physical features, known or suspected soil contamination, piped potable water and/or sanitary sewer capacity, adjacent land uses, school capacity and relationship to roads, traffic impacts, road intersections and watercourses;
  - b) The appropriate phasing of *development* occurs;
  - c) Infrastructure capacity shall be strongly considered to mitigate negative impacts, unjustified, and uneconomical expansion of infrastructure services. *Development* does not proceed until services and utilities are available to service the *development*; and
  - d) Agreements respecting servicing of the proposed *development* are entered into.
- 9) During the period when the Holding Zone is in place, uses permitted on the affected lands are generally limited to existing uses as specified in the By-Law.
- 10) The holding symbol (H) need not apply to the erection of minor accessory buildings or minor building additions or alterations.

### **Interim Control By-Laws**

- 11) The Municipality may pass Interim Control By-Laws to place immediate restrictions on the use of certain lands or certain land uses where the Municipality has directed that a study of land use planning policies be undertaken. The Interim Control By-Law can only be imposed for one year with a maximum extension of one additional year.
- 12) When considering a proposal to enact an Interim Control By-Law prohibiting the use of land the Municipality shall provide justification that there is a need to carry out a study and that the required study can be carried out expeditiously.

### **Source Protection By-laws**

- 13) The Municipality shall prepare and adopt zoning by-laws that are necessary to implement the Quinte Region Source Protection Plan. Proper zoning will eliminate certain uses within prescribed distances from the source water location.

### **Other By-laws**

- 14) The County may enact other by-laws permitted under the Municipal Act, such as those governing signs, *site alteration* and tree cutting, as it sees fit to ensure orderly *development*.

### **5.1.2 Minor Variances**

- 1) A minor variance is a variation from the requirements of the Zoning By-law that allows a property owner to build even though the property does not comply precisely with the Zoning By-Law.
- 2) The Committee of Adjustment may grant an application for minor variance from the Zoning By-Law only when satisfied that the variance:
  - a) Is minor in nature;
  - b) Is desirable for the appropriate *development* or use of the land/building/structure;
  - c) Maintains the general intent and purpose of this Plan and any applicable Secondary Plan;
  - d) Maintains the general intent and purpose of the Zoning By-law.
- 3) The minor variance must also comply with criteria identified by municipal by-law or Provincial criteria prescribed by regulation, if in effect.

- 4) The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the Zoning By-law. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the *Planning Act*.

### 5.1.3 Land Division

- 1) The Municipality shall support proposals for land division that:
  - a) Contribute positively to the Municipality's unique rural character;
  - b) Create opportunities for local economic *development*;
  - c) Support the fiscal well-being of the municipality;
  - d) Do not fragment the *Environmental Protection* designation and *natural heritage features and areas*; and
  - e) Where possible, incorporate features that promote environmental sustainability and healthy living.
- 2) The Municipality shall endeavor to support applicants through the *development* approvals process by:
  - a) Providing clear information about procedural and submission requirements;
  - b) Wherever possible, providing reference materials that demonstrate how design and *development* standards can be achieved; and
  - c) Processing applications in a timely manner, in accordance with the provisions of the *Planning Act*.
- 3) The preferred form of lot creation for residential *development* will be by registered plan of subdivision or condominium, particularly where one or more of the following applies:
  - a) The *development* requires the provision of new public roads or other municipal *infrastructure* (including parks and other hard services);
  - b) It is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner;
  - c) Centralized services are required, as opposed to on-site services for individual lots;
  - d) A number of studies and justification reports are required to determine the suitability of the *development*; or,
  - e) Long term monitoring and implementation of conditions of *development* are required.
- 4) Land division in the *Agricultural area* is addressed within Policy 4.2.3 of this Plan.

## **Plans of Subdivision or Condominium**

- 5) To provide for their review, applications for plans of subdivision and plans of condominium shall include the information as described in Section 51.18 of the Planning Act of Ontario, RSO.1990, C.P. 13, as amended.
- 6) Prior to approving a plan of subdivision or plan of condominium, the Municipality must be satisfied that the proposed *development*:
  - a) Can demonstrate serviceability via municipal water and sanitary sewer, to the municipality's satisfaction, or by communal or private well and waste water disposal system where municipal services are not planned or existing;
  - b) Can be supplied with other municipal services such as fire protection, road maintenance, waste disposal, and community facilities and services, without adversely affecting the Municipality's finances;
  - c) Has been designed to integrate compatibly with the *transportation system*, adjacent existing and planned land uses, the *Natural Heritage System*, cultural heritage resources and *hazardous lands* in such a way that protects and enhances the Municipality's special quality of place;
  - d) Provides a mix of housing types and tenures including *affordable* housing options, wherever feasible;
  - e) Provides opportunities for healthy living, including but not limited to access to green space and *active transportation* facilities;
  - f) Addresses issues of energy conservation and sustainability; and
  - g) Meets the design policies of this Plan, any area-specific urban design guidelines, and the applicable *development* standards and regulations of the Municipality.
- 7) Applicants of a proposed subdivision may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts, financial or otherwise, of the proposal and identify mitigation strategies.
- 8) Draft approval of plans of subdivision or plans of condominium will include conditions which must be satisfied prior to final approval of the plan of subdivision or condominium. Such conditions may be required to be satisfied within an initial specified time period of three years, or draft approval may be withdrawn by the Municipality. Conditions of approval may be changed prior to final approval.
- 9) Where no activities are undertaken to implement a plan of subdivision or plan of condominium within three years of its approval, the Municipality shall:
  - a) Withdraw its approval; or,

- b) Renew the approval, subject to the applicant demonstrating the proposal is consistent with this Plan and that the *development* is needed to meet residential demand within, for not more than 3 years.
- 10) Prior to final approval of a plan of subdivision or condominium, the owner shall be required to enter into an agreement with the Municipality and to file necessary financial securities to the satisfaction of the Municipality to ensure that conditions of approval are fulfilled.
- 11) Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision may be designed such that the lots back onto the provincial highway and front onto a local internal street. Developers may also examine whether a window street is an option in this scenario.
- 12) Country lot subdivisions and residential plans of condominium shall not be permitted within the following designations; Aggregate, Environmental Protection, Waterfront, Open Space, Rural and Shore Land.
- 13) Generally, any proposal for 3 lots or more is to proceed via a plan of subdivision. The decision is at the sole discretion of the County.

#### **Severances (Consents)**

- 14) To avoid fragmented land patterns, a maximum of two lots (including the retained lot) may be created by consent from any land holding, subject to the applicable policies of this Plan. A land holding is defined as any property as it existed on January 23, 1998.
- 15) The creation of lots may be permitted by severance (consent) if it has been established that the *development* would not more appropriately proceed by way of plan of subdivision or plan of condominium.
- 16) New residential *development* created by severance (consent) is encouraged to locate in areas designated for growth, including in *Settlement Areas*, and particularly the *Urban Centres* of Picton, Wellington and Rossmore. Lot creation by severance is also permitted in the Countryside and Rural waterfront, in accordance with the policies of this Plan. Consents are typically permitted the *Agricultural area* for farm consolidation purposes, but must be in accordance with the policies of this Plan.
- 17) Severances (consents) that would contribute to ribbon or *strip development* or unplanned or uneconomical extension of infrastructure between *Settlement Areas* shall not be approved.

- 18) Applications for severances (consent) that would result in a parcel being landlocked shall not be approved.
- 19) The creation of lots may be permitted by severance (consent) if the proposed and retained lots:
- a) Front onto an open, improved public road that is maintained on a year-round basis by the Municipality;
  - b) If the intent and purpose of this plan is maintained;
  - c) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan, or any Secondary Plan;
  - d) Achieve an appropriate lot configuration that is compatible with the surrounding community character and does not restrict the *development* of other parcels of land;
  - e) Can be serviced by the Municipality's infrastructure without adversely affecting the Municipality's finances, or by private well and waste water disposal system where municipal services are not planned or existing; and
  - f) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the Municipality's finances.
- 20) Applications for severance (consent) where any new lot is to be serviced by individual on-site water and sanitary sewage services shall only be permitted where an environmental (hydrogeological) study, prepared by a qualified engineer, can support the application.
- a) All lots on private *individual on-site water services* have sufficient area and frontage to protect groundwater and surface water quality and are a minimum size of 0.80 hectares in size, or less where supported through hydrogeological, land use compatibility or other relevant studies, in accordance with the policies of this Plan;
  - b) The soil and groundwater conditions are capable of supporting the necessary private potable well water system with no negative *impacts* on the ground or surface water system, the adjacent properties or the proposed *development* site to the satisfaction of the Municipality and any agency having jurisdiction; and
  - c) All lots on private *individual on-site sewage services* are suitable or capable of supporting an acceptable sewage disposal system with no negative impacts on this ground or surface water system, the adjacent properties on the proposed *development* site to the satisfaction of the Municipality and any agency having jurisdiction.

- 21) The Municipality shall consider the impact of a new residential lot created by severance (consent) on the potential to expand the agricultural productivity of any adjacent *agricultural lands* when assessing the required *Minimum Distance Separation (MDS) Formulae* and the need to potentially increase it.
- 22) The same range of conditions of approval may apply to the creation of lots by consent as would occur by way of registered plan of subdivision, to ensure that County's growth objectives are achieved, including with respect to trails, transportation, parkland dedication and improved public access to the shoreline.
- 23) Applicants of a proposed severance (consent) may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts of the proposal and any mitigation strategies.
- 24) The Municipality may require as a condition of approval that an applicant enter into an agreement with the Municipality regarding such conditions as it deems appropriate, including but not limited to financial requirements, the provision of on and off-site services, strategies to mitigate environmental impacts, sustainable building and site design features, and any other site planning requirements to protect health and safety, and promote compatibility with the surrounding community character.

#### 5.1.4 Parkland Dedication

- 1) The Municipality shall require parkland dedication as a condition of *development*, *re-development*, Site Plan Control, consent, or subdivision proposals, in an amount equivalent to:
  - a) 2 percent of the gross land area for all non-residential land uses, commercial or industrial purposes;
  - b) 5 percent of the gross land area, or one hectare for each 300 dwelling units for residential purposes where specified by By-law, whichever is greater; and
  - c) For a mixed-use *development* that includes a residential component, the parkland dedication requirement shall be based on the pro-rated percentage of Gross Floor Area allocated to each individual use.
- 2) Where parkland dedication is required by this Plan, the Municipality shall ensure that the land to be conveyed is suitable for *development* as a park, taking into consideration its size, location, configuration and condition.
- 3) Any component of the *Natural Heritage System* or hazard lands shall not be accepted for parkland dedication. To ensure conveyed lands are suitable for parkland *development*, they shall not include lands that are susceptible to major flooding, or have poor drainage, erosion, steep slopes or other environmental or physical conditions that would interfere with the potential *development* or use of the land as an



active public *recreation* area. Sites subject to these conditions may be integrated, where possible, into the *development* of public park areas by serving as pedestrian walkways, as part of a linear trail system, as passive *recreation* areas, or as natural areas.

- 4) Where the *development* parcel abuts a waterbody, the Municipality may require that the lands dedicated for parkland be comprised of land bordering the water body to increase public access to the shoreline/water's edge.
- 5) Wherever possible, lands dedicated for parkland purposes will contribute to a linked system of municipal parks, Provincial parks, conservation areas, pedestrian walkways, trail systems and other public lands of natural or recreational value, with an emphasis on developing corridors along the shoreline, and shall be provided with at least one frontage on a public street
- 6) Cash-in-lieu of parkland dedication may be required in the following circumstances:
  - a) The required dedication fails to provide an area of suitable size, location, and shape for parkland *development* to the satisfaction of the Municipality;
  - b) The required dedication would render the remainder of the site unsuitable or impractical for *development*;
  - c) The area within which the *development* is proposed is well served by existing park and open space areas and no further land is required; and
  - d) The Municipality is pursuing other parkland initiatives for community or County facilities that would benefit from cash-in-lieu of parkland dedication.
- 7) The Municipality may consider the provision of sustainability features to address climate change in proposed *developments* in lieu of parkland conveyance where suitable lands are not available for establishing parkland. Such features may include: green roofs; permeable surfaces; tree planting; renewable energy technologies; and water efficiency and conservation measures.
- 8) Notwithstanding the parkland dedication requirements of this Plan, parkland dedication requirements may be reduced or waived by the Municipality for the following:
  - a) Long-term care facilities;
  - b) Emergency housing facilities;
  - c) Special *needs housing*;
  - d) *Affordable* housing as defined under the *Provincial Policy Statement, 2020 (PPS)*;
  - e) *Developments* where a minimum 25 percent of the dwelling units can be defined as *affordable* under the *PPS*;
  - f) Hospitals, or other public health care facilities;
  - g) Childcare facilities;

- h) Public schools;
- i) Colleges, or universities; and

Where the aforementioned uses abut a water body, they may not be exempt from parkland dedication requirements, at the discretion of the Municipality.

- 9) Notwithstanding the parkland dedication requirements of this Plan, where the alternative parkland dedication requirement of one hectare per 300 dwelling units is applied to a *development*, the Municipality may reduce the parkland dedication requirement to encourage *intensification*, revitalization or *affordable* housing. In any such circumstances, the Municipality shall be satisfied that a sufficient amount of parkland is available in proximity to meet the needs of residents.

