



PRINCE EDWARD COUNTY OFFICIAL PLAN REVIEW

The Planning Partnership
Planscape

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Table of Contents

PART I: PLAN FOUNDATIONS	1
1.0 Introduction	1
1.1 Purpose of the Plan	1
1.2 Organization of the Plan.....	1
1.3 How to Read this Plan	3
2.0 Planning for Tomorrow, Today	4
2.1 The History and Evolution of the County.....	4
2.2 Prince Edward County Today and Tomorrow.....	5
2.3 County Structure.....	7
3.0 Vision and Principles	12
3.1 A Vision for the Future	12
3.2 Principles	13
4.0 Growth Management Strategy	15
4.1 Approach	15
4.2 Objectives	16
4.3 Policies.....	17
5.0 Economic Development	19
5.1 Objectives	19
5.2 Policies to Support Economic Development.....	19
PART II: LAND USE DESIGNATIONS	23
6.0 Settlement Areas	23
6.1 Land Use Designations	23
6.2 Urban Centres Designation	23
6.2.1 Intent of this Plan	23
6.2.2 Objectives	24
6.2.3 Policies	25
6.3 Villages Designation.....	25
6.3.1 Intent of this Plan	25
6.3.2 Objectives	25
6.3.3 Policies.....	26
6.4 Hamlets Designation	28
6.4.1 Intent of this Plan	28
6.4.2 Objectives	29
6.4.3 Policies.....	29
6.5 Additional Policies for Villages and Hamlets.....	32
7.0 The Countryside	36
7.1 Land Use Designations	36

7.2	Prime Agricultural Areas Designation	36
7.2.1	Intent of this Plan	36
7.2.2	Objectives	37
7.2.3	Policies	38
7.3	Rural Lands Designation	45
7.3.1	Intent of this Plan	45
7.3.2	Objectives	46
7.3.3	Policies	46
7.4	Rural Industrial Lands Designation	50
7.4.1	Intent of this Plan	50
7.4.2	Objectives	50
7.4.3	Policies	51
7.5	Shore Lands Designation	53
7.5.1	Intent of this Plan	53
7.5.2	Objectives	53
7.5.3	Policies	54
7.6	Open Space Lands Designation	61
7.6.1	Intent of this Plan	61
7.7.2	Objectives	61
7.6.2	Objectives	61
7.6.3	Policies	62
7.7	Aggregate Resource Lands Designation	65
7.7.1	Intent of this Plan	65
7.7.2	Objectives	65
7.7.3	Policies	65
7.8	Overlay Designations and Symbols	66
7.8.1	Applicability	66
7.8.2	Tourism Corridors	67
7.8.3	Aggregate Reserves	68
7.9	Temporary Facilities within the Countryside	70
7.9.1	Wayside Pits and Quarries	70
7.9.2	Portable Asphalt Plants.....	70
8.0	The Natural Heritage System	71
8.1	Intent of this Plan	71
8.2	Components of the Natural Heritage System	71
8.3	Objectives	72
8.4	General Policies for Environmental Conservation	73
8.5	Environmental Protection Designation	76
8.5.1	General Policies	76
8.6	Policies for the Natural Core Areas and Linkages	79
8.6.1	Applicability	79
8.6.2	Natural Core Areas	79
8.6.2	Natural Core Area Linkages.....	80
8.7	Feature Specific Policies	81
8.7.1	Applicability	81
8.7.2	Wetlands – Other	81
8.7.3	Woodlands	82

8.7.4	Waring’s Creek Sub-Watershed	83
8.7.5	Lake Management Plans and Provisions for Inland Lakes	83
8.8	Policies for Unmapped Natural Heritage Features.....	84
8.8.1	Applicability	84
8.8.2	Watercourses and Shoreline Buffers.....	84
8.8.3	Endangered, Threatened Species and Species at Risk.....	85
8.8.4	Significant Wildlife Habitats	85
8.8.5	Significant Fish Habitat	86
8.9	Contrain Areas	86
8.9.1	Steep Slopes.....	86
8.9.2	Water Resources	86
8.9.3	Flood Lines.....	88
8.9.4	Abandoned Gas Wells	89
8.9.5	Potential Fire Hazards	89
8.9.6	Unexploded Ordnance Area	90
8.10	The Bay of Quinte Remedial Action Plan	90

PART III: QUALITY OF PLACE 193

9.0	County Design.....	93
9.1	Objectives	93
9.2	General Design Policies	94
9.3	Design Policies for Villages and Hamlets	95
9.4	Design Policies for Rural Lands and the Prime Agricultural Area	100
9.5	Design Policies for Shore Lands.....	102
9.6	Green Design.....	103
9.6.1	Green Design Objectives	103
9.6.2	Green Design Policies	104
10.0	Cultural Heritage	108
10.1	Objectives	108
10.2	Cultural Heritage Policies	109
10.3	Additional Policies for Archaeological Areas.....	113
11.0	Housing.....	116
11.1	Housing Statement	116
11.2	Objectives	116
11.3	General Policies	117
11.4	Social and Affordable Housing	119
11.5	Implementation.....	121
11.6	Monitoring the Housing Supply	121
12.0	Arts and Culture	123
12.1	Objectives	123
12.2	Policies.....	123
13.0	Community Facilities and Services	125
13.1	Objectives	125

13.2	Policies	125
14.0	The Parks, Open Space and Trails Network	129
14.1	Objectives	129
14.2	Policies	130
15.0	Infrastructure	134
15.1	Objectives	134
15.2	Municipal Water and Sanitary Sewer Services	134
15.2.1	Objectives for Municipal Water and Sanitary Sewer Systems	135
15.2.2	General Policies for Municipal Water and Sanitary Sewer Services.....	135
15.2.3	Servicing Policies for the Picton and Wellington Urban Centres.....	137
15.2.4	Servicing Policies for the Rossmore Urban Centre	139
15.2.5	Servicing Policies for the Villages with Municipal Water Services Only.....	140
15.2.6	Servicing Policies for Hamlets	141
15.2.7	Servicing Policies for Rural Lands, Prime Agricultural Areas and Shore Lands.....	141
15.3	Stormwater Management Facilities	143
15.3.1	Objectives	143
15.3.2	Policies	143
15.4	Transportation	145
15.4.1	Objectives for Transportation.....	145
15.4.2	General Policies for Transportation	146
15.4.3	Policies for Roads	146
15.4.4	Policies for Transportation Demand Management, Public Transit & Active Transportation.....	151
15.4.5	Policies for Airports	152
15.4.6	Policies for the Picton Harbour	153
15.5	Waste Management	153
15.5.1	Objectives for Waste Management.....	153
15.5.2	Policies for Waste Management	154
15.6	Energy Generation and Transmission	155
15.6.1	Objectives for Energy Generation and Transmission.....	155
15.6.2	Policies for Energy Generation and Transmission	156
15.7	Utilities	157
15.7.1	Objectives for Utilities	157
15.7.2	Policies for Utilities.....	157
PART IV:	IMPLEMENTATION AND ADMINISTRATION	158
16.0	Implementation	158
16.1	Implementation Strategy	158
16.2	Plan Administration	158
16.2.1	By-Laws	158
16.2.2	Minor Variances	162
16.2.3	Sign By-Laws	163
16.2.4	Land Division.....	163
16.2.5	Site Plan Approval	168
16.2.6	Parkland Dedication.....	170

16.2.7	Pre-Consultation	172
16.2.8	Public Participation	173
16.2.9	Application Requirements	173
16.2.10	Environmental Impact Study	174
16.2.11	Development Permits.....	175
16.2.12	Non-Conforming Uses	176
16.2.13	Non-Complying Buildings, Structures or Lots.....	176
16.2.14	Property Standards	177
16.2.15	Property Acquisition	177
16.2.16	Community Improvement Plans.....	178
16.2.17	Capital and Public Works.....	181
16.3	Interpretation, Monitoring and Review	181
16.3.1	Interpretation of Boundaries	181
16.3.2	Amendments to this Plan	182
16.3.3	Official Plan Review & Monitoring.....	183
16.3.4	Public Works and Financial Management	184

PART V: GLOSSARY **186**



PART I
PLAN FOUNDATIONS

PART I: PLAN FOUNDATIONS

1.0 Introduction

1.1 Purpose of the Plan

Prince Edward County faces a complex future and the decisions made today will affect the kind of community the County will be tomorrow. The Official Plan is one of the most powerful policy documents the County has to guide future growth to meet the needs of its community. 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 maximize social, environmental and economic benefits - all within the context of efficiently providing essential services.

The Prince Edward County Official Plan (this Plan) provides direction for the entire County over approximately the next 20 years on matters related to land use planning and growth, and promotes the Provincial policy-led planning system. A policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning and embodies good planning principles. This Plan supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

This Plan provides strong, clear policy direction that protects and enhances the quality of life and quality of place of Prince Edward County. It promotes sustainability; healthy, livable and complete communities; and a strong economy.

1.2 Organization of the Plan

This Plan is organized as follows:

- a) Part I: Plan Foundations includes:
 - i) Section 1.0 Introduction - the purpose and organization of this Plan;
 - ii) Section 2.0 Planning for Tomorrow, Today – an overview of the County's history and context, and the structure of the County;
 - iii) Section 3.0 Vision and Principles – the long-term vision for planning and development in the County and guiding Principles that will help to achieve that Vision; and
 - iv) Section 4.0 Growth Management Strategy – the details of where and how to grow over approximately the next 20 years.

- b) Part II: Land Use Designations includes:
 - i) Section 5.0 Settlement Areas – the planning policy framework for the land use designations related to the Urban and Rural Settlement Areas in the County;
 - ii) Section 6.0 The Countryside – the planning policy framework for the land use designations that define the countryside elements of the County; and
 - iii) Section 7.0, The Natural Heritage System – policies to ensure the careful management of the natural environment.
- c) Part III: Quality of Place includes:
 - i) Sections 8.0 through 15.0 – focusing on the components that contribute to creating a sense of place in the County, including County Design, Cultural Heritage, Housing, Economic Development, Arts and Culture, Community Facilities and Services, and the Parks, Open Space and Trails Network, as well as *Infrastructure*.
- d) Part IV: Implementation and Administration includes:
 - i) Section 16.0, Implementation – establishing the tools and processes through which the policies of this Plan will be achieved.
- e) Part V: Glossary – includes definitions for a number of the key terms and phrases used throughout this document.
- f) This Plan includes **Schedules ‘A’ to ‘F’**, as follows:
 - i) **Schedule ‘A-1’: Land Use Designations**
 - ii) **Schedule ‘A-2’: Land Use Designations**
 - iii) **Schedule ‘A-3’: Land Use Designations**
 - iv) **Schedule ‘A-4’: Land Use Designations**
 - v) **Schedule ‘B’: Natural Features & Areas**
 - vii) **Schedule ‘C’: Constraint Areas**
 - viii) **Schedule ‘D’: Resource Areas**
 - vi) **Schedule ‘E’: Transportation & Infrastructure**
 - ix) **Schedule ‘F’: 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 5.0 of this Plan.

- h) The County has also prepared detailed Secondary Plans for the designated Urban Centres of Picton, Wellington and Rossmore. These Secondary Plans, while stand along documents, should be read in conjunction with the policies 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 3.0, and establish planning requirements, programs, standards and criteria for the review of applications for *development*. It is important to note that a commitment to action on the part of the County should not be construed as a commitment to proceed immediately. 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 with the vision, principles, objectives and policies of this Plan.
- c) Decision-makers and stakeholders should read all of the relevant policies of this Plan as if they are specifically cross-referenced with each other. While specific policies may sometimes refer to other policies for ease of use, these cross-references do not take away from the need to read this Plan as a whole.
- d) Where the County has prepared detailed Secondary Plans (Picton, Wellington and Rossmore), 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 Secondary Plan shall prevail.
- e) This Plan identifies policies and procedures that will influence and manage growth opportunities throughout the County over approximately a 20 year time horizon. It shall be further implemented through more detailed Secondary Plans, the provisions of the implementing Zoning By-Law, through Site Plan Approval and/or the use of the various planning tools identified in Part IV of this Plan. The County may also prepare other Master Plan documents, not specifically identified in Part IV, on various topics that will further articulate the vision, principles, objectives and policies of this Plan.
- f) Except for references to legislation, which are traditionally italicized, italicized terms in this Plan are defined in Part V: Glossary. The terms provided in the Glossary are in both their singular and plural form. For other terms, the normal meaning of the word applies.
- g) There is no implied priority in the order in which the policies appear.

2.0 Planning for Tomorrow, Today

2.1 The History and Evolution of the County

Natural Heritage

- a) 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, Massassauga Point and Demorestville) which help to ensure the long-term protection of some of the County's most valuable natural heritage assets.

Agriculture

- b) Agriculture has always been the principle land use in the County and is a significant 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 *Prime 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 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. With the growth of the craft beer sector, the County has the potential to resume its role as the principle producer of hops and barley, a position it held in the early 20th century, a time of prosperity referred to in the County as the “Barley Days”.

Cultural Heritage

- c) The County’s natural beauty and rural/agricultural assets are complemented by a rich and diverse cultural heritage that is defined by extensive *archaeological resources* and Aboriginal heritage, as well as the County’s Loyalist history, and 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 17/1800s the County was populated by European settlers, and in the early 1760s, the County was dominated by United Empire Loyalists.

Architectural Heritage

- d) 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, sawmill’s 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*, focused on Picton. It is a “community of communities”, 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 and play.

- 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 2012, the estimated employment base included approximately 34% in the commercial sector; 22% in the institutional sector; 15% in the industrial sector; and 9% in the primary sector, which includes agriculture. Further, 20% 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.

Notwithstanding its many assets and attractions, the County has experienced low growth in recent years. However, despite overall low growth, the County has experienced a reasonably high rate of population 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 unrealized potential. Other trends impacting the County's future growth include:

- i) A much older population than the Ontario average;
- ii) A population that is aging at a faster rate than the Ontario average;
- iii) The lowest share of children by percent of population in the Province;
- iv) A projected decline in population in every age group under 60;
- v) A high rate of natural population decrease (more deaths than births); and
- vi) A trend of young people leaving the County for education, employment and lifestyle reasons.

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. However, the immigration of older adults is recognized as an important driver of investment that supports local economic development.

- c) Fundamental to this Plan is to recognize the inherent value of the cultural and agricultural assets and landscape elements of Prince Edward County. To leverage

these assets to attract and facilitate new economic growth, the County needs to be attractive to young people and their families, as well as retirees, as a place to live, work and play, and importantly, to invest.

2.3 County Structure

- a) The structure of Prince Edward County has evolved over time. As a result of that evolution, the County is described as a “community of communities”. Figure 1 identifies the key elements of this County Structure. It incorporates:
 - i) A distinct hierarchy of Urban and Rural Settlement Areas;
 - ii) A diverse Countryside; and
 - iii) An interconnected *Natural Heritage System*.

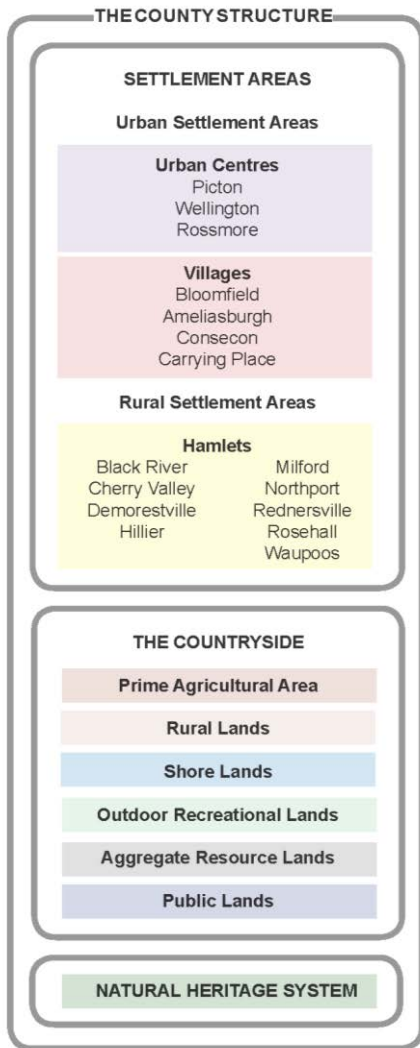


Figure 1. County Structure

A Distinct Hierarchy of Urban and Rural Settlement Areas

- b) The hierarchy of *Settlement Areas* is comprised of Urban Centres, Villages and Hamlets, including:
- i) The Urban Centres of Picton, Wellington and Rossmore are classified as Urban Settlement Areas. Picton is the largest community in Prince Edward County, and is the County's primary commercial, cultural and administrative hub. Both Picton and Wellington:
 - Are moderate in scale, but are the largest *Settlement Areas* in the County;
 - Reflect an historic character, and include numerous heritage features;
 - Have traditional "Main Streets", and beautiful, stable neighbourhoods;
 - Are characterized by the greatest mix of uses, at the highest densities in the County;
 - Are complete communities, with places to live, to work, to shop and to play that serve the broader County-wide population;
 - Include most of the County's administrative, educational, health care and community facilities;
 - Are provided with municipal sewer and water systems; and
 - Are subject to statutory Secondary Plans.
 - ii) The Urban Centre of Rossmore:
 - Is a small waterfront community that serves as the main gateway to the County;
 - Has substantial growth potential due to its proximity to Belleville;
 - Is provided with a municipal water system; and
 - Is subject to a statutory Secondary Plan.
 - iii) The Villages of Bloomfield, Ameliasburgh, Consecon and Carrying Place are also Urban Settlement Areas, however they are smaller in scale.
 - Bloomfield, based on its historic character, is a significant draw for tourists. It continues to serve a more traditional rural service centre function;

- Ameliasburgh, Consecon and Carrying Place are historic communities, that include an array of important heritage elements, small scale Main Streets, and supporting residential neighbourhoods; and
 - Bloomfield, Ameliasburgh and Consecon, are provided with a municipal water supply system. A portion of Carrying Place is provided with a municipal water supply system.
- iv) The identified Hamlets are classified as Rural Settlement Areas and are smaller scale agglomerations of primarily residential land uses including Black River, Cherry Valley, Demorestville, Hillier, Milford, Northport, Rednersville, Rosehall, and Waupoos. Some of the Hamlets have small scale traditional Main Streets, and other commercial land uses that support the local population. Others are simply collections of houses. Nonetheless, each Hamlet has its own character, and its own place and role within the County Structure.

A Diverse Countryside

- c) The Countryside includes *Rural Lands*, *Prime Agricultural Areas*, *Shore Lands*, Open Space Lands, Aggregate Resource Lands and Public Lands:
- i) *Rural Lands* and *Prime Agricultural Areas* support a strong agricultural economy that is unique to the County. There is a significant and growing rural residential community, and tourism activities are encouraged. The rural/agricultural landscape, including scenic vistas and the abundant cultural heritage assets, are a fundamental component of the County's identity and character;
 - ii) The *Shore Lands* are a significant attribute of the County attracting an array of permanent and seasonal residents, as well as being a key focus of the tourism industry. The draw to the water's edge will remain a significant component of the attractiveness of the County for existing and future residents, and tourists;
 - iii) Open Space Lands provide space and facilities to meet the active and passive recreational needs of residents and visitors. There is a range of these lands in the County which include national parks, provincial parks, Quinte Conservation Area lands and municipal properties that are used for a variety of public recreational purposes. These lands are a critical community resource and also serve as major tourist attractions. *Development* on recreational lands will complement the natural environment, protect *natural heritage features and areas*, improve public access to the shoreline, and enhance key views of the landscape. The Open Space Lands include public lands owned by the County, the Province of Ontario or the Government of Canada, including the Picton Airport. Public access to certain part of these lands is restricted due to their features and/or the nature of their former and ongoing uses.;
 - iv) Aggregate Resource Lands which contain aggregate deposits are limited in the County. It is important that these remaining Aggregate Resource Lands be

protected from incompatible uses or uses that would limit the extraction of the resource in the future, as they provide local building materials for communities and *infrastructure*; and

An Interconnected Natural Heritage System

- d) The County incorporates a *Natural Heritage System*, which connects the shores of Lake Ontario to the river valleys and *woodlands* and *wetlands*. The System provides habitat for a variety of species and plays an important role in the County's ecology and native biodiversity. The *Natural Heritage System* is comprised of core features that are linked together to support natural processes which are necessary to maintain biological and geological diversity, natural and *ecological functions*, viable populations of indigenous species and ecosystems. The *Natural Heritage System* has influenced and shaped the County's history and structure and continues to contribute to its unique identity, thereby contributing to the enjoyment of the places where people live, work and play. There is a clear connection between these natural areas and the scenic beauty of the County, as well as the unique experiences enjoyed by its residents and visitors. The County's *Natural Heritage System* enhances livability, provides opportunities for active and passive recreation, and contributes to health and a high quality of life and high quality of place for residents, businesses and tourists.

3.0 Vision and Principles

3.1 A Vision for the Future

- a) Prince Edward County is, and will continue to be an attractive “community of communities” for people of all ages to live, work, visit and play. Sustainability; healthy, livable and complete communities; and a strong economy 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 will build upon its unique mix of rural and natural landscapes, its varied and stunning shorelines, and its array of walkable, mixed use Settlement Areas. It is these elements, taken together, that define the County’s desirable quality of life and quality of place.

The people of Prince Edward County will be healthy and prosperous, and enjoy a diversity of housing options and opportunities for meaningful and well-paid employment. All residents will have access to recreational, educational and cultural amenities, as well as to health care facilities. These characteristics will draw retirees, as well as young families and businesses to the County, who will reinvigorate local lifestyles and the local economy.

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 a strong tourism sector, a diverse small business community and innovative, knowledge-based businesses. Settlement Areas will offer retail and commercial opportunities that service local residents, businesses and tourists.

As the County grows over time, new development will reinforce the County as a special and unique place with a desirable quality of life and quality of place. New development will be reviewed through the three lenses of sustainability, healthy and complete communities and a strong economy. All new development will be compatible with its surrounding context.

3.2 Principles

- a) 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 20 years. Principles support the vision for the future. 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.
 - ii) In all areas of the County, the creation of healthy, livable, and where appropriate, complete communities will be embraced by establishing and implementing solutions for:
 - maintaining access to health care services and facilities;
 - providing opportunities for *affordable* housing;
 - 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 provide clusters of housing, with opportunities for service commercial uses and new businesses.
 - iv) The Countryside is important to the economic success of the County and its quality of life and quality of place. *Rural Lands* and *Prime Agricultural Areas* 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 a range of residential opportunities that reflect available servicing levels and growth management objectives, while protecting the environment and agricultural resources as a foundation for a sustainable economy.
 - v) 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.

- vi) The County will demonstrate environmental leadership by establishing a comprehensive *Natural Heritage System* and identifying Natural Core Areas, that will link and protect water resources, as well as *significant natural heritage features and areas* and their associated *ecological functions*. 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.
- vii) 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 implement high standards for green building design, including the latest and most effective green building technologies and techniques.
- viii) 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 knowledge-based businesses, such as in education, health care and technology. The economy will be strengthened by a diverse tourism sector that capitalizes on local culinary, cultural and natural attractions, such as art galleries, wineries, restaurants, beaches, marinas, trails, parks, and wildlife viewing opportunities.

4.0 Growth Management Strategy

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 20 years will include:
 - i) Urban building forms of all types focused within the Urban Centres and Villages;
 - ii) New housing and jobs located in the Rural Settlement Areas, on *Rural Lands* and within the *Prime Agricultural Areas*; and
 - iii) *Shore Lands development* geared to permanent and seasonal residents, as well as tourist accommodations and tourist-related commercial activities.
- c) Table 1 identifies that by 2032, the total population is projected to grow to 34,775 people. During that same time, the number of jobs is projected to grow to 9,145 jobs.

Table 1: Population and Employment Projections – 2012 to 2032

	2012	2032
Permanent Population	25,300	27,350
Seasonal Population	6,050	7,425
Total Population	31,350	34,775
Employment (jobs)	7,745	9,145

Source: Watson and Associates (2013). Prince Edward County Long Term Population, Housing and Employment Forecast and Capital Needs Assessment

- d) Projected population and job growth is 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, and ultimately plan for various types of *development* in the various locational contexts within the County. In response, the Growth Management Strategy 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) This Growth Management Strategy requires the County to carefully monitor ongoing growth to ensure that the population and employment growth projections included in this Plan remain reasonable and relevant over time.

4.2 Objectives

- a) The following are the objectives that support the Growth Management Strategy of this Plan:

Objective 1 Ensure that growth opportunities support sustainability, a strong economy, healthy, livable and, where appropriate, 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 to allow the County to review *development* proposals on their merits and on a site specific basis.

Objective 4 Accommodate an appropriate range and mix of residential, employment uses - including industrial, commercial, tourism related, agricultural, rural and institutional uses – as well as recreational and open space 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.

Objective 6 Promote efficient and cost-effective 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/facilities and *public service facilities* are, or will be available to meet projected needs of residents, businesses and the tourism industry.

4.3 Policies

- a) This Plan promotes substantial flexibility to accommodate 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*, in *Prime 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 required to meet current and projected needs; and
 - iv) 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 shall be accompanied by an Environmental Impact Statement 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*.
- c) The County may allow the boundaries of the Urban or Rural Settlement Areas to be expanded only at the time of *Comprehensive Review*, and only where it has been demonstrated that:
- i) Sufficient opportunities for growth are not available within the existing *Settlement Area boundary*;
 - ii) The *infrastructure* and public service systems or facilities which are planned or available are suitable for the accommodation of appropriate growth opportunities over the long term and protect public health and safety;
 - iii) The proposed expansion does not encroach into a *Prime Agricultural Area* or create any undue, adverse impacts on adjacent agricultural operations;

- iv) The proposed expansion is in compliance with the *Minimum Distance Separation Formulae*; and
 - v) The proposed expansion does not encroach into *Natural Heritage System* and does not negatively impact any *significant natural heritage features and areas*, or adversely affect any associated *ecological functions*.
- d) In the Countryside and specifically on lands designated as *Rural Lands*, *Prime Agricultural Areas*, *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) *Prime Agricultural Areas* and *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 economic development, with a focus on tourism;
 - iii) *Development* shall be appropriate to the ability to provide cost-effective 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 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*.
 - vii) *Rural Lands* provide an opportunity for a range of uses to support the rural lifestyle that is fundamental to the County and build a diversified rural economy. In addition to limited residential development, a range of recreational, 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.

5.0 Economic Development

- a) Ongoing and enhanced economic development is a fundamental prerequisite to the County's future success and sustainability. The attraction of high value jobs, real estate investment and the attraction and accommodation of Tourists are key elements of the vision for Prince Edward County.

5.1 Objectives

- a) 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 future economic development.

Objective 2 Continue to enhance tourism's role in the County economy, while making every effort to diversify the local economy with high value employment opportunities.

Objective 3 Strengthen and leverage cultural and agricultural assets to attract visitors and business investment in all aspects of the agri-tourism industry and the creative rural economy.

Objective 4 Encourage the development of housing for temporary workers, such as seasonal workers employed in the County's agriculture and tourist sectors.

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 Support the growth of small and medium sized businesses, which comprise the majority of employers in the County.

Objective 7 Continue to attract knowledge based and technology based businesses, particularly within Urban Centres.

5.2 Policies to Support Economic Development

Tourism

- a) The County shall recognize and promote recreation-based tourism opportunities, including with regard to water-oriented activities, hiking, cycling, touring and camping, in the following areas shown on **Schedule 'F': Recreation & Tourism**:
 - i) Potential Tourist Resort Areas;

- ii) *Tourism Corridors*, which are a network of local and County roads that shall be promoted as scenic driving/cycling routes and the location for tourist-related development; and
 - iii) Trails, which will be developed and/or maintained for hiking, cycling, and cross country skiing; and
 - iv) Provincial Parks and local Conservation Areas, including Sandbanks Provincial Park, which is one of the most popular parks for camping in Ontario.
- b) To further develop water-based tourism, opportunities should be identified to:
- i) Improve public access the County's 800 kilometres of shoreline;
 - ii) Improve existing marina facilities and/or develop new marinas; and
 - iii) Encourage year-round access, parking, accommodation facilities and related commercial uses to support water-based tourism activities, such as sport fishing and boating.
- c) The development of tourism and commercial facilities in Carrying Place and Rossmore will be promoted to support their roles as the "Gateways to the County".
- d) The creative rural economy represents a significant growth opportunity that will be leveraged by creating linkages between the County's cultural and agricultural assets, such as museums, galleries, vineyards, and other *agri-tourism* related businesses.
- e) The development of more *affordable* and available accommodation facilities for visitors will be promoted as part of the effort to continue improving the County's profile as a tourist destination.
- f) The County will facilitate and encourage communication and efforts between tourist operators, tourist information centres and Provincial and local agencies, especially with respect to Provincial Park development and programs.

Main Streets

- g) To improve the quality of place, walkability, vibrancy and aesthetic appeal of Main Streets throughout the various *Settlement Areas*, the County may provide support for increased density, storefront improvements, public art installations, and/or the use of underutilized storefronts and buildings by artists and artisans.
- h) 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.

Agricultural Assets

- i) 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 apply within the Rural Lands and Prime Agricultural Areas designations and include:
 - i) Crop diversification including new high value crops or products, reforestation and innovative agricultural ventures brought about by research and development efforts;
 - ii) Conservation farming practices to reduce agricultural environmental impacts, soil erosion and costs;
 - iii) Innovative marketing techniques such as the Quinte Isle food product origin identification program and promotion of local agricultural products;
 - iv) Promotion and encouragement of associated food processing and value added technology facilities integrated on farm properties, or elsewhere within the County;
 - v) Support for growth in the manufacturing/distribution sectors to provide farmers with a greater opportunity to diversify their operations' sources of income;
 - vi) Formation of innovative organizational techniques (e.g. County Co- operative(s)) to implement and oversee new initiatives;
 - vii) Encouragement of economic development activities on-site that are intended to capture an increased share of tourism expenditures through development that contribute to farm incomes, and do not conflict with agricultural operations or with applicable Provincial safety and health legislation;
 - viii) 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); and
 - ix) Support community education and outreach programs that highlight the importance of agricultural food skills and support the use of urban agricultural initiatives.