### 5.1.5 Site Plan Control

- 1) Site Plan Control is a detailed process for the review and approval of site-specific *development* proposals. It is a process that works in combination with the application of the policies of this Plan, the policies of any applicable Secondary Plan and the requirements and regulation of the Zoning By-Law to ensure appropriate and *compatible development*. The Municipality shall use Site Plan Control where appropriate, and in conjunction with the other *development* control tools of the *Planning Act*.
- 2) All areas of the Municipality are designated as Site Plan Control areas pursuant Section 41 of the *Planning Act*. As such, all proposals for *development* may fall under the requirement for Site Plan Control. The policies of this Plan identify specific land uses and/or land use designations and/or locations where Site Plan Control shall be required by the Municipality. For all other proposals for *development* not identified in 3) below it shall be at the discretion of the Municipality to determine if the proposal is of a use, scale or character that warrants the application of Site Plan Control.
- 3) The Municipality may apply and require Site Plan Control for any *development*, in the following circumstances:
  - a) If the *development* is comprised of a mixed-use building or non-residential building or more than one building on one lot.
  - b) If the *development* is a residential building, which includes four (4) or more dwelling units on one lot;
  - c) Estate wineries, breweries and distilleries;
  - d) Potential Tourist Resort Areas;

- e) Tent, Trailer and Recreational Vehicle Parks and major expansion of existing Parks, whether permanent or seasonal.
  - f) Such other types of *development* as outlined in a Site Plan Control By-laws on site-specific zoning by-laws.
  - g) Incorporates elements of County guidelines that articulate relevant matters, standards, designs and procedures applicable to a Site Plan Control approval.
- 4) As part of a submission for Site Plan Control, the Municipality may require the proponent to submit studies and or plans as per Section 41 (7) of the Planning Act of Ontario, RSO. 1990, CP 13, as amended.
  - 5) As part of the Site Plan Control process, the Municipality may require that any subject *development* incorporates sustainability features, including:
    - a) Low Impact *Development* design treatments such as, but not limited to bio retention facilities and permeable pavements;
    - b) Pedestrian and cycling facilities, such as pathways, trails, sidewalks, curb cuts, bicycle routes, bicycle parking, and street furniture;
    - c) Waste, recycling and compost containers;
    - d) Energy efficient building orientation and lighting;
    - e) Recycled building materials.
  - 6) As part of the Site Plan Control process, the Municipality may require an architectural review, which may include a review of the exterior design, character, scale, colour, building materials, fenestration and design features of buildings.
  - 7) The Municipality may require the dedication of all roads, trails and public open spaces as a condition of Site Plan Control.
  - 8) Where land abuts a road under the jurisdiction of the Municipality, prior to *development*, the Municipality may require, as necessary, that land be dedicated to the Municipality, at no expense to the Municipality, for the widening of the road, so as to establish the required right-of-way. This dedication requirement may also include any sight triangles, turning lanes or turning tapers that may also be required by the Municipality.
  - 9) Where existing buildings or structures adjacent to a County road makes it impractical to require a land dedication for road widenings to the specified right-of-way widths, such dedication may be reduced or waived, at the discretion of the Municipality.
  - 10) For expansions of existing uses the feasibility of incorporating trails and public access to the water's edge may be determined through Site Plan Control, having regard for factors specific to the existing property and proposed expansion.

### 5.1.6 Pre-consultation

- 1) To streamline the planning approval process and minimize costs and time delays for the applicant, the Municipality shall require applicants to consult with the municipality prior to applying for any *development* application.
- 2) Pre-consultation will not take place until such time the applicant owns the property and has submitted a concept drawing with clear conceptual framework to County Staff for review.
- 3) The pre-consultation meeting will be held with County staff and any other government agency or public authority that the Municipality determines appropriate. At the pre-consultation meeting:
  - a) The list of required studies set out in this Plan may be scoped depending on the nature of the application. The Municipality, in consultation with applicable internal departments and external agencies having jurisdiction, may also be part of a pre-consultation and help prepare terms of reference for any of the required studies, which set out the required study information and analyses;
  - b) Additional studies may be determined necessary for submission with the application based on the nature of the application;
  - c) Expected timelines will also be established; and,
  - d) Any concept plan may be adjusted as per the pre-consultation discussion.
- 4) Consultation with Indigenous communities, specifically with neighbouring Mohawks of the Bay of Quinte (MBQ), will generally begin at the pre-consultation stage of the planning approval process.

### 5.1.7 Public Participation

- 1) The Municipality shall encourage applicants to engage with adjacent property owners and interested stakeholders in preparing plans of subdivision, plans of condominium, zoning by-law amendments, or consents. As part of a complete application, proponents of *significant development* applications shall submit a public consultation strategy. Varying with scale of *development*, a public consultation program is encouraged to occur at each major stage of the approvals process, such as establishing the terms of reference and scope of studies, assessing options, and determining a preferred option.
- 2) The Municipality may establish enhanced alternative procedures for giving public notice of applications.
- 3) Complete applications may be circulated to advisory committees as deemed appropriate by the County.

### 5.1.8 Application Requirements

- 1) Council will adopt a By-law or Policy detailing the requirements for a complete application. Applications that are not complete may be returned with additional criteria of what is missing.
- 2) The Municipality, through consultation with approval agencies including provincial ministries, may require specialized studies, plans and/or assessments to be prepared in support of a *development* application prior to that application being considered complete. The studies will be further outlined in the Municipality's Complete Application By-law outlined in item 1) above.
- 3) All required studies, plans or assessments are to be carried out by qualified professionals, as approved by the Municipality and it is recommended that *development* applications be represented by qualified representatives.
- 4) To facilitate the preparation of any studies, plans and/or assessments that may be required by this Plan as part of a complete planning application, the Municipality recognizes that *development* takes place at various intensities and scales, and therefore shall consider the adoption of technical guidelines describing the appropriate type and level of detail that may be required of such studies, plans and/or assessments in relation to the type of *development* that is proposed.
- 5) Any study, plan or assessment may be subject to a peer review to be carried out by the Municipality, at the expense of the proponent.

### 5.1.9 Environmental Impact Study (EIS)

- 1) An *Environmental Impact Study (EIS)* shall be required as part of an application for all *development* and *site alteration* applications within the identified *Natural Heritage System*, including all of its component natural heritage features and functions and/or on *adjacent lands*.
- 2) Applications for farm-related *development* shall be exempt from the EIS requirement if the farm has a registered Environmental Farm Plan.
- 3) The *EIS* shall demonstrate that the proposed use will have no *negative impact* on *significant natural heritage features and areas* and their associated *ecological functions* (i.e. hydrological, hydrogeological, etc.).
- 4) Where an *EIS* indicates that *development* would have a *negative impact* on the *Natural Heritage System* and/or the natural heritage feature or area, function, attributes or

linkages for which the lands were identified, the application shall not be supported or approved by the Municipality.

- 5) The *EIS* shall be prepared by a qualified professional(s), and shall be subject to the approval of the Municipality and Quinte Conservation, in consultation with any other authority having jurisdiction. A sample term of reference for an *Environmental Impact Study* is attached to this Plan as **Appendix B**.
- 6) The Municipality may determine that a scoped *EIS* may be permitted for minor *development* proposals, and *development* proposals in areas that have been previously disturbed and/or where previous environmental studies have been undertaken. The extent of the scoping and identification of issues will be determined by the Municipality in collaboration with Quinte Conservation and any authority having jurisdiction, prior to undertaking the study.

#### **5.1.10 Strategies for Adapting to Climate Change**

- 1) In response to climate change, the Municipality shall consider identifying adaptation and mitigation measures through the *development* and implementation of a Climate Change Action Plan aimed at improving municipal resilience to changing environmental stresses.
- 2) The Municipality shall endeavor to engage in public education regarding the minimization of greenhouse gas emissions, improving air quality and conservation of water, soil and energy.
- 3) In preparing planning applications for Draft Plan of Subdivision/Condominium approval and Site Plan Control, applicants are to incorporate climate change measures where appropriate, including but not limited to:
  - a) Selection of building and *infrastructure* materials that minimize waste;
  - b) Energy and water conservation designs;
  - c) Appropriate street, lot and building orientation to the south to realize solar energy gain;
  - d) Use of *green infrastructure* and tree planting;
  - e) *Compact* and contiguous built urban form;
  - f) Designs for *active transportation* and the efficient co-location of live/work/play land uses; and
  - g) Application of intelligent building systems.

- 4) Climate change polices constitutes part of the Municipality's sustainability planning efforts.

#### **5.1.11 Community Planning Permit System**

- 1) To implement the policies of this Plan, the Municipality may establish an alternative land use planning framework known as a Community Planning Permit System that applies to the entirety of the Municipality, or a portion thereof through specified designations. If a Community Planning Permit By-law is enacted, the proposed land use or *development* will be required to comply with the criteria set out in the Community Planning Permit By-law unless exemption is expressly outlined for such *development* in the Community Planning Permit By-law.
- 2) An amendment to this Plan will be made to implement a Community Planning Permit System, and will outline:
  - a) Proposed designations where the community planning permit system will apply;
  - b) Scope of delegated authority, including any limitations;
  - c) The Municipality's intent, objectives, and policies regarding the proposed use of a Community Planning Permit System;
  - d) Guidelines of *development* standards;
  - e) Criteria for determining whether a proposed use or *development* is permitted by a Community Planning Permit By-law and how the application would be evaluated;
  - f) Any conditions of approval that may be imposed by adopting a Community Planning Permit By-law for such *development* to be permitted; and,
  - g) Any additional requirements to be included in the application that may be necessary for review.

#### **5.1.12 Non-Conforming**

- 1) Any land use lawfully existing at the date of approval of this Plan that does not conform to the land use designations or policies of this Plan or to the implementing Zoning By-Law should, as a general rule, cease to exist in the long term. Such land uses shall be considered as legal non-conforming uses.
- 2) In certain circumstances, it may be desirable to permit the extension or enlargement to a building or structure for a legal non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that any such extension or enlargement shall

be processed as either a site-specific amendment to the Zoning By-Law, or as an application for a minor variance to the Committee of Adjustment.

- 3) Prior to allowing extension or enlargement of lands, buildings, or structures associated with a non-conforming use, the Municipality shall be satisfied that the proposed *development*:
  - a) Represents an evolution of the existing non-conforming use;
  - b) Does not represent an unreasonable increase to the size and intensity of the nonconforming use such that it would increase incompatibility with or adversely impact an adjacent use;
  - c) Will provide adequate measures to protect other uses through landscaping, buffering, screening, and/or appropriate setbacks;
  - d) Substantially improves the conditions of the property and/or building;
  - e) Will be adequately serviced to meet the additional needs resulting from the expansion or enlargement of the use;
  - f) Will provide adequate off-street parking areas, loading facilities, and screening; and
  - g) Will not adversely affect traffic and parking conditions in the area.
  
- 4) A non-complying building, structure or lot is defined as one that does not comply with the *development* guidelines, regulations and performance standards of the Municipality. A non-complying building or structure may be enlarged, repaired or renovated subject to a site-specific Zoning By-law or an application for a minor variance provided that the enlargement, repair or renovation:
  - a) Does not further increase a situation of non-compliance;
  - b) Complies with all other applicable provisions of this Plan and any other guidelines, regulations and/or performance standards of the Municipality;
  - c) Does not increase the amount of floor area in a required yard or setback area; and
  - d) Will not pose a threat to public health or safety.
  
- 5) A non-complying lot in existence prior to the effective date of the implementing Zoning By-Law may be used and buildings thereon may be erected for a purpose permitted by this Plan.
  
- 6) Non-complying buildings may be enlarged, repaired or renovated provided the use conforms to the applicable policies of this Plan and any other guidelines, regulations and/or performance standards of the Municipality.



- 7) Non-complying lots may be enlarged. When a non-complying lot has been enlarged as permitted, the resultant lot may be deemed to comply with the provisions of lot frontage and lot area as stipulated in the implementing Zoning By-Law. The yard setbacks and lot coverage related to any existing buildings on the resultant lot may also be deemed to comply with any other guidelines, regulations and/or performance standards of the Municipality.

#### **5.1.14 Contaminated Sites**

- 1) Before permitting *development* of known or potentially contaminated sites, all potential risks to human health and the environment shall be assessed to support the proposed land use(s) in accordance with Provincial legislation, regulations and standards.
- 2) *Development* or *redevelopment* of a contaminated property; which results in a change in land use to a more sensitive use, shall require a Record of Site Condition, before to the issuance of a building permit, in accordance with Ontario Regulation 153/04, as amended.
- 3) The Municipality shall ensure that the decommissioning and remediation of *brownfields* are completed in an environmentally responsible manner.
- 4) *Brownfield redevelopment* will be given consideration relative to applicable provincial policies and all applicable policies of this Plan, to achieve the residential and employment objectives of the Municipality; and
- 5) The Municipality may prepare a Community Improvement Plan for known contaminated properties, in accordance with the applicable policies of this Plan, and explore additional opportunities to use a variety of incentives to promote the remediation and *redevelopment* of these sites.
- 6) The *development* or *redevelopment* of potentially contaminated sites shall be assessed and remediated in a manner consistent with the *Environmental Protection Act* and relevant regulations and MEPC guidelines and procedures.
- 7) Sites known or suspected to have soils contaminated with residues of current or previous industrial or commercial land uses must have the environmental condition of the site assessed. When managing *development* on potentially contaminated sites, A Record of Site Condition (RSC) either prior to the *development* approval, at the time of release of conditions of approval, or at the time of issuance of building permits, as required or stipulated by the Municipality must be received.
- 8) When considering applications for *development* which include sites suspected or known to be contaminated, the Municipality will require at its discretion a Phase 1 ESA

to be undertaken by the applicant in accordance with Ontario Regulation 153/04 as amended. If recommended by a Phase 1 ESA or mandated under Regulation 153/04, a Phase II ESA must be undertaken by the applicant in accordance with the Ontario Regulation 154/04. This would require sampling and analysis of the site to confirm and delineate the presence or absence of contamination suspected by the Phase I ESA Report.

- 9) As a condition of approval, the Municipality will require that remediation, where required, is undertaken to appropriate standards of the MECP, as specified in Ontario Regulation 153/04 and in the guideline Soil, Groundwater and Sediment Standards for Use Under Part XV.1 of the *Environmental Protection Act*, or other regulatory requirements of the MECP, as amended from time to time.
- 10) Mandatory filing of a Record of Site Condition in the Registry, by a qualified person, as defined in O. Reg. 153/04, as amended, is required for a change in use of a property from industrial or commercial to residential and parkland, as defined in the regulation, and will be acknowledged by the Ministry of the Environment. A site clean-up plan may be required and the site may need to be cleaned up in accordance with the O. Reg. 153/04, as amended and with MECP guideline “Records of Site Condition – A Guide on Site Assessment, the Cleanup of *Brownfield* Site and the Filing of Records of Site Condition” dated October 2004 or associated guidelines.
- 11) A Record of Site Condition, may, at the Municipality’s discretion, be a required condition of approval under this Plan. In addition to changes of a use prescribed by the *Environmental Protection Act* as uses for which a Record of Site Collection is mandatory (a change of use to a more sensitive land use), the Municipality may require an RSC to be filed where the application does not involve a change of use to a more sensitive land use as defined in the *Environmental Protection Act*. This requirement is to ensure, to the Municipality’s satisfaction, that any remediation, or risk assessment and risk management, necessary to permit the intended use is to the satisfaction of the MECP.

#### **5.1.15 Property Acquisition**

- 1) The Municipality may acquire property as a means of implementing the vision, principles, objectives and policies of this Plan in accordance with the provisions of the *Municipal Act*, the *Planning Act*, and other relevant legislation.
- 2) The Municipality shall consider all options for the acquisition of property, as appropriate, including, but not limited to:
  - a) Dedication;
  - b) Donations;

- c) Assistance from other levels of government, agencies, and charitable foundations;
- d) Density transfers;
- e) Land exchanges;
- f) Long-term leases;
- g) Easement agreements;
- h) Purchase agreements;
- i) Partnerships;
- j) Land trusts;
- k) Placing conditions on *development* approval; and
- l) Expropriation.

#### 5.1.16 Community Improvement Plans

- 1) Community Improvement Plans are an important part of community growth and serve several purposes, including:
  - a) Focusing public attention on local priorities and municipal initiatives;
  - b) Targeting areas in transition or in need of repair, rehabilitation, and *redevelopment*;
  - c) Facilitating and encouraging community change in a coordinated manner; and
  - d) Stimulating private sector investment through municipal incentive-based programs.
  
- 2) Community improvement planning may be undertaken to achieve a number of benefits, including but not limited to:
  - a) Upgrading and maintaining municipal services, *transportation systems*, public utilities, and social and recreational facilities so that they meet or exceed minimum standards and are inclusive and accessible for people of all ages and abilities;
  - b) Bolstering local community growth, including with regard to agriculture, arts and culture, tourism, commerce and industry;
  - c) Encouraging a diversity of housing types to meet the changing needs of residents and *affordable* housing;
  - d) Preserving, restoring, or adaptively re-using older buildings and buildings of cultural heritage value or interest;

- e) Addressing climate change mitigation and adaptation, such as through building retrofits for energy efficiency, renewable and district energy systems, water conservation and Low Impact *Development* strategies;
  - f) Revitalizing *Settlement Areas*, including through mixed use *infill development* and *redevelopment*, streetscaping, beautification projects, façade improvement, and the promotion of tourism activities; and
  - g) Encouraging the remediation and re-use of *brownfield* areas.
- 3) The preparation of area-specific Community Improvement Plans is encouraged for all of the identified *Settlement Areas*.
- 4) The Municipality's existing Creative Rural Economy Community Improvement Plan shall be promoted to encourage the uptake of incentive programs. The existing Community Improvement Plan may be expanded to provide incentives for housing that promote affordability, energy efficiency, cultural heritage protection and property maintenance.
- 5) To implement this Plan's Community Improvement policies, the Municipality may:
- a) Designate by By-Law Community Improvement Project Areas and adopt Community Improvement Plans for those areas;
  - b) Encourage residents and businesses to become actively involved in Community Improvement Plans and projects, including in the identification of service inefficiencies and the evaluation of priorities;
  - c) Acquire land and/or buildings within the Community Improvement Project Areas and the subsequent: clearance; grading; environmental remediation; repair; rehabilitation; construction or improvement; sale, lease or disposition to others; other preparation of land or buildings for community improvement;
  - d) Provide funding such as grants, loans, reduced *Development Charges* or tax relief, and other financial instruments;
  - e) Apply for financial assistance from other levels of government (Provincial and Federal); and
  - f) Encourage the private sector to use government programs where they complement community improvement efforts.
- 6) The Municipality shall review its Community Improvement Plan(s), if any, every five years. At a minimum, the Municipality shall review the uptake of the financial incentive program (including the value of incentives disbursed under each program), and the effectiveness of the programs in achieving their objectives. The review shall also consider whether any programs will be added or discontinued to ensure the suite of

programs remains relevant for addressing core challenges and opportunities in the Municipality.

#### **5.1.17 Capital and Public Works**

- 1) The extension or *development* of capital or public works will be carried out in accordance with the policies of this Plan. The Municipality shall prepare, from time to time, and adopt without Amendment to this Plan, long-term *infrastructure* needs and reports, and lists for capital work to implement features of this Plan. This program shall be aware of changing conditions of supply and demand for services and substantive changes in economics and technology.
- 2) In order to equitably assess and distribute the costs of public improvements, the Municipality may levy against benefiting properties all or part of the cost of public *infrastructure*, services and facilities and may enter into agreements in respect of same.
- 3) Public buildings, structures, easements, *infrastructure* or rights-of-way may be permitted, within any designated area, provided suitable buffering and screening from adjacent uses are provided.

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

- 1) The Municipality will not apply the *Minimum Distance (MDS) I or II Formulae* to the reconstruction of a building or structure (including livestock and/or manure storage facility) if destroyed in whole or part by a catastrophe providing the new or reconstructed building or structure is built no closer than before the catastrophe to any land use, building or structure described in the MDS Implementation Guidelines, and does not result in an increase in Factor A (Odour Potential), B (Nutrient Units), and/or C (Manure or Material Form in a Storage Facility) as described in the MDS Implementation Guidelines, as amended from time to time.
- 2) For the purposes of implementing Guideline No. 7 (Existing Lots of Record), it is the policy of the Plan that MDS I will not preclude building construction on the existing lots of record. To provide the greatest possible distance separation from active livestock barns, the new building will be located as far as feasibly possible from the existing active livestock barns.
- 3) For the purposes of implementing Guideline No. 35 (MDS Setbacks for Agriculture-Related Uses and On-Farm Diversified Uses), it is the policy of the Plan that MDS I and MDS II setbacks will not be required for land use planning application which propose *agriculture-related* uses and on-farm diversified uses.

- 4) For the purposes of implementing Guideline No. 38 (MDS Setbacks for Cemeteries), it is the policy of the Plan that cemeteries which are closed or receive low levels of visitation, and cemeteries that are not connected to a place of worship, will be treated as Type A land uses for the purposes of applying MDS II setbacks.
- 5) Applications will be considered to vary the *Minimum Distance Separation (MDS) I and II Formulae* requirements in accordance with the provisions of this Plan.
- 6) When considering an application for a minor variance to the *Minimum Distance Separation II (MDS II) Formulae*, the Committee of Adjustment will consider whether:
  - a) The request for variance meets all considerations outlined in Section 5.1.2 of this Plan;
  - b) There are any reasonable alternative locations available on the subject lands that comply with the MDS II formulae;
  - c) There are any reasonable alternative variances available that could be considered in place of a variance from the MDS II formulae (including side or rear yard setbacks);
  - d) The intent, if not the precise distances of the MDS II formulae; are met;
  - e) The requested variance will mitigate environmental impacts (including water quality, flood plain issues, adjacent nature heritage features) or health, and safety concerns;
  - f) The proposed location is further away from neighbouring non-agricultural land uses than existing livestock facilities; and
  - g) The proposed facility will improve odour conditions compared to the existing facility.

## 5.2 Interpretation, Monitoring and Review

### 5.2.1 Interpretation of Boundaries

- 1) The land use designation boundaries identified on the Schedules to this Plan are approximate except where they align with roads, railway lines, infrastructure routes, the shoreline or other clearly defined physical features, and in these cases are not open to flexible interpretation. Where a Highway separates land use designations, this Plan shall be interpreted such that the right-of-way of the Highway represents the boundary between designations. Where the general intent of this Plan is maintained, minor adjustments to land use designation boundaries or features identified on the Schedules to this Plan will not require a formal Amendment.
- 2) It is recognized that the boundaries of the *Natural Heritage System*, inclusive of all its constituent natural heritage features and associated *ecological functions*, may be imprecise and subject to change. The Municipality shall determine the extent of the natural heritage features and their associated *ecological functions* on a site-by-site basis when considering *development* proposals, upon receipt of an *Environmental Impact Study (EIS)*, in consultation with the appropriate agencies. Where the general intent of this Plan is maintained, minor adjustments to *Natural Heritage System* boundaries identified on the Schedules to this Plan will not require a formal Amendment.

### 5.2.2 Amendments to this Plan

- 1) It is the intent of this Plan to serve as the basis for all land use decisions in the Municipality over a time horizon of approximately 20 years. It is not the intent of this Plan to be utilized as the only *development* control document. *Development* controls will also be implemented through other mechanisms available to the Municipality authorized by Provincial legislation.
- 2) It is a policy of this Plan that it will only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site specific proposals that must be addressed.
- 3) The Corporate Strategic Priorities of the County outlines criteria that shall be considered by the Municipality when evaluating any proposed Amendment to this Plan:
  - a) The manner in which the proposed Amendment is consistent with the vision and principles of the Municipality as identified in this Plan;
  - b) The manner in which the proposed Amendment is consistent with prevailing Provincial policy and regulations and the objectives and policies of this Plan;

- c) The potential impact of the proposed Amendment on the provision of, and demand for municipal services, *infrastructure* and facilities;
  - d) The potential impact of the proposed Amendment on the cultural and natural heritage resources in proximity;
  - e) The potential impact of the proposed Amendment on the financial sustainability of the Municipality; and
  - f) Any other criteria determined to be relevant and applicable by the Municipality in consultation with the appropriate agencies.
- 4) Where the general intent of the Plan is maintained, minor adjustments to numerical standards contained in the policies of this Plan and map schedule of this Plan will not necessitate an Amendment to this Plan.
- 5) The Municipality shall provide appropriate and effective notification to the residents of the Municipality for public meetings held by the Municipality. However, the Municipality may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-Law Amendment which does the following:
- a) Changes the numbers of Sections or the order of Sections in this Plan, but does not add or delete Sections;
  - b) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies, or Schedules;
  - c) Corrects grammatical or typographical errors in the Plan that do not affect the intent or policies or Schedules;
  - d) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or Schedules; and/or,
- 6) The Municipality shall monitor Amendments to this Plan and identify any challenges faced in dealing with proposals to change the Plan.

### **5.2.3 Official Plan Review & Monitoring**

- 1) The assumptions, vision, principles, objectives and policies of this Plan shall be reviewed within 5-years of the date this Plan comes into effect, and every five-years thereafter until a new Official Plan is adopted, in accordance with Section 26 of the Planning Act. The reviewed Plan shall be approved at a meeting of the Municipality, which shall be appropriately advertised.
- 2) The 5-year review shall include, but not necessarily be limited to an assessment of:



- e) The continuing relevance of the vision and principles that form the basis of all policies found in this Plan;
  - f) The degree to which the objectives of this Plan have been met;
  - g) The effectiveness of the policies in the Plan in guiding *development* and solving problems;
  - h) The degree to which the Schedules of this Plan remain accurate and valid in view of changing circumstances; and
  - i) The changes that have occurred in areas of transition.
- 3) The Municipality shall monitor the number of Amendments to this Plan that have been processed and any challenges faced in dealing with proposals to change the Plan as a means of determining its effectiveness and evaluating the need to update the Plan as necessary.
  - 4) The Municipality shall maintain an inventory of existing vacant lands and lands with the potential for *redevelopment* and shall monitor the supply of residentially-designated lands throughout the Municipality to ensure that sufficient land exists to accommodate 3 and 10-year housing supply targets.
  - 5) The Municipality shall encourage the active participation of citizens and citizen groups during the preparation of amendments to this Plan or the Zoning By-Law.

#### **5.2.4 Transition Policies**

- 1) Complete applications for Official Plan Amendments, Consents (Severances) and zoning By-laws shall be reviewed under the 2006 Official Plan until Ministerial approval from the MMAH is given to the 2021 Official Plan.
- 2) Existing Plans of Subdivision and Site Plan shall continue to be reviewed under existing rules and policies of the 2006 Official Plan until registration of that plan or portion of the plan. However, that portion(s) of the plan that remains draft approved after Ministerial approval by the MMAH, will be subject to the policies of the 2021 Official Plan.

### 5.3 Glossary of Terms

#### Active transportation

Human-powered travel, including but not limited to, walking, cycling, inline skating, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

#### Adjacent lands

For the purposes of this Plan *adjacent lands* are those as defined by the Ministry of Natural Resources, Forestry's Natural Heritage Reference Manual, and the Provincial Policy Statement, 2020 (PPS), as amended. *Adjacent lands* are defined as follows:

NATURAL HERITAGE FEATURE/AREA	ADJACENT LAND WIDTH
<b><i>Significant wetlands and significant coastal wetlands</i></b>	120 metres
<b><i>Significant woodlands</i></b>	120 metres
<b><i>Significant valleylands</i></b>	120 metres
<b><i>Significant wildlife habitat</i></b>	120 metres
<b><i>Significant Areas of Natural and Scientific Interest (ANSIs)– life science</i></b>	120 metres
<b><i>Significant Areas of Natural and Scientific Interest (ANSIs)– earth science</i></b>	50 metres
<b>Fish Habitat</b>	120 metres
<b><i>Other Coastal wetlands</i></b>	50 metres

- a) for the purposes of infrastructure and public service facilities, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

- b) for the purposes of natural heritage, those lands contiguous to a specific *natural heritage feature* or area where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of minerals, petroleum, and mineral aggregate resources, 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 the *adjacent lands* may be recommended by the Province; and
- d) for the purposes of cultural heritage, *adjacent lands* shall refer to those lands adjoining a property on the Heritage Register or in a Heritage Conservation District and lands that are separated from a property on the Heritage Register or in a Heritage Conservation District by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, and/or easement, or an intersection of any of these.

### **Affordable**

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

### **Agricultural area**

Areas where *agricultural lands* predominate. This includes: areas of *agricultural lands* and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food 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. *Agricultural areas* are designated on **Schedule 'A': Land Use Designations** of this Official Plan.