- j) To support growth in the agricultural sector, the County will encourage the development of housing for temporary workers, such as seasonal workers employed in the County's agriculture sector, in keeping with the *Prime Agricultural Areas* and *Rural Lands* policies of this Plan.

Small and Medium Sized Businesses

- k) To meet the needs of small and medium sized businesses (including those with 10 or fewer employees) the County will promote the development of small and medium format commercial uses, multi-tenanted commercial facilities, and flexible use space options.
- l) Surplus and underutilized municipal properties will be evaluated for their potential to be re-purposed and prioritized for commercial and general industrial uses, including multi-tenanted facilities and shared workspaces that serve as incubators for new business.
- m) The County may prepare a Master Plan for the Lock Loy Business Park, and in doing so, shall explore opportunities to attract and accommodate small and medium sized business and entrepreneurs.

Knowledge Based Economy

- n) To attract young professionals, the County will promote apprenticeship, co-op and internship programs in partnership with neighbouring post-second educational institutions, industry organizations and technology based firms and start-ups in the County.
- o) To better attract and retain new workers, particularly young professionals, the County will promote the development of rental housing in the Urban Centres.
- p) To further foster the growth of the knowledge economy, the County will work with telecommunications providers to enhance access to broadband/high-speed internet in both the urban and rural areas.



PART II
LAND USE DESIGNATIONS

PART II: LAND USE DESIGNATIONS

6.0 Settlement Areas

6.1 Land Use Designations

- a) A key element in defining the County's 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 County as centralized locations for housing and for service commercial and tourist-related attributes. Some of the *Settlement Areas* include an historic context, with heritage sites, buildings and landscapes that provide an important reference to the past.
- b) 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:
- i) The Urban Centres of Picton, Wellington and Rossmore are Urban *Settlement Areas*;
 - ii) The Villages of Bloomfield, Ameliasburg, Consecon and Carrying Place are also Urban *Settlement Areas*; and
 - iii) Hamlets are Rural *Settlement Areas* and include Black River, Cherry Valley, Demorestville, Hillier, Milford, Northport, Rednersville, Rosehall and Waupoos.

6.2 Urban Centres Designation

6.2.1 Intent of this Plan

- a) It is the intent of this Plan to facilitate the evolution of Picton, Wellington and Rossmore as healthy, vibrant and complete communities, recognizing that Picton is the primary Urban Centre in the County, and the host to the greatest amount and diversity of residential, commercial, cultural, recreational and administrative land uses. It is also the intent of this Plan to recognize that more detailed policy frameworks have been established for the three Urban Centres.

6.2.2 Objectives

a) The objectives of this Plan with respect to the lands designated Urban Centres, as shown on **Schedule 'A': Land Use Designations** are to:

Objective 1 Ensure that the health, well-being, prosperity and sustainability of these Urban Centres is enhanced and preserved.

Objective 2 Encourage high quality design that is environmentally sustainable and economical.

Objective 3 Recognize the importance of the historic character of these Urban Centres and ensure that new *development* is compatible with the character of adjacent buildings and the existing pattern of *development*, and contributes to a positive image of the County and its unique quality of place.

Objective 4 Accommodate population and employment growth that requires urban *infrastructure*.

Objective 5 Accommodate a mixture of land uses that establish each Urban Centre as a *complete community* that is unique, sustainable, vibrant and healthy. Each Urban Centre will include a mix of housing types, places to work, places to shop, schools, community gardens and urban agriculture, health care facilities and opportunities for *recreation*.

Objective 6 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 7 Promote and facilitate the development of all forms of *affordable* and *special needs housing* in Urban Centres.

Objective 8 Recognize the important role of Urban Centres in providing locations for small and *home businesses*, which support economic development.

Objective 9 Develop in a compact form that promotes the efficient and cost-effective use of land and *infrastructure*, and minimizes energy consumption and the emission of greenhouse gases and other air pollutants.

Objective 10 Ensure municipal *infrastructure* (sewer, water, stormwater and transportation facilities) is provided within each Urban Centre to sufficiently serve existing development and where appropriate, facilitate future growth.

6.2.3 Policies

The Picton, Wellington and Rossmore Secondary Plans

- a) 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*.
- b) 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.
- c) Where there is a conflict between a policy in this Plan and a policy in an applicable Secondary Plan, the policy of the applicable Secondary Plan shall prevail.

6.3 Villages Designation

6.3.1 Intent of this Plan

- a) 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 include services, businesses and amenities for tourists.

6.3.2 Objectives

- a) The objectives of this Plan with respect to the lands designated Villages, as shown on **Schedule 'A': Land Use Designations**, are to:

Objective 1 Ensure that the health, well-being, prosperity and sustainability of these unique Villages is enhanced and preserved.

Objective 2 Encourage high quality design that is environmentally sustainable and economical.

Objective 3 Ensure that new *development* within the Villages is compatible with the character of adjacent buildings and the existing pattern of development, and contributes to a positive image of the County and its unique quality of place.

Objective 4 Accommodate a mixture of land uses that establish each Village as *complete community*, in recognition of their existing character and context. Villages should, at a minimum, provide opportunities for community gardens and urban agriculture, and for local residents to meet their daily needs for shopping and *recreation*.

- Objective 5** Ensure Villages include appropriate community facilities and services that serve the resident population.
- Objective 6** Recognize the contribution of Villages in providing opportunities for all forms of *affordable* and *special needs housing*.
- Objective 7** Recognize the important role of the County's Villages in providing locations for small and *home businesses*, which enhance the character of the County, and support economic development.
- Objective 8** Accommodate population and employment growth and development in the Villages that is appropriate for the municipal *infrastructure* that is, or will be, provided.
- Objective 9** 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.

6.3.3 Policies

Permitted Uses

- a) The following uses may be permitted within this designation:
 - i) Single-detached dwelling units;
 - ii) Semi-detached and duplex dwellings and other dwellings in multiple-unit buildings, including townhouses;
 - iii) Dwelling units in apartment buildings;
 - iv) Dwelling units in combination with commercial uses;
 - v) Communal housing;
 - vi) *Second units* and *garden suites*;
 - vii) *Live-work units*;
 - viii) *Home businesses*;
 - ix) *Bed and breakfast* establishments;
 - x) 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;

- xi) Small scale commercial uses, including retail and service commercial facilities such as business and professional offices, restaurants, cafes, and artisan studios/shops;
 - xii) Small scale industrial uses, such as manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals, and research and development facilities; and
 - xiii) Public uses and public and private utilities.
- b) 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.

Mapping

- c) Mapping for each of the identified Villages is provided in **Appendix A** as follows:
- i) **Map 1 – Village of Bloomfield;**
 - ii) **Map 2 – Village of Ameliasburg;**
 - iii) **Map 3 – Village of Consecon;** and
 - iv) **Map 4 – Village of Carrying Place.**
- d) 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 identify 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.
- e) New *development* shall proceed in conformity with the policies of this Plan, and subject to the regulations as set out in the implementing Zoning By-Law.
- f) 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.
- g) The Quinte Region Source Protection Plan has been developed under the *Clean Water Act (2006)*, to protect municipal drinking water sources from contamination and overuse. Where lands within a Village’s designation fall within a Source Water Protection Zone, as identified on **Schedule C**, the policies regarding significant threats under Section 7.7.5 of this Plan shall apply.

- h) All new *development* within the *Settlement Area Boundaries* identified on **Schedule 'A': Land Use Designations** shall be subject to the applicable policies of this Plan, and will proceed as *infill development on existing lots of record* and through the rezoning process, and plans of subdivision and/or consents, where applicable.

General Development Policies

- i) Lands within the Villages designation shall evolve and be enhanced over time. New opportunities for growth shall ensure an efficient land use pattern and compact, walkable built form that supports energy conservation and reduced greenhouse gas emissions. All new *development* shall conform with the Parkland Dedication Policies in Part IV of this Plan, the Design Policies for Villages and Hamlets in Part III of this Plan, and all other applicable policies of this Plan.
- j) In addition, new *development* within the Village of Bloomfield shall:
- i) Conserve and enhance existing designated or listed heritage buildings and cultural heritage landscapes;
 - ii) Be compatible with the heritage character of the adjacent buildings and the existing pattern of development; and
 - iii) Contribute to the positive image of Bloomfield and its unique quality of place.
- k) All new *development* within the Village designations shall have a maximum height of 3.5 storeys, or 12.0 metres, whichever is less. 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*.
- l) 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 sewer, water and stormwater management systems/facilities be the determining factors for facilitating the types of *development* permitted in each Village, as determined by the County in consultation with Quinte Conservation and/or any agency having jurisdiction.
- m) The County will update development standards to support affordability and sustainability of *development* in the Villages designation, such as reduced minimum lot size requirements and setbacks, where deemed appropriate by the County in consultation with Quinte Conservation and/or any agency having jurisdiction.

6.4 Hamlets Designation

6.4.1 Intent of this Plan

- a) 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 and businesses,

as well as community uses and facilities. It is also the intent of this Plan to enhance the unique character of Hamlets, including limited new *development* that is compatible with existing development.

6.4.2 Objectives

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

Objective 1 Ensure that the health, well-being, prosperity and sustainability of all these unique Hamlets is enhanced and preserved.

Objective 2 Encourage high quality design that is environmentally sustainable and economical.

Objective 3 Ensure that new *development* within the Hamlets is compatible with the character of adjacent buildings and the existing pattern of development, and contributes to a positive image of the County and its unique quality of place.

Objective 4 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 should, at a minimum, provide opportunities for community gardens and urban agriculture, and for local residents to meet their daily needs for shopping and *recreation*.

Objective 5 Recognize the important role of the County's Hamlets in providing locations for both small scale and *home businesses*, which enhance the character of the Hamlet, and support economic development.

Objective 6 Accommodate population and employment growth and development in the Hamlets that is appropriate for the level of infrastructure systems/facilities that are available.

Objective 7 Develop in a manner that promotes the efficient and cost-effective use of land and available *infrastructure* in the County (sewer, water, stormwater management and transportation facilities), and minimizes energy consumption and the emission of greenhouse gases and other air pollutants, where possible.

6.4.3 Policies

Permitted Uses

a) The following uses may be permitted within this designation:

i) Single-detached dwelling units;

- ii) Semi-detached and duplex dwellings and other dwellings in multiple-unit buildings, including townhouses;
 - iii) Dwelling units in apartment buildings;
 - iv) Dwelling units in combination with commercial uses;
 - v) Communal housing;
 - vi) *Second units and garden suites*;
 - vii) *Live-work units*;
 - viii) *Home businesses*;
 - ix) *Bed and breakfast* establishments;
 - x) 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;
 - xi) Small scale commercial uses, including retail and service commercial facilities such as business and professional offices, restaurants, cafes, and artisan studios/shops;
 - xii) Small scale industrial uses, such as manufacturing, assembling, processing, warehousing, wholesaling, repairing and servicing, transportation terminals, and research and development facilities; and
 - xiii) Public uses and public and private utilities.
- b) 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.

Mapping

- c) Mapping for each of the identified Hamlets is provided in **Appendix A** as follows:
- i) **Map 5 – Hamlet of Black River**;
 - ii) **Map 6 – Hamlet of Cherry Valley**;
 - iii) **Map 7 – Hamlet of Demorestville**;
 - iv) **Map 8 – Hamlet of Hillier**;
 - v) **Map 9 – Hamlet of Milford**;

- vi) **Map 10 – Hamlet of Northport;**
 - vii) **Map 11 – Hamlet of Rednersville;**
 - viii) **Map 12 - Hamlet of Rosehall;** and
 - ix) **Map 13 – Hamlet of Waupoos.**
- d) 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 identify 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.
- e) New *development* shall proceed in conformity with the policies of this Plan, and subject to the regulations as set out in the implementing Zoning By-Law.
- f) 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.
- g) All new *development* within the *Settlement Area Boundaries* identified on **Schedule ‘A’: Land Use Designations** shall be subject to the applicable policies of this Plan, and will proceed as *infill development on existing lots of record* and through the rezoning process, and plans of subdivision and/or consents, where applicable.

General Development Policies

- h) Lands within the Hamlets designation shall evolve and be enhanced over time. New *development* shall ensure a built form that supports energy conservation and reduced greenhouse gas emissions, where possible. All new *development* shall conform with the Parkland Dedication Policies in Part IV of this Plan, the ‘Design Policies for Villages and Hamlets’ in Part III of this Plan, and all other applicable policies of this Plan.
- i) All new *development* within the Hamlets designations shall 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.
- j) A variety of house forms 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 sewer, water and stormwater management systems/facilities be the determining factors for facilitating the types of *development* permitted in each Hamlet, as determined by the County in consultation with Quinte Conservation and/or any agency having jurisdiction.

- k) The County will update development standards to support affordability and sustainability of *development* in the Hamlets designation, such as reduced minimum lot size requirements and setbacks, where deemed appropriate by the County in consultation with Quinte Conservation and/or any agency having jurisdiction.

6.5 Additional Policies for Villages and Hamlets

Compatible Development

- a) 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.

Land Use Specific Policies

- b) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Villages and Hamlets designations:
 - i) **Singles, Semis, Multi-Unit and Townhouses** - Single-detached dwelling units, semi-detached and duplex dwellings and other dwellings in multiple-unit buildings, including townhouses may be permitted throughout the Villages or Hamlets subject to, among other matters, the *development* being located on a public road that is capable of accommodating additional dwellings;
 - ii) **Apartments** - Dwelling units in apartment buildings may be permitted throughout the Villages or Hamlets subject to, among other matters, the *development* being located at a highly accessible location, and in proximity to community facilities and retail commercial facilities, whenever possible;
 - iii) **Communal Housing** - Communal housing offers services which may include shared kitchen and dining facilities, sanitary facilities, laundry facilities and amenity facilities, to residents living in shared and/or private suites. A communal housing suite is not defined as an independent dwelling unit, as the occupants rely on the provision of shared facilities and/or amenities.

Communal housing forms may include Long-term Care Facilities, Group Homes, Boarding Houses, Student Residences, Continuum of Care Developments, Seniors' Accommodations and similar forms of service-oriented, communal housing. Communal housing may also be considered as a community use. Hotels and Motels are not forms of communal housing.

Communal housing may be permitted in the Villages or Hamlets subject to, among other matters, the *development* being located at a highly accessible

location, and in proximity to community facilities and retail commercial facilities, whenever possible;

- iv) **Second Units and Garden Suites** - *Second units* and *garden suites* may be permitted in association with all single-detached, semi-detached and townhouse dwellings within the Villages or Hamlets, subject to, among other matters, the following:
 - not more than one *second unit/garden suite* may be permitted in association with each principal dwelling on the same lot;
 - adequate parking shall be provided;
 - the *development* shall conform with the provisions of the Ontario Building Code and other relevant County and Provincial regulations; and
 - on-site water and sewer services/facilities are confirmed to be available and appropriate to accommodate the needs of the *second unit*;

- v) **Live-Work Units** - *Live-work units* may be permitted within Villages or Hamlets based on, among other matters, an assessment of the need for service *infrastructure/facilities*. In addition, *live-work units* may be considered for approval subject to the following:
 - the *development* shall be located at a highly accessible location, and in proximity to community facilities and retail commercial facilities, whenever possible; and
 - the *development* shall provide adequate parking and drop-off/pick-up facilities;

- vi) **Home Businesses** - *Home businesses* may be permitted within any residential dwelling within the Villages or Hamlets provided that, among other matters:
 - the use is of an accessory and subordinate nature to the primary residential function of the dwelling unit;
 - the use does not substantially alter the residential nature of the property or create an undue, adverse impact on adjacent properties; and
 - the use provides adequate parking and drop-off/pick-up facilities;

- vii) **Bed and Breakfast Establishments** - New *bed and breakfast* establishments may be permitted within single-detached dwellings in the Villages and Hamlets provided that, among other matters:
 - the use does not have an undue, adverse impact on neighbouring properties; and

- the use provides adequate parking and drop-off/pick-up facilities;
- viii) **Places of Worship** - Places of worship may be permitted within the Villages or Hamlets subject to, among other matters, the following:
- the use does not have an undue, adverse impact on neighbouring properties;
 - the *development* shall be located at a highly accessible location and preferably, with frontage on an identified *Tourism Corridor*; and
 - the use provides adequate parking and drop-off/pick-up facilities;
- ix) **Daycare Facilities** - Daycare facilities may be permitted within the Villages and Hamlets subject to, among other matters, the following:
- these facilities shall be limited in size in accordance with an applicable Daycare Facility License;
 - the use does not have any undue, adverse impact on neighbouring properties; and
 - the use shall provide adequate parking and drop-off/pick-up facilities;
- x) **Small Scale Commercial and Industrial Uses** - 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:
- the individual building that accommodates the use, is limited in size to a ground floor plate of a maximum of 560 square metres;
 - the *development* shall be located at a highly accessible location, and preferably on an identified *Tourism Corridor*; and
 - each use shall provide adequate parking on site.

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;

- xi) **Main Streets** - 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.

These Main Street areas are important for attracting visiting retail customers. The visual character and 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.

New *developments* and facilities on these Main Streets shall be:

- primarily commercial or mixed use in function;
- compatible with the existing development context; and
- sensitive and respectful of that historic character, where it exists.

7.0 The Countryside

7.1 Land Use Designations

a) The Countryside includes all of the lands outside of the identified *Settlement Areas*, and contains a number of land use designations, as identified on **Schedule 'A' – Land Use Designations**, including:

- i) *Prime Agricultural Areas*;
- ii) *Rural Lands*;
- iii) Rural Industrial Lands;
- iv) *Shore Lands*;
- v) Open Space Lands;
- vi) Public Lands; and
- vii) Aggregate Resource Lands.

b) In addition to these land use designations, this Plan includes a number of other policy directives that are related to the following land use and development issues that are identified within the Countryside:

- i) *Tourism Corridors*;
- ii) Aggregate Reserves;
- iii) Abandoned Gas Wells;
- iv) Potential Fire Hazards;
- v) *Wayside Pits and Quarries*; and
- vi) Portable Asphalt Plants.

7.2 Prime Agricultural Areas Designation

7.2.1 Intent of this Plan

a) Agriculture/viticulture 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 *Prime 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.

- b) It is the intent of this Plan to promote an array of associated and complementary uses within the Prime Agricultural Areas designation that promote economic development within the County and support the financial sustainability of the local agricultural/vinicultural community.

7.2.2 Objectives

- a) The objectives of this Plan for designated Prime Agricultural Areas are to:

Objective 1 Sustain the County's agricultural lands and maintain a permanently secure, economically viable agricultural industry.

Objective 2 Build on the significant contribution agriculture makes to the County's economy.

Objective 3 Create the circumstances where agriculture can thrive by managing cohesive agricultural areas and support innovation.

Objective 4 Recognize the need for flexibility in responding to the ongoing diversification of agricultural operations and provide the infrastructure required to support the growth of the local economy.

Objective 5 Implement an efficient and consolidated regulatory regime that respects the right to farm.

Objective 6 Minimize potential conflicts with non-farm uses.

Objective 7 Conserve and enhance the *significant natural heritage features and areas* and their associated *ecological functions* within the *Prime Agricultural Areas*.

Objective 8 Foster *agriculture-related, agri-tourism* and on-farm diversified uses and rural based economic activities that do not adversely impact, are appropriate to, and support the agricultural sector.

Objective 9 Work with the agricultural community to ensure regarding land use planning supports prosperity on an on-going basis.

Objective 10 Review and update the Prime Agricultural Areas designations once guidelines for establishing specialty crop areas are developed by the Province.

7.2.3 Policies

Permitted Uses

- a) The predominant use of land in this designation shall be all types, sizes and intensities of agricultural uses. In addition, the following uses may be permitted within this designation:
- i) *Agriculture-related uses;*
 - ii) *On farm diversified uses;*
 - iii) *Agri-tourism uses, including bed and breakfast facilities;*
 - iv) Single-detached residential dwellings accessory to permitted uses;
 - v) Dwellings for farm help, *second units* and *garden suites*; and
 - vii) Public uses and private and public utilities.
- b) 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.

General Development Policies

- d) The *Prime Agricultural Areas* of the County, are identified on **Schedule 'A': Land Use Designations** and include blocks of land where Class 1, 2 and 3 soils, as defined in the "Canada Land Inventory: Soil Capability for Agriculture" (CLI), predominate and where specialty crops (grapes) are grown. To protect the integrity of *Prime Agricultural Areas*, where there is a concentration of farms and agriculture predominates, some Class 4 soils and other lands have been included in the designation.
- e) The *Prime Agricultural Areas* identified on **Schedule 'A': Land Use Designations** are consistent with the Prime Agricultural Areas designated under the previous Official Plan. This area was established on the basis of a comprehensive analysis of the County's soil characteristics and farming activity in 1993 and was completed in association with the Ontario Ministry of Agriculture and Food. The area included some non-prime lands that were part of, and integral to, the identified prime blocks.
- f) Where the boundary of the Prime Agricultural Areas designation is questioned, minor adjustments to the boundary will be considered if the property owners can confirm to

the satisfaction of the County that the subject area does not qualify as part of a *Prime Agricultural Area* and that the adjustment to the boundary would not have a negative impact on abutting agricultural operations.

- g) All development in the Prime Agricultural Areas designation will comply with the *Minimum Distance Separation Formulae* established by the Province as amended from time to time.
- h) All new development shall be compatible with its surrounding context and shall conform with the 'Design Policies for Rural Lands and Prime Agricultural Areas' in Part III of this Plan, and all other applicable policies of this Plan.
- i) An Agricultural Advisory Committee, comprised of a cross section of active participants in the agricultural sector, may be established to provide advice and input on agriculturally related issues.

New Lot Creation

- j) The integrity of the agricultural land base shall be protected except under the limited conditions outlined in this Section of this Plan.
- k) New agricultural lots may be permitted where the severed and retained lots are intended for *agricultural or agriculture-related uses*. The lots shall:
 - i) Be sufficiently large to allow flexibility for future agricultural operations; and
 - ii) Generally not be less than 40 hectares in area.
- l) 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:
 - i) Does not exceed 1 hectare except where environmental constraints or other lot configuration factors may result in a parcel larger than 1 hectare;
 - ii) Meets *Minimum Distance Separation Formulae* established by the Province, as amended from time to time; and
 - iii) That the retained agricultural land is zoned to prohibit any future residential use.
- m) 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.
- n) New non-agricultural lot creation may be permitted for a limited non-residential uses subject to the following:

- i,) the land does not constitute a specialty crop area;
- ii.) the proposed use complies with minimum distance separation
- iii) there is an existing identified need for additional land to be designated to accommodate the proposed use; and
- iv) it has been confirmed to the satisfaction of the County that there are no reasonable alternative locations which avoid *prime agricultural land*.

Land Use Specific Policies

- m) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Prime Agricultural Areas designation:
 - i) **Single-detached residential dwellings** – One single detached residential dwelling unit is permitted on any lot that is within the Prime Agricultural Areas designation. In addition, *second units* and *garden suites* are permitted on lots with sufficient area to accommodate required sewer and water services;
 - ii) **Dwellings for Farm Help** - One additional permanent or temporary farm related dwelling for full-time farm help may be permitted on an agricultural property without a severance where the size and/or nature of the operation makes the employment of such help necessary subject to the following criteria:
 - both the farmer and the employee(s) shall be employed full-time on the farm;
 - the dwelling shall be located within the existing farm-building cluster; and
 - sewer and water services shall be available as required by the appropriate approval authority;
 - iii) **On-farm Diversified Uses** - On-farm diversified uses, secondary to a principal agricultural use may be permitted provided that:
 - the activity is limited in area;
 - the activity does not hinder the ongoing agricultural operation;
 - the property will continue to be zoned for agricultural use;
 - the use will be located on the farm property; and

- the activity is consistent with Provincial guidelines additional and specific controls regulating the activity will be established through the implemented through the Zoning By-Law.

As farming practices evolve, there may be cultural heritage structures (i.e. historic barns) and landscapes that could disappear as a result of no longer being required for agricultural purposes. The adaptive reuse such structures for *agriculture-related uses*, on-farm diversified uses and *agri-tourism uses* may be permitted at an appropriate scale that preserves the primacy of the farm operation. Appropriate standards addressing variation in the size due to the historic nature of certain structures may be implemented through site specific zoning;

iv) **Agriculturally Supportive Commercial and Industrial Uses** - Limited agriculture-related commercial and industrial uses which support farming operations may be permitted subject to the following criteria:

- there are no reasonable alternative locations elsewhere in the Countryside or in the Urban Centres, Villages or Hamlets;
- the lot 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;
- 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;
- the activity does not interfere with agricultural operations, and is compatible with surrounding uses; and
- the activity does not generate off site adverse impacts;

v) **Agriculture-Related Uses** - *Agriculture-related uses* that include processing, storage, packing, sale or adding value to agricultural products and primarily service the farm operations in the area in which they are located, may be permitted on lands within the Prime Agricultural Areas designation, subject to the following:

- the property will continue to be zoned for agricultural use; and
- additional and specific controls regulating the activity will be established through the implementing Zoning By-Law;

vi) **Agri-tourism Uses** - *Agri-tourism uses*, including *bed and breakfast* facilities that are either directly related to the agricultural use of the property, or take advantage of the rural/agricultural setting, may be permitted. Such uses will be clearly secondary to the primary agricultural use on the property and will satisfy the following criteria:

- the activity does not interfere with and is compatible with surrounding uses;
- the activity does not generate off site adverse impacts;
- the scale of the operation is appropriate to the site and the surrounding area;
- the timing and duration of activities does not hinder agricultural operations on site or in the area;
- for special events, the activity represents an occasional activity and is not a regular occurring activity;
- on-site parking can be accommodated without impacting the agricultural operation; and
- product used or sold in the operation is generally locally produced on-farm;

vii) **Home Occupations and Businesses** - *Home businesses* are permitted within the Prime Agricultural Areas designation as *on-farm diversified uses*. These valuable uses that support a rural lifestyle are subject to the following criteria:

- the lot is adequate in size and configuration to support the proposed use, and the scale of the operation is appropriate to the site and the surrounding area.
- 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;
- the activity does not interfere with, and is compatible with, surrounding uses; and
- the activity does not generate off-site adverse impacts.

Policies for Wineries, Breweries and Distilleries

- n) Conditions in the County are uniquely supportive of growing products required for the production of wine, beer and liquor. As a result, there is a growing number of wineries, breweries and distilleries linked to primary agricultural production. The County supports the establishment of these uses where they meet the criteria established in this Plan for agriculture-related or on-farm diversified uses subject to the additional policies outlined below.

Where a winery, brewery or distillery is proposed the following matters are to be addressed to the satisfaction of the County:

- i) Appropriate water supply and waste disposal facilities;
 - ii) Implementation of best practices for drainage and outlets for stormwater run-off;
 - iii) Appropriate entrances and exits to abutting roads;
 - iv) Appropriate off-street loading zones and parking spaces;
 - v) Outside storage shall be screened from view from any public road;
 - vi) Appropriate buffering/screening, landscaping is provided;
 - vii) Any outdoor areas to be used by the public are appropriately located, buffered and landscaped (e.g. patios); and
 - viii) Compliance with the 'Design Policies for Rural Lands and Prime Agricultural Area' in Part III of this Plan.
- o) In addition to all of the other applicable policies of this Plan, the following specific policies for wineries, breweries and distilleries shall also apply throughout the Prime Agricultural Areas designation:
- i) **Farm Winery** - *Farm Wineries* may be permitted in the implementing Zoning By-Law as part of the farm operation subject to the following conditions:
 - a minimum 2 hectares must be planted with a minimum of 4,000 vines or an equivalent amount of fruit product on-site. The minimum lot size referenced applies only to existing lots, and not to the creation of a new lot;
 - the fruit used in the annual production of wine or cider at a *Farm Winery* shall consist predominately of fruit grown in the County by that *Farm Winery* Operation. This may be reduced in any one year due to crop failure or damage resulting from causes beyond the control of the winery, such as climate and precipitation abnormalities, with the balance being from Ontario fruit; and

- the retail sale of wine or cider produced on-site shall be permitted, provided that it does not conflict with any minimum floor area requirement for licensing approval. On-site tasting room and retail floor space shall not exceed the lesser of 75 square metres or 25% of the total winery floor area excluding any below ground floor area. The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space;
- ii) **Estate Winery** - *Estate Wineries* may be permitted through a site specific zoning amendment as part of the farm operation subject to the following conditions:
- a minimum 8 hectares must be planted with a minimum of 16,000 vines- or an equivalent amount of fruit product on-site. The minimum lot size referenced applies only to existing lots, and not to the creation of a new lot;
 - all *Estate Wineries* shall be subject to a site-specific Zoning By-Law amendment and site plan approval;
 - the retail sale of wine, cider and wine related products, and a hospitality room where food and wine is prepared and served, will be permitted when such uses are accessory to, and complement the *Estate Winery*;
 - the maximum total floor area for retail and hospitality uses shall be limited so as not to detract from the main use of the land and not adversely affect other uses permitted in the area; and
 - *Estate Wineries* shall be required to locate with direct access and frontage onto a public road that is maintained year round and has sufficient capacity to accommodate the anticipated traffic;
- iii) **Nano Brewery** – *Nano-breweries* may be permitted in the implementing Zoning By-law subject to the following conditions:
- operators shall be encouraged to grow inputs on site:
- the retail sale of beer produced on-site shall be permitted, provided that it does not conflict with any minimum floor area requirement for licensing approval. On-site tasting room and retail floor space shall not exceed the lesser of 75 square metres or 25% of the total winery floor area excluding any below ground floor area. The on-site retail floor space for non-agricultural and/or non-Prince Edward County agricultural products, shall not exceed 5% of the total retail floor space;

- iv) **Micro-Brewery** – *Micro-breweries* may be permitted as part of a farm operation through a site specific zoning amendment subject to the following conditions:
- operators shall be encouraged to grow inputs on site
 - all *micro-Breweries* shall be subject to a site-specific Zoning By-Law amendment and site plan approval;
 - the retail sale of beer and beer related products, and a hospitality room where food and beer is prepared and served, will be permitted when such uses are accessory to, and complement the *Estate Winery*;
 - the maximum total floor area for retail and hospitality uses shall be limited so as not to detract from the main use of the land and not adversely affect other uses permitted in the area; and
 - *Micro- Breweries* shall be required to locate with direct access and frontage onto a public road that is maintained year round and has sufficient capacity to accommodate the anticipated traffic;
- v) **Distillery** - Distilleries may be permitted in the Prime Agricultural Areas designation as an *agriculture-related or on-farm diversified use*, subject to the policies applicable to *Estate Wineries*, with the exception that the crops required to be grown in conjunction with the operation shall be related to alcohol production.
- vi) **Existing Wineries, Breweries and Distilleries** - In recognition of their investment in compliance with existing policies and By-Laws of Prince Edward County, all operating wineries, breweries and distilleries that legally existed prior to the approval of this Plan will continue to be permitted under the same conditions of approval granted by Prince Edward County, and winery, micro brewery and distillery license(s) issued by the Province of Ontario.