### **Agricultural land**

Land that includes *specialty crop areas* and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

### **Agricultural uses**

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 accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

### **Agriculture-related uses**

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, provide direct products and/or services to farm operations as a primary activity, but are not usually carried out on a farm. Examples include farm-related commercial uses such as farm supply co-op, farm equipment repair shop and stock yard, farmers' market and also farm-related industrial uses such as a feed mill, grain dryer, fertilizer storage, and food and beverage processors.

### **Agri-tourism uses**

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 and generate supplemental income for the owner.

### **Alter**

A change in any manner including restoration, renovation, or repair to the *heritage attributes* of a designated property.

### **Archaeological resources**

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

### **Areas of archaeological potential**

Areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same

objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

### **Areas of Natural and Scientific Interest (ANSIs)**

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

### **Bay of Quinte Remedial Action Plan**

A Remedial Action Plan or a “RAP” is an important scientific endeavor that is part of many communities around the Great Lakes. A RAP is a response of government, industry, and the local community to environmental concerns that are believed to impair the use of various resources such as drinking water, fish and recreation. A RAP is a process to remove the Area of Concern designation by the International Joint Commission. In this process, the environmental concerns and various resources are placed into Beneficial Use Impairments that can be monitored and assessed so that ultimately the AOC can be delisted. Since 1997, implementation of recommended actions for the Bay of Quinte has been facilitated by members of the Bay of Quinte Restoration Council.

### **Bed and breakfast establishments (B&Bs)**

A single-detached dwelling in which the owner and operator who occupies the dwelling provides up to a maximum of four (4) guest rooms for the temporary accommodation of the travelling public. *Bed and Breakfast establishments* may offer light meals to the residing guests.

### **Brownfield sites**

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

### **Built heritage resource**

A building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. *Built heritage resources* are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

### **Coastal wetland**

- a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary’s, Detroit, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or,

- b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100-year floodline (plus wave run-up) of the large water body to which the tributary is connected.

### **Co-housing**

*Co-housing* is a cluster of dwelling units with shared facilities.

### **Compact built form**

A land-use pattern that encourages efficient use of land walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to a multi-modal transportation options, and reduced need for *infrastructure*. *Compact built form* can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial *developments*, and apartments or offices above retail.

### **Compatible development**

*Compatible development* is *development* that may not necessarily be the same or even similar to existing *development*, but that nonetheless enhances the character of the existing community, and avoids creating any undue, adverse impacts on adjacent properties.

### **Complete community**

Complete Communities meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing and community infrastructure such as *affordable housing*, schools, *recreation* and open space for their residents. Convenient and safe access to a *multi-modal transportation system* is also provided.

### **Comprehensive review**

- a) For the purposes of expanding a *Settlement Area boundary* or re-designating employment lands to another use, a *comprehensive review* means an official plan review or an official plan amendment that is initiated by the County, and:
  - i. Is based on a review of population and growth projections; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
  - ii. Utilizes opportunities to accommodate projected growth through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed *development* within existing *settlement area* boundaries;

- iii. Is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning
- iv. Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed *development*,
- v. Confirms that *sewage and water services* can be provided in accordance with Provincial Policy Statement, 2020 (PPS) 1.6.6; and
- vi. Considers cross-jurisdictional issues.

In undertaking a *comprehensive review*, the level of detail of the assessment will correspond with the complexity and scale of the settlement boundary or *development* proposal.

### **Conserved**

The identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative *development* approaches can be included in these plans and assessments.

### **Cultural heritage landscape**

A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; *villages*, parks, gardens, battlefields, Main Streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

### **Deposits of mineral aggregate resources**

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

## **Development**

- a) 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:
  - i. activities that create or maintain *infrastructure* authorized under an environmental assessment process.

## **Dynamic beach hazard**

Areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes – St. Lawrence River System* and large inland lakes, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

## **Ecological function**

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.

## **Endangered species**

A species that is listed or categorized as an “*Endangered Species*” on the Ontario Ministry of Natural Resources’ official Species at Risk list, as updated and amended from time to time.

## **Environmental Impact Study (EIS)**

An Environmental Impact Study (EIS) shall be prepared by a qualified individual and is used to provide a sufficient level of detail to demonstrate that a proposed *development* will have no *negative impacts* on the natural features or *ecological functions* of the subject and adjacent lands. The purpose of an EIS is to inform the design and configuration of the development, to avoid negative impacts at the outset, and to identify appropriate mitigation and/or compensation for unavoidable impacts. An EIS may be required by the policies of this Plan for development or site alteration. The scale and subject matter of the EIS required will vary with the scale and type of development proposed. This shall be determined in pre-consultation with the Conservation Authority and the municipality prior to the EIS proceeding. A sample terms of reference for an EIS is provided in **Appendix B**.

## **Erosion hazard**

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



### **Existing lot of record**

A parcel of land under distinct and separate ownership from abutting lands that was in existence on or before the date of the approval of this Plan.

### **Farm consolidation**

The merging of two contiguous properties in a single property under the same ownership. This may also include properties which are owned by the same property owner but are not contiguous.

### **Fish**

*Fish*, which as defined in S.2 of the *Fisheries Act*, c. F-14, as amended, includes *fish*, shellfish, crustaceans and marine animals, at all stages of their life cycles.

### **Fish habitat**

As defined in the *Fisheries Act*, c. F-14, 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.

### **Flood plain**

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

### **Flooding hazard**

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

- a) Along the shorelines of the *Great Lakes – St. Lawrence River System* and large inland lakes, the *flooding hazard* limit is based on the *one-hundred-year flood level* plus an allowance for *wave uprush* and other water-related hazards;
- b) Along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
  - i. the flood resulting from the rainfall actually experienced during a major storm, 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; or,
  - ii. the *one-hundred-year flood level*; and

- iii. a flood which is greater than i) or ii) 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;

Except where the use of the *one-hundred-year flood* or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific *watershed* (where the past history of flooding supports the lowering of the standard).

### **Garden suite**

A *garden suite* is a self-contained residential unit with kitchen and bathroom facilities within a structure accessory to the dwelling on the same lot, and is designed to be portable and temporary.

### **Great lakes – St. Lawrence River system**

The major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

### **Green infrastructure**

Natural and human-made elements that provide ecological and hydrological benefits. *Green infrastructure* can include components such as *natural heritage features* and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

### **Green energy**

Refer to definition for *Renewable Energy Systems*.

### **Groundwater feature**

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

### **Habitat of endangered species and threatened species**

- a) With respect to a species listed on the Species at Risk in Ontario List as an endangered or *threatened species* for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force—means the area prescribed by that regulation as the habitat of the species;
- b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or *threatened species*, an area on which the species

depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry; and

- c) Places in the areas described in a) and b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

### **Hazardous forest types for wildland fire**

Forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

### **Hazardous lands**

Property or lands that could be unsafe for *development* and *site alteration* due to naturally occurring processes. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). Along the shorelines of the *Great Lakes – St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard*, *erosion hazard* or *dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard*, *erosion hazard*, or *dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land including that covered by water, to the furthest landward limit of the *flooding hazard* or *erosion hazard* limits.

### **Heritage attributes**

The principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including *significant views* or *vistas* to or from a *protected heritage property*).

### **Heritage impact Assessment**

*Heritage Impact Assessment* is a study to determine the impacts to known and potential cultural heritage resources within an area proposed for future *development*. The study would include an inventory of all cultural heritage resources onsite and adjacent to the planning application area. The study would also include an evaluation of the significance of the identified cultural heritage resources and would provide an overview of how the proposed *development* will impact the identified cultural heritage resources and neighbouring properties. The study would assess alternative *development* options, conservation measures, *site alteration* approaches and mitigation measures to conserve the cultural heritage resources. The study must also include an evaluation of potential cultural heritage resources identified, including a recommendation as to

whether or not the subject property is of cultural heritage value or significance and therefore is eligible for heritage designation.

### **Home business**

A use accessory to a dwelling unit, established for gainful employment and involving the manufacture, provision or sale of goods and/or services.

### **Hydrogeological study**

Means a study to determine the capability and supply of potable groundwater, to assess the impact of private sewage disposal systems on groundwater quality and to analyze the physical ability of the soils to support the proposed *development*. Guidelines of the local Health Unit and the Ministry of the Environment shall be adhered to in the preparation of such studies.

### **Individual on-site sewage services**

Means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

### **Individual on-site water services**

Individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

### **Infill development**

The *development* of a new residence between two houses or vacant residentially zoned legal lots existing as of the date of approval of this Plan which are located on the same side of a public road or an existing private right of way in the Shore Land designation which are separated by the required distance.

### **Infrastructure**

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, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

### **Institutional Use**

Land uses 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.

### **Intensification**

- a) The *development* of a property, site or area at a higher density than currently exists through:
  - i. *Re-development*, including the reuse of *brownfield sites*;
  - ii. The *development* of vacant and/or underutilized lots within previously developed areas;
  - iii. *Infill development*; and
  - iv. The expansion or conversion of existing buildings.

### **Lake Management Plans**

*Lake Management Plans* provide more detailed land use policy direction for specific lakes, and are intended to go beyond the more general policy framework of the Official Plan. Such plans are intended to identify, reflect and respond to the character and physical capabilities of particular lakes, and will be implemented through an amendment to the Official Plan.

### **Live-work unit**

*Live-work units* include residential lots where both residential and commercial uses are permitted. The commercial use may be either within a building or in a detached building on the residential lot. The dual uses are typically separated either because they are in different buildings, or through interior building techniques.

### **Low- and moderate-income households**

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

### **Major Development**

*Development* that is a proposal with a proposed impervious area greater than 500 square metres and has an environmental footprint (e.g. the total footprint including parking lots, driveways, building and structures, underground infrastructure, laneways and sidewalks, loading areas, septic systems, etc.) of greater than 0.4 hectares (1 acre) requiring any of:

- c) An Official Plan amendment,
- d) A zoning by-law amendment,
- e) A plan of subdivision/condominium; or

- a) A site plan control application(s).

### **Marine facilities**

Ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

### **Minimum distance separation (MDS) formulae**

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.

### **Multi-modal transportation system**

The availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine.

### **Municipal sewage services**

A sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

### **Municipal water services**

A municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002*.

### **Natural heritage features and areas**

Features and areas, including *significant wetlands*, *significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E, and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Mary's River), *habitat of endangered species and threatened species*, *significant wildlife habitat*, *significant groundwater recharge areas*, and *significant Areas of Natural and Scientific Interest (ANSIs)*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

### **Natural heritage system**

A system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic

and hydrogeological functions, and working landscapes that enable *ecological functions* to continue. The province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

### **Negative impacts**

- a) Degradation to the quality and quantity of water, sensitive surface water features and sensitive *groundwater features*, and their related hydrologic functions, due to single, multiple or successive *development* or *site alteration activities*. *Negative impacts* will be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) In regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with appropriate authorities, it has been authorized under the *Fisheries Act*; and
- c) In regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

### **Normal farm practices**

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**

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*, and uses that produce value-added agricultural products.

### **One-hundred-year flood**

For *river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

### **One-hundred-year flood level**

- a) For the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equaled or exceeded in any given year;
- b) In the connecting channel (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equaled or exceeded in any given year; and
- c) For large inland lakes, lake levels and wind setups that have a 1% chance of being equaled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred-year flood level is based on the highest known water level and wind setups.

### **Partial services**

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

### **Private communal sewage services**

Sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

### **Private communal water services**

Non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

### **Protected heritage property**

Property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as a provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.



### **Public service facilities**

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

### **Recreation**

Leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill *development*, personal enjoyment, positive social interaction and the achievement of human potential.

### **Redevelopment**

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

### **Renewable energy source**

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 systems**

A system that generates electricity from an energy source that is renewable by natural processes, including but not limited to wind, water, biomass, biogas, solar energy and geothermal energy.

### **Regional market area**

An area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends *significantly* beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

### **Reserve sewage system capacity**

Design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved *development*. For the purposes of policy 1.6.6 of the Provincial Policy Statement, 2020 (PPS) or its successor, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the *development* can be treated and land-applied on *agricultural land* under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

### **Reserve water system capacity**

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

### **Residential intensification**

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

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

### **River, stream and small inland lake systems**

All watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

### **Rural areas**

A system of lands within municipalities that may include rural *Settlement Areas*, such as *hamlets*, *Shore Lands*, *Agricultural areas*, *Rural Lands*, resource areas, open space, and *natural heritage features and areas*.

### **Rural lands**

Lands which are located outside *Settlement Areas* and which are outside *Agricultural areas*. Rural Lands are designated on Schedule "A": Land Use Designations of this Official Plan.

## **Second unit**

A *second unit* is a self-contained residential unit with kitchen and bathroom facilities within a dwelling or within a structure accessory to the dwelling on the same lot.

## **Sensitive land use**

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.

## **Servicing options investigation**

A report which outlines the most appropriate method of servicing a proposed *development* with potable water and sanitary sewage disposal facilities. The report will evaluate the long-term impacts of each of the servicing options (e.g. full communal, partial communal, full private) on the basis of their cost, quantity and quality of groundwater resources, and the assimilative capacity of the groundwater or surface water to absorb effluent without adversely impacting the natural environment. The terms of reference for the *servicing options investigation* report shall be identified by the County in conjunction with the Ministry of the Environment.

## **Settlement Areas**

Urban areas and rural *Settlement 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;
- b) lands which have been designated in an 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.

## **Sewage and water services**

Includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

### **Settlement Area boundary**

The limits of the Urban and Rural *Settlement Areas*, including *Urban Centres*, *Villages* and *Hamlets* as shown on **Schedule 'A': Land Use Designations**.

### **Shore Lands**

*Shore Lands* are lands at the water's edge throughout the County, adjacent to lakes, bays or rivers. These lands, which are a focus for tourism activities and a home to a *significant* permanent and seasonal population, are designated on **Schedule 'A': Land Use Designations** of this Official Plan.

### **Shoreline buffer**

Areas of shoreline land that surround the County's water bodies and require protection to maintain water quality, *fish habitat*, and the contribution of shorelines to *wildlife habitats*.

### **Short-Term Accommodation (STA)**

A dwelling or dwelling unit, or any portion of it that is rented with the intention of financial compensation for any portion of a period of less than 30 days and includes a *bed and breakfast establishment*, but does not include a motel, hotel, hospital, or other short-term accommodations where there is no financial consideration or payment exchanged.

### **Significant**

- a) in regard to *wetlands*, *coastal wetlands* and *Areas of Natural and Scientific Interest (ANSIs)*, an area identified as Provincially Significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- c) in regard to other *significant natural heritage features and areas*, 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*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and

- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining *significance* for the resources identified in items c)-e) above are recommended by the Province, 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.

### **Site alteration**

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

### **Special needs housing**

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

### **Specialty crop area**

Areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, and plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, 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;
- 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.

### **Strip Development**

The linear pattern of individual residential or commercial uses along rural highways, made up primarily of single-story buildings, each with a separate driveway and parking area. Parcels tend to be broad, to take advantage of highway exposure. This means the “strip” is entirely developed for auto traffic, and rarely connects to existing centers, neighborhoods or walking or biking infrastructure. In determining whether a proposed development constitutes strip development, consideration will be given to the topographic constraints in the area in which the development is to be located.

### **Threatened species**

A species that is listed or categorized as a “Threatened Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

### **Tourism corridors**

Existing roads, including Loyalist Parkway and settlement Main Streets, which have a historic and scenic value for tourists and other visitors. Some of these roads are identified as routes linking particular cultural amenities, such as the Arts Trail and the Taste Trail. The County’s networks of *Tourism Corridors* together with the Millennium Trail, a major recreational resource, make up the Tourism Routes shown on **Schedule ‘F’: Recreation and Tourism**.

### **Transportation demand management**

Strategies that result in more efficient use of the *transportation system* by influencing travel behavior by mode, time of day, frequency, trip length, regulation, route, or cost.

### **Transportation System**

Means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park’n’ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

### **Tree-line/Fence Bottom**

A linear vegetation community typically comprising of bushes, trees, and/or plants that is naturally occurring or planted and may serve as a corridor or habitat for wildlife. These landscape features are known by a variety of terms including fence line, shelterbelt, and windbreak.

### **Urban agriculture**

*Urban agriculture* refers to food production in urban areas, whether it is for personal consumption, commercial sale, education or therapy. *Urban agriculture* may be used for personal consumption, commercial sale, education or therapy. It can take a variety of forms, including:

- a) gardening in backyards;
- b) container gardening on balconies or rooftops; and
- c) community gardening and city allotments.

### **Valleylands**

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

### **Vulnerable Populations**

Sub-populations or groups of people that suffer the burden of illness and distress greater than other residents. This may include children, older adults, people living with mental illness, disability and individuals or families living on a low income.

### **Waste management system**

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

Farm fields upon which manure, kiln dust and other treated or non-treated wastes that meet MOE standards are spread will not constitute a waste disposal site for the purpose of this Plan. MOE shall consult with Council prior to issuing certificate of approvals so that Council may be informed of the proposed extent, location and nature of these uses and have some input as to their appropriateness in the County.

### **Watershed**

An area that is drained by a river and its tributaries.

### **Wayside pits and quarries**

A temporary pit or quarry which supplies aggregate for a temporary public project, specifically construction or maintenance of a road.

### **Wave uprush**

The rush of water up onto a shoreline or structure following the breaking of a wave; the limit of *wave uprush* is the point of furthest landward rush of water onto the shoreline.

### **Wellhead**

The location of an operating municipal well that provides water to a public water supply system.

### **Wellhead protection area**

An area surrounding a *wellhead* that is related to the *wellhead* and within which it is desirable to regulate or monitor drinking water threats.

### **Wetlands**

Lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. Periodically soaked or *wetlands* being used for agricultural purposes which no longer exhibit *wetland* characteristics are not considered to be *wetlands* for the purposes of this definition.

### **Wildland fire assessment and mitigation standards**

The combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, *infrastructure* and property from wildland fire.

### **Wildlife habitat**

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**

Treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of *wildlife habitat*, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local,



regional and provincial levels. *Woodlands* may be delineated according to the Forestry Act definition or the Province’s Ecological Land Classification system definition for “forest”.

COUNTY OF PRINCE EDWARD

# OFFICIAL PLAN

MAPS

## APPENDIX A

[PDF OF SETTLEMENT BOUNDARY MAPS]

COUNTY OF PRINCE EDWARD

# OFFICIAL PLAN

TERMS OF REFERENCE FOR  
ENVIRONMENTAL IMPACT STUDY

## APPENDIX B



**The County**<sup>TM</sup>  
PRINCE EDWARD COUNTY ✦ ONTARIO

## **Environmental Impact Study**

Terms of Reference & Submissions Standards

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# 1.0 INTRODUCTION

## 1.1 ENVIRONMENTAL IMPACT STUDY - WHEN IS IT REQUIRED?

An *Environmental Impact Study (EIS)* may be required by the policies of this Plan for *development* or *site alteration*. The scale and subject matter of the EIS required will vary with the scale and type of *development* proposed. This shall be determined in pre-consultation with the Conservation Authority and the municipality prior to the EIS proceeding. Where applicable, an EIS will be required to deem the planning application as complete.

This document outlines the EIS Terms of Reference and Submission Standards for proponents, and their consultants, for both municipal planning and permit applications. The intent of these guidelines is to:

1. Provide standardized study guidelines;
2. Improve the quality of submitted reports; and
3. Expedite the review process.

**Figure 1.** Overview of Environmental Impact Study process for municipal planning development applications under the *Planning Act*.

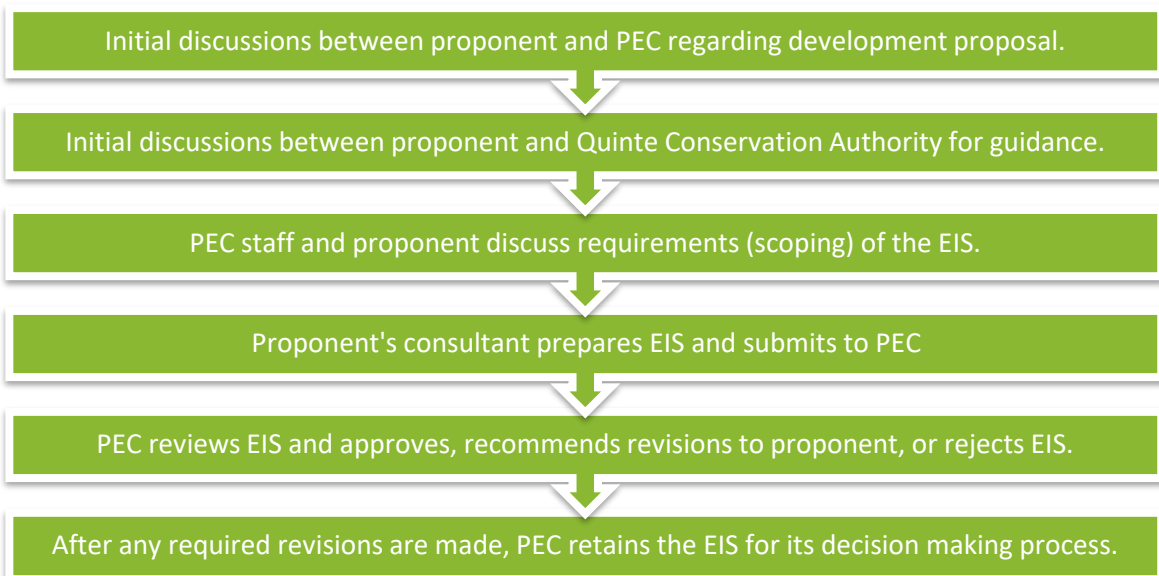


Figure 1 EIS Process for illustrative purposes only.

## 1.2 ENVIRONMENTAL IMPACT STUDY - WHAT IS IT?

An EIS assesses potential impacts of a development proposal within or adjacent (as defined by the PPS and other supporting documents) to a natural heritage feature or area. This EIS Terms of Reference and Submission Standards document sets out the process for undertaking an EIS when required as part of planning and permit applications. The purpose of the EIS is to ensure the protection of significant<sup>1</sup> natural heritage features and areas, and their functions, including, but not limited to the list below.

- Wetlands, including coastal wetlands
- Habitat of Threatened and Endangered Species
- Areas of Natural and Scientific Interest
- Woodlands
- Valleylands
- Wildlife Habitat

An EIS identifies and assesses potential impacts of a proposed development on environmentally sensitive features, adjacent lands and ecological functions, specifying appropriate mitigation measures. It should be based on: a detailed literature review, field investigations, as well as modeling (where appropriate). An EIS may be coordinated with other technical studies (e.g. hydrological, hydrogeological, stormwater management). Lastly, an EIS should provide recommendations for natural heritage protection and ecological enhancement.

## 1.3 PRE-CONSULTATION - BEFORE SUBMITTING AN APPLICATION

Pre-consultation is an opportunity to discuss the development proposal and identify the issues and concerns surrounding the protection of natural heritage on the subject site. Pre-consultation should occur prior to circulation of the development application to ensure a complete application is submitted.

The intent of pre-consultation is to determine the scope of EIS that is required based on the significance and sensitivity of the natural heritage features and areas, and their associated functions of the subject site and adjacent lands, and the scale of the proposal and identify any site visit dates to be conducted by the proponent/consultants and agencies to field review and/or stake the natural feature boundaries (e.g., top of bank, wetlands, woodland drip line), potential locations for watercourse crossings, geotechnical hazards, etc.



#### 1.4 WHY IS AN EIS REQUIRED?

New *development* applications on a property that includes or is adjacent to a *natural heritage feature and area* identified in the County's Official Plan or in the Zoning By-Law shall generally be accompanied by an EIS that will ensure that the *natural heritage feature and area* and its associated *ecological functions* are protected from any *negative impact* related to the proposed *development*.

The PPS does not permit development and site alteration on adjacent lands to a significant natural heritage feature and area, unless the ecological functions of those adjacent lands have been evaluated demonstrating no negative development impacts on the features or their ecological functions. For example, development or site alteration proposed within 120 m of a provincially significant wetland (PSW) will trigger an EIS under the PPS.

It is important to note that the submission of an EIS does not guarantee approval of a development or permit application. In some circumstances, PEC may require a peer review of the EIS, and, like the EIS, the costs incurred to conduct the peer review will be the responsibility of the proponent.

#### 1.5 QUALIFICATIONS

The EIS and associated fieldwork must be completed by qualified professionals within Ontario having appropriate training, such as the Ministry of Natural Resources and Forestry Ontario Wetlands Evaluation System and the Ecological Land Classification system, as well as education and experience in biology, ecology, landscape ecology, botany or other related fields. Specific expertise may be required for specific surveys. The professional shall also have an understanding of the *natural heritage system* of the region.

#### 1.6 EIS TERMS OF REFERENCE

The specific information requirements needed to complete an EIS are scoped for each application following the pre-consultation meeting. Generally, this will address the following:

1. Description of proposed development;
2. Study area boundaries;
3. Key ecological features, functions, linkages and other natural processes that may be affected, directly or indirectly, by development;
4. Information needs and availability of information;
5. Potential impacts (direct and indirect) associated with the proposed development;
6. Means of avoiding or mitigating anticipated impacts; and
7. The nature and extent of additional information or studies that may be required.

An EIS checklist has been prepared (**Appendix A**) to assist with this EIS Terms of Reference customization process. The purpose of the checklist is to identify EIS parameters that must be addressed in order to support a proposed planning or permit application.

## 2.0 EIS REPORT REQUIREMENTS

This section outlines PEC's requirements for an EIS report to support municipal planning applications and permit applications. **Table 1** summarizes the preferred EIS report *Table of Contents*. The content requirements of each section are elaborated on in the following pages. The EIS report formatting submission standards are listed in **Appendix B**.

**Table 1. Outline of the Environmental Impact Study Report - Preferred Table of Contents.**

<b>EIS Report Section</b>	<b>Contents</b>	
<i>Introduction</i>	<input type="checkbox"/>	<i>Results of pre-consultation</i>
<i>Background</i>	<input type="checkbox"/>	<i>Identity of proponent and professional(s)</i>
	<input type="checkbox"/>	<i>Site plan of existing conditions</i>
	<input type="checkbox"/>	<i>Location map</i>
	<input type="checkbox"/>	<i>Land use history</i>
<i>Biophysical Description of Site</i>	<input type="checkbox"/>	<i>Relevant policies and regulations</i>
	<input type="checkbox"/>	<i>Background studies and reports</i>
	<input type="checkbox"/>	<i>Field work dates, methodology and results</i>
	<input type="checkbox"/>	<i>Existing natural heritage elements</i>
<i>Description of Proposed Development</i>	<input type="checkbox"/>	<i>Map of existing natural heritage features and areas and the associated development constraints</i>
	<input type="checkbox"/>	<i>Description of proposed development</i>
	<input type="checkbox"/>	<i>Site plan of proposed site</i>
<i>Potential Impacts Assessment</i>	<input type="checkbox"/>	<i>Proposed site alterations</i>
	<input type="checkbox"/>	<i>Map of development constraints and site plan</i>
	<input type="checkbox"/>	<i>Impacts to physical features</i>
	<input type="checkbox"/>	<i>Impacts to ecosystems</i>
	<input type="checkbox"/>	<i>Impacts to society</i>
<i>Analysis of Mitigation Measures and Compensation Options</i>	<input type="checkbox"/>	<i>General impacts</i>
	<input type="checkbox"/>	<i>Mitigation measures</i>
<i>Monitoring</i>	<input type="checkbox"/>	<i>Compensation options</i>
	<input type="checkbox"/>	<i>Study design to evaluate mitigation and compensation measures, where appropriate</i>
<i>Conclusions and Recommendations</i>	<input type="checkbox"/>	<i>Summary of impacts</i>
	<input type="checkbox"/>	<i>Summary of mitigation measures/compensation options</i>
	<input type="checkbox"/>	<i>Preferred development alternative</i>
<i>References</i>	<input type="checkbox"/>	<i>List of reference materials cited</i>
<i>Appendices</i>	<input type="checkbox"/>	<i>Maps</i>
	<input type="checkbox"/>	<i>Species lists</i>

- 
- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | <i>Copies of completed field sheets</i>        |
| <input type="checkbox"/> | <i>Photographs</i>                             |
| <input type="checkbox"/> | <i>CV(s) of professional(s) conducting EIS</i> |

## 2.1 INTRODUCTION

This section of the EIS report should summarize the results of the pre-consultation meeting with PEC and outline the agreed upon EIS Terms of Reference and should be consistent with the intent of the PPS.