If these existing wineries, breweries and distilleries wish to expand the scope and/or scale of their operations to include uses which require additional municipal planning approvals or Provincial licenses, they will become subject to the County's policy and By-Law requirements in effect at that time.

7.3 Rural Lands Designation

7.3.1 Intent of this Plan

- a) *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, 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.

- b) 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.

7.3.2 Objectives

- a) *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. The objectives of this Plan with respect *Rural Lands* are to:

Objective 1 Support strong rural communities.

Objective 2 Allow limited innovative residential development that provides access to rural living opportunities.

Objective 3 Manage rural *development* in an efficient manner that minimizes land use conflicts.

Objective 4 Conserve, enhance and effectively manage the natural resources found on *Rural Lands*.

Objective 5 Encourage agriculture-related supported and rural-based economic activities.

Objective 6 Minimize additional demand for municipal services and transportation infrastructure.

7.3.3 Policies

Permitted uses

- a) 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:

- i) All of the uses permitted in Prime Agricultural Areas designation, in accordance with the applicable General Development Policies, Land Use Specific Policies and policies for Wineries, Breweries and Distilleries;
 - ii) Innovative forms of rural *development* that respect the rural character of the area;
 - iii) Commercial uses which are appropriate in scale and are part of, and support, the rural and agricultural economy;
 - iv) 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;
 - v) Community and recreational uses;
 - vi) Cemeteries;
 - vii) Institutional uses;
 - viii) Resource-based recreational uses including golf courses and recreational dwellings; and
 - ix) Public uses and public and private utilities.
- b) 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.

General Development Policies

- c) *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 blocks of land where Class 4, 5, 6 and 7 soils, as defined in the “Canada Land Inventory: Soil Capability for Agriculture”, generally predominate.
- d) There is an existing inventory of vacant residential lots within the Rural Lands designation. These lots will be the focus for development, unless *second units* and *garden suites* are permitted on existing residential lots with sufficient area to accommodate required sewer and water services.
- e) *Development* in the Rural Lands will be directed to areas:
 - where the *development* will not negatively impact or constrain agricultural operations;

- that are well serviced by municipal roads, facilities and other services;
 - that do not require any undue extension of the County road system; and
 - are not within 500 metres of an Urban Centre, Village or Hamlet.
- f) All new *development* shall be compatible with its surrounding context and shall conform with the 'Design Policies for Rural Lands and Prime Agricultural Areas' in Part III of this Plan, and all other applicable policies of this Plan.
- g) *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.
- h) All *development* in the Rural Lands designation will comply with *Minimum Distance Separation Formulae* established by the Province, as amended from time to time. Where *Minimum Distance Separation Formulae* can be met, the keeping of small numbers of livestock, including poultry, may be permitted on residential lots in the Rural Lands designation.
- i) *Agricultural uses* requiring smaller acreages or developed as lifestyle or incubator operations will be permitted on existing lots in the Rural Lands designation, if the lot is appropriately sized to accommodate the use without generating potentially conflicting off-site impacts.
- j) 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;

Land Use Specific Policies

- k) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Rural Lands designation:
- i) **Innovative forms of Rural Development** - Innovative forms of rural *development* including multi-unit house forms, residential farm cooperatives, recreation or tourist-based rural clusters on large lots, which support development in depth, rather than linear development and on which the predominant agricultural or recreational use continues, may be considered for approval, subject to the following criteria:
- a minimum of 75% of the original land holding will remain available for the active primary agricultural or recreational use;

- the *development* will comply with the *Minimum Distance Separation Formulae* established by the Province, as amended from time to time;
 - the character of development shall be low density and compatible with the surrounding land uses;
 - the *development* shall not interfere with agricultural operations; and
 - sewer, water and stormwater management facilities can be provided in compliance with applicable regulations.
- ii) **Commercial, Community, Recreational and Institutional Uses** - Commercial, recreational and institutional uses within the Rural Lands designation shall be permitted subject to the following criteria:
- the use is not more appropriately located in an Urban Centre, Village or Hamlet;
 - the use is primarily related to, or serves, the rural economy, agricultural operations or rural based recreational activities;
 - 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;
 - 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;
 - the activity does not interfere with and is compatible with surrounding uses;
 - the activity does not generate off site adverse impacts;
 - recreational uses shall be related to, and be within proximity to a rural resource that supports the use; and
 - institutional uses must be primarily related to, and directly serve the needs of, the rural community.
- iii) **Industrial Uses** – 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:

- the use is not more appropriately located in an Urban Centre, Village or Hamlet or in a Rural Industrial Lands designation;
- the use is primarily related to, or serves, the rural economy, agricultural operations or rural based recreational activities;
- 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;
- 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;
- the activity does not interfere with and is compatible with surrounding uses;
- the activity does not generate off site adverse impacts; and
- the industrial use must specifically serve the rural community or be directly related to an existing agricultural operation.

7.4 Rural Industrial Lands Designation

7.4.1 Intent of this Plan

- a) **Schedule 'A': Land Use Designations** identifies 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. It is the intent of this Plan to accommodate industrial, manufacturing, and creative rural economy uses that typically require a larger building, a 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.

7.4.2 Objectives

- a) 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 Encourage industrial development that is located with similar uses, is carefully designed to minimize off-site impacts, and is adequately serviced by appropriate sewer, water and stormwater management facilities.

Objective 4 Ensure the compatibility of industrial development with the surrounding rural context, while permitting such development the opportunity to expand as needed.

Objective 5 Ensure that permitted industrial development contributes to the image and character of the County.

7.4.3 Policies

Permitted Uses

- a) The following uses may be permitted within this designation:
- i) Industrial uses including: warehousing and storage; logistics and freight forwarding; manufacturing, assembly and processing of materials and products;
 - ii) Research and development facilities;
 - iii) Office and showroom retail uses that are directly associated with the identified industrial use;
 - iv) Service commercial uses that specifically serve the industrial function of the designated area;
 - v) Farm machinery and farm supply sales;
 - vi) Limited outdoor operations and storage; and
 - vii) Public uses and public and private utilities.
- b) 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.

General Development Policies

- c) Designated Rural Industrial Lands are lands set aside for industrial and associated ancillary uses which benefit from a rural location due to:
- i) The need for a relatively large site; and/or

- ii) The need for access to major transportation routes; and/or
 - iii) The need to be close to rural resources.
- d) The County shall provide appropriate opportunities within the Rural Industrial Lands designation to meet the ongoing need for commercial and industrial space and services. In addition, the County shall discourage the conversion of properties within the Rural Industrial Lands designation to any non-employment generating land use designation. Such conversion should only be considered through a *Comprehensive Review*, and only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a demonstrated need for the conversion.
- e) Rural Industrial Lands will be used by 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 sewage systems.
- f) Industrial operations should be properly separated and screened from residential uses and not be located in proximity to existing *Settlement Areas* or lands designated Shore Lands or Open Space Lands.
- g) 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 should be identified to minimize the impact of truck traffic on residential uses and to avoid existing *Settlement Areas*.
- h) 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:
- i) Establishing setbacks in accordance with relevant Ministry of the Environment guidelines related to land use compatibility related to potential for adverse effects, such as noise, vibration, odour, dust, lighting and glare; and
 - ii) Screening outdoor storage areas from neighbouring properties and public roads as a means of reducing or eliminating the visual impacts on the rural character.
- i) New industrial development shall provide adequate off-street parking and loading. Access points to parking and loading should be designed to minimize the potential conflict between pedestrian and vehicular traffic. In addition, the County should consider the preparation of design guidelines for rural industrial development addressing:
- i) Building orientation, design, and setbacks;

- ii) Landscaping, screening, and fencing;
 - iii) Outdoor storage;
 - iv) Signage; and
 - v) Parking and loading.
- j) 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.

7.5 Shore Lands Designation

7.5.1 Intent of this Plan

- a) Lands within the Shore Lands designation represent a major landscape feature and recreational resource in the County that should 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 promote a stewardship ethic for *Shore Lands* that will include landscape naturalization, improved on site retention and treatment of pollutants, and development that is innovative and co-exists with the natural environment.

7.5.2 Objectives

- a) The objectives of this Plan for Shore Land include:

Objective 1 Provide improved public access to the water's edge where appropriate.

Objective 2 Enhance or create views and viewing points in appropriate locations.

Objective 3 Retain the appropriate balance between utilizing the recreational resource and protecting its natural features.

Objective 4 Sustain and enhance the quality of the natural environment.

Objective 5 Strengthen, expand and diversify tourism and recreational opportunities by encouraging the upgrading and expansion of existing facilities and the establishment of new uses.

Objective 6 Support the expansion of commercial tourism to year round use.

Objective 7 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 8 Support the expansion of the second home sector.

Objective 9 Recognize the extensive interface between the *Shore Lands*, the *Prime Agricultural Area* and the *Rural Lands* and protect the integrity of the rural/agricultural community.

7.5.3 Policies

Permitted Uses

- a) The following uses may be permitted within this designation:
- i) Low density residential uses, largely limited to single-detached dwellings which may include second units and garden suites, unless servicing opportunities and site conditions permit more intensive residential uses;
 - ii) Private and public open spaces and Open Space;
 - iii) Existing agricultural operations; and
 - iv) Public uses and public and private utilities.
- b) In addition, commercial uses may be permitted within this designation, including:
- i) Resort commercial uses which provide accommodation and amenities for the vacationing public;
 - ii) Resort institutional uses, which provide camping and resort type accommodation for religious and private non-profit organizations, corporate retreats and educational and conference facilities;
 - iii) 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);
 - iv) Marine commercial uses which provide facilities and amenities such as docking, boat storage, fuel, service and repairs, and commercial fishing and associated businesses;
 - v) Small scale businesses and *home businesses* that provide accommodation, goods and services;

- vi) Water-related businesses, including waterfront contractors; and
 - vii) Tent, trailer and recreational vehicle parks.
 - viii) Accessory residential uses for owner/operators and associated staff
- c) 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.

General Development Policies

- d) The *Shore Lands* and associated water bodies of the County represent a landscape feature of significant aesthetic, ecological and cultural value. Although the County has an extensive shoreline, only a portion of this is designated as Shore Lands. The balance is predominantly a mix of *Rural Lands*, *Prime Agricultural Areas* and Open Space Lands. Nonetheless, the lands designated Shore Lands represent an important component of the County's structure. The Shore Lands designation may also incorporate lands in public ownership which have the potential to provide enhanced public access to the water's edge.
- e) The Shore Lands designation generally reflects the physical limits of the existing shoreline community. The shoreline community functions as a series of 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.
- f) *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, poor access or proximity to incompatible uses. The 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.
- g) Expansion into or *development* that will conflict with farming operations in the *Prime Agricultural Area* will not be permitted.
- h) All new *development* shall be:
 - i) Compatible with the surrounding land uses and shall conform with the 'Design Policies for Shore Lands' in Part III of this Plan, and all other applicable policies of this Plan; and

- ii) Required to meet the *Minimum Distance Separation Formulae* established by the Province, as amended from time to time.
- i) Due to issues of environmental impact, visual impact, access and servicing, islands of less than .8 H in area shall generally not be developed.

Use Specific Policies

- j) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Shore Lands designation:
 - i) **Residential Development** - 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*, on individual lots. Other forms of residential development may be permitted, subject to the following requirements:
 - residential development on private communal services may be developed through condominium registration and may include a broader range of residential uses, including townhouses;
 - the minimum lot area for a new residential lot on *individual on-site water services* and *individual on-site sewage services* shall be 0.4 hectares with sufficient area to accommodate services; and
 - the minimum lot area for a new residential lot (or condominium parcel) on private communal services shall be 0.2 hectares, with an average density of 1 unit per 0.4 hectares of land;
 - ii) **Cluster Development** - Cluster development is preferred over more traditional linear development forms along roads. Cluster development represents a grouping of single-detached or multiple dwellings, each located on an individual lot or unit in a condominium development, setback from the shore, with the shoreline area being maintained as communal open space. Cluster development shall be subject to the following criteria:
 - the land is suitable for the proposed development, the natural features of the site are protected, and substantial natural vegetation is maintained;
 - the property on which the cluster is developed has a minimum 10 metres of shoreline for every lot or unit in the cluster;
 - each cluster incorporates substantial open space;
 - natural open space and vegetative buffers shall surround the perimeter of the cluster;

- a continuous open space block with a depth of at least 20 metres will be provided along the entire shoreline;
- each unit shall hold an equal interest in the common open space blocks, or the blocks are held as common elements in a condominium corporation;
- the shoreline open space block will be substantially maintained in its natural state but may include a common shoreline activity area and common docking facility; and
- the property is serviced by internal roads with a minimum number of accesses to a year round maintained public road;

iii) **Resort Commercial, Tourist Commercial and Marine Commercial Uses** - 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 sewage services, landscaping and recreational facilities. 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. 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:

- the adequacy of the shoreline frontage for related active and passive recreational uses;
- 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;
- the adequacy of parking and docking facilities;
- the suitability of the site for sewage disposal facilities and water supply, as determined through a *servicing options investigation*;
- the impact of the development on surface and subsurface water, as determined through a hydrogeological and stormwater management investigation;
- the incorporation of large areas of passive and active open spaces into the development scheme;
- the protection of shoreline and other natural heritage features;

- the impact on natural heritage features (both on and off site);
- contribution toward the development of an integrated trail system; and,
- A major expansion of an existing use shall be defined as an increase in Gross Floor Area of more than 50% of the existing Gross Floor Area.

iv) **Existing Resort Commercial Properties** - The reasonable redevelopment and expansion of existing resort commercial properties is encouraged provided the site and abutting water area has the physical capability to support the expanded use and redevelopment will not adversely impact abutting properties and in accordance with the following:

- appropriate limits for the upgrading, expansion or redevelopment of existing commercial uses will be established in the Zoning By-Law; and
- where multi-unit resort commercial *development* is proposed to be registered by way of condominium description, private communal servicing shall be required

The redesignation or rezoning of existing resort commercial properties with significant land holdings and frontage on water to non-resort commercial uses will not generally be supported. In extenuating circumstances, rezoning may be considered where the impact of the loss of the commercial land base has been analyzed and it is demonstrated that it would not negatively affect the critical mass of the tourism infrastructure and land base in the County.

v) **Potential Tourist Resort Areas** - 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. Proposals for resort development to create destination resorts are encouraged. Such resorts shall provide a variety of activities, recreational facilities (such as a golf course, equestrian facility or spa) 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:

- an increase in upscale tourist accommodations and a critical mass in tourist accommodation facilities;
- an increase in recreational amenities and attractions; and
- tourism on a four-season basis by accommodating business meetings and conferences.

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, as well as an appropriate site specific rezoning and Site Plan Approval, in accordance with the policies of this Plan.

vi) **Tent, Trailer and Recreational Vehicle Parks** – Tent, trailer and recreational vehicle parks, are a form of resort commercial use that provide transient accommodation. Tent, trailer or recreational vehicle parks shall be subject to the following:

- the Zoning By-Law may zone existing tent, trailer and recreational vehicle parks to recognize their existing size and to permit a reasonable expansion, with such expansion subject to Site Plan Approval and confirmation that the site and its servicing can support the expansion;
- The uses permitted are limited to tent, trailer or recreational vehicle park and associated accessory uses (recreation facilities, boat docking and storage, food service, retail) catering to the day to day needs of the occupants of the park. New parks or the upgrading of existing parks may include ownership forms such as condominium registration or long term leases;
- The establishment of new tent, trailer and recreational vehicle parks or the major expansion of existing parks shall proceed subject to the approval of a Zoning By-Law amendment, and to Site Plan Approval.

Applications for the establishment of new parks or major expansion of an existing park shall include a comprehensive evaluation and submission of background material that will include a servicing options study (which will also identify servicing capacity), *Environmental Impact Study*, planning justification and site suitability assessment, confirmation of sufficient amenities to support the operation among other matters that may be required by the County. For the purposes of this Plan, a major expansion occurs when the accommodation capacity of a property is increased by in excess of 50%. The development or expansion of a tent, trailer or recreational vehicle park shall be subject to the following:

- the minimum lot area for a tent, trailer or recreational vehicle park shall be 4 hectares;
- the maximum number of sites in a park shall not exceed 30 per hectare, with individual sites generally not less than 200 square metres;

- the maximum number of sites in a park shall not exceed 1 unit for every 1.5 metres of shoreline on the site;
- 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 additional study the lesser setback provides adequate separating and buffering; and
- landscaping shall be used to reduce the visual impact of the development from abutting properties, the road and the water.

An Official Plan amendment is one of the planning approvals required for the conversion of a trailer park or recreational park to a residential use.

- vii) **Mixed Use Development** - Multiple unit, mixed use resort development which includes tourist commercial accommodation and residential accommodation may be permitted where private communal piped water and sanitary sewer services are provided to the development, 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 minimum of 50% of the units will be in commercial use, available for transient accommodation;
 - residential units form part of an integrated commercial resort that has a variety of on-site facilities all of which are available to the residential and commercial resort components of the development;
 - central management will be provided; and
 - ongoing services and recreational facilities that are a normal part of a resort commercial facility will be provided and maintained.
- viii) **Docking Facilities** - 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.

7.6 Open Space Lands Designation

7.6.1 Intent of this Plan

- a) Open Space Lands represent a major recreational resource in the County and with limited exceptions, have the potential to be made accessible to both public and private users. They are a major tourist attraction as they provide the resource base for passive and active recreational activities. The presence of expansive areas of world renowned provincial park land enhances the County's potential to attract tourists. It is the intent of this Plan that the lands designated Open Space Lands provide a range of recreational and open space activities for residents and tourists, and are developed or managed in a manner that satisfies the recreational needs of County residents, maximizes tourism potential.

A component of the Open Space Lands is owned by public authorities. In addition to extensive publicly accessible recreational uses, portions of these publically owned lands provide employment and/or protection of natural heritage features.

The Open Space Lands are designated on **Schedule 'A': Land Use Designations**.

7.7.2 Objectives

- a) The objectives of this Plan related to Public Lands include:

7.6.2 Objectives

- a) 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 to the water's edge.

Objective 4 Enhance or create views and viewing points in appropriate locations.

Objective 5 Strengthen, expand and diversity tourism and recreational opportunities by encouraging the upgrading and expansion of existing outdoor recreational facilities and the establishment of new uses.

Objective 6 Recognize the contribution transportation, communications and institutional uses located on public lands make to the economic well-being of the County and promote their continued long-term viability.

Objective 7 Encourage the Federal and Provincial Governments to ensure the ongoing development and viability of Federal and Provincial facilities.

Objective 8 Recognize and manage the constraints associated with certain lands.

7.6.3 Policies

Permitted Uses

- a) The following uses may be permitted within this designation:
- i) Public parks and beaches;
 - ii) Major open spaces;
 - iii) Conservation areas, including wildlife observation points;
 - iv) Boat docking and *marine facilities*;
 - v) Tent, trailer and recreational vehicle parks;
 - vi) Sports grounds and other areas associated with public recreational uses, such as ballparks, tennis courts, playgrounds, golf driving ranges and golf courses;
 - vii) Recreational trails for *active transportation*, such as walking, hiking, bicycling and cross country skiing, and Open Space activities such as snowmobiling;
 - viii) Agriculture, forestry, *fish* and wildlife management and other natural resources management uses;
 - ix) 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
 - x) Public uses and public and private utilities.
- b) 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.
- c) 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 County on public lands include:

- i) Institutional uses;
- ii) Transportation and communications facilities;
- iii) Public uses
- iv) Recreational uses: and
- v) Public and private utilities.

General Development Policies

- c) Open Space Lands should be developed in a manner which maintains the integrity of the natural environment, protects the habitat of plant and animal life and conserves the quality of soil, air and water resources.
- d) 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.
- e) Prior to *development* taking place on privately owned lands an *Environmental Impact Study* shall be provided, required by the policies of this plan.
- f) *Development* shall be compatible with its surrounding areas and adjacent land uses, including natural heritage areas. Where necessary, facilities shall be designed to provide adequate spatial separation, buffer planting, landscaping and fencing to minimize potential adverse effects.
- g) Open Space uses may be located in remote areas in order to provide unique outdoor recreational experiences while protecting the natural environment.
- h) Adequate parking facilities shall be established for outdoor recreational uses. Access points to recreational areas and associated parking shall be designed to minimize potential conflicts between vehicular and pedestrian traffic.
- i) Prior to any development on public lands in the Open Space 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 minimizes social, economic and environmental impacts.
- j) 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.

Use Specific Policies

i) In addition to all of the other applicable policies of this Plan, the following land use specific policies shall also apply throughout the Open Space Land designation:

i) **Docking Facilities** - Wherever possible, communal as opposed to individual, docking facilities will be encouraged to reduce the disturbance caused to the bed of the water body and the visual obstructions along the shoreline; and

ii) **Tent, Trailer and Recreational Vehicle Parks** –Tent, trailer and recreational vehicle parks are a form of resort commercial use that provides transient accommodation. Tent, trailer or recreational vehicle park shall be subject to the following:

- the Zoning By-Law may zone existing tent, trailer and recreational vehicle parks to recognize their existing size and to permit a reasonable expansion, with such expansion subject to Site Plan Approval and confirmation that the site and its servicing can support the expansion;
- The uses permitted are limited to tent, trailer or recreational vehicle park and associated accessory uses (recreation facilities, food service, retail) catering to the day to day needs of the occupants of the park. The upgrading of existing parks may include ownership forms such as condominium registration or long term leases;
- The establishment of new tent, trailer and recreational vehicle parks or the major expansion of existing parks shall proceed subject to the approval of a Zoning By-Law amendment, and to Site Plan Approval.

Applications for the establishment of new tent, trailer or recreational vehicle parks or major expansion of an existing park shall include a comprehensive evaluation and submission of background material that will include a servicing options study (which will also identify servicing capacity), *Environmental Impact Study*, planning justification and site suitability assessment, confirmation of sufficient amenities to support the operation among other matters that may be required by the County. For the purposes of this Plan, a major expansion occurs when the accommodation capacity of a property is increased in excess of 50%. The development or expansion of a tent, trailer or recreational vehicle park shall be subject to the following:

- the minimum lot area for a tent, trailer or recreational vehicle park shall be 4 hectares;
- the maximum number of sites in a park shall not exceed 30 sites per hectare, with individual sites generally not less than 200 square metres;

- the maximum number of units in a park shall not exceed 1 unit for every 1.5 metres of shoreline on the site;
- 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; and
- landscaping shall be used to reduce the visual impact of the development from abutting properties, the road and the water.

An Official Plan amendment is required to consider the conversion of a seasonal tent, trailer or recreational vehicle park to a residential use.

7.7 Aggregate Resource Lands Designation

7.7.1 Intent of this Plan

- a) The extraction of mineral aggregate resources is an important part of the local economy. Aggregate Resource Lands, including existing licensed pit operations are identified on **Schedule 'A': Land Use Designations**. It is the intent of this Plan to protect aggregate resources for long-term use.

7.7.2 Objectives

- a) The objectives of this Plan related to the lands designated Aggregate Resources include:

Objective 1 Identify the array of Aggregate Resources within the County, and ensure that they are protected for long-term use.

Objective 2 Extraction of Aggregate Resources shall be undertaken in a manner which minimizes social, economic and environmental impacts.

7.7.3 Policies

Permitted Uses

- a) The following uses may be permitted within this designation:
 - i) Lands under license or permit issued in accordance with the Aggregate Resources Act to extract mineral aggregate resources;

- ii) Associated facilities used in extraction, transport, beneficiation, processing, or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products;
 - iii) Resource conservation activities;
 - iv) *Agricultural uses*; and
 - v) Public uses and public and private utilities.
- b) 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.

General Development Policies

- c) Existing, active and licensed mineral aggregate operations are permitted and shall be recognized in the implementing Zoning By-Law.
- d) Extractive operations should be properly separated and screened from residential uses and not be located in proximity to existing *Settlement Areas* or shoreline areas.
- e) Access to extractive operations shall be from a public road that is of a construction and standard to service the traffic associated with the use. Haul routes should be identified to minimize the impact of truck traffic on residential uses and avoid existing *Settlement Areas*.
- f) An amendment to the Official Plan is required for the expansion of any extractive operation that is to be located on land not currently designated Aggregate Resources 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.
- g) New aggregate operations are discouraged from identified Steep Slope areas as identified on **Schedule 'C': Constraint Areas**.

7.8 Overlay Designations and Symbols

7.8.1 Applicability

- a) The policies of this Section of this Plan are to be read in conjunction with the policies related to the underlying designations identified on **Schedule 'A': Land Use Designations**. Further, 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 and 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.

7.8.2 Tourism Corridors

- a) The County is renowned as a scenic destination with the Urban Centres, diverse Villages and Hamlets and scenic routes and bicycle trails that permeate the Countryside, providing a network of linked corridors that provide services and attractions for the tourism industry. These *Tourism Corridors*, the most significant being the Loyalist Parkway, are shown on **Schedule 'F': Recreation & Tourism**.
- b) The objectives related to areas subject to the *Tourism Corridors* are to:
 - Objective 1** Promote tourist-related activity including recreational activities, cultural activities and culinary related activities along the *Tourism Corridors*.
 - Objective 2** Ensure that all new development within the *Tourism Corridors* enhances the experience of the travelling public and respects the scenic nature of the Countryside landscape.
- c) The *Tourism Corridors* identification on **Schedule 'F': Recreation & Tourism** includes those existing roads in the County which have an historic or scenic value for tourists and travelling visitors. Within the *Tourism Corridors*, it is the intent of the County to manage development more strictly 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.
- d) The *Tourism Corridors* identified on **Schedule 'F': Recreation & Tourism** recognizes 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 *Prime Agricultural Areas*, which together enhance the highly desirable countryside landscape.
- e) Where permitted by the underlying designation, 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.
- f) The County shall promote the provision of roadside park areas, camera stops near scenic overlooks and access to buildings of historical and architectural value within the *Tourism Corridors*.
- g) Walking and cycling/skiing facilities are encouraged within the *Tourism Corridors* so that they will link tourist attractions and accommodations with multiple transportation modes.

- h) New high quality attractions, facilities, services, and events are encouraged within 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.
- i) Existing tourism uses within the *Tourism Corridors* will be encouraged to be retained, redeveloped, expanded, and upgraded, wherever possible and appropriate. Any proposal to convert tourist commercial uses within the *Tourism Corridors* to residential uses shall generally be discouraged.

7.8.3 Aggregate Reserves

- a) Aggregate Reserves 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.
- b) On lands adjacent to, or within the areas identified as Aggregate Deposits or as Bedrock Drift Thickness <1 metre on **Schedule 'D': Resource Areas** development which would preclude or hinder new aggregate operations or access to the resource will only be allowed if:
 - i) Resource extraction use would not be feasible;
 - ii) The proposed development serves a greater long term public interest; in this case, reasonable efforts should be made to use the resource wherever practical; and
 - iii) Issues of public health, public safety and environmental impact are addressed.
- c) New aggregate operations are discouraged from identified Steep Slope areas as identified on **Schedule 'C': Constraint Areas**.
- d) In addition to the uses allowed by the underlying designation identified on **Schedule 'A': Land Use Designations**, the following uses may be allowed in areas identified as Aggregate Deposits or as Bedrock Drift Thickness <1 metre on **Schedule 'D': Resource Areas**, through the rezoning process:
 - i) Aggregate extraction;
 - ii) 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

- iii) Ancillary uses such as asphalt plants, concrete plants, aggregate transfer stations, stockpiling and blending of aggregates with materials such as salt, sand-salt mixture and recycled road material.
- e) New or expanded mineral aggregate operations on lands not currently designated Aggregate Resources 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:
- i) The impact on adjacent land uses and residents and public health and safety;
 - ii) The impact on the physical (including natural) environment;
 - iii) The capabilities for agriculture and other land uses;
 - iv) The impact on the *transportation system*;
 - v) The impact on existing and potential municipal water supply resources;
 - vi) The possible effect on the water table or surface drainage patterns;
 - vii) The manner in which the operation will be carried out;
 - viii) The nature of rehabilitation work that is proposed; and
 - ix) The effect on cultural heritage resources and other matters deemed relevant by Council.

It is essential that extraction be carried out with as little social and environmental cost as practical. Provincial standards, guidelines and regulations will be used to assist in minimizing impacts.

- f) All proposals for new or expanded aggregate extraction operations on lands not currently designated Aggregate Resources on **Schedule 'A': Land Use Designations**, shall include a plan for eventual rehabilitation. The plan shall:
- i) Provide for progressive rehabilitation whenever feasible;
 - ii) Be prepared in detail by a recognized expert;
 - iii) Be compatible with the long term uses permitted by the surrounding land use designations;

- iv) On lands designated Prime Agricultural Areas, provide a detailed agricultural rehabilitation plan which restores substantially the same areas and average soil quality for agriculture as before extraction occurred; and
- v) On lands designated Rural Lands, provide an agricultural rehabilitation plan which, whenever feasible, restores substantially the same areas and average soil quality for agriculture as before extraction occurred.