## 2.2 BACKGROUND

This section should provide details about existing conditions on the subject property. The identity of the proponent, as well as the identity and professional expertise of the proponent's representative(s) (consultant) should be outlined and their curriculum vitae (CV) be provided as an appendix.

This section should also briefly describe the historical and present land uses on the subject property, as well as the current land use policy and regulations. For areas on and immediately adjacent to the site, include descriptions and clearly legible, scaled maps of the existing land uses and existing Secondary Plan designations. A general location map and site map is required.

## 2.3 BIOPHYSICAL DESCRIPTION OF THE SITE

The *ecological functions* of the natural features, including the habitat needs of species that utilize *adjacent lands* (as defined by the PPS and supporting documents), and an assessment of how the site contributes to the *natural heritage system* of the area (e.g. sub-watershed) and the region should be reviewed in this section. Discuss the significance, as defined in the PPS, of the natural features/areas and functions identified and assess any apparent trends.

This section of the EIS should provide a description of the existing natural environment. It should summarize the relevant background studies and report the results of field work conducted during the current study. The study area, survey dates, and field methodology should be discussed in detail. A discussion of the broader Natural Heritage System within which the site is located should be included where applicable.

The biophysical description section can be divided according to six elements including: geology, hydrogeology, hydrology, vegetation, wildlife and habitat. The inventory, described below, can be done using primary and secondary information methods, as appropriate.

The use of historical aerial photographs for the subject and surrounding lands is encouraged. Photos of the current land conditions are also required.

The following is a general list of elements to be considered in the biophysical description of the site. All of these elements must be mapped on an existing conditions site plan showing existing structures as well as existing natural heritage features and areas. Constraints to development must be clearly identified.

#### 1. Geology

- Landforms
- Soils
- Topography
- Erosion-prone locations

#### 2. Hydrogeology

- Recharge/discharge zones, including seeps
- Groundwater quality and quantity
- Groundwater elevations and flow directions
- Seasonal groundwater elevation variations
- Connection between groundwater and surface water at site, and the adjacent natural feature(s)

#### 3. Hydrology

- Surface water quality and quantity
- Surface drainage features, including swales
- Wetlands
- Floodplain and regulation limits

#### 4. Vegetation (see Appendix C)

- Onsite vegetation:
  - i. Define the nature and the boundaries (including mapping) of any significant features and ecological features and function on or adjacent to the site (e.g. the identification of vegetation communities using the Ecological Land Classification (ELC) system, a description of wooded areas if present, the role of these wooded areas with respect to wildlife). In tabular format, list all species observed by ecosite or vegetation type unit. Provide copies of completed ELC field sheets in an appendix.
  - ii. Please note, boundary delineation may be reviewed by applicable agencies. Changes to the boundary of an evaluated area of the Natural and Scientific Interest or wetland shall be subject to the approval of the

Ontario Ministry of Natural Resources and Forestry.

- iii. Examine and report on soil samples for communities that may be wetlands.
  - iv. Describe the location and distribution of all rare or uncommon species based on field surveys and those obtained from the local MNRF district office.
  - v. Map and evaluate wetlands using the latest Ontario Wetland Evaluation System (OWES) Manual. Provide copies of completed OWES field sheets in an appendix.
- Offsite vegetation, adjacent to the subject property:
    - i. Describe the location and distribution of any rare, uncommon or species of conservation concern based on relevant field work and records obtained from the local MNRF district office.
    - ii. The potential for Alvar (a provincially significant vegetation community that has been found in Prince Edward County) should be specifically assessed through surveys at the appropriate time of the year.

#### 5. Wildlife (see Appendix C)

- Inventory all wildlife species for each ELC ecosite or vegetation type observed during field site visits and in background reviews. Conduct species specific inventories using acceptable methodologies when required.
- The type of wildlife surveys to be conducted should be guided partly by the potential for Species at Risk (SAR) on the site. A list of potential SAR should be derived by searching databases for SAR within the area of the site including the Natural Heritage Information Centre (NHIC), Ontario Herpetofaunal Atlas, the Ontario Breeding Bird Atlas, as well as Citizen Science databases such as eBird and iNaturalist. The list should then be cross-referenced with the habitat (vegetation communities) on the site, to determine if SAR have the potential to occur on the site or in the adjacent area, as defined by the Natural Heritage Reference Manual (NHRM).
- Conduct a breeding bird survey (include minimum of two dedicated field site visits) for each habitat type using the Point Count method and provide breeding evidence for each species observed as described in Ontario Breeding Bird Atlas Guide for Participants (2001).
- Complete field surveys in accordance with the appropriate timing and habitat survey requirements. Please contact the MNRF district office to determine what species-specific field surveys are required for Species at Risk for the property. Include owl call play back surveys where appropriate. In addition, migration

surveys may be required on sites within 5 km of Lake Ontario, as wooded sites > 10 ha within 5 km of Lake Ontario can qualify as SWH for migrant landbird stopover and butterfly stopover sites.

- Describe the location and distribution of any rare, uncommon species as well as Species at Risk. Please contact the local MNRF district office to obtain additional records. Please refer to the *Ontario Endangered Species Act* and the federal *Species at Risk Act* to ensure compliance.

#### 6. Habitat (see Appendix C)

- Identify, map and confirm all candidate Significant Wildlife Habitat (SWH) both onsite and on adjacent lands using the Significant Wildlife Habitat Technical Guide, 2000 (OMNR) and any suitable habitat existing on the property for known SAR. If desktop analysis indicates the vegetation communities on the site (and contiguous communities off-site) meet any of the criteria for Candidate SWH, wildlife surveys should be conducted to determine if the community qualifies as SWH.
- Identify, map and confirm all candidate Significant Habitat of Endangered and Threatened Species both onsite and on adjacent lands, if not already done so by the MNRF. Contact the MNRF district office for information and guidance. Precise configuration of the significant habitat area should be done by an individual with expert knowledge of species requirements.
- Determine and map the location and distribution of wildlife habitat and species, particularly spawning and other critical habitats
- Sensitive information regarding the habitat of endangered or threatened species, or the habitat of other SAR, shall be utilized and considered by the author, but shall not be shared in a manner that could further endanger the species or its habitat

## 2.4 DESCRIPTION OF PROPOSED DEVELOPMENT

This section of the report should focus on the proposed development and/or site alteration in order to fully assess potential impacts associated with various development alternatives and methods. The level of detail required will be determined during the pre-consultation meeting. The EIS sets out conditions that must be met prior to approving development plans. Details such as stormwater management, erosion and sediment control, and/or landscaping plans may be submitted as part of the detailed site design prior to grading. The final site plan should provide sufficient detail, which may include, but is not limited to, the following:

- a detailed map illustrating proposed building envelope(s), the location of any new

building(s) or structure(s), new lot lines, stormwater management areas, drainage features (e.g., swales, culverts, tile beds), septic system areas, driveways and parking lots, utility corridors, maintenance routes, public trails, etc.), existing infrastructure and any other sources of human intrusion, light, noise, dust, etc.

- mapping of the proposed development should be overlaid on aerial photo base that is at sufficiently high resolution
- a map of natural heritage features and areas, and applicable development constraints with the precise location of all natural heritage features and areas on, or adjacent to the site on clearly legible, scaled maps
- erosion and sedimentation control measures
- grading limits and post grading contours
- extent of proposed vegetation removal/retention
- development or land use alternatives
- timing of construction, including phasing of development
- all proposed activities associated with the development that may have environmental impacts, and
- other features as requested through the EIS pre-consultation process

Many of these elements can be discussed or described in a general or conceptual manner within the EIS, with the understanding that further detail will be provided when detailed grading information and building envelope information is available. Impacts can be clearly stated in the EIS with final impacts clarified during detailed design stages.

## 2.5 POTENTIAL IMPACTS ASSESSMENT

This section of the report must address impacts that might reasonably be expected to occur as a result of development. Impacts may be direct or indirect and not immediately apparent at the time of initial development. The EIS should consider impacts both onsite and relative to the adjacent lands. The assessment should consider short and long-term cumulative impacts resulting from the development proposal. It is important to note that small-scale development can contribute to cumulative impacts on the landscape. The EIS should predict cumulative impacts of the proposal including existing and future developments within the surrounding area.

Features and functions of concern may include, but are not limited to:

- Impacts to physical features
  - i) topography – alteration to grade, filling, retaining walls
  - ii) pre-development flood plain encroachments/alterations
  - iii) watercourse or surface drainage feature alterations

iv) sediment and erosion sensitive areas – e.g., grading on steep slopes, adjacent to drainage features, etc.

- Impacts to hydrology
  - i) Water regime
  - ii) Water Balance
  - iii) Water quality

Two documents which provide a comprehensive list of potential impacts to hydrology, particularly that of wetlands include the “Consultant’s recommendations for conducting wetland environmental impact studies (EIS) for Section 28 Regulations Permissions” report (Beacon Environmental, 2010) and the “Hydrogeological Assessment Submissions - Conservation Authority Guidelines to Support Development Applications” report (Cuddy, Soo Chan and Post, 2010).

- Impacts to ecosystems
  - i) vegetation – loss of, encroachment, modification, etc.
  - ii) wildlife and habitat – loss of, fragmentation, lighting, noise, predation by pets, etc.
  - iii) habitat linkages – loss, encroachment, modification, etc.
  - iv) other natural features including swales, hedgerows, thickets, meadows, etc.
- Impacts to society
  - i) activities that occur within or adjacent to the natural features, (walking, swimming, boating, fishing, trapping, hunting, harvesting, use of all-terrain vehicles, etc.)
  - ii) recreational amenities – both existing and future trails, access points, etc.

Section 13 of the Natural Heritage Reference Manual (OMNR 2010) provides a comprehensive list of potential impacts on significant (as defined by the Provincial Policy Statement) natural features and natural heritage systems. A condensed list of potential development impacts can also be found in **Appendix D** of this Terms of Reference.

## 2.6 ANALYSIS OF MITIGATION MEASURES AND COMPENSATION OPTIONS

All development has the potential for negative impacts on ecosystems. This section of the EIS report must describe potential mitigation measures and possible compensation, and their effectiveness to eliminate or reduce potential impacts of the proposed development on natural features and areas and their functions.

The EIS shall recommend extents of land where: (1) disturbance must be avoided, and (2) disturbance must be limited, in order to maintain the natural features and ecological functions of



the area, supported by a detailed rationale.

### 2.6.1 MITIGATION

Mitigation, as defined by the Natural Heritage Reference Manual (OMNR 2010), involves the prevention, modification or alleviation of impacts on the natural environment and the prevention of any negative impacts. Mitigation can also include any action intended to enhance beneficial effects.

Types of mitigation include, but are not limited to:

- Modifying the proposal
- Salvaging plant material
- Vegetated buffers and setbacks
- Retaining riparian and shoreline vegetation
- Additional plantings
- Removal of non-native and/or invasive species
- Control of invasive species (gardening or landscaping with native species)
- Timing restrictions, including temporary construction setbacks
- Creating wildlife passages to reduce road kill and the barrier effect of roads
- Wildlife appropriate lighting
- Infiltration measures such as Low Impact Development technologies
- Stormwater management
- Sediment control
- Fencing to control human and pet access to natural areas
- Dedication of land, and
- Public and landowner education (e.g., adverse effects of pets, dumping of lawn clippings and yard waste in natural areas, gardening with native instead of non- native and potentially invasive plants)

Opportunities for enhancement of the *natural heritage system* shall be explored. Where appropriate, the EIS shall outline a program through which the mitigation measures and the long-term impacts associated with the proposal can be monitored and assessed.

### 2.6.2 COMPENSATION

Compensation for loss of natural vegetation cover and wildlife habitat can include restoring, enhancing or creating habitat. Generally, compensation is not considered an acceptable approach. However, for some very small, low diversity natural features, compensation may be

considered, at the sole discretion of PEC, and when all other mitigation options have been determined to be not feasible. It is a last resort and, in many cases, will not be considered an acceptable solution.

If compensation is being contemplated, potential opportunities on the property at a suitable location should be identified through the EIS. If compensation for loss of habitat is not possible on the subject property, it may be directed off site to suitable restoration and rehabilitation sites.

Compensation must be designed and undertaken by a qualified professional with recognized expertise in the appropriate discipline and must be prepared using established procedures and recognized methodologies to the satisfaction of PEC.

Compensation can be varied and may involve, but is not limited to restoring wetlands, planting of trees, restoring vegetation communities, creating riparian buffers, creating nesting sites, creating hibernacula, etc. It should be noted that generally, through consultation with PEC, compensation should favour “like for like.”

## 2.7 MONITORING

As determined during pre-consultation, monitoring may be required in the pre- construction, construction/operation and post construction periods depending on the scale of development. Details of the monitoring program will be specific to the proposal and will be determined through the completion of the EIS and supporting studies submitted for the site plan and detailed design. Monitoring must be able to detect environmental change that can be attributed to work, or an activity related to the development, and for which some anticipated level of mitigation may be employed.

## 2.8 CONCLUSIONS AND RECOMMENDATIONS

The EIS shall conclude with an independent professional opinion as to whether or not impacts of the *development* and *site alteration* is adverse, and whether the development proposal is consistent with the intent of the PPS. This section of the EIS report must:

- Identify and provide the rationale for the preferred development alternative
- Summarize any potential impacts to the natural heritage feature(s) on and off the site
- Summarize any mitigation and compensation measures to be implemented
- Indicate if additional plans are expected to be completed after the EIS report is submitted, or if a new, amended EIS is required due to substantial changes to the original proposal

Any approved *development* or *site alteration* shall be constructed in accordance with the

recommendations of the approved EIS. An implementing Agreement between the proponent and the municipality will normally be required (e.g. a Subdivision, Site Plan, or development Agreement). The municipality may require that funds be held in reserve for the purpose of long-term monitoring, which may occur following the completion of the *development* or *site alteration*.

The completion and acceptance of an EIS shall not guarantee that a *development* or *site alteration* proposal will automatically be permitted. Input from other agencies may be required, and Council or their designate have approval authority for applications under the *Planning Act*.

## 2.9 REFERENCES

A list of cited materials comprising the literature review is to be provided in this section of the report.

## 2.10 APPENDICIES

The appendices should include all information gathered while conducting site visits, including species lists of flora and fauna and site photographs. Curriculum vitae of the acting consultant(s) must also be included. Additional information that must be provided if applicable includes:

- Copies of completed field survey sheets (e.g., Ecological Land Classification (ELC), Ontario Wetland Evaluation System (OWES), Marsh Monitoring Program (MMP), etc.)
- Natural heritage feature boundaries and appropriate buffers and/or development setbacks
- Preliminary stormwater management plans
- Preliminary erosion and sediment control plans, and
- Preliminary vegetation planting and management plans for proposed restoration or buffer areas, including species lists

## REFERENCES

Beacon Environmental. 2010. Consultant's recommendations for conducting wetland environmental impact studies (EIS) for Section 28 Regulations Permissions.

Cuddy, S. G. Soo Chan and R. Post. 2010. Hydrogeological Assessment Submissions - Conservation Authority Guidelines to Support Development Applications.

Lee, H, T., W. D. Bakowsky, J. Riley, J. Bowles, M. Puddister, P. Uhlig and S. McMurray. 1998. Ecological Land Classification System for Southern Ontario: First Approximation and its application. Ontario Ministry of Natural Resources and Forestry, Southcentral Science Section, Science Development and Transfer Branch. SCSS Field Guide FG-02.

Ministry of Municipal Affairs and Housing. 2014. Provincial Policy Statement under the Planning Act.

Ministry of Municipal Affairs and Housing. 2017. Growth Plan for the Greater Golden Horseshoe.

Ontario Ministry of Natural Resources and Forestry. 2000. Significant Wildlife Habitat Technical Guide. Fish and Wildlife Branch Wildlife Section. Science Development and Transfer Branch.

Ontario Ministry of Natural Resources and Forestry. March 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement. 2005. Second edition. Toronto: Queen's Printer for Ontario.

Ontario Ministry of Natural Resources and Forestry. 2013. Ontario Wetland Evaluation System for Southern Ontario 3<sup>rd</sup> edition.

Stanfield, L. (editor). 2013. Ontario Stream Assessment Protocol. Version 9.0. Fisheries Policy Section. Ontario Ministry of Natural Resources and Forestry. Peterborough, Ontario. 505 pages.

# APPENDICES

## APPENDIX A: EIS SCOPING CHECKLIST

Date: \_\_\_\_\_ Completed by: \_\_\_\_\_

Proponent: \_\_\_\_\_

Location: \_\_\_\_\_

Type of Application: \_\_\_\_\_

*Check first box if sufficient information is available; check second box if to be addressed by current EIS*

**Natural Heritage Designation and Zoning:**

- Provincially Significant Wetland
- Non-Provincially Significant Wetland
- Unevaluated Wetland
- Threatened or Endangered Species Habitat
- Significant Woodland
- Significant Valleyland
- Significant Wildlife Habitat
- Area of Natural and Scientific Interest
- Wildlife Habitat
- Other Designations

**Geology, Hydrogeology, Hydrology:**

- Subwatershed or Wetland Catchment boundary
- Surface Drainage Patterns (incl. all permanent and intermittent watercourses)
- Geomorphologic and Topographic features
- Soils (surface and subsurface)
- Groundwater Recharge/Discharge Areas
- Hydrogeologic Conditions

Specify timing of any field studies to be done:

winter     spring     summer     fall

**Natural Hazard Lands:**

- Survey Flood Plain
- Valleylands
- Erosion Hazards
- Poorly Drained Soils

**Biological Inventory:**

- Wetland Evaluation
- Wetland Boundary Delineation
- Ecological Land Classification
- Wildlife Inventory**
  - Amphibians     Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Reptiles         Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Birds             Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Mammals         Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Fish              Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Insects          Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Plants           Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - SAR              Jan    Feb    Mar    Apr    May    Jun    Jul    Aug    Oct    Nov    Dec
  - Other:

*See next page for Significant Wildlife Habitat identification.*



## APPENDIX B: EIS REPORTING STANDARDS

Please ensure that the following standards are met:

- 2 paper copies of the report and a digital copy, signed by the principal author(s), are submitted to PEC;
- 8 ½" X 11" paper, doubled sided;
- a title page listing the name of the proponent, address of the subject property, name of consulting firm and consultant, and the date the report was completed;
- maps 11"X17" shall be bound into the report – larger maps shall be inserted in a pocket inside the back cover of the report;
- minimum map size is 8"X11", maximum 36"X60" (folded to 8.5"x11" to fit inside report)
- all maps to include a metric scale, north arrow, full legend corresponding to all mapped features
- surveyed site plan and maps showing vegetation community boundaries identified using the Ecological Land Classification System for Southern Ontario (Lee et al. 1998), surveyed wetland boundary and verified by PEC staff, flood plain lines and regulation limits, existing and proposed land use and property boundaries;
- appendices to include:
  - annotated species checklists with current S ranks and *Endangered Species Act* and *Species at Risk Act* designations
  - CV(s) of consultant(s) carrying out the EIS
  - list of contributors
  - a copy of the approved Terms of Reference

Submitted documents shall remain the property of PEC.

## APPENDIX C: DATA COLLECTION STANDARDS

The requirement for multi-season biological inventory will be determined during the pre-consultation meeting with PEC. A multi-season inventory may be waived or reduced in scale when relatively current data is available for the site. Such studies may include subwatershed studies, biological inventories, wetland evaluations, or site-specific biological studies completed for a municipality or in support of other development applications. In most cases, a minimum of three (3) site visits at the appropriate time of year will be required. When older (5 years and older) inventory data is available, it must be updated through the current study. The need to supplement existing data through a single or multi-season inventory will be evaluated on a case by case basis depending on the nature of the development. The appropriate standard inventory protocols must be followed by a trained field biologist. The suggested biological inventory schedule is shown below.

Survey Timing	Target Organisms
Early Spring (Late March / early April)	<ul style="list-style-type: none"> <li>● early frogs (wood, spring peeper and chorus frogs)</li> <li>● salamanders</li> <li>● ducks and geese</li> <li>● raptors</li> <li>● owls</li> </ul>
Spring (May)	<ul style="list-style-type: none"> <li>● frogs</li> <li>● migratory birds</li> <li>● reptiles including turtles and snakes</li> <li>● benthics</li> <li>● ephemeral flora</li> </ul>
Early Summer (June)	<ul style="list-style-type: none"> <li>● breeding birds</li> <li>● reptiles including turtles and snakes</li> <li>● benthics</li> <li>● fish and fish habitat</li> <li>● vegetation communities including wetlands</li> </ul>
Summer (mid-July / early August)	<ul style="list-style-type: none"> <li>● breeding birds</li> <li>● wildlife habitat</li> <li>● wetland species</li> <li>● vegetation communities including wetlands</li> <li>● summer flora</li> <li>● prairie species</li> <li>● insects including butterflies and dragonflies</li> </ul>
Fall (September)	<ul style="list-style-type: none"> <li>● migratory birds</li> <li>● late summer plant species</li> <li>● prairie species</li> <li>● butterflies</li> </ul>

The following list provides standard surveying protocols for natural heritage identification and fieldwork in Ontario. *Please provide copies of completed field sheets for each field methodology*



used.

1. OWES - Ontario Wetland Evaluation System for Southern Ontario (OMNR, 2013, or most current version)
2. ELC - Ecological Land Classification System for Southern Ontario (Lee et al. 1998, or most current version)
3. Ontario Breeding Bird Atlas guide for participants (2001 or most current version). ([http://www.birdsontario.org/download/atlas\\_feb03.pdf](http://www.birdsontario.org/download/atlas_feb03.pdf))
4. MMP - Great Lakes Marsh Monitoring Program (<http://www.bsc-eoc.org/mmpmain.html>)
5. Significant Wildlife Habitat Technical Guide (OMNR 2000, or most current version)

## APPENDIX D: POTENTIAL IMPACTS

Development activities likely to impact natural heritage features and areas, their functions, and natural heritage systems include: vegetation removal, grading, aggregate extraction, installation of services and utilities, building construction, water crossings, paving, groundwater taking, use of septic systems, human occupation, and recreation (walking, swimming, boating, fishing, hunting, use of all terrain vehicles, etc.).

Vegetation removal and/or site grading can:

- reduce wildlife habitat;
- fragment natural areas stressing forest interior species;
- introduce non-native species;
- cause loss of linkages for animal movement resulting in isolation of populations and ultimately loss of biodiversity;
- disturb sensitive wildlife species;
- result in loss of rare plant species and communities;
- change the soil moisture regime and vegetation communities;
- reduce stability or cause physical alterations to sensitive landforms; and
- affect groundwater recharge.

In riparian areas, vegetation removal and site grading can also:

- increase runoff and stream water temperature negatively affecting aquatic habitats;
- increase inputs of nutrients and contaminants to waterbodies;
- reduce quantity of food supply for aquatic life in the form of leaves, twigs and insects in waterbodies;
- reduce bank stability and increase erosion and sedimentation with resultant impacts on aquatic habitats;
- disrupt riparian corridors; and
- disturb sensitive wildlife species.

In addition, wildlife may be negatively impacted by the following features associated with residential and commercial development:

- lights;
- noise;
- pets; and
- lawns.

Construction of buildings and roads, and installation of services can:

- increase water contamination by oils, gasoline, grease and other materials from parking lots, driveways, and roads;
- increase imperviousness affecting groundwater recharge;
- result in direct loss of wildlife from collisions with buildings or vehicles;
- attract nesting turtles and other wildlife to roadsides increasing roadkills;
- increase nutrient inputs from septic systems;
- result in increased use of pesticides and fertilizers on lawns;
- increase predation of wildlife species by pets and invasion of non-native species;
- increase lighting and noise which may affect sensitive wildlife species; and
- result in loss of linkages between habitats.

Interference with waterways (realignment, stream crossings) can:

- affect fish movement;
- affect water temperature and aquatic habitat; and
- affect channel geomorphology, wetland communities and fish habitat.

Recreational activities and seasonal development can:

- increase harvest of fish and reduce populations;
- improve access to sensitive sites which can result in vandalism and loss of ecosystem integrity;
- increase shoreline alteration which affects fish habitat;
- cause trampling of vegetation and soil compaction which affects vegetation communities and increases runoff to watercourses (impacting aquatic life);
- result in removal of vegetation causing loss of wildlife habitat and reduced biodiversity; and
- disturb sensitive wildlife species.

COUNTY OF PRINCE EDWARD

# OFFICIAL PLAN

DESIGN POLICIES

## APPENDIX C

## Appendix C – Design Policies

### C.1 Design Policies for Villages and Hamlets

#### Pattern of Development

- a) In accordance with the policies for *Villages* and *Hamlets*, future *development* will contribute to a *compact built form*, where possible and appropriate. To support a *compact built form*, new *development* shall generally occur incrementally as infilling within or contiguous to the existing built-up areas.
- b) To further support a *compact built form* in *Villages* and *Hamlets*, natural heritage features shall be maintained as a buffer between *Villages* and *Hamlets* and the abutting *Rural Lands* and *Agricultural Areas*.
- c) To support the development of walkable *Village* and *Hamlet* centres that offer a concentration of goods, services and amenities, non-residential uses will be directed to locate adjacent to, or in proximity to existing commercial and institutional uses.
- d) To support people's access to food, retail food establishments such as grocery stores, produce vendors, and farmers' markets will be directed to locate in proximity to residential, commercial and community uses.
- e) Council shall encourage conservation, retention and enhancement of significant heritage buildings, ruins, districts, landscapes, and archaeological features through effective community design.
- f) Council shall encourage the protection of public views and sightlines to significant cultural heritage resources.

#### Infill Development

- e) *Infill development* that is compatible with existing *development* is essential to the revitalization of *Villages* and *Hamlets*. Appropriate *infill development* in *Villages* and *Hamlets* may include:
  - i) Infill on vacant or underutilized sites;
  - ii) Regeneration of dysfunctional, condemned, or incompatible *developments*; and
  - iii) Adaptive-reuse and/or additions to existing buildings.
- f) Residential and commercial infilling, as well as renovations and additions to existing buildings, shall be a visual and economic asset. It shall be compatible with existing development.

#### Residential Buildings – Single-detached

- g) Design for new single-detached dwellings within the *Villages* and *Hamlets* shall have regard for the following objectives:

- i) Doors, windows and porches are incorporated into front and exterior side façades so they appropriately address adjacent roads;
- ii) Entrance features, such as stairs and canopies, and other architectural elements are incorporated into the front elevation of the building;
- iii) Garages are set behind or flush with the main building face or accessed from a rear lane; and
- iv) Parking for permitted home businesses, live-work uses or *bed and breakfast* establishments is encouraged to not be located in the front yard.

### **Residential Buildings – Multi-unit Buildings and Townhouses**

- h) Design for multi-unit buildings and townhouses within the *Villages* and *Hamlets* shall have regard for the following objectives:
  - i) Roofs are designed in ways that help break up the massing of larger scale development blocks;
  - ii) Architectural elements are used to visually integrate the new *development* with adjacent single- and semi-detached dwellings;
  - iii) Building and landscape elements are used to buffer the *development* from adjacent incompatible uses;
  - iv) Where feasible, garages will be accessed from a rear lane;
  - v) Garages accessed from a road are paired or grouped so as to maximize front yard green space.
  - vi) Garages are set behind or flush with the main front building wall or the porches of dwelling units;
  - vii) Upgraded façade treatments are incorporated into side and rear elevations visible from public areas;
  - viii) Corner units are designed to provide significant features such as a wrap-around porch, wall articulation, turret feature or bay window;
  - ix) Utility meters are screened from public view through the use of recessed walls, inseting within walls, landscaping, or other solutions;
  - x) Hard-scaped squares and/or parkettes, or other outdoor amenity areas are provided for multi-unit buildings and townhouses that are part of a private complex and/or condominium project; and
  - xi) Parking for permitted *home businesses* and *live-work units* is not located in the front yard of any building.