7.9 Temporary Facilities within the Countryside

7.9.1 Wayside Pits and Quarries

- a) 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**. In these areas, a Zoning By-Law amendment together with an *Environmental Impact Study* shall be required.

7.9.2 Portable Asphalt Plants

- a) The establishment of portable asphalt plants is permitted throughout the Rural Lands and Prime Agricultural Area designations without amendment to this Plan.
- b) A portable asphalt plant may be permitted to exist in any one location for the period of time set out in the Certificate of Approval required from the Ministry of the Environment.
- c) All Ministry of the Environment separation distances must be met by the plant.

8.0 The Natural Heritage System

8.1 Intent of this Plan

- a) Prince Edward County's long-term prosperity and environmental health depend on conserving biodiversity and protecting the health of its water resources, including Lake Ontario and the Bay of Quinte. It is the intent of this Plan to:
- i) Protect natural features and their associated *ecological functions* for the long term;
 - ii) Recognize linkages between and among natural heritage features, surface water features and ground water resources; and
 - iii) 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*.

8.2 Components of the Natural Heritage System

- a) The policies in this Section are intended to be applied throughout the County – within the *Settlement Areas*, and within the various components of the Countryside. They apply specifically to designations, features and areas identified on a number of the Schedules to this Plan, as described below.
- b) **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)* that are identified individually on **Schedule 'B': Natural Features & Areas**.
- c) **Schedule 'B': Natural Features & Areas** identifies collectively and individually the key components of the County's *Natural Heritage System*, including the PSWs and *ANSIs* that comprise the Environmental Protection designation, as well as:
- i) Wetlands – Other;
 - ii) *Areas of Natural and Scientific Interest* – Candidate Sites;
 - iii) Natural Core Areas;
 - iv) Natural Core Area Linkages;

- v) Waring’s Creek Cold Water Stream – Sub Watershed; and
 - vi) *Woodlands*.
- d) **Schedule ‘C’: Constraint Areas** identifies additional components of the *Natural Heritage System*, and man-made constraints including:
- i) Flood Lines;
 - ii) Steep Slopes;
 - iii) Source Water Protection Areas;
 - iv) Potential Fire Hazards;
 - v) Unexploded ordnance areas; and
 - vi) Abandoned gas wells.
- e) **Schedule ‘D’: Resource Areas** identifies Major Groundwater Recharge Areas.

8.3 Objectives

- a) The objectives of this Plan for the *Natural Heritage System* are to:

- 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 that natural features will vary in significance, size and form in the identified *Settlement Areas*, and throughout the Countryside
- Objective 3** 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 4** Recognize the contribution that the *Natural Heritage System* provides to the economy of the County, its open space and recreational activities and tourist opportunities.
- Objective 5** Encourage landscape restoration and enhancement as part of the development approval process, to repair past damage and to mitigate the potential negative impacts of *development*.

8.4 General Policies for Environmental Conservation

- a) 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. Much of its *Natural Heritage System* remains intact, with over 35% of the land area currently in a state of natural cover. Collectively, such areas provide good quality habitat for wildlife and *fish*, including several Species at Risk.
- b) The Bay of Quinte was one of 43 Areas of Concern identified around the Great Lakes by the International Joint Commission in 1985. Areas of Concern were locations in which human activities significantly compromised the health of the ecosystem. Concerns within the Bay of Quinte substantially related to an excess supply of nutrients, however also related to contamination by persistent toxic chemicals, bacterial contamination and the loss or destruction of *fish* and *wildlife habitat*. A great deal of progress has been made since 1985 in rectifying these problems, and in particular those relating to nutrient enrichment and other aspects of water quality impairment. The County recognizes the importance of continuing to achieve the objectives of the Bay of Quinte Remedial Action Plan, and to work with its other partners in promoting improved water quality and *fish* and *wildlife habitat*.
- c) Climate change has been identified as an issue within the County, with concerns that average temperatures could rise up to several degrees over the next century. Warmer temperatures may result in milder winters, longer growing seasons, and a higher frequency of severe weather events such as record-breaking storms, floods, droughts and heat waves. These expected changes will have a significant impact on Ontario's ecosystems and communities, providing a heightened rationale for protecting a robust *Natural Heritage System* within the County; the protection of a robust *Natural Heritage System* provides for the greatest amount of resiliency in the face of such changes.
- d) The components of the *Natural Heritage System* contribute to the conservation of biological diversity, and to the quality of the air, land and water. These features, and the natural functions they support, are, in addition to their intrinsic value to wildlife and *fish*, vital components of the aesthetics of the County, the quality of life of County residents, and the attractiveness of the County to tourists. They are a key reason why Prince Edward County is such a special place to so many people. The components of the *Natural Heritage System* include:
 - i) **Wetlands** - Wetlands are important features within the landscape, with several of the larger wetlands within the County identified as being Provincially Significant (PSWs). The protection of PSWs, other larger identified wetlands, and a natural buffer surrounding such wetlands is very important;
 - ii) **ANSIs** - There are a number *ANSIs* which have been identified by the Ministry of Natural Resources and Forestry within the County. These 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 ANS/s receive a high level of protection;

- iii) **Woodlands** - The County contains many *woodlands*, a large proportion of which are quite scrubby because of soil conditions and/or have been fragmented by agricultural and rural land uses. It is important that larger *woodlands*, which have a much higher potential to support sensitive wildlife uses, be protected from incompatible activities. It is also important that smaller areas of woodland be considered for conservation as part of development applications;
- iv) **Watercourses** - Watercourses provide flood attenuation and water quality benefits, habitat for *fish* and other wildlife, and often corridor functions for wildlife movement. Within the County, the distance between any given location and the shoreline of either Lake Ontario, the Bay of Quinte or inland lakes is generally limited, so watercourses are typically not as long or large as those found in most other jurisdictions. Nevertheless, it is important that watercourses be protected, and that they be buffered from incompatible uses. Coldwater watercourses are not common within the County but where they do occur, serve additional important fisheries functions; coldwater streams require additional efforts to buffer them from incompatible uses. Further, the County recognizes the importance of floodplain management in protecting against the loss of human life, property damage and social disruption;
- v) **Shorelines** - The County is surrounded by water, including Lake Ontario, the Bay of Quinte and 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*;
- vi) **Water Supply/Groundwater** - Many of the residents of the County rely on groundwater for their potable 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. In reviewing applications for *development*, the County will consider the potential implications of such changes on potable 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;
- vii) **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. It is important that escarpment features and other areas of steep slopes be protected from incompatible *development*;

- viii) **Wildlife Habitat** - Protecting features such as larger *wetlands*, larger *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 and old field communities, 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*. It is important that the protection of *wildlife habitat*, and in particular that for Species at Risk, be a consideration in reviewing any proposal for *development*.
- e) In the County it is important that a balance be established in this Plan, where the natural environment is an important consideration in the determination of how *development* can proceed, but not an impediment to properly located and planned *development*. In terms of land use and development within the framework provided by the *Natural Heritage System*, this Plan promotes the following general approaches:
- i) Agricultural land uses can occur in harmony with the protection of a healthy natural environment. There needs to be protection of features such as *wetlands*, *woodlands* and *shoreline buffers* as part of any agricultural land use, as those uses evolve over time;
 - ii) The most typical pattern of rural *development* within the County, generally consisting of the creation of new residential lots through severance, 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;
 - iii) Tourist commercial *development*, industrial *development* and other larger scale *development*, 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.
- f) In protecting the *Natural Heritage System*, the sum of the parts is more important than individual components. The following has been considered in establishing the broad protection areas inherent to the policy framework promoted in this Plan:
- i) Areas where there are PSWs or Provincially Significant ANS/s already receiving protection under the Provincial Policy Statement are an important consideration in identifying these broad protection zones;
 - ii) Areas where there are a concentration of natural features serving complimentary functions, and in particular those areas which are known to provide regionally important values for wildlife, are also an important consideration in identifying these 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,

- iii) Areas where there are considerable lands in public ownership (Municipal, Provincial and Federal), or in Land Trusts, are also important considerations in the identification of these broad protection areas, 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 over 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 within the County. The identification of these broad protection areas provides an opportunity to better ensure future developments are compatible with the preservation of the range of *ecological functions* such areas provide and that there will be no *negative impacts* on the natural features or on their *ecological functions*.

- g) 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. The Natural Core Areas (which include the Environmental Protection designation) and Natural Core Area Linkages are identified on **Schedule 'B': Natural Features & Areas**.
- h) Larger scale *development* is to be discouraged within the Natural Core Areas and Natural Core Area Linkages as a way to ensure that adverse negative environmental impacts are avoided. Key to the approach taken in this Plan is to ensure that appropriate attention is paid to the specific locational details of such development activities in relation to the *Natural Heritage System* (its features and functions), to the scale of development and to mitigation measures to be implemented as part of any such proposal.
- i) In addition, landscape restoration and enhancement is a 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.

8.5 Environmental Protection Designation

8.5.1 General Policies

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

Wetlands (PSWs) and Provincially Significant *Areas of Natural and Scientific Interest* (ANSIs), which are individually identified on **Schedule 'B': Natural Features & Areas**:

- i) **PSWs - Wetlands** are a very important part of Prince Edward County. They are diverse environments, supporting a wide variety of plants and animals, including many Species at Risk. They help to prevent flooding, they provide for cleaner water and air, and they protect groundwater drinking supplies. Some of the *wetlands* also provide protection against the impacts of large storms off of Lake Ontario. They contribute to the scenic beauty of the County, the quality of life of residents, and the attractiveness of the County for visitors.

The County has a large number and diversity of *wetlands*. While early settlement and agricultural practices have resulted in the loss of some of these *wetlands*, a high proportion were protected; this sets the County apart from most other jurisdictions along the Lake Ontario shoreline, and is a major reason why the County is attractive to wildlife and people alike; and

- ii) **ANSIs** - ANSIs are features which have been specifically identified by the Province as being important parts of the landscape. 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.
- b) The County, in partnership with the Ministry of Natural Resources and Forestry, Quinte Conservation, may identify other PSWs/ANSIs it believes warrants protection from time to time, in accordance with Provincial requirements. **Schedule 'B': Natural Features & Areas** identifies ANSI – Candidate sites, and these areas shall be reviewed for their conformity to Provincial guidelines of significance, and if qualified, may be identified as a Provincially significant ANSI, 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 Quinte Conservation.
 - c) Development shall not be permitted in the Environmental Protection designation. Further, development shall not be permitted on *adjacent lands* to the Environmental Protection designation unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the natural features or on their *ecological functions*.

For the purposes of this plan adjacent lands are those as defined by the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual, as amended. Adjacent lands are defined as follows:

NATURAL HERITAGE FEATURE/AREA	ADJACENT LAND WIDTH
Significant wetlands and significant coastal wetlands	120 metres
Significant woodlands	120 metres
Significant valleylands	120 metres
Significant wildlife habitat	120 metres
Significant areas of natural and scientific interest – life science	120 metres
Significant areas of natural and scientific interest – earth science	50 metres
Fish Habitat	120 metres
Other Coastal Wetlands	50 metres

- d) Notwithstanding c) above, no policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.
- e) 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/ANSI, more precise definition of the feature and required buffer limits may be established through the preparation of an *Environmental Impact Study*, subject to the approval of the County, Quinte Conservation, and any agency having jurisdiction.
- f) For larger scale *development* an *Environmental Impact Study*, subject to the approval of the County, Quinte Conservation, and any agency having jurisdiction shall be prepared for any development within 120 metres of an identified PSW/ANSI. The *Environmental Impact Study* shall, at a minimum, identify that there will be no *negative impacts* on the natural feature, or its associated *ecological functions* and how any development activities are to be compatible with the feature. In addition:
- i) Under no circumstances will the minimum buffer area adjacent to a PSW/ANSI feature be less than 30 metres; and
 - ii) Any required buffer shall seek to enhance existing PSW/ANSI values through buffer improvements, or is to be left in, or allowed to revert to, a natural condition.
- g) Regardless of the scale of adjacent development activity, opportunities to improve upon PSWs/ANSIs which may have been degraded in the past, or which have insufficient natural buffers to support their full range of natural functions should be considered when development applications are reviewed.

8.6 Policies for the Natural Core Areas and Linkages

8.6.1 Applicability

- a) The policies of this Section of this Plan are to be read in conjunction with the policies related to the underlying designations identified on **Schedule 'A': Land Use Designations**. Further, the policies of this Section of this Plan are not in themselves, land use designations but rather overarching policies that are intended to provide guidance for achieving a healthy and sustainable *Natural Heritage System*. They also provide a trigger for more detailed analyses that may be required through the development application and approval processes.

8.6.2 Natural Core Areas

- a) **Schedule 'B': Natural Features & Areas** identifies 11 Natural Core Areas, including:
- i) North Bay/Pleasant Bay/Huyck's Bay;
 - ii) Carrying Place;
 - iii) Sawguin;
 - iv) Demorestville;
 - v) Big Swamp/Little Swamp;
 - vi) South Bloomfield Area;
 - vii) Sandbanks;
 - viii) North and East Picton;
 - ix) Cape Vessey;
 - x) Black River Complex; and
 - xi) The South Shore.
- b) Although the *Natural Heritage System* occurs broadly throughout the County, there are areas where there is a concentration of such features and/or which provide particularly important functions. These broad protection areas have been identified as the County's Natural Core Areas where there is a concentration of important natural features, as well as potential linkages between these areas.
- c) 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. Collectively, these Natural Core Areas, some of which are immediately adjacent to one another, and others of which connect across rural/agricultural landscapes, together with the Natural Core Areas Linkages are the “backbone” which supports the ecological health of the County, and the many benefits this brings to County residents and tourists. The intention is to ensure this remains the case into the future.

- d) Their identification as Natural Core Areas is not intended to restrict ongoing rural or agricultural land uses, which generally are quite compatible with the natural functions carried out within these areas. Low density residential development will continue to be permitted within those Natural Core Areas, subject to the applicable policies of this Plan. Official Plan Amendments that would facilitate new larger scale residential, commercial or industrial development will not be permitted within these identified Natural Core Areas.
- e) Working with Quinte Conservation and its other partners, the County will prioritize lands within identified Natural Core Areas for their securement into public ownership, or for the placement of these lands into Land Trusts, or for seeking funding and partnership opportunities for the purposes of:
 - i) Ensuring the long term protection of the landscape and the associated *natural heritage features and areas* and associated *ecological functions*;
 - ii) Providing opportunities to restore or rehabilitate areas where habitat has been lost,
 - iii) Providing assistance to landowners wishing to improve land management activities;
 - iv) Creating area based ecologically-sensitive management strategies;
 - v) Promoting the management of hay fields and old field communities for grassland nesting birds; and
 - vi) Facilitating stream, shoreline and wetland riparian enhancement projects, fisheries enhancement projects, tree planting and woodland enhancement projects.

8.6.2 Natural Core Area Linkages

- a) In addition to Natural Core Areas, Natural Core Area Linkages, intended to promote and sustain the regional ecological connectivity of the broader system are mapped on **Schedule ‘B’: Natural Features & Areas**, contributing to the overall *Natural Heritage System*. A Natural Core Area Linkage is a broad zone, in which there are some natural features, providing logical areas of connectivity between the identified Natural Core Areas. It is intended that these Linkages will ensure the maintenance of good ecological connectivity between Natural Core Areas over the long-term.

- b) The rural landscape in and of itself contributes to the values of such areas as Linkages. The identification of these Linkages is not intended to restrict ongoing rural or agricultural land uses, which generally are quite compatible with the linkage function. Low density residential development, 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 larger scale residential, commercial or industrial development will be encouraged to locate outside of the lands identified as Natural Core Area Linkages, wherever possible.
- c) When new larger scale residential, commercial or industrial development is proposed within these identified Natural Core Area Linkages, it may be considered if it can be demonstrated that such development will not have a negative impact on the crucial ecological connectivity function, or on the *ecological functions* of any natural features contained within the area. As part of the approval process for new development, an *Environmental Impact Study*, subject to the approval of the County, Quinte Conservation, and any agency having jurisdiction may be required to ensure the *ecological function* of the Linkage is maintained through appropriate land use controls and resource management.

8.7 Feature Specific Policies

8.7.1 Applicability

- a) The policies of this Section of this Plan are to be read in conjunction with the policies related to the underlying designations identified on **Schedule 'A': Land Use Designations**. Further, the policies of this Section of this Plan are not in themselves, land use designations but rather overarching policies that are intended to provide guidance for achieving a healthy and sustainable *Natural Heritage System*. They also provide a trigger for more detailed analyses that may be required through the development application and approval processes.

8.7.2 Wetlands – Other

- a) *Wetlands – Other* are identified on **Schedule 'B': Natural Features & Areas**. These features, like the identified PSWs, are a very important part of Prince Edward County. They are diverse environments, supporting a wide variety of plants and animals, including many Species at Risk. They help to prevent flooding, they provide for cleaner water and air, and they protect groundwater drinking supplies. Some of the *Wetlands - Other* also provide protection against the impacts of large storms off of Lake Ontario. They contribute to the scenic beauty of the County, the quality of life of residents, and the attractiveness of the County for visitors.
- b) Development shall not be permitted within an identified Wetland – Other feature. Development shall also not be permitted within 30 metres of an identified wetland – Other feature unless the *ecological function* of the feature has been evaluated through an *Environmental Impact Study* that demonstrates, to the satisfaction of the County,

Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the natural features or on their *ecological functions*.

- c) Notwithstanding b) above, no policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.
- d) The boundaries of the Wetland – Other shown on **Schedule ‘B’: Natural Features & Areas** are generalized. Where new development is proposed in proximity to any identified Wetland – Other feature, more precise definition of the feature and required buffer limits may be established through the preparation of an *Environmental Impact Study*, subject to the approval of the County, Quinte Conservation, and any agency having jurisdiction.
- e) For individual rural severances, and the development of a single-detached dwelling, the need to collect information on more precise Wetland - Other boundaries can be avoided by ensuring all development activities (building envelope and associated amenity area and driveway) are located well over 30 metres from the identified feature.
- f) For larger scale *development* an *Environmental Impact Study*, subject to the approval of the County, Quinte Conservation, and any agency having jurisdiction shall be prepared for any development in proximity to a Wetland - Other. The *Environmental Impact Study* shall, at a minimum, identify that there will be no *negative impacts* on the natural feature, or its associated *ecological functions* and how any development activities are to be compatible with the feature.
- g) Regardless of the scale of adjacent development activity, opportunities to improve upon identified *Wetlands - Other* which may have been degraded in the past, or which have insufficient natural buffers to support their full range of natural functions should be considered when development applications are reviewed.

8.7.3 Woodlands

- a) *Woodlands* are important elements of the landscape. **Schedule ‘B’: Natural Features & Areas** has identified the *Woodlands* within the County that are larger than 40 hectares in size. These *Woodlands* enhance its scenic beauty, they provide shelter against wind, and wind-induced soil erosion, they have a moderating influence on climate, they improve the quality of air and water, and they contribute significantly to the amount, quality and diversity of *wildlife habitat*, particularly 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.
- b) The identification of Natural Core Areas on **Schedule ‘B’: Natural Features & Areas** has had specific regard to the protection of a number of the larger *Woodlands* within the County as part of a mosaic of protected habitats. There are many large *Woodlands* outside of these areas, which must be considered in the consideration of applications for development, particularly applications for larger scale residential, commercial or industrial development. In general, *development* shall not be permitted within woodlands identified in **Schedule ‘B’: Natural Features & Areas**. In addition,

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* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *Woodlands* or on their *ecological functions*.

- c) Notwithstanding b) above, no policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.
- d) For larger scale *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 should seek to enhance existing woodland values through management and planting.

8.7.4 Waring's Creek Sub-Watershed

- a) The Waring's Creek Sub-Watershed is identified on **Schedule 'B': Natural Features & Areas**. Waring's Creek has been identified as a coldwater 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.
- b) The Waring's Creek Sub-Watershed is a connected ecosystem that includes multiple features and *ecological functions*. A riparian area extending a minimum 30 metres out from the Creek and the edge of any tributaries, and any additional *wetlands* or other features providing groundwater discharge to the Creek and its tributaries, are to be protected.

8.7.5 Lake Management Plans and Provisions for Inland Lakes

- a) *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.
- b) Each lake possesses its own character that is a result of its location, size, physical attributes, access and historic development. The mix of uses, extent of natural features and constraints, and individual historic lot standards all combine to generate the uniqueness of a given lake. *Lake Management Plans* may be developed for specific lakes to address different minimum lot standards for new lot creation, regulate redevelopment activities, support improved public access to the lake, or recognize special needs.
- c) *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.

- d) the East Lake Stewardship Plan (2015) resulted from the first comprehensive study of Prince Edward County's inland lakes. A collaborative creation of Friends of East Lake, Quinte Conservation and the County, the East Lake Plan contains stewardship actions and land use recommendations intended to identify, protect, preserve, and enhance the unique environmental and social features of East Lake and its watershed.
- e) 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

8.8 Policies for Unmapped Natural Heritage Features

8.8.1 Applicability

- a) The policies of this Section of this Plan are to be read in conjunction with the policies related to the underlying designations identified on **Schedule 'A': Land Use Designations**. Further, the policies of this Section of this Plan are not in themselves, land use designations but rather overarching policies that are intended to provide guidance for achieving a healthy and sustainable *Natural Heritage System*. They also provide a trigger for more detailed analyses that may be required through the development application and approval processes.

8.8.2 Watercourses and Shoreline Buffers

- a) Watercourses are an important component of the County's *Natural Heritage System*, providing flood attenuation, water quality benefits, habitat for *fish* and other wildlife, and corridor functions for wildlife movement. Coldwater watercourses are not common within the County but where they do occur, they serve additional important fisheries functions.
- b) Buffering of watercourses is important to ensure the protection of these natural functions. Coldwater systems require larger buffers than for warm water systems:
 - i) All watercourses, together with a riparian zone extending a minimum 15 metres from their shorelines, are to be protected; and
 - ii) The shorelines of Lake Ontario, the Bay of Quinte and all inland lakes shall be protected by riparian zone/natural buffer of at least 20 metres. With only minor exceptions, subject to the approval of the County, Quinte Conservation or any agency having jurisdiction, grading will not be permitted within this riparian zone/natural buffer and buildings and structures will require a further 5 metre setback.

8.8.3 Endangered, Threatened Species and Species at Risk

- a) The County recognizes the importance of endangered and *threatened species*, and the protection afforded to such species under the *Endangered Species Act*. It also recognizes the importance of habitat for other Species at Risk, and areas of more specialized *wildlife habitat* functions. The latter includes The South Shore, 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**.
- b) *Development* shall not be permitted in areas of habitat of *endangered species* and/or *threatened species*, except in accordance with applicable Provincial and Federal requirements. Further, *development* shall not be permitted on *adjacent lands* to identified habitat of *endangered species* and/or *threatened species* unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *wildlife habitats*.
- c) All development applications are to be screened to determine whether they could negatively impact endangered 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 larger scale *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.
- c) Where there are uncertainties regarding potential implications of any proposed *development* on Species at Risk, the proponent will be required to consult with the Ministry of Natural Resources and demonstrate that they have had appropriate regard to the requirements of the *Endangered Species Act*.

8.8.4 Significant Wildlife Habitats

- a) *Development* shall not be permitted in areas of *significant wildlife habitat*, unless it has been demonstrated through an *Environmental Impact Study* that there will be no negative impact on the habitat or its ecological function. . Further, *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* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *wildlife habitat*.
- b) Notwithstanding a) above, no policy in this Section of this Plan is intended to limit the ability of *agricultural uses* to continue.

8.8.5 Significant Fish Habitat

- a) *Development* shall not be permitted in areas of *fish habitat* except in accordance with applicable Provincial and Federal requirements. Further, *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* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the *fish habitat*.

8.8.6 Significant Valleylands

- a) *Development* shall not be permitted in *significant valleylands* unless it has been demonstrated through an *Environmental Impact Study* that there will be no negative impact on the natural feature or its ecological function. Further, *development* shall not be permitted on *adjacent lands* to identified *valleylands* unless the *ecological function* of the *adjacent lands* has been evaluated through an *Environmental Impact Study* that demonstrates, to the satisfaction of the County, Quinte Conservation and any other agency having jurisdiction, that there will be no *negative impacts* on the natural feature or its *ecological function*.

8.9 Constraint Areas

8.9.1 Steep Slopes

- a) Steep Slopes have been identified on **Schedule 'C': Constraint Areas**. Areas of Steep Slopes (>25%) and other escarpment features are part of the mosaic of natural features within the County, adding to its biodiversity and for some species providing linkage functions.
- b) 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.
- c) 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 larger scale *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.

8.9.2 Water Resources

- a) It is the intent of this Plan that the development of public and private uses will not:
 - i) Negatively impact any municipal source of drinking water supply;
 - ii) Negatively impact groundwater recharge or discharge areas; and

- iii) Impair groundwater or surface water quality.
- b) 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 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

- c) **Schedule 'C': Constraint Areas** shows Source Water Protection Zones identified in relation to the water supplies of various communities within the County. 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.
- d) 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. Major Groundwater Recharge Areas
- e) Major 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*.
- f) Maintaining a sustainable groundwater supply is a priority to meet the needs of current and future residents. 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:
 - i) Protect the hydrogeological functions of the broader groundwater systems in the County;
 - ii) 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 system;

- iii) 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;
- iv) 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;
- v) Ensure *development* does not alter groundwater levels to the detriment of surrounding users and resources;
- vi) Encourage agricultural practices that protect water resources; and
- vii) Require appropriate impact studies when *development* proposals have the potential to affect groundwater systems/resources.

8.9.3 Flood Lines

- a) **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.
- b) The County recognizes the importance of effective floodplain management in order to prevent the loss of life, property damage and social disruption in the event of a regulatory flood. It supports the role of Quinte Conservation in carrying out its mandate under the Conservation Authorities Act.
- c) The County will work in partnership with Quinte Conservation 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 floodplains, the policies of Quinte Conservation will prevail.
- d) Regulatory Flood elevations have been established for Lake Ontario and the Bay of Quinte, Roblin Lake, East Lake, West Lake, Consecon Lake, Consecon Creek, Slab Creek, Marsh Creek, Bloomfield Creek, Macaulay Creek, and Lane Creek. 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.
- e) 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.

8.9.4 Abandoned Gas Wells

- a) 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. The Ontario Oil, Gas and Salt Resources Library website (www.ogsrlibrary.com) should be referenced by the County prior to making a planning decision on any application for *development* in order to obtain the most up-to-date information.
- b) The County shall require that a proponent of *development* 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 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:
 - i) 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
 - ii) 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, electrical transmission line or railway right-of-way.
- c) 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*.
- d) The County shall require on lands where abandoned gas wells are located, 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.
- e) The County shall encourage methane gas detection devices be installed in all existing homes and in all existing public, institutional, recreational and commercial buildings.

8.9.5 Potential Fire Hazards

- a) **Schedule 'C': Constraint Areas** identifies areas with Potential Fire Hazard throughout the Countryside. In addition to the other applicable policies of this Plan, *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.

8.9.6 Unexploded Ordnance Area

- a) **Schedule ‘C’: Constraint Areas** identifies an area 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.
- b) The subject area is identified as the Carrying Place Natural Core Area on **Schedule ‘B’: Natural Features & Areas**, and includes Provincially Significant Wetlands and a Provincially Significant *Area of Natural and Scientific Interest*, and as such new development is prohibited.
- c) The County will work with the Federal authorities to implement an appropriate management plan for this site. The management plan shall:
 - i) Carry out a site characterization and risk assessment;
 - ii) Develop a contaminated site management strategy;
 - iii) Implement the contaminated site management strategy; and
 - iv) Monitor the results.

8.10 The Bay of Quinte Remedial Action Plan

- a) Through the 1970’s and 1980’s, there was a growing recognition between Federal and Provincial/State governments on both the Canadian and American sides of the Great Lakes that there was a need for an integrated approach in managing the water quality of these lakes. The Great Lakes Water Quality Agreement, first signed in 1972 and renewed in 1978, expressed the commitment of Canada and United States to restore and maintain the chemical, physical and biological integrity of the Great Lakes Basin Ecosystem (Environment Canada 2009). The Great Lakes Remedial Action Plan Program (RAP) was created in 1987, as part of the Great Lakes Water Quality Agreement.
- b) The RAP program initially identified 42 Areas of Concern around the Great Lakes, with one more added later. Areas of Concern were locations which had experienced environmental degradation. The Bay of Quinte was one of the identified Areas of Concern.

- c) 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 km², a small portion of which occurs within Prince Edward County. This area was listed due to the following major environmental issues:
- i) Excessive nutrients, from sewage treatment plants, particularly those that discharge directly to the Bay; faulty septic tanks and surface runoff from urban, agricultural and *Rural Lands*;
 - ii) Habitat loss, in particular *wetlands*, due to shoreline development;
 - iii) Contaminated sediment from historical activities along the shore of the Bay and in the *watershed*; and
 - iv) Beach closings resulting from bacterial contamination from sewage treatment plants, stormwater discharge and run-off from agricultural and rural uses.
- d) Excessive nutrients, and in particular phosphorus, had resulted in a proliferation of algae, which in turn had a very 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. Impairments included nuisance algae blooms, reduced growth of macrophytes (rooted aquatic plants), poorer opportunities for swimming and boating, poorer aesthetics (visual appearance, odour, etc.), and reduced ecosystem diversity. While the most substantial source of phosphorus to the bay was non-point tributary inputs (the result of a large variety of land use activities within the bay's large *watershed*, including agricultural activities), point-source contributions from sewage treatment plants were also a major source of this nutrient, and one which could be specifically targeted through improved treatment.
- e) Since the RAP process began in 1986, a step-wise plan has been implemented, which includes:
- i) Defining the problem;
 - ii) Planning the implementation;
 - iii) Implementing the actions; and
 - iv) Monitoring the restoration of the environment.
- f) The last two components of this Plan continue to be undertaken. However, the RAP has resulted in many very noteworthy improvements. Key amongst these is a more than 90% reduction in point source phosphorus inputs, from 175 kg/day down to 16 kg/day. These reductions in point source phosphorus impacts, in concert with other measures to reduce non-point source pollution, have had a dramatic influence on water quality within the bay. In this regard, phosphorus concentrations within the bay are

approaching the Bay of Quinte RAP target of 40 µg/L, water clarity is improving and algae blooms are less severe. Despite such improvements, the delisting criteria of a 25% reduction in phosphorus concentrations and a 40% reduction in algae concentrations are not being met every year, and long term management initiatives need to continue.

Other ongoing use impairments include: restrictions on *fish* consumption due to persistent organic contaminants, specifically at the mouth of the Trent River and along the Belleville waterfront; degradation of aesthetics, as water clarity remains somewhat below target values; and degradation of phytoplankton and zooplankton communities, although this use impairment is under review as original targets may be unachievable due to the introduction of zebra mussels. Three other use impairments, restrictions on drinking water, beach closures, and loss of *fish* and *wildlife habitat*, have all improved significantly, with the 2012 Bay of Quinte RAP Science forum recommending there be further analysis to determine if the status should be upgraded.

- g) Importantly, the RAP process remains ongoing, with further opportunities to improve water quality and enhance, protect or restore habitat for *fish* and wildlife. The RAP team continues to work with area residents on such improvements, having provided assistance on a number of livestock fencing projects, buffer zone improvement projects and shoreline naturalization projects in recent years. It is important that there continues to be an emphasis towards improvements in order to prevent environmental conditions from slipping backwards within the Bay of Quinte.
- h) The County supports the Remedial Action Plan to restore and enhance the ecosystem of the Bay of Quinte. It will work with its partners in ensuring all development applications have appropriate regard to protecting against nutrient enrichment, bacteriological contamination, the discharge of persistent toxic contaminants and the destruction of *fish* and *wildlife habitat*.
 - i) The County will seek out opportunities to enhance *fish* and *wildlife habitat* in its review of development applications; and
 - ii) The County will 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*.



PART III
QUALITY OF PLACE

PART III: QUALITY OF PLACE

9.0 County Design

- a) Prince Edward County's attractiveness is firmly rooted in its pleasant rural landscapes, stunning *Shore Lands*, pedestrian-scaled *Settlement Areas*, and diversity of cultural, agricultural and natural heritage assets. This unique mix of features gives rise to the County's distinct quality of place, which supports a diverse local economy, healthy communities, and a sustainable, rural way of life. To protect the County's continued success, this Plan focuses attention on the quality, layout and design of built forms, landscapes and the public realm.
- b) 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.
- c) This Plan provides general design guidance for those lands outside of the Urban Centres of Picton, Wellington and Rossmore, where Secondary Plans have been approved. As such, these design objectives and policies focus on the Villages, Hamlets, *Rural Lands*, *Prime Agricultural Areas* and *Shore Lands* for which Secondary Plans have not been prepared.

9.1 Objectives

- a) The objectives of this Plan related to County Design, include:

Objective 1 Recognize the important role of design in achieving the Vision for the County, with respect to:

- i) Enhancing the County's unique quality of place and rural character;
- ii) Supporting a diverse local economy, with strong tourism and agricultural sectors;
- iii) Promoting improved community health for all;
- iv) Promoting universal accessibility in all elements of the public and private realm; and
- v) Becoming more environmentally sustainable.

Objective 2 Provide guidance for the design of physical elements that comprise a community, including buildings, public spaces, landscapes, and natural heritage features.

9.2 General Design Policies

Quality of Place

- a) 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.

Healthy Communities

- b) 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.

Compatible Development

- c) 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 enhances the image and character of the County.
- d) Within the framework of *compatible development*, the County shall support and encourage contemporary architecture and design approaches that interpret and enrich living culture, and thereby creates a 21st century cultural heritage for future generations.
- e) To ensure *development* is compatible, particular attention shall be paid to the following design considerations when evaluating any application for development:
 - i) Heights should generally be consistent with the prevailing heights in proximity to the development;
 - ii) Massing should be consistent with the prevailing forms of the surrounding buildings with respect to the visible volume and scale of the building from the street;
 - iii) The siting, scale and massing should not interfere with the provision of adequate privacy conditions for adjacent residential buildings and their outdoor amenity areas;
 - iv) The siting, building design and landscape design should protect and enhance cultural and natural heritage features on or adjacent to the development site; and
 - v) Buildings should be oriented to the street with setbacks that are consistent with other buildings in the area.

- f) It is important to note that there are areas of the County where the prevailing quality of existing development detracts from the unique character and attractiveness of the County. In these circumstances, new *development* may deviate from the prevailing quality/character of design, where doing so will make a positive contribution to the unique quality of place and character of the County.

Implementation

- g) The design policies of this Plan will be applied in a way that supports the land use policies and growth management objectives of this Plan. More specifically, the design policies of this Plan shall be implemented through the appropriate application of the vision, principles, objectives and policies of this Plan during the review of applications for Official Plan Amendments, Secondary Plans, Zoning By-Law Amendments and/or Site Plan Approval, where applicable. The County may consider conditions of Draft Plan approval and/or Development Agreements as tools for implementing the design policies of this Plan, among other matters.
- h) The County shall update its Comprehensive Zoning By-Law to fully implement and conform with the design policies of this Plan and other regulatory elements related to lot size, the location of buildings on a lot, the height and density of various built-forms, development transition techniques and other elements of building design identified in this Plan that are appropriate for a Zoning By-Law, as permitted by the *Planning Act*.
- i) In addition, the County shall create a Site Plan Approval Manual that expresses the County's objectives for landscape details, sustainability elements, as well as the appropriate architectural design details, as permitted by the *Planning Act*.

9.3 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 *Prime 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 supermarkets, grocery stores, produce vendors, and farmers' markets will be directed to locate in proximity to residential, commercial and community uses.

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) New building design for single-detached dwellings within the Villages and Hamlets shall have regard for the following design considerations:
 - i) Front and exterior side façades should appropriately address adjacent roads with front doors, windows and porches facing the road;
 - ii) Garages should be set behind or flush with the main building face or accessed from a rear lane;
 - iii) Stairs, canopies and other entrance features may encroach into the required setbacks;
 - iv) Entry features and other architectural elements shall be incorporated into the front elevation of the building; and
 - v) Parking for permitted *home businesses*, live-work uses, or *bed and breakfast* establishments shall not be located in the front yard of any building.

Residential Buildings – Multi-unit Buildings and Townhouses

- h) New building design for multi-unit buildings and townhouses within Village or Hamlet shall have regard for the following design considerations:
 - i) Variety in the design of roofs is required to break up the massing of multiple unit building/townhouse blocks;

- ii) The massing and built form of multiple unit building/townhouse units adjacent to single-detached and semi-detached dwellings shall be broken down with architectural elements to promote visual integration;
- iii) Adequate buffering from adjacent incompatible uses shall be provided;
- iv) Garages should be accessed from a rear lane. Where they are not, garages are expected to be paired to allow for more substantial front yard green space. Garages shall not protrude beyond the main front wall or porch of the dwelling unit;
- v) Side and rear elevations visible from public areas shall have upgraded façade treatments;
- vi) Corner unit designs are encouraged to provide significant corner features such as a wrap-around porch, wall articulation, turret feature or bay window;
- vii) Every effort should be made to screen utility meters on multiple unit building/townhouse dwellings from public view through the use of recessed walls, inseting within walls, landscaping, or other screening solutions;
- viii) Where multiple unit building/townhouses are part of a private complex and/or condominium project, hard-scaped squares and/or parkettes, or other outdoor amenity areas shall be provided; and
- ix) Parking for permitted *home businesses*, live-work uses, and *bed and breakfast* establishments shall not be located in the front yard of any building.

Commercial Buildings

- i) The design of new commercial buildings in a Village or Hamlet shall have regard for the following design considerations:
 - i) Primary pedestrian entrances shall be 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 shall be 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 shall contribute to a pedestrian-oriented streetwall, including an interesting façade at ground level;
 - iv) Weather and sun protection shall be 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 shall respect building scale and be appropriate for the building type;
- vi) Parking shall not be located in the front yard of any building;
- vii) Commercial buildings and their parking/storage areas shall be buffered from adjacent residential uses;
- viii) Any visible mechanical equipment shall be 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 shall be 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. Community buildings shall have regard to the following design considerations:
 - i) Be sited prominently and where possible, should terminate views;
 - ii) Be located adjacent to areas of public open space, in areas that optimize pedestrian access;
 - iii) Be designed as special landmark buildings with high quality design, materials and finishes and include landscape features to distinguish these important landmark buildings at the pedestrian level;
 - iv) Provide parking for both vehicles and bicycles, amenity areas and buffering with planting and/or fencing from adjacent residential dwellings, where required; and
 - v) Vehicle parking shall not be 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, 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/Policies

- 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 are 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)*, park 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, 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.

9.4 Design Policies for Rural Lands and the Prime Agricultural Area

- a) Development on *Rural Lands* or within the Prime 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 *Prime Agricultural Areas* will include consents, the development of second dwelling units, extensions to existing buildings, and other development that promotes the ongoing agricultural economy, 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. Strip or ribbon 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 *Prime Agricultural Areas* shall consider the built form character of its rural location. Buildings shall have minimal setbacks from the road, and 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.

Residential Buildings

- f) Where permitted, new residential buildings on *Rural Lands* or within the Prime Agricultural Area designation shall have regard for the following:
 - i) Residential development by infilling as defined in this Plan, may be permitted between two houses separated by not more than 100 metres;

- ii) Property owners shall whenever possible, incorporate the following design principles into the development of a residential property:
 - incorporate or re-use existing rural structures, trees, slopes, and natural features;
 - include a treed buffer of diverse native species between the residence and the roadway;
 - where feasible, place residences and buildings set at the edges of fields or forests as opposed to in open fields, in order to reduce visual impact, to provide shelter from natural elements and to maintain open views and scenic areas;
 - place driveways along hedgerows, walls or fences, or at edges of fields to lessen the development impact, wherever practical; and
 - use simple materials and finishes that are consistent with rural architecture and that make a positive contribution to the attractive qualities of the pastoral countryside.

Commercial Buildings

- g) New commercial buildings on *Rural Lands* or within the Prime Agricultural Area designations shall have regard for the following policies:
 - i) New commercial buildings shall be compatible with the scale and form of buildings in their immediate vicinity, including those on adjacent properties and others within view;
 - ii) Buildings shall be grouped on a portion of the site, 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 shall be 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 will be 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 should not overwhelm motorists or the surrounding rural context in terms of its size, quantity, and/or brightness. The County may develop guidelines for commercial signage and lighting in the Rural Lands and *Prime Agricultural Areas* as part of the effort to protect viewsheds in the countryside and to promote road safety.

9.5 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 should be limited and minimized and the maximum amount of vegetation should be retained on a lot. Vegetation should be maintained within a viewscape and along ridgelines. Additional natural buffering or screening should be provided to supplement existing vegetation along the shoreline. The following design considerations will be incorporated:
 - i) The built form should blend into the natural landscape as much as is practical. Buildings and structures should maintain a low profile. Prominent buildings may be considered for resort commercial *development*, if it is designed as a landmark and is in keeping with the building style and environment of the surrounding area;
 - ii) Natural shorelines will be retained or restored;
 - iii) In a new development that would require the creation of lots, such as a cluster development, lot sizes will respond to the natural landscape, topographic features and the character of the adjacent waterbody;
 - iv) Rock faces, steep slopes and vistas should be preserved and vegetation should be maintained within viewscapes and along ridge lines;
 - v) Native species should be used for planted buffers and where vegetation is being restored;
 - vii) Building mass and coverage should be limited in relation to the size and frontage of the property and shall be in keeping with the character of the surrounding area;
 - viii) Lot lines should follow existing features and terrain and should be configured so that conflicts between abutting properties are minimized, particularly at the shoreline; and
 - ix) Setbacks from roads shall be 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 should take 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, or is subject to Site Plan Approval, 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 rows of buildings or lots. Gaps for visual access to the water from land or to the countryside from the water, shall be provided.

Access

- d) Primary access for new residential and commercial *development* in the Shore Lands designation shall only be from a public road.
- e) 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.
- f) The use of shared driveways is encouraged in the Shore Lands designation in order to reduce the number of private, individual entrance requirements.

9.6 Green Design

9.6.1 Green Design Objectives

- a) By incorporating green design 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 the integrity of the *Natural Heritage System*.

- b) The objectives of this Plan related to Green Design, include:

Objective 1 Promote leadership in sustainable forms of development and green technologies to:

- i) Conserve and protect the quality of water resources;
- ii) Achieve greater energy efficiency and reduce greenhouse gas emissions;
- iii) Improve access to local foods;
- iv) Support walking and cycling;
- v) Reduce and better manage waste; and
- vi) Protect the *Natural Heritage System*, including habitats that support biodiversity.

Objective 2 Promote and encourage the use of the Leadership in Energy and Environmental Design New Construction (LEED-NC) standard for new buildings, and Leadership in Energy and Environmental Design Neighbourhood Development (LEED-ND) standard for new neighbourhoods, or equivalent standards.

Objective 3 Lead by example by achieving LEED Silver Certification, or an equivalent standard, in County-led capital development projects.

Objective 4 Promote incentive programs offered by other levels of government to private development and redevelopment to encourage green design and construction.

9.6.2 Green Design Policies

a) The County shall plan for and promote a reduction in the per-capita consumption of energy, water, land and other non-renewable resources.

Air Quality

b) The County shall support and encourage green design initiatives that improve air quality by:

- i) Enhancing the tree canopy, particularly along *Tourism Corridors* and in the Urban Centres and Villages;
- ii) Reducing the area of impervious surfaces and using light-coloured/high albedo paving materials on County-owned properties, and encouraging the same for private developments;
- iii) Considering reduced parking standards to limit the impact of car parking, where appropriate;
- iv) Providing priority parking spaces for carpool, ride sharing, and ultra low emission vehicles;
- v) Using locally sourced materials in construction to reduce transportation-related emissions; and
- vi) Promoting a compact form of *development* that consumes less land and includes an energy-efficient mix of land uses in Secondary Plan Areas and in Plans of Subdivision.

Active Transportation

c) The County shall support and encourage green design initiatives that enhance opportunities for *active transportation* by:

- i) Providing for mixed-use development in *Settlement Areas* so that services and amenities can be accessed within easy walking or cycling distance; and
- ii) Developing or expanding active transportation facilities including bicycle parking, sidewalk connectivity, sidewalk curb ramps, pathways and trails.

Energy Efficiency & Reduced Emissions

- d) The County shall support and encourage green design initiatives that support energy efficiency and reduced greenhouse gas emissions by:
 - i) Encouraging passive solar orientation to permit enhanced energy efficiencies by creating optimum conditions for the use of passive and active solar strategies. The integration of passive building systems is enhanced with buildings oriented to maximize the potential for sunlight and natural ventilation;
 - ii) Encouraging on-site, small scale renewable energy generation facilities such as geothermal, solar and wind power;
 - iii) Using energy efficient light fixtures and home appliances;
 - iv) Minimizing air leakage through the use of energy efficient windows and ensuring doors are properly sealed;
 - v) Encouraging the use of high efficiency heating and cooling equipment; and
 - vi) 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.

Water Conservation and Improved Water Quality

- e) The County shall support and encourage green design initiatives that promote water conservation and improved water quality by:
 - i) Encouraging the achievement of 10% greater water efficiency than required under the *Ontario Building Code* for all new buildings;
 - ii) Promoting the use of water-saving fixtures and appliances;
 - iii) 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;
 - iv) Discouraging the use of potable water for outdoor watering; and

- v) Exploring efficiencies in municipal water treatment and distribution systems.

Local Food Systems

- f) The County shall support local food production and access to fresh local food by:
 - i) Encouraging community gardens in existing County-owned properties and new parkland spaces in *Settlement Areas*;
 - ii) Encouraging farmers' markets and farm stands throughout the County;
 - iii) Permitting the keeping of bees, livestock or poultry for personal use on residential properties, in accordance with the Province's *Minimum Distance Separation Formulae*; and
 - iv) Encouraging opportunities for edible landscapes, both within the public and private realm, through the conservation of existing orchard trees or by incorporating orchard trees as part of proposed landscaping plans.

Waste Reduction and Diversion

- g) The County shall promote waste reduction, and diversion of waste from landfill by encouraging all new *development* to:
 - i) Divert waste from construction to recycling facilities and/or by salvaging materials;
 - ii) Reuse salvaged, refurbished or reused materials as part of building materials in new buildings;
 - iii) 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;
 - iv) Construct durable buildings to maximize the building's life by minimizing the need to replace materials and assemblies;
 - v) Facilitate composting by residents and businesses, by continuing to provide composting programs in *Settlement Areas* and promoting composting programs in major *developments*; and
 - vi) Incorporate existing heritage properties in situ through retention, restoration, and adaptive reuse to avoid further construction waste.

Light Pollution

- h) The County shall support efforts to mitigate light pollution by ensuring that exterior lighting is properly shielded and does not fall outside of the building envelope and that interior lighting does not extend to the exterior of the building.

Incentives

- i) The County may reduce or waive development application fees and/or other charges for *development* proposals that incorporate green design features, up to an amount equal to the increase in construction costs associated with any green design feature that is provided above and beyond any minimum requirements of the *Ontario Building Code*. To be considered for incentives or priority processing, the proposed *development* shall be consistent with the sustainability policies of this Plan and any LEED-NC or LEED-ND standards, or similar standards identified within the County-wide Community Improvement Plan.

10.0 Cultural Heritage

- a) 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 objects and collections. Cultural heritage resources also embrace the more intangible matter of the County's identity – the symbols, characteristics and stories that define its overall character.
- b) As one of the oldest *Settlement Areas* in Canada, Prince Edward County's cultural heritage is crucial to the understanding, appreciation, and sustainability of the County. Its extensive *archaeological resources* and Aboriginal heritage, to its Loyalist history to the rich supply of cultural heritage resources all contribute to the County's unique character and distinct rural charm.

10.1 Objectives

- a) The objectives of this Plan related to cultural heritage resources, include:

Objective 1 Recognize, conserve, enhance and promote 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) *Archaeological resources* (known and suspected);
- iv) Historic streetscapes;
- v) Heritage roads;
- vi) Museums and archives;
- vii) Viewscapes; and
- viii) Other cultural heritage resources as may be identified.

Objective 2 Encourage growth patterns which promote the conservation and sympathetic treatment and adaptive re-use of cultural heritage resources.

- Objective 3** Integrate *built heritage resources* into *development* proposals, wherever appropriate.
- Objective 4** 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 5** Convey the importance of the County's cultural heritage and its associated cultural heritage resources to the general public.
- Objective 6** Establish opportunities for artifact collection and management, and items of less tangible heritage, in collaboration with the County Museum.

10.2 Cultural Heritage Policies

General

- a) The County recognizes the importance of its cultural heritage resources. The County will identify cultural heritage resources while encouraging their conservation, restoration, maintenance and enhancement as part of the community's ongoing evolution.
- b) All new *development* permitted by the land use policies and designations of this Plan shall:
- i) Have regard for cultural heritage resources;
 - ii) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and
 - iii) Wherever possible, incorporate these cultural heritage resources into any new development plans.
- c) Pursuant to the *Ontario Heritage Act*, the County may designate properties including *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.
- d) 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*.
- e) The County recognizes the role of the Prince Edward County Heritage Advisory Committee (PEHAC) to advise and assist on all matters of heritage conservation, including the evaluation of development applications involving a Listed or a Designated property.

- f) 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 Historic Places in Canada, the Ontario Heritage Toolkit, and the Ministry of Tourism, Cultural and Sports' 8 Guiding Principles.

Designating Built Heritage Properties

- g) It shall be the policy of the County that individual properties may be considered for designation as a built heritage resource pursuant to the provisions of the *Ontario Heritage Act* if they exhibit or contain one or more of the following:
 - i) The property is identifiable as a landmark within the community;
 - ii) The property contributes to the identity of the community;
 - iii) The property is associated with an historic event or person;
 - iv) The property has architectural significance or distinguishing artistic or cultural value; and
 - v) The property contains substantial remaining original materials, workmanship and siting.
- h) As part of its effort to manage and protect the County's cultural heritage resources, the County shall maintain a municipal register of properties of interest (listed properties) and designated properties in the office of the County Clerk.

Designating a Heritage Conservation District

- i) 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*.
- j) Prior to designating a Heritage Conservation District, the County shall complete a Heritage Conservation District Study that meets the requirements of Section 40.2 of the *Ontario Heritage Act* and follows the Ontario Heritage Tool Kit processes. Said plan shall be prepared by a qualified heritage conservation professional who is a full member of the Canadian Association of Heritage Professionals.
- k) The County may pass a By-Law to designate the area of interest as a Heritage Conservation Study Area for up to one year while the study is being completed, and require applicant for development within the Study Area to complete a *Heritage Impact Statement* as part of a complete application that is submitted during that time.

Designating Cultural Heritage Landscapes

- l) Cultural Heritage Landscapes, as defined in the Provincial Policy Statement should 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.

Designating Heritage Roads

- m) Heritage Roads that have a distinctive character should be given special consideration by the County, and may be distinguished 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.

Heritage Impact Assessments

- n) Applications for development of a listed or designated heritage property, having known cultural heritage attributes, or *development* adjacent to a listed or designated property, will require the preparation of a Heritage Impact Assessment to demonstrate how the *heritage attributes* and integrity of the listed or 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.
- o) The *heritage attributes* and historic character of any designated heritage property, as defined through a Heritage Impact Assessment, shall be *conserved* or enhanced through the careful consideration of plans for additions, alterations, renovation and restoration.

Implementation Tools

- p) Cultural heritage properties may be *conserved* using a variety of methods. Tools include, but are not limited to:
 - i) Measures in the Zoning By-Law restricting uses and built-form to current or compatible uses;
 - ii) Criteria in the Site Plan Approval Manual;
 - iii) Conditions for Draft Plan approval;
 - iv) Development Agreements;
 - v) Requirements identified in a Heritage Impact Assessment;
 - vi) Supportive guidelines or policies in a Cultural Heritage Master Plan, Heritage Management Plans, Community Improvement Plans, and Secondary Plans;
 - vii) Municipal and Provincial conservation grants and loans; and

- viii) Conservation easements/restrictive covenants.

Financial Support for Conserving Cultural Heritage Resources

- q) Owners of designated heritage properties are encouraged to seek any available government grants or loans for eligible heritage conservation works.

Heritage Planning Activities

- r) In addition to the municipal register, the locations of Built Cultural heritage resources have in the past been inventoried in the Historical Architectural Survey of Prince Edward County 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".
- s) To establish a framework for heritage planning, the County may, in partnership with the PEHAC and other community partners, prepare a Heritage Management Plan. The primary purpose of the Plan is to provide a policy context for all future planning for municipal cultural heritage resources. An initial function is to identify the heritage character, and character defining elements, of the County and any sub-areas, based on the criteria and categories of the Heritage Conservation District Component of the Ontario Heritage Tool Kit. Related functions include policies and practices for cultural heritage resource management, interpretation and integration with municipal economic and tourism strategies and plans.
- t) For County-owned, designated cultural heritage resources of all types, the County shall:
 - i) Ensure the appropriate conservation and enhancement of the identified *heritage attributes*
 - ii) Promote their adaptive re-use; and
 - iii) Prepare Heritage Impact Assessments or Heritage Management Plans, where necessary.
- u) The County shall encourage collaboration between the Heritage Advisory Committee, relevant County departments, and other community partners for the purposes of protecting, enhancing, and promoting heritage resources, including for economic development purposes that are consistent with the intent and requirements of the *Ontario Heritage Act*.
- v) 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.

10.3 Additional Policies for Archaeological Areas

Archaeological Areas

- a) Archaeological areas are distributed in a variety of settings across the landscape, being locations or places that are associated with past human activities or events that are of cultural heritage value or interest. These areas may occur on or below the modern land surface or below the surface of a water body.

Marine Archaeological Areas

- b) A marine archaeological area is an area that is fully or partially submerged or that lies below or partially below the high-water mark of any body of water. The physical forms that these archaeological areas may take include: surface scatters of artifacts; subsurface strata which are of human origin or incorporate cultural deposits; the remains of structural features; or a combination of these attributes. As such, marine archaeological areas are both highly fragile and non-renewable.

Archaeological Assessments

- c) 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 take any action to approve the *development*.
- d) 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:
 - i) Assess the property;
 - ii) Assess the impact of the proposed *development* or site disturbance;
 - iii) 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
 - iv) Comply with current Ministry of Tourism, Culture and Sport standards and guidelines for consulting archaeologists.

- e) For land based archaeological areas a Stage 1 Archaeological Assessment shall be prepared prior to submission of an application for plan of subdivision or plan of condominium and may be required for Official Plan, Secondary Plan and/or Zoning By-Law Amendment applications where substantial *site alteration* is contemplated.

Where the Stage 1 Assessment identifies *Areas of Archaeological Potential*, a further Stage 2 Archaeological Assessment and fieldwork by a licensed archaeologist shall be provided at the time of submission of an application for plan of subdivision or plan of condominium. If *archaeological resources* are identified in the Stage 2 Assessment, the application shall include a conservation plan to conserve any *archaeological resources* identified for protection.

- f) If an area is considered to be an area of marine archaeological potential, particularly along shorelines and waterfronts, is 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.
- g) Where an Archaeological Assessment is approved by the Province, a Compliance Letter will be issued by the Ministry of Tourism, Culture and Sport. A copy of the Assessment and the Compliance Letter will be provided to the County by the licensed archaeologist who completed the Assessment. The County will maintain copies of all Assessments and Compliance Letters for information purposes.

Development and Site Alteration

- h) 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 approved Archaeological Assessment. 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.

Burial Sites

- i) Where burial sites are encountered during any excavation or other action, the provisions of the *Cemeteries Act* and its regulations will apply. Where First Nations burials are discovered, consultation will occur with the nearest First Nation and the Nation with the closest cultural affiliation, if that can be determined.

Aboriginal Archaeological Resources

- j) 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.

Municipal Register

- k) The County intends to cooperate with the Provincial government to designate archaeological areas in accordance with the *Ontario Heritage Act*. The County's register of cultural heritage resources may include available archaeological area data and locations, and relevant mapping from the Provincial archaeological database of the Ministry of Tourism, Culture and Sport, under the provisions of a Municipal-Provincial data sharing agreement. Area data and locations will be maintained for the purpose of cultural heritage conservation planning and development review. The mapping database will be updated regularly when appropriate, as new archaeological areas are identified.

Contingency Plan

- l) A contingency plan will be prepared, and updated regularly with the advice of a licensed archaeologist and the Ministry of Tourism, Culture and Sport 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).

Confidentiality

- m) 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.

Implementation Tools

- n) Archaeological areas may be *conserved* using a variety of methods. Tools include, but are not limited to:
 - i) Measures in the Zoning By-Law restricting uses and built-form to current or compatible uses;
 - ii) Criteria in the Site Plan Approval Manual;
 - iii) Conditions for Draft Plan approval;
 - iv) Development Agreements;
 - v) Requirements identified in an Archaeological Assessment;
 - vi) Supportive guidelines or policies in Heritage Management Plans, Community Improvement Plans, and Secondary Plans;
 - vii) Municipal and Provincial conservation grants and loans; and
 - viii) Conservation easements/restrictive covenants.

11.0 Housing

11.1 Housing Statement

- a) Housing is vital to the creation of healthy, sustainable, and complete communities. Residents of all ages, income levels and 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.
- b) Facilitating an appropriate and adequate mix of housing types is central to accommodating not only existing needs but also potential new growth. By creating a multitude of 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, new seniors are drawn to the County, and as the County strives to attract young families and professionals. Policies of this Plan are aimed at creating inclusive and diverse communities through the provision of an appropriate range of housing choices.

11.2 Objectives

- a) The objectives of this Plan related to Housing Needs, include:
 - Objective 1** Recognize and consider the housing needs and priorities of residents when planning for new residential development within the County.
 - Objective 2** Maintain an appropriate supply of land within the County to accommodate residential growth, including opportunities for *affordable* housing and social housing components.
 - Objective 3** 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 4** Work with the private sector, the not-for-profit sector, all levels of government, community agencies and other stakeholders in the implementation of the County's housing policies.
 - Objective 5** Facilitate the development of housing that is *affordable* for *low and moderate income households* or individuals including but not limited to young professionals and young families.

- Objective 6** Encourage and promote housing for seniors, including housing with support facilities that enable seniors to age in place.
- Objective 7** Recognize the importance of social housing, supportive housing and *special needs housing* in meeting the needs of vulnerable residents of the County.
- Objective 8** Recognize the importance of local economic development opportunities that will raise local household income levels and improve housing affordability.
- Objective 9** 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

11.3 General Policies

Housing Mix

- a) 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*.

Accessible Housing Forms

- b) 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.
- c) 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.

Affordable Housing Target

- d) 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*.
- e) This Plan does not establish a specific target for *affordable* housing for new *development* within the Villages or Hamlets designations, nor within the Rural Lands,

and Prime Agricultural Areas or Shore Lands designations. In those locations, *affordable* housing will be primarily encouraged, in conformity with the policies of this Plan. It is expected that in these areas *affordable* housing will be in the form of *second units* and *garden suites*.

Intensification Target

- f) 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.
- g) *Second units* shall be permitted and encouraged within existing single-detached, semi-detached and townhouse dwellings throughout the County. *Garden suites* shall be permitted and encouraged on all residential lots containing single-detached dwellings throughout the County.

Housing Supply Requirements

- h) 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.
- i) The County shall maintain servicing capacity within the municipal sewer and water systems 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.