## **Commercial Buildings**

- i) Design for new commercial buildings in the *Villages* and *Hamlets* shall have regard for the following objectives:
  - i) Primary pedestrian entrances are barrier-free and provide direct access to a public sidewalk or, where there is no sidewalk, the public right-of-way;
  - ii) A textured architectural quality is achieved by introducing variation in key elements of the façade, including bay windows, cornices, window trim, entrances, canopies and the articulation of the building mass;
  - iii) The building contributes to a pedestrian-oriented streetwall, including an interesting façade at ground level;
  - iv) Weather and sun protection is provided for pedestrians through the use of awnings, canopies, or colonnades along the sidewalk edge of important pedestrian roads and adjacent to the entrances to buildings;
  - v) Sign bands, storefront windows, canopies and awnings respect building scale and are appropriate for the building type;
  - vi) Parking is not located in the front yard of any building;
  - vii) Buildings and their parking/storage areas are buffered from adjacent residential uses;
  - viii) Any visible mechanical equipment is appropriately screened and located in a manner that has a minimal physical and visual impact on adjacent rights of way or public park spaces; and
  - ix) Where feasible, all transformers and other above ground utilities are located within the building, or on private property located away, and/or screened, from public view.

## **Community Buildings**

- j) Community uses, including schools, health care facilities, seniors housing and places of worship, form an important aspect of community identity. Buildings serving these uses act as important built landmarks. Careful attention must be paid to the design of these buildings to ensure that they reflect the built quality and integrate with the scale of the surrounding neighbourhood.

Design for new community buildings shall have regard to the following objectives:

- i) Buildings are sited prominently and, where possible, so that they terminate views;
- ii) Buildings are located adjacent to public open space, in areas that optimize pedestrian access;
- iii) Buildings and their open space are designed to convey a landmark status, with high quality design, materials and finishes, including landscape features that distinguish them at the pedestrian level;

- iv) Outdoor areas that provide amenities such as weather and sun protected seating and bicycle parking are integrated into the open space design;
  - v) Buildings and their parking areas are buffered from adjacent residential uses, as appropriate; and
  - vi) Parking is not located in the front yard of any place of worship.
- k) The County shall utilize the planning tools at its disposal to the maximum extent possible, to ensure new community uses are designed as accessible places for all people, regardless of their age, ability, mode of travel, or status in life. Universal design may be required in the design of walkways, curbs, driveways, building entrances, amenity areas, signage, and parking areas.
- l) Wherever possible, the County will leverage the emerging focus on the needs of seniors to make community facilities and services more accessible and attractive to all users regardless of income or physical ability, including older adults, young families and students.

### **Daycares**

- m) In addition to the other policies of this Plan, where Daycares are permitted, they must include an outdoor play area with natural or built shade structures and must be well buffered from adjacent residential uses. Parking for daycares shall, preferably, be located to the side, or to the rear of any new building.

### **Design Guidelines**

- n) The County may prepare Village or Hamlet Specific Design and Development Guidelines that reflect the unique characteristics of each Village, to ensure that the intent of the policies of this Plan is achieved. These Village or Hamlet Specific Design and Development Guidelines may consider the following key elements:
- i) Neighbourhood structure and layout, including: *green infrastructure (Natural Heritage System and Open Space Lands)*; natural connections and corridors; tree and landform conservation; stormwater management; neighbourhood activity centres (community and commercial uses); street, pathway, and trails network and connections; development block dimensions; school location and dimensions; and park type location and dimensions;
  - ii) Site design and building orientation, including: orientation to the street; prevailing setbacks; prevailing lotting and grading; orientation to reduce shadows, improve privacy, and increase solar gain; tree and landscape conservation;
  - iii) Built form, height, and massing, including: building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; visual stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings; and the introduction of angular planes;
  - iv) Building articulation and detailing, including: architectural style; preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; heritage building alterations/additions;



parking and garage location/design; and screening of parking and service areas/utilities;

- v) Street design, including: prevailing front yard landscaping; landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; landscaped buffer/noise attenuation on major corridors; and *active transportation* network integration/connections including sidewalks and bicycle lanes;
  - vi) Community and commercial uses, including: site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; and pathway and trail connections; and
  - vii) Greenspaces, including: accessible frontages and views from neighbourhood; landscape buffers around natural features/stormwater facilities; community gardens; and pathway and lighting design.
  - viii) Crime Prevention through Environmental Design, such as design approaches for natural surveillance, access control, and territoriality.
- o) Where Village or Hamlet Specific Design Guidelines are prepared by the County; they may be used simply as guidelines or may be implemented through the various tools available to the County.

## **C.2 Design Policies for Rural Lands and the Agricultural Area**

- a) Development on *Rural Lands* or within the Agriculture Areas will be in patterns and at densities that do not create *negative impacts* on the *Natural Heritage System* and do not compromise the pastoral qualities traditionally associated with the County's countryside.
- b) Limited opportunities for new *development* on *Rural Lands* and in *Agricultural Areas* will include consents, the development of second dwelling units, extensions to existing buildings, and other *development* that promotes the ongoing agricultural economy and resource-based tourism, while preserving the natural resources and the rural character of the County.
- c) Care will be taken to ensure the compatibility of new *development* with existing land uses, and to preserving the character of rural residential *development* as a lifestyle alternative to the more urban areas of the County.
- d) Rural commercial uses will be encouraged to locate in compact nodes, at centralized areas such as major road intersections, and grouped in such a manner that the surrounding rural landscape and scenic views are retained. Ribbon or strip commercial *development*, especially along the fringe areas close to the *Urban Centres*, and *Villages* shall not be permitted.
- e) New *development* on *Rural Lands* and within the *Agricultural Areas* shall consider the built form character of its rural location. Multiple building proposals will be developed in clusters, creating groups of buildings similar to historic Ontario farm developments. Tree planting will be encouraged to line driveways, and to shelter and buffer the building clusters.

- f) Council shall encourage conservation, retention and enhancement of significant heritage buildings, ruins, districts, landscapes, and archaeological features through effective community design.
- g) Council shall encourage the protection of public views and sightlines to significant cultural heritage resources.

### **Residential Buildings**

- h) Design for new residential *development* within *Rural Lands* and *Agricultural Areas* shall have regard for the following objectives:
  - i) Existing rural structures, trees, slopes, fence lines, hedgerows and natural features are incorporated/re-used;
  - ii) Treed buffers of diverse native species are provided between dwellings and the road;
  - iii) Dwellings are sited at the edges of fields or forests rather than in open fields, in order to reduce visual impact, to provide shelter from natural elements and to maintain open views and scenic areas;
  - iv) Driveways are located along hedgerows, walls or fences, or at edges of fields to lessen the development impact; and
  - v) Encourage that use of simple materials and finishes to reflect the character of rural architecture and complement the pastoral countryside.

### **Commercial Buildings**

- i) Design for new commercial buildings within *Rural Lands* and *Agricultural Areas* designations shall have regard for the following objectives:
  - i) New commercial buildings are compatible with the scale and form of buildings in their immediate vicinity, including those on adjacent properties and others within view;
  - ii) Buildings are clustered in an established building envelope, and not spread along the roads, with varying setbacks, well-landscaped areas between the structures and the roadways, preserving other portions of the property as open space;
  - iii) Parking is located to the rear or side in order to screen the parking lot from the roadway and to encourage attractive landscaping along the roadway frontage;
  - iv) Where possible, access to commercial clusters is from internal secondary roads or side-streets or limited to a single access point, to avoid traffic congestion and hazards; and
  - v) Signage and lighting do not overwhelm motorists or the surrounding rural context in terms of its size, quantity, and/or brightness.

## Design Guidelines

- j) The County may prepare design guidelines for commercial *development* in *Rural Lands* and/or *Agricultural Areas* to facilitate implementation of the policies of this Plan. These may address specific types of permitted uses, such as those related to the beverage alcohol industry, *agri-tourism*, and other resource-based businesses. They may also address elements such as commercial signage and lighting as part of the effort to protect viewsheds in the countryside and to promote road safety.

### C.3 Design Policies for Shore Lands

- a) In accordance with the land use policies for *Shore Lands*, these areas are intended to accommodate a mix of residential, commercial, and recreational uses, including second homes, cottages, and resorts, while protecting water resources and maintaining or creating public access to the shoreline.
- b) The visual impact of *development* is an important consideration in maintaining the character of *Shore Lands*. Disturbance on lots will be limited and minimized and the maximum amount of vegetation is to be retained on a lot. Vegetation will be maintained within a viewscape and along ridgelines. Additional natural buffering or screening may be provided as required to supplement existing vegetation along the shoreline. Design for new *development* in *Shore Lands* shall have regard for the following objectives:
  - i) The built form is blended into the natural landscape, with buildings and structures that maintain a low profile;
  - ii) Prominent buildings may be considered for resort commercial *development* if they are designed as landmarks and are in keeping with the building style and environment of the surrounding area;
  - iii) Natural shorelines are retained or restored;
  - iv) In a new *development* that would require the creation of lots, such as a cluster development, lot sizes respond to the natural landscape, topographic features and the character of the adjacent water body;
  - v) Rock faces, steep slopes and vistas are preserved and vegetation is maintained within viewscales and along ridge lines;
  - vi) Native species are used for planted buffers and where vegetation is being restored;
  - vii) Building mass and coverage are limited in relation to the size and frontage of the property and are in keeping with the character of the surrounding area;
  - viii) Lot lines follow existing features and terrain, and are configured so as to minimize conflicts between abutting properties, particularly at the shoreline; and
  - ix) Setbacks from roads are sufficient to provide and maintain a natural buffer between the *development* and the road, in order to maintain a vegetative character along the roads; however, the appropriate waterfront setback takes precedence when a lot has

insufficient depth to provide a buffer at both the shoreline and the road.

- c) Where *development* is of a scale that requires Draft Plan Approval, either for a subdivision or a condominium, the property shall be comprehensively planned in accordance with the policies of this Plan, and shall be required to incorporate public access to the water's edge and to include trails in suitable locations internally or at the periphery of the site. Further, these larger scale *developments* shall be designed to avoid the complete development and privatization of the shoreline with a single or multiple row of buildings or lots. Gaps for visual access to the water from land or to the countryside from the water shall be provided.
- d) Council shall encourage conservation, retention and enhancement of significant heritage buildings, ruins, districts, landscapes, and archaeological features through effective community design.
- e) Council shall encourage the protection of public views and sightlines to significant cultural heritage resources.

#### **Access**

- f) Primary access for new residential and commercial *development* in the *Shore Lands* designation shall only be from a public road.
- g) Limited *development* on *existing lots of record* and infilling lots may be permitted on an existing private road provided that no further extension of the private road is required, and that the existing private road has the capacity for additional traffic.
- h) The use of shared driveways is encouraged in the *Shore Lands* designation in order to reduce the number of private, individual entrance requirements.

### **C.4 Design Policies for Tourism Corridors**

- a) The visual impact of *development* is an important consideration in maintaining the character of *Tourism Corridors*. Disturbance on lots will be limited and minimized and the maximum amount of vegetation is to be retained on a lot. Vegetation will be maintained within a viewscape and along ridgelines. Additional natural buffering or screening may be, as required, provided to supplement existing vegetation along the corridor. Design for new *development* in *Tourism Corridors* shall have regard for the following objectives:
  - i) The built form is blended into the natural landscape, with buildings and structures that maintain a low profile;
  - ii) Prominent buildings may be considered for resort commercial *development* if they are designed as landmarks and are in keeping with the building style and environment of the surrounding area;
  - iii) In a new *development* that would require the creation of lots, such as a cluster development, lot sizes respond to the natural landscape, and topographic features;
  - iv) Rock faces, steep slopes and vistas are preserved and vegetation is maintained within viewsapes and along ridge lines;

- v) Native species are used for planted buffers and where vegetation is being restored;
  - vi) Building mass and coverage are limited in relation to the size and frontage of the property and are in keeping with the character of the surrounding area;
  - vii) Lot lines follow existing features and terrain, and are configured so as to minimize conflicts between abutting properties; and,
  - viii) Setbacks from roads are sufficient to provide and maintain a natural buffer between the *development* and the road, in order to maintain a vegetative character along the roads; however, the appropriate waterfront setback takes precedence when a lot has insufficient depth to provide a buffer at both the shoreline and the road.
- b) Where *development* is of a scale that requires Draft Plan Approval, either for a subdivision or a condominium, the property shall be comprehensively planned in accordance with the policies of this Plan, and shall be required to incorporate public access to the water's edge and to include trails in suitable locations internally or at the periphery of the site. Further, these larger scale *developments* shall be designed to avoid the complete development and privatization of the corridor and shoreline with a single or multiple row of buildings or lots. Gaps for visual access to the water from land or to the countryside from the water shall be provided.

#### **Access**

- c) Primary access for new residential and commercial *development* in the *Tourism Corridors* designation shall only be from a public road.
- d) Limited *development* on *existing lots of record* and infilling lots may be permitted on an existing private road provided that no further extension of the private road is required, and that the existing private road has the capacity for additional traffic.
- e) The use of paired driveways is encouraged in the *Tourism Corridors* designation in order to reduce the number of private, individual entrance requirements.

COUNTY OF PRINCE EDWARD

# OFFICIAL PLAN

## SCHEDULES

**SCHEDULE 'A-1':**

**LAND USE DESIGNATIONS**

**SCHEDULE 'A-2':**

**LAND USE DESIGNATIONS**



**SCHEDULE 'A-3':**

**LAND USE DESIGNATIONS**

**SCHEDULE 'A-4':**

**LAND USE DESIGNATIONS**

**SCHEDULE 'B':**

**NATURAL FEATURES & AREAS**

**SCHEDULE 'C':**

**CONSTRAINT AREAS**

**SCHEDULE 'D':**

**RESOURCE AREAS**

**SCHEDULE 'E':**

**TRANSPORTATION & INFRASTRUCTURE**

**SCHEDULE 'F-1':**

**RECREATION & TOURISM**

**SCHEDULE 'F-2':**

**RECREATION & TOURISM**