Seasonal Dwelling Conversions

- j) The County shall support the conversion of seasonal dwellings to permanent houses, subject to meeting the following criteria:
 - i) The seasonal dwelling is accommodated on a site that has frontage on a Public Road;
 - ii) The sewage treatment and water supply systems/facilities are adequate to sustain the year round occupation of the seasonal dwelling;
 - iii) The seasonal dwelling and its associated site meet all of the requirements of this Plan;

- iv) The property is not located within a Constraint Area as designated on Schedule C of this Plan; and
- v) The seasonal dwelling meets all of the requirements of the *Ontario Building Code*.

11.4 Social and Affordable Housing

- a) The County shall work with and recognize Prince Edward Lennox and Addington Social Services (PELASS) as the Service Manager responsible for delivering social and *affordable* housing, in accordance with the Prince Edward Lennox and Addington Long Term Housing and Homelessness Plan.

Achieving Affordable Housing

- b) The following planning strategies may be considered by the County in an effort to achieve *affordable* housing objectives:
 - i) Promote higher density housing forms, where housing is more *affordable* due to reduced per unit land costs. Increased residential densities shall be supported in appropriate locations;
 - ii) Encourage the development of smaller dwelling units, where housing is considered more *affordable* due to lower construction costs;
 - iii) Encourage *affordable* housing to locate in proximity to local community facilities and, if and where available, active transportation facilities and public transit routes;
 - iv) Support alternative residential development standards to facilitate *affordable* housing and a more compact development form;
 - v) Encourage the inclusion of *affordable* units within subdivisions and larger scale *developments*;
 - vi) Develop educational materials to increase awareness of innovative and non-traditional housing models that make home ownership more *affordable*;
 - vii) 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;
 - viii) Encourage the development of housing geared to lower income seniors, including housing models that allow seniors to stay in their own home for longer;

- ix) Support *affordable* independent living options that address the needs of an aging population and persons with disabilities.
- x) Support, where appropriate, the conversion of single-detached dwellings into multiple dwellings, subject to an appropriate approval process;
- xi) Encourage the renovation and rehabilitation of residential uses above commercial uses in Urban Centres and Villages; and
- xii) Promote opportunity areas within Urban Centres and Villages for *infill development* that includes higher density housing forms, in accordance with the Secondary Plan policies.

Incentivize Affordable Housing

- c) The following strategies shall be considered by the County in an effort to incentivize *affordable* housing:
 - i) Consider *affordable* housing as a priority use for surplus County-owned land and work with other levels of government to make surplus land available to providers of *affordable* housing at little or no cost;
 - ii) Provide targeted relief from development, planning, permit, and other fees normally charged for projects that provide permanent *affordable* housing;
 - iii) Apply for government grants and/or subsidies, including land dedication, that will reduce overall development costs;
 - iv) Inform the community of government grants available to encourage the creation of *second units*, converted units, and accessory units;
 - v) Streamline the approvals process for projects that provide *affordable* housing;
 - vi) Discourage the conversion of existing rental apartments in buildings with more than 4 rental apartment units to condominium or other uses where such conversion would result in a reduction of the available amount of comparable rental housing. Such conversion will only be considered if the annual CMHC vacancy rate is 3 percent or higher and, within the Urban Centres, the applicant meets conversion obligations as defined in the approved Secondary Plan.
 - vii) Discourage the demolition of rental apartment buildings with more than 4 rental apartment units, unless replacement units are provided and the rents of the replacement units are at, or below the average market rents in the County at the time of the application; and
 - viii) Reduce parking requirements for projects that provide *affordable* housing.

Implementation Tools for Affordable Housing

- d) The following agreements/partnerships and associated implementation tools shall be considered by the County in an effort to achieve *affordable* housing objectives:
 - i) Enact a Municipal Housing Capital Facilities By-Law under the *Municipal Act* to enable the County to enter into agreements with private and non-profit partners for the provision of *affordable* housing;
 - ii) Coordinate and collaborate with local housing advocacy groups, community partners, government agencies and the private sector to support the *affordable* housing policies of the Plan and to promote innovative housing forms, development techniques and incentives that will facilitate the provision of *affordable* housing,
 - iii) Provide planning support services to local housing advocacy groups and community service agencies who are interested in pursuing the provision of assisted/*special needs housing*, supportive housing, emergency shelters and transitional housing in the community.

11.5 Implementation

- a) The County shall utilize the implementation tools provided in this Plan and/or in the *Planning Act* to ensure a diversity of housing options are available to residents of all ages, abilities and incomes, including but not limited to:
 - i) Secondary Plans;
 - ii) Zoning By-Law regulations;
 - iii) Land Division processes (conditions of approval);
 - iv) Development Agreements;
 - v) Height and Density Bonus provisions; and
 - vi) Community Improvement provisions.

11.6 Monitoring the Housing Supply

- a) 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.

- b) In order to track the County's housing stock, the County shall 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:
- i) The inventory of vacant lands and lands with the potential for *development*;
 - ii) The *affordable* housing targets identified within this Plan and in the approved Secondary Plans.
 - iii) The supply of residentially-designated lands;
 - iv) 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
 - v) Available servicing capacity for residential *development* to ensure that the housing targets of this Plan can be achieved.
- c) The County shall review *infrastructure* programs so that any constraint on the supply of serviced residential land can be identified and overcome.

12.0 Arts and Culture

- a) 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.
- b) Arts and Culture adds to the uniqueness of the County and provides significant contributions, both directly and indirectly, to economic development, quality of place, community sustainability and tourism.
- c) In developing an appropriate approach to arts and culture planning, the County must acknowledge and support the vital contributions made by the arts and culture community, and associated organizations, industries and businesses.

12.1 Objectives

- a) The objectives of this Plan related to arts and culture, include:
 - Objective 1** Recognize and support the contribution that Arts and Culture and associated artists, organizations, festivals, events, industries and businesses make to the County's economy.
 - Objective 2** Ensure that the County is a centre for year-round arts and culture activities, programs and events.
 - Objective 3** Recognize the role that arts and culture play in strengthening community pride and social activity.
 - Objective 4** Collaborate with, recognize and support the County's museums, archives and libraries as repositories for the County's cultural records.

12.2 Policies

General

- a) 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, archives and libraries.

Partnerships

- b) The County will work with public and private partners to enhance Prince Edward County's role as a centre for arts and culture.

Cultural Programs, Festivals, Businesses and Organizations

- c) 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.

Spaces for Arts & Culture

- d) Where appropriate, the County will provide space within existing community-owned buildings to meet the needs of the arts and culture community, and will support the development of new facilities for developing and showcasing arts and culture.

Museums, Archives & Libraries

- e) The County shall recognize municipally-owned museums as the official repository for County collections.
- f) 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.
- g) The County shall recognize the County of Prince Edward Public Library and its branches across the County to provide important community gathering spaces, and access to educational materials and information.

Cultural Planning

- h) 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.

13.0 Community Facilities and Services

- a) Community uses include public, private and non-profit facilities and services that benefit the community by providing places to learn, play, and experience the County's history and culture, as well as to access vital health care and social services that allow people to live a safe, healthy and more fulfilling life. These uses are integral to creating complete and inclusive communities where a diversity of people want to live, and can thrive.
- b) In developing an appropriate approach to community facilities and service planning, the County 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.

13.1 Objectives

- a) The objectives of this Plan related to community facilities and services, include:
 - Objective 1** Ensure facilities and services are accessible to people of all incomes, ages and abilities, both in terms of their design and location.
 - Objective 2** Protect existing community focal points as demand for community services and facilities, particularly schools, changes.
 - Objective 3** Encourage community facilities and services to be located in *Settlement Areas* with municipal services as part of the effort to support vitality in the Urban Centres, and applicable Village designations.
 - Objective 4** Coordinate with other government agencies as well as the non-profit and private sector on planning matters related to community facilities and services.
 - Objective 5** Facilitate innovative service delivery methods by, and in partnership with, the community.

13.2 Policies

General

- a) 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.

- b) Community uses, whether provided by a government, private business or non-profit organization, include:
- i) Cultural and community facilities, such as libraries, community centres, community gardens, museums, exhibition buildings, theatres and galleries;
 - ii) Recreational facilities, such as, parks, recreation or fitness centres, recreational walkways, paths and trails, piers, docks, boat launches and marinas;
 - iii) Educational facilities and services, such as primary schools, secondary schools, post-secondary education institutions and trade schools; and
 - iv) Health care 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, *special needs housing*, social housing and emergency housing.

In addition to the policies of this Section, applicable policies for the preceding community uses may also be provided in other sections of this Plan, specifically with regard to housing, parks and trails, and culture.

- c) Community uses shall be permitted in the Urban Centre, Village, Hamlet, 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.
- d) 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.

Location of Community Uses

- e) 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.
- f) 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 should 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.
- g) Notwithstanding the above, daycare facilities shall be located throughout the County in both public and private settings. Informal arrangements caring for children in private homes shall be encouraged in order to provide daycare geographically where it is needed. The provision of daycare in public and private settings shall conform to Provincial legislation and requirements.

Creative Approaches to Service Delivery

- h) The County shall encourage the private sector and non-profit organizations to deliver community facilities and services that meet the needs of local residents. To do so, the County will share information regarding community needs and may provide in-kind staff support. The County may also develop grant and planning fee rebate programs under the County-wide Community Improvement Plan.
- i) The County shall provide adequate flexibility within its planning tools and approval processes to enable local service delivery by the private and non-profit sector, including in non-conventional facilities/buildings. The County shall ensure development standards, such as those related to permitted uses and parking requirements, do not unreasonably constrict the ability of a proponent to provide a community service.
- j) The County shall recognize the important role of places of worship in providing emergency housing and other community services to local residents.
- k) To support creative approaches to the development of facilities and delivery of services, the County may participate in the co-design and co-delivery of services with government agencies, the private sector and/or non-profit organizations.

Existing Community Use Sites

- l) 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.
- m) School sites are recognized as a vulnerable community use due to declining enrollment and changing trends in school board planning. 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.

Partners

- n) The County shall continue to cooperate and coordinate with its many partners in delivering community facilities and services, including the:
 - i) Prince Edward County Sub-Local Health Integration Network (LHIN);
 - ii) Hastings and Prince Edward Counties Health Unit;
 - iii) Hastings and Prince Edward District School Board;
 - iv) Algonquin and Lakeshore Catholic School Board;
 - v) Prince Edward, Lennox and Addington Social Services (PELASS);

- vi) Places of worship; and
- vii) Other community organizations and private sector partners. (e.g. Prince Edward Fitness and Aquatic Centre (PEFAC) and Community Care for Seniors).

Master Planning

- o) To effectively plan for the *development*, maintenance and where necessary, divestment of community facilities, the County should prepare a Community Facilities and Services Master Plan. The Master Plan should 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 should identify and prioritize servicing gaps that can be addressed by the County, or other providers.
- p) The Community Facilities and Services Master Plan should consider opportunities to co-locate and/or integrate social housing, *special needs housing* and emergency housing with community facilities.
- q) 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 should be to:
 - i) Develop a long-term Food Systems Strategy that addresses all aspects of a sustainable food system;
 - ii) Work with the County to develop regulations for urban agricultural uses; and
 - iii) Deliver community education and outreach programs that highlight the importance of agricultural food skills and food system development.

14.0 The Parks, Open Space and Trails Network

- a) Prince Edward County's expansive parks, open space and trails network provides people of all ages with ample and accessible opportunities for active and passive *recreation* that contributes to their mental and physical well-being. The network includes multiple land use designations in this Plan and includes lands under various jurisdictions and land trusts. The parks, open space and trails network is a unique asset for meeting the recreational needs of residents and attracting visitors to the County.
- b) 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.
- c) The diversity of lands within the parks, open spaces and trails network also serves 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.
- d) This diversity of context is also reflected in the agencies that are responsible for its creation, expansion and maintenance. Partnerships and cooperation among the municipality, Quinte Conservation, the Provincial and Federal governments and private land trusts are crucial factors in ensuring the success of the County's highly integrated and accessible parks, open space and trails network.

14.1 Objectives

- a) The objectives of this Plan related to the parks, open space and trails network include:
 - Objective 1** Ensure the network is continually maintained and enhanced to provide a diversity of opportunities for active and passive recreation that meet the changing needs and preferences of residents and visitors.
 - Objective 2** Improve the sustainability and accessibility of the network setting high standards for trail design and related amenities, facilities, maintenance and programming.

- Objective 3** Support the creation and expansion of the network to ensure safe and attractive connections between *Settlement Areas*, tourist destinations, and places of *recreation*.
- Objective 4** Promote the use of network and other active transportation routes as part of the tourism experience in the County, particularly for exploring vineyards, art galleries, studios and parks.
- Objective 5** Increase public access to the shoreline by focusing new components of the network in waterfront locations.
- Objective 6** Establish a framework for considering new commercial amenities in select locations within the network, with a focus on waterfront locations.
- Objective 7** Create partnerships to expand and enhance the connectivity of the network, regardless of jurisdiction, to ensure that it evolves as an integrated and cohesive network.

14.2 Policies

- a) The general location of the parks, open space and trails network in the County is identified on **Schedules 'A', 'B' and 'F'**. 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.
- b) 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, other Provincial and Federal agencies, and private land owners/organizations to coordinate and integrate network planning, expansion, enhancement and maintenance.
- c) 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 local population. In particular:
 - i) 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
 - ii) Strong environmental protection and sustainable management practices will ensure that the network remains a high-quality resource for generations to come.
- d) 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, landscaping and fencing to ensure that any potential adverse impacts associated with the ongoing use of the network are minimized.

Maintaining and Enhancing the County's Components of the Network

- e) The County will ensure the safety, accessibility and attractiveness of the existing components of the network that are under its jurisdiction through ongoing maintenance and enhancement programs.
- f) Partnerships with community groups will be encouraged to support the maintenance, enhancement and programming of the existing components of network that are under its jurisdiction as vibrant community gathering places and places of *recreation*.
- g) 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.

Enhancing and Expanding the Network

- h) 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:
 - i) Providing an adequate supply and distribution of parkland to meet the needs of residents;
 - ii) Increasing public access to the shoreline, including for passive and active water-based recreational activities; and
 - iii) Creating connections between *Settlement Areas*, tourist destinations and *recreation* areas to support *active transportation* and community development.
- i) The County may utilize, where possible, abandoned railway lines, unopened municipal road allowances, easements and other means where available to provide for trails.
- j) 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.
- k) The County will acquire lands to obtain improved public access to the shoreline and to the water's edge in appropriate locations throughout the Shore Lands designation, through a variety of means including the parkland dedication provisions of this Plan.
- l) Constructed trail components of the network should 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

- m) *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.
- n) Any unopened road allowances that provide public access to the shoreline shall not be closed and 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.
- o) Road allowances leading to water shall not be sold to abutting property owners unless there are other more usable public access points leading to the water in the immediate area or where more suitable lands are provided by the abutting owner at a more appropriate location.
- p) Where road allowances leading to water are located within an 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

- q) The Millennium Trail is identified on **Schedule 'F': Recreation & Tourism** and is a key element of the parks, open space and 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 Countryside and along the Shoreline. 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:
 - i) Develop new trail access points;
 - ii) Improve connectivity to major destinations;
 - iii) Improve signage, wayfinding, interpretive opportunities, and coordination along the *Tourism Corridors*, including the Arts Trail and the Taste Trail;
 - iv) Upgrade the trail surface to improve accessibility for all people, including for casual cycling;
 - v) Maintain bridges along the trail; and
 - vi) 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.
- r) Upgrades, maintenance and expansion of the Millennium Trail shall meet the design standards for multi-use paths and trails provided in *Velo Quebec's Planning and Design*

for *Cyclists: A Technical Guide*, which is recognized across North America as a model standards manual.

Blue Flag Certification for Beaches and Marinas

- s) 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 should explore Blue Flag certification for key beaches, and work with its Provincial partners to achieve Blue Flag certification for Sandbanks Provincial Park.

Commercial Opportunities in Waterfront Parks

- t) 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, bootcamps, other low impact sports, as well as watercraft-related uses. To facilitate and permit commercial fitness uses in waterfront parks, the County should:
 - i) Identify accessible and visible waterfront areas with low-levels of use by the public that could accommodate potential commercial uses;
 - ii) License business operators and charge a nominal fee to cover park maintenance;
 - iii) Adopt limits on the size and number of commercial fitness uses permitted in parks, taking into account capacity considerations.
 - iv) 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 adopt applicable licensing, design and operating standards.

Parks, Open Space and Trails Master Plan

- u) 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 should include an assessment of the County's projected parkland needs in terms of the quantity, type and location of parkland and should be accompanied by a parkland acquisition strategy.

15.0 Infrastructure

- a) *Infrastructure* plays a key role in shaping the future growth and development of the County. 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 municipal water and sanitary services, transportation facilities, stormwater management, waste management, energy generation and transmission facilities, and utilities. The policies of this Plan also address *wayside pits and quarries*, and portable asphalt plants.

15.1 Objectives

- a) The objectives of this Plan related to *infrastructure*, include:

Objective 1 Provide in a coordinated, efficient and cost-effective manner that is integrated with planning for growth so that these necessary services are available to meet current and projected needs.

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 emergency 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 servicing 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 County will cooperate with other government agencies in this regard.

Objective 6 Promote an inclusive and transparent public process, either under the *Planning Act*, or the *Environmental Assessment Act* for any major *infrastructure* project, as required and appropriate.

15.2 Municipal Water and Sanitary Sewer Services

Municipal Water and Sanitary Sewer Services

- a) The provision of safe, reliable and cost-effective clean water services is necessary to enable the County, other government agencies and departments as well as private

- interests to carry out critical, important or desirable functions related to the continued operation, maintenance, safety, security and well-being of the County and its residents.
- b) The County includes fully serviced Secondary Plan Areas and Villages that provide, in some cases, *partial services* and Hamlets and a large rural/agricultural community on individual, private services.
 - c) Higher order forms of servicing, including full municipal or communal water and sanitary sewer services are the preferred form of service and will be required for all major residential, commercial, industrial and institutional developments.

15.2.1 Objectives for Municipal Water and Sanitary Sewer Systems

- a) The objectives of this Plan related to Municipal Water and Sanitary Sewer Services, include:

Objective 1 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 2 Ensure that all water and 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 3 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 County and on the basis of the approved capital budget program.

15.2.2 General Policies for Municipal Water and Sanitary Sewer Services

- a) Existing Wastewater Treatment Plants and Water Treatment Plants are identified conceptually on **Schedule 'E': Transportation & Infrastructure**.

Growth Areas

- b) In general, new *development* will be directed in accordance with the Settlement Area hierarchy established in Part I of this Plan, which focuses growth first within the Urban Centres, and, as a second priority, within the Villages. New *development* within the Hamlets, *Rural Lands*, the *Prime Agricultural Areas* and *Shore Lands* will also be permitted as a third priority.
- c) Servicing capacity is an important resource that the County can use to promote the growth and settlement strategy of this Plan. The County will ensure that servicing capacity is not allocated to landowners who may not develop their lands in favour of speculation. To that end, the County may adopt 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. In accordance with the implementation policies of this Plan, if a *development* that has been allocated capacity does not proceed within three years, the County may rescind such allocation and may take steps to revoke zoning or subdivision/condominium approvals.

Green Belts

- d) To avoid inappropriate linear and unserviced sprawl, the communities of Picton, Bloomfield and Wellington will be separated by green belts, that may be defined by large tracts of *Rural Lands* or *Prime Agricultural Areas*. New linear sprawl development between any of the Urban Centres, Villages or Hamlets will be strongly discouraged.

Water Conservation

- e) The County 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 County shall promote water conservation by:
 - i) Encouraging *development* proposals that minimize additional demands for water from the County’s water system; and
 - ii) Directing and accommodating expected growth in a manner that promotes the efficient use of existing County sewage services and County water services.

Extension of Municipal Water and Sewer Services

- f) The extension of municipal sewer and water services should take place only within lands designated Urban *Settlement Areas* as identified on **Schedule 'A': Land Use Designations** and Figure 1 in Part I of this Plan. Where appropriate, such extensions will form part of the detailed secondary planning process for these areas, where Secondary Plans are in place.

The County may consider the extension of municipal water and sewer services outside designated Urban *Settlement Areas* in order to address failed private services, provided

that it is satisfied that there is no other reasonable alternative and that the cost of the extension is the responsibility of the benefiting users.

- g) Extension of any municipal sewer and/or water service system beyond their existing service area shall be the responsibility of the developer, except as may otherwise be provided for in the County's approved capital works funding. Where appropriate, the County will encourage arrangements for cost sharing among benefiting landowners.
- h) Any provision and/or major expansion of water and 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.

Monitoring

- i) The County will maintain, in conjunction with the Ministry of the Environment and neighbouring municipalities where there are shared services, up-to-date records of:
 - i) The reserve capacity of water and sanitary sewage treatment facilities;
 - ii) The amount of unconnected servicing commitments to zoned land/development; and
 - iii) The uncommitted reserve capacities.

It is important to relate plant performance and hydraulic capacity to growth management objectives to avoid future limitations on growth and to allow enough time to plan for the minimum of three to five years it can take to complete plant expansions or upgrades. The County will not award capacity allocation for growth beyond the uncommitted reserve capacity in the respective water and sewage treatment facility.

15.2.3 Servicing Policies for the Picton and Wellington Urban Centres

Preferred Form of Services

- a) *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 existing *municipal sewage services and municipal water services*, wherever feasible.

Water and Sewer Treatment Plants

- b) In order to promote ongoing growth within the County, the existing water treatment and sewage treatment plants and their associated distribution/collection systems serving the Urban Centres of Picton and Wellington will be maintained, upgraded and replaced when required.

Servicing Capacity and Allocation

- c) New *development* is permitted within the Picton and Wellington Urban Centres only if there is confirmation, to the satisfaction of the County, of sufficient reserve sewage system capacity and reserve water system capacity within *municipal sewage services* and *municipal water services*.
- d) The County shall only approve new *development* within the Picton and Wellington Urban Centres that can be allocated County sewage and water capacity or servicing allocation, in conformity with County policies, procedures and by-laws. The assignment of servicing allocation to any specific *development* proposal is at the sole discretion of the County and furthermore, depending on the amount of servicing allocation and *infrastructure* available, not all *development* proposals may be able to proceed and/or be approved.
- e) The County may assign preliminary County water and sewer servicing allocation for Draft Plans of Subdivision within the Picton and Wellington Urban Centres at the time of Draft Plan Approval by the County.
- f) 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 County within the term of draft plan approval, the County, at the time of considering extension of the Draft Plan Approval, may revoke the preliminary assignment of municipal servicing allocation, in whole or in part.
- g) Prior to revoking allocation, the County shall afford the developer an opportunity to address the County on the matter. Servicing allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.

Servicing Plans

- h) *Development* within the Picton and Wellington Urban Centres shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with sewage and water systems. A Functional Servicing Plan shall be prepared in accordance with criteria established by the County and shall be submitted prior to, or concurrently with development applications. These Plans shall be prepared to provide for the continuous, orderly extension of services in a cost effective manner, to the satisfaction of the County.

Costs for Servicing New Development

- i) The cost of providing full municipal services to facilitate the development of lands within the Picton and Wellington Urban Centres shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be recovered through Development Charges, as identified in the Development Charges By-Law. In some circumstances the County may consider the responsibility of the developer(s), with cost-sharing agreements, or front ending opportunities with future benefitting land parties.

15.2.4 Servicing Policies for the Rossmore Urban Centre

Water Distribution System

- a) In order to promote ongoing growth within the County, the existing water distribution system in Rossmore will be maintained, upgraded and expanded when required to service new *development*.

Servicing Capacity and Allocation

- b) New *development* is permitted within Rossmore only if there is confirmation, to the satisfaction of the County, 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*.
- c) The County shall only approve new *development* within Rossmore that can be allocated County water capacity, in conformity with County policies, procedures and by-laws. The assignment of a water allocation to *development* is at the sole discretion of the County 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.
- d) The County may assign preliminary County water servicing allocation for Draft Plans of Subdivision within Rossmore at the time of Draft Plan Approval by the County.
- e) 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 County within the term of Draft Plan Approval, the County, at the time of considering extension of the Draft Plan Approval, may revoke the preliminary assignment of municipal water allocation, in whole or in part.
- f) Prior to revoking allocation, the County shall afford the developer an opportunity to address the County on the matter. Water allocation shall be formally assigned at the time of the execution of the subdivision agreement and/or condominium agreement.

Costs of Servicing New Development

- g) The cost of providing *municipal water services* to facilitate the development of lands within Rossmore shall not impose a financial burden on existing taxpayers. Accordingly, such costs shall be the responsibility of the developer(s), with cost-sharing with future benefitting land parties, by agreement with the County.

Servicing Plans

- h) *Development* within Rossmore shall be designed and constructed in accordance with a Functional Servicing Plan or Plans dealing with the water system. A Functional

Servicing Plan shall be prepared in accordance with criteria established by the County and shall be submitted prior to, or concurrently with development applications. 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 County.

15.2.5 Servicing Policies for the Villages with Municipal Water Services Only

Water Distribution Systems

- a) In order to promote ongoing growth within the County, the existing water distribution systems in the Villages of Bloomfield, Consecon, Ameliasburgh and Carrying Place will be maintained and may be extended to serve additional development within the applicable Villages or Hamlets designation boundary.

Servicing Options Investigation

- b) 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 six or more residential units shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of sanitary sewage servicing.

Servicing Capacity

- c) New *development* is permitted within the identified Villages only if there is confirmation, to the satisfaction of the County, of sufficient system capacity 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*.

Criteria for Partial Services

- d) Partial servicing strategies shall only be permitted within the identified Villages in the following circumstances:
 - i) Where they are necessary to address failed *individual on-site sewage services* and/or *individual on-site water services* in existing development; and/or,
 - ii) Where they are necessary to allow for infilling and rounding out of existing development on *partial services* provided that:
 - the *development* is within the reserve sewage system capacity and reserve water system capacity; and
 - site conditions are suitable for the long-term provision of such services.

15.2.6 Servicing Policies for Hamlets

Servicing Options Investigation

- a) 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 four or more residential units shall undertake a *Servicing Options Investigation* to ascertain the most appropriate form of water and sanitary sewage servicing.
- b) A required *Servicing Options Investigation* will evaluate the servicing options based on a hierarchy, which promotes *development* on communal sewer and/or water as the preferred means of servicing. Where communal servicing is shown not to be a viable option through the *Servicing Options Investigation*, to the satisfaction of the approval authority, private servicing may be permitted if supported by the appropriate *hydrogeological studies*.

Hydrogeological Assessment

- c) Where partial communal or private servicing is deemed appropriate, a hydrogeological assessment shall be prepared to the satisfaction of the Ministry of the Environment, the local Health Unit, and the County 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 assessment but shall not be less than the minimum indicated in any land use designation policies or any other applicable County regulations or performance standards.
- d) The County may peer review any hydrogeological assessment required in accordance with the policies of this Plan, at the expense of the developer.

15.2.7 Servicing Policies for Rural Lands, Prime Agricultural Areas and Shore Lands

- a) On *Rural Lands*, the *Prime Agricultural Areas*, and *Shore Lands*, the County may choose to permit *private communal sewage services* and *private communal water services* and/or *individual on-site sewage services* and *individual on-site water services*, only where *municipal sewage services* and/or *municipal water services* are not provided.

Servicing Options Investigation

- b) On *Rural Lands*, *Prime Agricultural Areas* and *Shore Lands*, 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.

Individual Services

- c) *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.

In addition, *individual on-site sewage services* and *individual on-site water services* may only be permitted where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided and where site conditions are suitable for the long-term provision of such services.

Private Sewage Treatment

- d) For any private sewage treatment system, all requirements of the County shall be met, including the receipt of a Certificate of Approval and Use Permit necessary for the installation of a Class IV system (septic tanks with tile bed) or equivalent for all existing or newly created lots to be serviced with individual private sewage treatment systems. In addition, the location of a spare area for the development of a subsequent tile field shall be provided on each lot and approved by the County.

Private Water Systems

- e) For private water systems serving an individual use:
- i) A groundwater source will be provided of a type and construction which is in accordance with Ministry of the Environment and/or local Health Unit requirements and which will supply adequate water for domestic use. For drilled and dug wells, a minimum yield of three gallons per minute shall be required prior to the creation of new lots for residential purposes;
 - ii) When a water source is confirmed with a well for all newly created lots, the licensed well driller or installer must sign a letter of compliance which would confirm that the well was constructed and that the water sample which has been collected for testing was taken from the subject well on the property;
 - iii) The above provisions will not apply to the creation of residential shoreline lots, provided that an adequate supply of water for domestic use will be provided;
 - iv) An additional off-site water source for dry commercial/industrial uses, may be permitted if the treatment limits are exceeded, or if well yields are likely to be low; and
 - v) The developer/homeowner/business owner is responsible for ensuring that health-related water quality parameters established in the Ontario Drinking Water Objectives are met.

15.3 Stormwater Management Facilities

- a) Stormwater runoff is precipitation that flows over hard surfaces, such as rooftops and driveways, and across the land. This water is mostly routed into drainage systems and ultimately into the County's natural areas, lakes and *wetlands*. Appropriate stormwater management is necessary to control erosion, flooding, and to protect watercourses and water bodies from pollutants.

15.3.1 Objectives

- a) The objectives of this Plan related to Stormwater Management Facilities, include:

Objective 1 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 2 Consult with the applicable agencies including Quinte Conservation, Ministry of Natural Resources, and the Ministry of the Environment to ensure that *development* will be provided with adequate stormwater management facilities and outlet drainage.

15.3.2 Policies

General

- a) The County shall require appropriate stormwater management facilities downstream of new *developments* to mitigate the impacts of stormwater quality and quantity. Stormwater Management Plans shall be required for any new *development* consisting of more than four lots, or for commercial or industrial developments with large amounts of impervious area. Stormwater management will be undertaken in accordance with the Province's Stormwater management Plan and Design Manual.

Stormwater Management in the Countryside

- b) 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*.
- c) In the *Rural Lands*, *Prime Agricultural Areas* and *Shore Lands*, best practices for stormwater will be incorporated, including the use of tree cover and natural vegetation and other permeable surfacing that reduces run off and facilitates groundwater recharge, grading and drainage to control erosions and siltation.

Stormwater Management in Settlement Areas

- d) An application for new *development* within any Urban Centre, Village or Hamlet shall be accompanied by a Stormwater Management Plan that:

- i) Evaluates stormwater management on a '*watershed*' based approach;
 - ii) 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 and conveyance techniques, such as grass swales, where appropriate;
 - iii) Identifies the specific location of permanent end of pipe facilities, the areas they will service, and considerations for their size, shape and design criteria;
 - iv) 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;
 - v) Evaluates, at appropriate geographic scales, anticipated changes in phosphorus loadings between pre-development and post-development, and evaluates how phosphorus loading will be minimized;
 - vi) 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 County; and
 - vii) Identifies criteria and circumstances upon which interim stormwater facilities may be considered or precluded.
- e) Stormwater management facilities shall be permitted in all designations, except for the Environmental Protection Area designation identified on **Schedule 'A': Land Use Designations**. Notwithstanding that prohibition, stormwater management facilities may be permitted in an Environmental Protection Area designation, subject to the preparation of an *Environmental Impact Study*, prepared to the satisfaction of the County and Quinte Conservation that confirms no impact on adjacent natural heritage features and their associated functions.

Design of Stormwater Facilities

- f) Stormwater management facilities will be key features within the community contributing to the appearance and ambience, while achieving functional objectives related to flow moderation and water quality.
- g) Stormwater management facilities will be designed to be naturalized, constructed with gentle slopes and in accordance with the following policies:
 - i) 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 enhance the performance of the facility;

- ii) 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;
- iii) 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. Barrier plantings will be installed along the crest of steep slopes, adjacent deep-water areas and around inlet and outlet structures; and
- iv) Ponds will not be fenced, but rather will be designed with trails, overlooks and interpretive signage so that they are an integral part of the parks, open space and trails network.

15.4 Transportation

- a) The County'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 County.
- b) The transportation network, consisting of a road system, an airport and the Picton Harbour are depicted on **Schedule 'E': Transportation & Infrastructure**.

15.4.1 Objectives for Transportation

- a) The objectives of this Plan related to transportation, include:

Objective 1 Develop and maintain multi-modal transportation routes throughout the County, 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 2 Ensure the transportation system is interconnected, efficient, safe, and supportive of all modes of travel, with dedicated facilities for vehicles, pedestrians and cyclists. Enhance active transportation facilities with streetscape elements such as benches, waste receptacles, bicycle racks, crosswalks, pedestrian-scaled lighting, and shade.

Objective 3 Integrate the *multi-modal transportation system* with existing and planned land use patterns, including those that can support future rural public transit options.

Objective 4 Develop and maintain the transportation system in a manner that has regard for the environmental, social and aesthetic character and amenities of the community.

15.4.2 General Policies for Transportation

- a) New facilities or major improvements to the existing transportation system will only occur where such improvements are consistent with the planned character of the community.
- b) Major capacity improvements to the existing road system will only occur when the need exists and all reasonable *transportation demand management* options, including *smart transportation technologies*, have been previously implemented.
- c) Enhanced mobility options for all residents and visitors will be achieved by adopting a complete streets approach to the design of new streets, as well as the reconstruction, repair and maintenance of any right-of-way in the County. Complete streets are designed to support the safe and comfortable movement of all modes of travel, and people of all ages and mobility. Within the County, the context of the roadway and the surrounding community shall dictate which complete streets elements can be accommodated, such as, but not limited to cycling facilities and sidewalks.
- d) To support the implementation of the transportation policies in this Plan, the County may develop a Complete Streets Policy, and supporting design guidelines.
- e) Transportation facilities will be planned, designed and constructed to minimize the effects of noise, fumes and vibration on existing and planned residential development.
- f) The County will update its Master Transportation Plan to implement and to further refine or expand upon the policies of this Plan, and may develop an Active Transportation Plan for walking and cycling facilities.
- g) The County will work in partnership with private developers, adjacent municipalities and the Province to provide a transportation system that integrates a range of travel modes to move people and goods.

15.4.3 Policies for Roads

General

- a) The transportation network, for purposes of right-of-way protection, is shown on **Schedule 'E': Transportation & Infrastructure**. The transportation network 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. **Schedule 'E': Transportation & Infrastructure** together with the following policies, forms the basis for the provision of roads, trails, right-of-way widths and access controls. Provincial Highways are subject to Provincial requirements and permits in addition to the other policies of this Plan.
- b) All road improvements and new road projects shall be undertaken in accordance with the provisions of the Municipal Engineers Association's Municipal Class Environmental Assessment (Municipal Class EA).

- c) 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.

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 Highway 62 and any municipal road intersection.

- d) Where *development* is proposed within 200 metres of any roadway with high noise levels, the development application shall be accompanied by a noise report that takes into account the noise level guidelines established by the Ministry of the Environment. The report should outline features such as berms, walls or separation distances which reduce the anticipated noise levels to those acceptable to the Ministry of the Environment.
- e) The functional road classification system and associated policies of this Plan include:
- i) Provincial and County Highways;
 - ii) The Loyalist Parkway;
 - iii) County Roads; and
 - iv) Local Service Roads.

Provincial and County Highways

- f) This designation applies to:
- i) Highways under the jurisdiction of the Provincial Ministry of Transportation - Provincial Highway 33 from the Glenora Ferry station to the intersection of Provincial Highways 33 and 62 in Bloomfield; and Provincial Highway 62; and
 - ii) County Highway 33 and County Road 64; and County Highway 49. These highways are designed to facilitate large volumes of inter-municipal and through traffic movement. The right-of-way width, number of lanes, design details, traffic signage and entrance spacing for the Highways shall be as determined by the Ministry of Transportation and the County of Prince Edward for their respective highways.
- g) Provincial Highways 33, 62 and 49 function as gateways into the County and have special attributes which the County hopes to maintain and enhance in cooperation with the Ministry of Transportation.

- h) Highway 49 functions as a trucking route to Highway 401 for commerce/industry in the County. 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.

Loyalist Parkway - Provincial Highway No. 33

- i) The County will promote the development of Highway No. 33 in a manner that is compatible with its designation as the Loyalist Parkway by:
- i) Encouraging designation of heritage structures along the Parkway under the *Ontario Heritage Act* to permit municipal input into alterations of heritage structures, thereby encouraging retention of the Parkway's heritage theme;
 - ii) Permitting infilling by consents along the Parkway, in accordance with the other policies of this Plan, that maintains the historic patterns of spacing and density of structures along the Parkway;
 - iii) 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;
 - iv) Encouraging only small-scale industrial and commercial *development* which is in keeping with its historic character; and
 - v) 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.
- j) Any *development* proposed on lands abutting Highway 33 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 – Inter-Centre/Arterial Connectors

- k) The Inter-Centre/Arterial Connectors designation applies to those County Roads that connect *settlement areas* to each other or to the Provincial Highways and County Highways and carry medium to large volume traffic. The right-of-way width, number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County. County Roads to which this classification applies are:
- i) All of County Roads 1, 6, 14 and 34; and
 - ii) Parts of County Roads 2, 3, 4, 5, 8, 10, 17 & 22.

County Collector Roads

- l) A County Collector Road designation applies to those County Roads, which serve as traffic collectors from the local road system and from adjacent properties in the *rural*

areas. The right-of-way width, number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County. County Roads to which this classification applies are:

- i) All of County Roads 16, 20, 21, 24, 25 & 35; and
- ii) Parts of County Roads 7, 8, 10, 13, 15, 19, 23, 28, 30 & 64.

County Roads – Urban Collector and Service Roads

m) The Urban Collector and Service Roads designation applies to those County Roads, which service the built-up-areas (Secondary Plan Areas and Villages). The right-of-way width, number of lanes, design details, traffic signage and entrance spacings for the County Roads shall be determined by the County of Prince Edward. County Roads to which this classification applies are:

- i) All of County Road 29; and
- ii) Parts of County Roads 2, 3, 4, 5, 8, 10, 12, 13, 15, 17, 18, 19, 22, 23, 28, 30 & 39.

County Roads - Seasonal/Resort - Service Collector Roads

n) The Seasonal/Resort - Service Collector Roads designation applies to those County 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 also serve to collect traffic from the County and local collector roads. The right-of-way width, number of lanes, design details, traffic signage and entrance spacing for the County Roads shall be determined by the County of Prince Edward. County Roads to which this classification applies are:

- i) All of County Roads 11, 27, 32 & 38; and
- ii) Parts of County Roads 7, 12, 18 & 39.

County Roads – Seasonal/Resort - Service Collector Roads Sub-Groups

o) The Seasonal/Resort - Service Collector Roads Sub-Groups 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 County upgrades this road for this purpose, the policies of the “Seasonal/Resort - Service Collector Roads” would apply,

p) 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 Service Roads – Rural Service Roads

- q) This classification applies to all existing local roads serving the rural traffic movement needs in the County. 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. Access for these roads to abutting properties shall be provided subject to the review of the local road superintendent for geometrics and safety. The minimum right-of-way width for these roads shall be 20 metres. Smaller right-of-way widths may be considered, subject to the satisfaction of the County.

Local Service Roads – Special Service Roads

- r) This classification includes those existing local roads, which will be serving the future recreational resort areas, and other intensive uses in the County. It is the intent of this Plan that these roads shall be improved to suitable standards to handle the anticipated traffic load as designated uses along these roads develop during the Plan period. The minimum right-of-way width for these roads shall be 20 metres. Smaller right-of-way widths may be considered, subject to the satisfaction of the County.

Commercial Traffic

- s) In recognition of the importance of an efficient goods movement system to the health of the County's economy, the County shall give due consideration to the need to move goods, products and other materials in the resolution of transportation issues.
- t) The following policies will ensure protection of residential neighbourhoods with regard to commercial traffic:
- u) Through-way movement of large commercial vehicles will generally be restricted on Local and Collector Roads within residential neighbourhoods wherever possible; and
- v) Activities generating substantial commercial traffic will be located near or adjacent to Highways and/or Arterial Roads.

Road Widenings

- w) Road widening should be conveyed as a condition of severance or plan of subdivision approval where the current road allowance width is less than the desired minimum, as determined by the County. The conveyance of road widening is necessary in order to construct and maintain safe and efficient roads, ditches, service corridors and cycling paths, where necessary.

Future Road Patterns

- x) Where new roads are proposed, the County shall ensure that the location and design of the intended road pattern is coordinated with existing and future development areas.

15.4.4 Policies for Transportation Demand Management, Public Transit & Active Transportation

Car Pools

- a) The County 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 County. In this regard the County, in co-operation with the Ministry of Transportation will provide parking facilities in strategic locations adjacent to Provincial, County and/or local roadways for car pooling purposes.

Public Transit

- b) The County will explore rural transit opportunities to enhance the mobility options for people who do not or cannot drive to access goods, services, amenities, and local attractions. The County may encourage the development of such rural transit services in partnership with community and/or government partners, including adjacent municipalities. These services may include:
 - i) Regular scheduled fixed bus stop service, at various frequencies;
 - ii) Door-to-door service for people with mobility impairments, coordinated with the regular scheduled fixed bus stop service;
 - iii) Special destination service for special events, attractions, and other destinations not covered by regular scheduled fixed bus stop service; and
 - iv) Individualized transit service for riders who require wheelchair accessible transportation outside regularly scheduled route service, particularly to access health care services and medical treatments.

Cycling and Walking

- c) To promote active living and sustainable tourism, the County shall support walking and cycling as attractive modes of transportation by:
 - i) Using a complete streets approach to the design of new streets, as well as the reconstruction, repair and maintenance of any right-of-way in the County;
 - ii) Requiring the development of high-quality bicycle and pedestrian facilities in public right-of-ways in new developments, and ensuring those facilities create linkages to key destinations, and the sidewalk and trail systems;
 - iii) Ensuring all *developments* are planned, designed and developed to ensure the safety and efficient movement of cyclists and pedestrians;
 - iv) Prioritizing safety considerations for pedestrians and cyclists when designing new or upgraded intersections;

- v) Minimizing vehicle crossings of multi-use trails, and implementing the highest safety standards for crossing that cannot be avoided; and
 - vi) Adopting mandatory bicycle parking requirements for all commercial, institutional, industrial, and multi-unit residential uses.
 - vii) Including supportive infrastructure for active transportation such as bicycle-activated street lights, enhanced street crossings, pedestrian rest areas, and bicycle parking in the design of new and reconstructed streets.
- d) Pedestrian circulation will generally be on sidewalks or multi-use trails adjacent to roads and shall be separated from the road by a landscaped boulevard. Exceptions may be considered where insufficient right-of-way widths exist, or other terrain constraints exist. Landscaped buffers shall not be required in *Settlement Areas*.
 - e) Streetscape elements that improve the pedestrian and cycling experience shall be encouraged, particularly within *Settlement Areas*. Such streetscape elements include, but are not limited to, benches, waste receptacles, bicycle racks, crosswalks, pedestrian-scaled lighting, and shade.
 - f) The planning, design and development of bicycle facilities shall 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.
 - g) To protect the safety of pedestrian and cyclists, the County will endeavour to provide year-round maintenance of on and off-street active transportation facilities, and may prioritize the maintenance of high demand routes during weather events.

15.4.5 Policies for Airports

- a) 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 County.
- b) In order to maintain the long-term viability of the two airports for their intended use, incompatible *development* adjacent to or near the airports will not be permitted. Where *development* is proposed adjacent to or near the airports, appropriate noise, vibration, aesthetic and safety issues shall be addressed by the developer. If *development* can occur in a compatible manner, any appropriate mitigative measures shall be outlined in a Site Plan Agreement or Subdivision or Consent Agreement between the developer and the County. 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.

- c) 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 expected to be made available in the future and 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.

15.4.6 Policies for the Picton Harbour

- a) The Picton Secondary Plan shall address the expansion and upgrading of the *marine facilities* in Picton Harbour to provide for its increased use by seasonal boaters.
- b) Larger parcels of land along Picton Harbour that offer potential for commercial or marine uses should not be designated, zoned or subdivided in such a manner as to jeopardize this potential.
- c) Land near the deepwater port facilities at and adjacent to the ESSROC Cement Plant should be maintained for industrial/commercial uses. Incompatible *development* that could jeopardize the use of this land for industrial/commercial uses shall not be permitted.

15.5 Waste Management

- a) The County is required to manage the solid waste generated by its residents, businesses and visitors. Waste management includes the process of collecting, processing, diverting, and disposing of solid waste. Reducing the volume of solid waste through diversion is an important consideration for the County's future environmental and financial sustainability.
- b) *Waste management systems* need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling.
- c) The County operates landfill sites in Ameliasburgh, Hillier, South Marysburgh and Wellington. All other garbage is disposed of at the Richmond landfill site in the Town of Greater Napanee. The County operates a recycling program in an effort to reduce the amounts of waste being disposed of in landfill sites and to help extend the lifespan of landfill capacities.

15.5.1 Objectives for Waste Management

- a) The objectives of this Plan related to Waste Management, include:

Objective 1 Manage solid waste for the purposes of reducing, reusing, and recycling and contribute further to Provincial efforts to divert waste from landfill.

Objective 2 Recognize that waste management is a serious concern, and support efforts to establish adequate waste management facilities to provide for future County needs.

Objective 3 Ensure that waste management facilities are located and designed in accordance with Provincial legislation and standards.

15.5.2 Policies for Waste Management

- a) The County will develop programs to promote and implement the principles of Reduction, Re-use, Recycling and Recovery. The recycling and green bin program in the County will continue to be diversified with respect to waste product types and users, and the County will:
- i) Work with Waste Diversion Ontario to reduce waste in the County. All available funding mechanisms to increase waste diversion shall be pursued;
 - ii) Establish partnerships with the private sector to reduce waste, including working with Prince Edward County business owners in coordinating the collection of hazardous waste;
 - iii) Continue to participate in the household hazardous waste program;
 - iv) Consider banning the disposal of recyclable materials at County landfills, including construction and demolition materials;
 - v) Encourage recycling in new development by requiring interior and exterior storage areas for recycling and composting facilities;
 - vi) Explore opportunities for energy-from-waste at County landfills; and
 - vii) Track diversion success and report back to the community about diversion milestones.
- b) Closed and opened waste disposal landfill sites within the County 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. It is also important to protect operating landfill sites from encroaching incompatible uses. Appropriate remedial measures or closing of these sites, in accordance with the recommendations or requirements of an Environmental Evaluation and the Ministry of the Environment, may be required to be undertaken by the County/owner where it is determined that the health and well-being of citizens are at risk.

- c) Prior to any *development* taking place within 500 metres of any waste disposal/landfill site identified on **Schedule 'C': Constraint Areas**, an Environmental Evaluation and a *Hydrogeological Study* may be required by any government agency, or the County. The purpose of such studies is:
- i) To examine the physical characteristics of the site;
 - ii) To determine if the proposed *development* can take place without any risk to the health and safety of the people who are to use or occupy the development; and
 - iii) To identify associated mitigative measures, which may need to be taken.

The recommendations of the Environmental Evaluation and the *Hydrogeological Study* may be implemented within a site plan agreement with the County if it is determined that *development* can proceed.

- d) To assist in identifying other contaminated sites, including underground storage tanks, industrial lands, mine sites and contaminated sediments, all development applications should include an environmental disclosure statement outlining the history of the property and any known or suspected contamination. Where a contaminated site has been identified, a clean-up plan should 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 County.

15.6 Energy Generation and Transmission

- a) 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 County is an unwilling host for these types of facilities.
- b) Notwithstanding the County's unwilling host status for wind turbines, the County does not support small scale, compatible alternative energy development, including solar and bio-digesters.

15.6.1 Objectives for Energy Generation and Transmission

- a) The objectives of this Plan related to energy generation and transmission, include:

Objective 1 Support energy efficiency and improved air quality through land use and *development* patterns which:

- i) Promote compact 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, and the mitigating effects of vegetation.

Objective 2 Notwithstanding the County's unwilling host status, where energy generation and transmission facilities are proposed, work with Provincial agencies to establish an open and accessible approval process that includes:

- i) A full exploration of the environmental, health and economic impacts of such facilities;
- ii) An appropriate proposal evaluation framework, including a review of a full range of alternatives to the proposal;
- iii) An inclusive and transparent public consultation process; and
- iv) Rights to appeal to an appropriate court or tribunal, any decision to proceed with any form of energy generation and transmission facilities.

15.6.2 Policies for Energy Generation and Transmission

- a) For any proposed energy generation or transmission facility, the County 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 approval process under the *Planning Act*, or both.
- b) The approvals process will evaluate and assess:
 - i) Whether the nature, scale and impact will be appropriate, understood and where possible any identified impacts can be mitigated;
 - ii) The impact on the viewscales and countryside character in the vicinity, ensuring no undue adverse impacts are created.
- c) The County may impose limits on the extent, height and location of any proposed energy generation and/or transmission facility.
- d) The County, 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.

15.7 Utilities

- a) Public and Private utilities, utility facilities and services are necessary to enable the County, other government agencies and departments as well as private interests to carry out critical, important or desirable functions related to the continued operation, maintenance, safety, security and well-being of the County and its residents.

15.7.1 Objectives for Utilities

- a) The objectives of this Plan related to Utilities, include:

Objective 1 Provide utilities required for the residents by the County's residents and businesses in an efficient, cost effective and environmentally responsible manner.

15.7.2 Policies for Utilities

- a) The County 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 County.
- b) The County shall promote utilities to be planned for and installed in common trenches, where feasible, and in a coordinated and integrated manner in order to be more efficient, cost effective and minimize disruption.
- c) Utility services shall be developed to be compatible with the general character of the surrounding uses and minimize visual impact, where feasible.
- d) Every effort will be made to ensure that utilities and services are provided in suitable locations to minimize land use conflicts as well as to efficiently and safely serve the residents and businesses of the County.
- e) Where public and/or private utility infrastructure is permitted and deemed necessary by the County, it shall be provided in advance of or concurrent with any new *development*, to the satisfaction of the County.
- f) Public and/or private utilities are generally permitted in all land use designations as required to service and promote new *development* in appropriate locations.



PART IV
IMPLEMENTATION

PART IV: IMPLEMENTATION AND ADMINISTRATION

16.0 Implementation

16.1 Implementation Strategy

- a) To implement the policies of this Plan, the County will develop a supportive regulatory framework that is responsive to the unique characteristics of the County, utilizing tools provided by the *Planning Act*, *Municipal Act*, *Heritage Act* and other provincial policies/legislation.
- b) Through the regulatory framework and the day-to-day administration of this Plan, the County shall:
 - i) 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;
 - ii) Ensure *development* complies with the requirements of the *Provincial Policy Statement*, and any other Provincial policies or regulations;
 - iii) Endeavor to create a predictable environment for evaluating *development* proposals so that development applications can be processed in an expedient and responsible manner;
 - iv) Allocate adequate resources to implement the policies of this Plan;
 - v) Promote coordination with government agencies and community stakeholders;
 - vi) Ensure that the planning and *development* approval process is open and transparent with meaningful opportunities for community input; and
 - vii) Establish a monitoring program to ensure the Plan's policies remain responsive to community trends and issues.
 - viii) Establish manuals or guidelines as may be appropriate to assist in guiding implementation of policies.

16.2 Plan Administration

16.2.1 By-Laws

16.2.1.1 The Comprehensive Zoning By-Law

- a) The County 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 by providing adequate *development* standards, zones and permitted uses. Within each land use designation of this Plan, or applicable Secondary Plans separate zones may be established in the Comprehensive Zoning By-Law to ensure that compatible uses will be appropriately grouped.
- b) The County may further refine the list of permitted and/or prohibited uses within the land use designations identified in this Plan based on the merits of an individual development application.

16.2.1.2 Temporary Use By-Laws

- a) To facilitate community growth and provide an adequate supply of housing, the County may pass Temporary Use By-Laws permitting:
 - i) Temporary housing;
 - ii) Temporary tourist accommodations;
 - iii) Parking lots; and
 - iv) Events and employment uses related to the agricultural, tourism, viticulture, and arts-related base of the area.
- b) These temporary uses may be authorized for a three-year time period, and should be considered where it is deemed inappropriate by the County 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 County, provided such extension does not jeopardize the long-term growth intention for the subject lands as specified in this Plan.
- c) Prior to the approval of a Temporary Use By-Law, the County shall be satisfied that the following principles and criteria are met:
 - i) 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;
 - ii) The proposed use shall be compatible with adjacent land uses and the character of the surrounding community;
 - iii) The proposed use shall not require the extension or expansion of existing municipal services;

- iv) 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;
- v) Parking facilities required by the proposed use shall be provided entirely on-site;
- vi) The proposed use shall generally be beneficial to the community as a whole; and
- vii) The owner has entered into an agreement with the County and posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the By-Law.

16.2.1.3 Holding Provision By-Laws

- a) The County may pass a Zoning By-Law and 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:
 - i) Consideration is given to a site's location, *significant* natural heritage features or 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;
 - ii) The appropriate phasing of *development* occurs;
 - iii) *Development* does not proceed until services and utilities are available to service the *development*; and
 - iv) Agreements respecting servicing of the proposed *development* are entered into.
- b) Notwithstanding the above, a Holding Zone may also be utilized to restrict the expansion of existing uses and where appropriate, a restricted number of uses may be permitted within an area subject to holding provisions for reasons related to servicing or phasing.
- c) 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.
- d) The holding symbol (H) need not apply to the erection of minor accessory buildings or minor building additions or alterations.

16.2.1.4 Interim Control By-Laws

- a) The County may pass Interim Control By-Laws to place immediate restrictions on the use of certain lands or certain land uses where the County has directed that a study of land use planning policies be undertaken.

- b) When considering a proposal to enact an Interim Control By-Law prohibiting the use of land the County shall require or provide justification that there is a need to carry out a study and that the required study can be carried out expeditiously.

16.2.1.5 Height and/or Density Bonus By-Laws

- a) Section 37 of the *Planning Act* allows the County to grant an increase in height and/or density from what is permitted in the Zoning By-Law, in exchange for services, facilities and matters (community benefits) from the owner of a contributing development.
- b) It is the policy of the County to consider an increase in the height and density of development, beyond what is otherwise permitted in the Zoning By-Law in return for the provision of community benefits in the form of facilities, services or matters provided:
 - i) The community benefits bear a reasonable planning relationship to the increase in height and/or density of the proposed *development*;
 - ii) The *development* must represent good planning, be consistent with the other objectives and policies of this Plan and meet all applicable built form and community compatibility objectives; and
 - iii) There is adequate *infrastructure* to support the increase in height and/or density for the proposed *development*.
- c) Council shall require that a By-Law to implement a Section 37 agreement be enacted to achieve the objectives of this Plan, or any applicable Secondary Plan, for obtaining community benefits, such as, but not limited to the following:
 - i) Conservation and/or improvements to cultural heritage resources;
 - ii) Enhancements to the *Natural Heritage System*;
 - iii) Increased amounts of open space, in excess of the parkland dedication requirements of this Plan;
 - iv) Community facilities such as day care centres, libraries, community centres, or recreational facilities;
 - v) *Affordable* Housing;
 - vi) Conservation and replacement of rental housing;
 - vii) Enhanced streetscape, road and/or servicing improvements;
 - viii) Public parking facilities;
 - ix) Pedestrian and cycling facilities;
 - x) Public art;

- xi) Non-profit cultural facilities; and
 - xii) Other local improvements identified by the County in an approved Secondary Plan or Community Improvement Plan, or any other municipally initiated study.
- d) To implement increased height and density provisions under Section 37 of the Planning Act through site specific Zoning By-Laws. Such a By-Law will:
- i) Specify the community benefits that are required to be provided; and
 - ii) Contain the standards that would apply to the parcel of land in the event the bonus is awarded; and
- e) That an agreement between the property owner and the County shall be entered into in regard to when the relevant community benefits are to be provided and when the increased height and/or density standards become applicable.

16.2.1.6 Site Alteration and Tree Preservation By-laws

- a) The County may pass By-laws to prohibit or regulate the destruction or injuring of trees, require that a permit be obtained to injure or destroy trees, and impose conditions to permit, as provided in the Municipal Act (Section 135), applicable throughout the County or for specific areas within the County.
- b) The County may pass By-laws respecting the dumping or placing of fill, removal of topsoil or the alteration of the grade of land as provided in the Municipal Act (Section 142), applicable throughout the County or for specific areas within the County.
- c) The County may establish a tree replacement By-law that would require replacement of the same aggregate stem thickness of trees removed in the same location or another defined location of the County as a condition of permitting trees to be removed. The County may identify in the By-law an appropriate ratio of new trees to old trees for specific areas of the County.
- d) A tree cutting By-law will not prevent the harvesting of trees under the supervision of a qualified forester or cutting trees outside of the specified areas.

16.2.1.7 Source Protection By-laws

- a) The County shall prepare and adopt by-laws that are necessary to implement the Quinte Region Source Protection Plan.

16.2.2 Minor Variances

- a) 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.

- b) The Committee of Adjustment may grant an application for minor variance from the Zoning By-Law only when satisfied that the variance:
 - i) Is minor in nature;
 - ii) Is desirable for the appropriate *development* or use of land;
 - iii) Maintains the general intent and purpose of this Plan and any applicable Secondary Plan; and
 - iv) Maintains the general intent and purpose of the Zoning By-law.

16.2.3 Sign By-Laws

- a) In order to implement the provisions of this Plan pertaining to protecting and enhancing the aesthetics of the County, the County may enact Sign By-Laws.
- b) The County may establish a process for the consideration of variances to the Sign By-Law, and delegate authority to the appropriate committee or advisory group.

16.2.4 Land Division

16.2.4.1 General

- a) The County shall support proposals for land division that:
 - i) Contribute positively to the County's unique rural character;
 - ii) Create opportunities for local economic development;
 - iii) Support the fiscal well-being of the municipality; and
 - iv) Where possible, incorporate features that promote environmental sustainability and healthy living.
- b) The County shall endeavor to support applicants through the *development* approvals process by:
 - i) Providing clear information about procedural and submission requirements;
 - ii) Wherever possible, providing reference materials that demonstrate how design and development standards can be achieved; and
 - iii) Processing applications in a timely manner, in accordance with the provisions of the *Planning Act*.
- c) 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:

- i) The *development* requires the provision of new public roads or other municipal infrastructure (including parks and other hard services);
 - ii) It is necessary to ensure that the entire land holdings or area is developed in an orderly and efficient manner;
 - iii) Centralized stormwater management facilities are required, as opposed to on site stormwater management on individual lots;
 - iv) A number of studies and justification reports are required to determine the suitability of the *development*;
 - v) A cluster *development* is proposed; and
 - vi) Long term monitoring and implementation of conditions of *development* are required.
- d) Severances may be considered for limited residential lot creation where:
- i) It has been determined that a plan of subdivision is not required for the proper and orderly development of the land;
 - ii) The intent and purpose of this Plan is maintained;
 - iii) The *development* represents the limit of *development* on the property and any remaining lands would not be suitable for further division;
 - iv) There is no extension of municipal services required, unless addressed through a development agreement;
 - v) The lots are serviced with private individual water supply and sewage disposal systems; and
 - vi) In general, the number of lots created by consent is limited to 5, including severed and retained parcels.

16.2.4.2 Plans of Subdivision or Condominium

- a) To provide for their review, applications for plans of subdivision and plans of condominium shall include the following information:
 - i) The location of the land;
 - ii) Location, width and names of proposed and existing roads;
 - iii) *Adjacent lands* and their uses;

- iv) Proposed uses, including for residential uses the number and type of dwellings (single family, semi-detached, townhouse, multi-unit forms, *affordable* housing units);
 - v) Proposed sustainability features;
 - vi) Lot layout;
 - vii) Existing natural or artificial features, including cultural heritage resources, within and adjacent the *development* site;
 - viii) Topography;
 - ix) Availability of domestic water supplies;
 - x) Existing or planned municipal services;
 - xi) Restrictions affecting the land; and
 - xii) Any other information identified by the County.
- b) Prior to approving a plan of subdivision or plan of condominium, The County must be satisfied that the proposed *development*:
- i) Can be serviced by the County's water supply and sewage system without adversely affecting the County's finances, or by private well and waste water disposal system where municipal services are not planned or existing;
 - ii) Can be supplied with other municipal services such as fire protection, road maintenance, and community facilities and services, without adversely affecting the County's finances;
 - iii) Has been designed to integrate compatibly with the *transportation system*, adjacent existing and planned land uses, and both the *Natural Heritage System*, and cultural heritage resources in such a way that protects and enhances the County's special quality of place;
 - iv) Provides a mix of housing types, including *affordable* housing options, wherever feasible;
 - v) Has no negative impact on the natural heritage features or areas or hazard land areas;
 - vi) Provides opportunities for healthy living, including but not limited to access to green space and active transportation facilities;
 - vii) Addresses issues of energy conservation and sustainability;

- viii) Is necessary, timely and in the public interest; and
 - ix) Meets the design policies of this Plan, any area-specific urban design guidelines, and the applicable *development* standards and regulations of the County.
- c) Applicants of a proposed subdivision may be required to prepare studies in accordance with the requirements of this Plan to assess the impacts of the proposal and identify mitigation strategies.
 - d) Draft approval of plans of subdivision and plans of condominium will generally include conditions which must be satisfied prior to final approval of the plan of subdivision, including with regard to the provision of on and off-site services and environmental impacts. Such conditions may be required to be satisfied within a specified time period of three years, or draft approval may be withdrawn by the County and any servicing capacity may be re-allocated. Conditions of approval may be changed prior to final approval.
 - e) Where no activities are undertaken to implement a plan of subdivision or plan of condominium within three years of its approval, the County shall:
 - i) Withdraw its approval and reallocate any servicing capacity; or,
 - ii) 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 a three-year time frame.
 - f) Prior to final approval of a plan of subdivision, the owner shall be required to enter into a subdivision agreement with the County and to file necessary financial securities to the satisfaction of the County to ensure that conditions of approval are fulfilled.
 - g) Prior to final approval of a plan of condominium, the owner shall be required to enter into a condominium agreement with the County in accordance with the *Planning Act* and *Condominium Act*, and to file necessary financial securities to the satisfaction of the County to ensure that conditions of approval are fulfilled.

16.2.4.3 Severances

- a) The creation of lots may be permitted by severance if it has been established that the *development* would not more appropriately proceed by way of plan of subdivision or plan of condominium.
- b) New residential development created by severance is encouraged to locate in areas designated for growth, including in *Settlement Areas* with water services, and particularly the Urban Centres of Picton, Wellington and Rossmore.
- c) Severances that would contribute to ribbon or strip residential development between *Settlement Areas* shall not be approved.

- d) Applications for severances that would result in a parcel being landlocked shall not be approved.
- e) The creation of lots may be permitted by severance if the proposed or retained lot(s):
 - i) Front onto an existing public road that is maintained on a year round basis by the County;
 - ii) Can be accessed by a driveway that does not create a traffic hazard;
 - iii) Satisfy any separation distances required between the proposed land uses for the lot and the neighbouring land uses located shall be considered;
 - iv) Satisfy the minimum lot area requirements established for any land use/land use designation of this Plan, or any Secondary Plan;
 - v) Achieve an appropriate lot configuration that is compatible with the surrounding community character;
 - vi) Can be serviced by the County's water supply and sewage system without adversely affecting the County's finances, or by private well and waste water disposal system where municipal services are not planned or existing; and
 - vii) Can be supplied with other municipal services such as fire protection and road maintenance, without adversely affecting the County's finances.
- f) Applications for severance where any new lot that is to be serviced by *individual on-site water and sewage services* shall only be permitted where there will be no impacts on ground and surface water quality and quantity, or adjacent properties. For consent applications that include *individual on-site water and sewer services*, the County shall require the applicant to demonstrate:
 - i) All lots on private *individual on-site water services* have sufficient area and frontage to protect groundwater quality;
 - ii) The soil and groundwater conditions are capable of supporting the necessary private potable well water system with no *negative impacts* on the surface water system, the adjacent properties or the proposed *development* site; and
 - iii) All lots on private *individual on-site sewage services* are suitable or capable of supporting an acceptable sewage disposal system to the satisfaction of the County and any agency having jurisdiction.
- g) The County shall consider the impact of a new residential lot created by severance on the potential to expand the agricultural productivity of any adjacent agricultural lands when assessing the required *Minimum Distance Separation Formulae* and the need to potentially increase it.

- h) 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, parkland dedication and improved public access to the shoreline.
- i) Applicants of a proposed severance 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.
- j) The County may require as a condition of approval that an applicant enter into an agreement with the County 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.

16.2.5 Site Plan Approval

- a) Site Plan Approval is a detailed process for the review and approval of significant *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 County shall use Site Plan Approval where appropriate, and in conjunction with the other development control tools of the *Planning Act*, to ensure *development*:
 - i) Contributes to the distinct rural and small town characteristics that make Prince Edward County an attractive place to live, work and play, as well as to visit and to invest;
 - ii) Meets or exceeds minimum standards;
 - iii) Is designed to facilitate the safe movement of pedestrians, cyclists and motor vehicles within the site and to surrounding areas;
 - iv) Incorporates sustainable design features wherever possible; and
 - v) Meets functional servicing and *infrastructure* requirements.
- b) All areas of the County are designated as Site Plan Approval areas. As such, all proposals for *development* may fall under the requirement for Site Plan Approval. The policies of this Plan identify specific land uses and/or land use designations and/or locations where Site Plan Approval shall be required by the County. For all other proposals for *development* not identified in c) and/or d) below, it shall be at the discretion of the County to determine if the proposal is of a use, scale or character that warrants the application of Site Plan Approval.

- c) The County may apply and require Site Plan Approval for any *development*, in the following circumstances:
- i) If the *development* is comprised of a mixed use building or non-residential building, or more than one building, with a total gross floor area greater than 500 square metres on one lot;
 - ii) If the *development* is a mixed use building or a residential building, which includes more than 4 dwelling on one lot;
 - iii) Estate wineries, breweries and distilleries;
 - iv) Potential Tourist Resort Areas; and
 - v) Tent, Trailer and Recreational Vehicle Parks and major expansion of existing Parks, whether permanent or seasonal.
- e) As part of a submission for Site Plan Approval, the County may require the proponent to illustrate the organization of the site and buildings, including:
- i) Plans, elevations and cross-section views that illustrate the location, massing and conceptual design of any buildings and structures;
 - ii) The grade and elevation of the land;
 - iii) The location of vehicular access points, loading areas and parking;
 - iv) The location and nature of easements;
 - v) Surfacing of loading, parking and driveway areas;
 - vi) The location and design of walkways and walkway ramps;
 - vii) The provision of *infrastructure* and facilities for accessibility;
 - viii) The location and type of lighting, landscaping and preservation of natural vegetation;
 - ix) The type and location of storm, surface and wastewater disposal facilities; and
 - x) The location and dimension of on-site snow storage facilities.
- f) As part of the Site Plan Approval process, the County may require that any subject *development* incorporates sustainability features, including:
- i) Low Impact Development design treatments such as, but not limited to bioretention facilities and permeable pavements;

- ii) Pedestrian and cycling facilities, such as pathways, trails, sidewalks, curb cuts, bicycle routes, bicycle parking, and street furniture;
 - iii) Waste, recycling and compost containers;
 - iv) Energy efficient building orientation and lighting;
 - v) Recycled building materials.
- g) As part of the Site Plan Approval process, The County may require an architectural review, which may include a review of the exterior design, character, scale, colour, building materials and design features of buildings.
 - h) The County may require the dedication of all roads, trails and public open spaces as a condition of Site Plan Approval.
 - i) Where land abuts a road under the jurisdiction of the County, prior to *development*, the County may require, as necessary, that land be dedicated to the County, at no expense to the County, 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 County.
 - j) 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 County.

16.2.6 Parkland Dedication

- a) The County shall require parkland dedication as a condition of *development*, consent, or subdivision proposals, in an amount equivalent to:
 - i) 2 percent of the gross land area for all non-residential land uses, commercial or industrial purposes;
 - ii) 5 percent of the gross land area, or one hectare for each 300 dwelling units for residential purposes, whichever is greater; and
 - iii) 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.
- b) Where parkland dedication is required by this Plan, the County shall ensure that the land to be conveyed is suitable for *development* as a park, taking into consideration its size, location, configuration and condition.
- c) 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.

- d) Where the *development* parcel abuts a water body, the County 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.
- e) Wherever possible, lands dedicated for parkland purposes should contribute to a linked system of municipal parks, Provincial parks, conservation areas and other public lands of natural or recreational value, with an emphasis on developing corridors along the shoreline.
- f) Cash-in-lieu of parkland dedication may be required in the following circumstances:
 - i) The required dedication fails to provide an area of suitable size, location, and shape for parkland *development* to the satisfaction of the County;
 - ii) The required dedication would render the remainder of the site unsuitable or impractical for *development*;
 - iii) The area within which the *development* is proposed is well served by existing park and open space areas and no further parks are required; and
 - iv) The County is pursuing other parkland initiatives for community or County facilities that would benefit from cash-in-lieu of parkland dedication.
- g) The County 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.
- h) Notwithstanding the parkland dedication requirements of this Plan, parkland dedication requirements may be reduced or waived by the County for the following:
 - i) Long-term care facilities;
 - ii) Emergency housing facilities;
 - iii) *Special needs housing*;
 - iv) *Affordable* housing as defined under the *Provincial Policy Statement*;

- v) *Developments* where a minimum 25 percent of the dwelling units can be defined as *affordable* under the *Provincial Policy Statement*;
- vi) Hospitals, or other public health care facilities;
- vii) Childcare facilities;
- viii) Public schools;
- ix) Colleges, or universities; and
- x) County uses of all kinds.

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

- i) Notwithstanding the parkland dedication requirements of this Plan, the County may reduce the requirement, or exempt commercial and industrial land uses from any parkland dedication to support community growth. Commercial and industrial land uses that abut a water body shall not be exempt from parkland dedication requirements.
- j) 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 County may reduce the parkland dedication requirement to encourage *intensification* or revitalization. In any such circumstances, the County shall be satisfied that a sufficient amount of parkland is available in proximity to meet the needs of residents.

16.2.7 Pre-Consultation

- a) To streamline the planning approval process and minimize costs and time delays for the applicant, the County shall require applicants to consult with the municipality prior to submitting an application for an Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, Site Plan Approval or Consent.
- b) The pre-submission consultation meeting will be held with County staff and any other government agency or public authority that the County determines appropriate. At the pre-submission consultation meeting:
 - i) The list of required studies set out in this Plan may be scoped depending on the nature of the application. The County, in consultation with applicable agencies having jurisdiction, may also prepare terms of reference for any of the required studies, which set out the required study information and analyses; and
 - ii) Additional studies may be determined necessary for submission with the application based on the nature of the application.

16.2.8 Public Participation

- a) The County shall encourage applicants to engage with adjacent property owners and interested stakeholders in preparing plans of subdivision, plans of condominium, or consents. Applicants may be required to hold a public open house prior to the approval of a plan of subdivision or plan of condominium.

16.2.9 Application Requirements

- a) At its sole discretion, the County may require the following studies, plans and/or assessments to be prepared in support of an Official Plan Amendment, Draft Plan of Subdivision Approval application, Draft Plan of Condominium Approval application, Zoning By-Law Amendment, and/or Consent Application, prior to that application being considered complete:
 - i) Planning Justification Report;
 - ii) Master Plan, including for land uses, transportation, streetscaping, parks and open space, trails and community facilities;
 - iii) Stormwater Management Plan/Functional Servicing Study (Sewer and Water);
 - iv) Tree Inventory and Preservation Study;
 - v) Sustainability Assessment Report
 - vi) *Environmental Impact Study*;
 - vii) Phase 1 and 2 Environmental Site Assessment;
 - viii) Slope Stability Study;
 - ix) Hydrogeology/Hydrology Study or Subwatershed Management Study;
 - x) Wellhead Protection Area Risk Assessment;
 - xi) Agricultural Impact Assessment;
 - xii) Nutrient Management Plan;
 - xiii) *Heritage Impact Statement*;
 - xiv) Archaeology Phase 1 and 2 (Archaeological Assessment) and Conservation Plan (if archaeology resources are identified);
 - xv) *Transportation Demand Management Plan*;
 - xvi) Traffic Impact Study;

- xvii) Parking Study;
 - xviii) Noise and Vibration Impact Assessment;
 - xix) Odour and Dust Impact Analysis;
 - xx) Shadow Study;
 - xxi) Lighting Plan/Photometric Analysis;
 - xxii) Aggregate Potential Assessment; and/or,
 - xxiii) Land Use Compatibility Assessment Study.
- b) All required studies, plans or assessments are to be carried out by qualified professionals, as approved by the County and it is recommended that development applications be represented by qualified representatives.
- c) Any study, plan or assessment may be subject to a peer review to be carried out by the County, at the expense of the proponent.

16.2.10 Environmental Impact Study

- a) An *Environmental Impact Study* 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*.
- b) Applications for farm-related *development* shall be exempt from the *Environmental Impact Study* requirement if the farm has a registered Environmental Farm Plan.
- c) The *Environmental Impact Study* shall demonstrate that the proposed use will have no negative impact on *significant natural heritage features and areas* and their associated *ecological functions*.
- d) Where an *Environmental Impact Study* 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 County.
- e) The *Environmental Impact Study* shall be prepared by qualified professionals, and shall be subject to the approval of the County and Quinte Conservation, in consultation with any other authority having jurisdiction. The terms of reference for an *Environmental Impact Study* shall address the following information where applicable:
- i) A description of the proposed *development*;

- ii) The boundaries of the natural heritage features or areas and *ecological functions* of the area potentially affected directly and indirectly by the *development*;
 - iii) The sensitivity of the features, functions and linkages to new *development*;
 - iv) The direct and indirect impacts to the ecosystem that might be caused by the *development*;
 - v) Any environmental hazards (e.g. steep slopes, flooding contaminants) that need to be addressed as part of the *development*;
 - vi) Identification and evaluation of measures to avoid and minimize impacts and mitigation measures to be employed before and after construction;
 - vii) A Management Plan, which:
 - will identify how any *negative impacts* will be avoided or minimized over the construction period and the life of the undertaking;
 - will identify the manner in which ecological features and functions will be enhanced where appropriate and describing the net effect of the undertaking after implementation of the Management Plan; and
 - shall establish the limits of buffers and/or setbacks adjacent to components of the *Natural Heritage System*, as applicable; and
 - viii) Monitoring that may be required to ensure that mitigating measures are achieving the intended goals.
- f) The County may, in consultation with Quinte Conservation, and/or any authority having jurisdiction, determine that a scoped *Environmental Impact Study* 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 County in collaboration with Quinte Conservation and any authority having jurisdiction, prior to undertaking the study.

16.2.11 Development Permits

- a) The County may consider the establishment of a Development Permit System to combine Zoning, Site Plan and Minor Variance processes into one application and approval process. An Amendment to this Plan will be required to establish a Development Permit System, and a public meeting shall be held to consider a By-Law to establish a Development Permit System.

16.2.12 Non-Conforming Uses

- a) 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.
- b) 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.
- c) Prior to allowing extension or enlargement of lands, buildings, or structures associated with a non-conforming use, the County shall be satisfied that the proposed *development*:
 - i) Represents an evolution of the existing non-conforming use;
 - ii) 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;
 - iii) Will provide adequate measures to protect other uses through landscaping, buffering, screening, and/or appropriate setbacks;
 - iv) Substantially improves the conditions of the property and/or building;
 - v) Will be adequately served by municipal services that meet the additional needs resulting from the expansion or enlargement of the use;
 - vi) Will provide adequate off-street parking areas, loading facilities, and screening; and
 - vii) Will not adversely affect traffic and parking conditions in the area.

16.2.13 Non-Complying Buildings, Structures or Lots

- a) 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 County. A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - i) Does not further increase a situation of non-compliance;
 - ii) Complies with all other applicable provisions of this Plan and any other guidelines, regulations and/or performance standards of the County;

- iii) Does not increase the amount of floor area in a required yard or setback area; and
 - iv) Will not pose a threat to public health or safety.
- b) 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.
 - c) Non-complying buildings may be enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and any other guidelines, regulations and/or performance standards of the County.
 - d) 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 County.

16.2.14 Property Standards

- a) To ensure that adequate property standards are maintained to protect the County's quality of place, the County shall enact a By-Law to establish minimum standards for the maintenance and occupancy of property. Such a By-Law may address the following matters and set appropriate standards and conditions:
 - i) The physical condition of yards and passageways including the accumulation of rubbish, debris, noxious weeds, and/or abandoned vehicles, trailers, boats, or mechanical equipment;
 - ii) Waste management, including for garbage, recycling and compost;
 - iii) The physical condition of primary and accessory buildings, as well as fences, pools, and signs;
 - iv) The maintenance of *heritage attributes* for designated heritage properties.
- b) The County should develop educational materials to support the implementation and enforcement of this By-Law.

16.2.15 Property Acquisition

- a) The County 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.

- b) The County shall consider all options for the acquisition of property, as appropriate, including, but not limited to:
 - i) Dedication;
 - ii) Donations;
 - iii) Assistance from other levels of government, agencies, and charitable foundations;
 - iv) Bonus provisions of Section 37 of the *Planning Act*, subject to the other relevant policies of this Plan;
 - v) Density transfers;
 - vi) Land exchanges;
 - vii) Long-term leases;
 - viii) Easement agreements;
 - ix) Purchase agreements;
 - x) Partnerships;
 - xi) Land trusts;
 - xii) Placing conditions on development approval; and
 - xiii) Expropriation.

16.2.16 Community Improvement Plans

- a) Community Improvement Plans are an important part of community growth and serve several purposes, including:
 - i) Focusing public attention on local priorities and municipal initiatives;
 - ii) Targeting areas in transition or in need of repair, rehabilitation, and redevelopment;
 - iii) Facilitating and encouraging community change in a coordinated manner; and
 - iv) Stimulating private sector investment through municipal incentive-based programs.
- b) Community improvement planning may be undertaken to achieve a number of benefits, including but not limited to:

- i) 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;
 - ii) Bolstering local community growth, including with regard to agriculture, arts and culture, tourism, commerce and industry;
 - iii) Encouraging a diversity of housing types to meet the changing needs of residents and *affordable* housing;
 - iv) Preserving, restoring, or adaptively re-using older buildings and buildings of cultural heritage value or interest;
 - v) 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; and
 - vi) Revitalizing *Settlement Areas*, including through mixed use *infill development* and redevelopment, streetscaping, beautification projects, façade improvement, and the promotion of tourism activities.
- c) The entire County is designated as a Community Improvement Area, based on the following conditions being present:
- i) Deficiencies in physical *infrastructure* including roads, sidewalks, curbs, gutters, water distribution system, sanitary collection system, and storm sewers;
 - ii) Community facilities such as parks, community centres, libraries, arenas, community gardens, gymnasiums, ball diamonds and similar type facilities are deficient or have deteriorated;
 - iii) Poor quality streetscaping or aesthetics;
 - iv) Vacant lands or buildings that could be developed, redeveloped, or converted to another use;
 - v) Inadequate mix of housing types and affordability;
 - vi) Presence of sub-standard building conditions and housing in need of improvement and revitalization, including to improve energy efficiency, water conservation, and stormwater management;
 - vii) Presence of buildings or lands of cultural heritage value or interest in need of improvement or revitalization;

- viii) Presence of incompatible, non-conforming, conflicting or encroaching land uses or activities; and
 - ix) Areas requiring improvements to the shoreline or marina facilities to enhance public usability while furthering public efforts at shoreline management along Lake Ontario.
- d) The preparation of area-specific Community Improvement Plans is encouraged for all of the identified *Settlement Areas*.
- e) The County'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.
- f) To implement this Plan's Community Improvement policies, the County may:
- i) Designate by By-Law Community Improvement Project Areas and adopt Community Improvement Plans for those areas;
 - ii) 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;
 - iii) 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;
 - iv) Provide funding such as grants, loans, reduced Development Charges or tax relief, and other financial instruments;
 - v) Apply for financial assistance from other levels of government (Provincial and Federal); and
 - vi) Encourage the private sector to use government programs where they complement community improvement efforts.
- g) The County shall review its Community Improvement Plan(s) every five years. At a minimum, the County 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 should be added or discontinued to ensure the suite of programs remains relevant for addressing core challenges and opportunities in the County.

16.2.17 Capital and Public Works

- a) The extension or development of capital or public works will be carried out in accordance with the policies of this Plan. The County shall prepare, from time to time, and adopt without Amendment to this Plan, a long-term water and sanitary sewer *infrastructure* needs and servicing report and priority list 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.
- b) In order to equitably assess and distribute the costs of public improvements, the County 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.
- c) 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.

16.3 Interpretation, Monitoring and Review

16.3.1 Interpretation of Boundaries

- a) The land use designation boundaries identified on the Schedules to this Plan are approximate except where they align with roads, railway lines, pipeline routes, transmission lines, 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 centre line of the Highway represents the boundary between designations. Where the general intent of this Plan is maintained, minor adjustments to land use designation boundaries identified on the Schedules to this Plan will not require a formal Amendment.
- b) The boundaries of the Urban or Rural *Settlement Areas* may only be expanded at the time of a *Comprehensive Review*. Notwithstanding that requirement, the County may consider a minor rationalization of a Rural *Settlement Area boundary* through the rezoning process where the new boundary would align with existing lot lines or other clearly defined human-made or natural features. The effect of any minor boundary rationalization shall not:
 - i) Encroach into the *Natural Heritage System*;
 - ii) Substantively enhance the development potential of the Rural *Settlement Area*; and
 - iii) Increase the total gross area of the existing Rural *Settlement Area* by more than 5 percent.

- c) 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 County 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*, in consultation with the appropriate agencies.

16.3.2 Amendments to this Plan

- a) It is the intent of this Plan to serve as the basis for all land use decisions in the County 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 County authorized by Provincial legislation.
- b) It is a policy of this Plan that it should 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.
- c) A Planning Rationale Report shall be prepared and submitted by a professional planner as part of any request or proposal to amend this Plan. Such a report shall address the purpose and effect of the proposed amendment, including but not limited to:
 - i) A description of the proposed amendment;
 - ii) Consistency with the intent of this Plan, and any applicable Secondary Plan; and
 - iii) A draft of the amendment being sought.

Additional supporting studies, material, and information may be required, as identified in this Plan.

- d) The following criteria shall be considered by the County when evaluating any proposed Amendment to this Plan:
 - i) The manner in which the proposed Amendment is consistent with the vision and principles of the County as identified in this Plan;
 - ii) The manner in which the proposed Amendment is consistent with prevailing Provincial policy and regulations and the objectives and policies of this Plan;
 - iii) The potential impact of the proposed Amendment on the provision of, and demand for municipal services, *infrastructure* and facilities;
 - iv) The potential impact of the proposed Amendment on the cultural and natural heritage resources in proximity;

- v) The potential impact of the proposed Amendment on the financial sustainability of the County; and
 - vi) Any other criteria determined to be relevant and applicable by the County in consultation with the appropriate agencies.
- e) Where the general intent of the Plan is maintained, minor adjustments to numerical standards contained in the policies of this Plan will not necessitate an Amendment to this Plan.
- f) The County may eliminate notice to the public and a public meeting for a minor Official Plan or Zoning By-Law Amendment which does the following:
- i) Changes the numbers of Sections or the order of Sections in this Plan, but does not add or delete Sections;
 - ii) Consolidates previously approved Official Plan Amendments in a new document without altering any approved policies, or Schedules;
 - iii) Corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or Schedules;
 - iv) 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,
 - v) Translates measurements to different units of measure or changes references to legislation or changes to legislation where the legislation has changed.
- g) In all other instances, appropriate and effective notification to the residents of the County of public meetings held by the County shall be given.
- h) The County shall monitor Amendments to this Plan and identify any challenges faced in dealing with proposals to change the Plan.

16.3.3 Official Plan Review & Monitoring

- a) The assumptions, vision, principles, objectives and policies of this Plan shall be reviewed within 10-years, 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 County, which shall be appropriately advertised.
- b) The 10-year or five-year review shall consist of an assessment of:
 - i) The continuing relevance of the vision and principles that form the basis of all policies found in this Plan;
 - ii) The degree to which the objectives of this Plan have been met;

- iii) The effectiveness of the policies in the Plan in solving problems;
 - iv) The degree to which the Schedules of this Plan remain accurate and valid in view of changing circumstances; and
 - v) The changes that have occurred in areas of transition.
- c) The County 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.
 - d) The County 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 County to ensure that sufficient land exists to accommodate 3 and 10-year housing supply targets.
 - e) The County shall encourage the active participation of citizens and citizen groups during the preparation of amendments to this Plan or the Zoning By-Law.

16.3.4 Public Works and Financial Management

General

- a) Implementation of the vision, principles, objectives and policies of this Plan will involve the County directly in the financing of certain projects. No public work will be undertaken unless it conforms to this Plan and meets the requirements of Section 24 of the *Planning Act*.
- b) It is the intent of this Plan to:
 - i) Ensure that public works conform to this Plan and assist in implementing the vision, principles, objectives and policies for the future physical development of the County;
 - ii) Ensure that the implementation of this Plan is conducted in a fiscally efficient and prudent manner.

Public Works

- c) With respect to public works, the County shall:
 - i) Establish a priority list of projects and estimated costs, where possible, associated with implementation of this Plan; and
 - ii) Continue to utilize the 5-year capital works program as a key means of implementing this Plan.

Finance

- d) With respect to finance the County shall:
- i) Strive to maintain a balanced taxable assessment ratio between residential and non- residential consistent with long-term municipal financial planning;
 - ii) Ensure that the cost of providing the additional facilities and services, or the extension of existing facilities and services, associated with growth are appropriately and equitably covered by development proponents through the Development Charges By-Law and in conformity with this Plan;
 - iii) Ensure that the cost of providing additional facilities and services not associated with growth are funded from taxation, user fees, or other appropriate methods;
 - iv) Require that all necessary agreements be executed prior to any *development* proceeding. Such agreements may include front-end, financial, and development agreements to provide the *infrastructure* necessary to serve the new *development*;
 - v) Continue to investigate financial mechanisms and initiatives to ease the burden on the general tax levy, including Development Charges, user fees, impost fees, public/private partnerships, government grants and subsidies, and other funding sources;
 - vi) Continue to monitor the fiscal impact of growth and ensure that current objectives and policies reflect changing fiscal circumstances; and
 - vii) Require the analysis of economic impacts associated with a significant *development* proposal, as determined by the County. The analysis will determine the likely short and long-term impacts of the proposal on municipal operating and capital budgets.



PART V
GLOSSARY

PART V: GLOSSARY

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, Heritage

Shall refer to those lands adjoining a property on the Heritage Register or a Heritage Conservation District and lands that are separated from a property on the Heritage Register or Heritage Conservation 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.

Adjacent lands or lands adjacent

For the purposes of this Plan adjacent lands are those as defined by the Ministry of Natural Resources and Forestry's Natural Heritage Reference Manual, as amended. Adjacent lands are defined as follows:

NATURAL HERITAGE FEATURE/AREA	ADJACENT LAND WIDTH
Significant wetlands and significant coastal wetlands	120 metres
Significant woodlands	120 metres
Significant valleylands	120 metres
Significant wildlife habitat	120 metres
Significant areas of natural and scientific interest – life science	120 metres
Significant areas of natural and scientific interest – earth science	50 metres
Fish Habitat	120 metres
Other Coastal Wetlands	50 metres

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 uses

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

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, and provide direct products and/or services to farm operations as a primary activity.

Agri-tourism Uses

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

Archaeological resources

Includes artifacts, archaeological sites and marine archaeological sites. 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. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of Natural And Scientific Interest (ANSI)

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.

Bed and breakfast

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

Built heritage resources

One or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

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 including *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;

- iii) Confirms that the lands to be developed do not comprise specialty crop areas in accordance with provincial policy;
- iv) Is integrated with planning for infrastructure and public service facilities; and
- v) Considers cross-jurisdictional issues.

Conserved

The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a Conservation Plan or Heritage Impact Statement.

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;
 - ii) works subject to the *Drainage Act*; or
 - iii) underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*.

Ecological Function

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

Employment area

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

Endangered species

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 for time to time.

Ecological Site Assessment

An assessment of the impact on the environment that may be expected from a proposed development concept. The evaluation will include an inventory and description of a site's

physical characteristics that will be affected or that might reasonably be expected to be affected directly or indirectly. The evaluation will determine the appropriateness of the development or alternatively identify actions that may be required to prevent, change, mitigate, remedy and monitor the effects upon the environment by the proposed development. The terms of reference for an environmental evaluation shall be identified by the County together with the appropriate government agencies. An Environmental Impact Study as outlined below may be required to complete the evaluation.

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.

Estate Winery

Where wines or cider are produced and may include storage, display, processing, wine tasting, storage, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenities.

Existing lots 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 and may also include properties which are owned by the same property owner but are not contiguous.

Farm Winery

A farm operation where wines or cider are produced and may include storage, display, processing, wine tasting, a tied-house licensed by the Alcohol and Gaming Commission of Ontario, and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on-site commercial kitchen. Wine tasting and the offering or sale of locally-grown product samples is considered part of the farm winery activity.

Fish

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

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.

Flood plain

The area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

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 that 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, urban forests, permeable surfaces, and green roofs.

Green energy

Refer to definition for Renewable Energy Systems.

Hazardous lands

Property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of Lake Ontario (including Bay of Quinte), 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 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, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

Heritage Impact Statement

Heritage Impact Statement 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 ground water 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

Individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 403/97, 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, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intensification

- a) The development of a property, site or area at a higher density than currently exists through:
 - i) redevelopment, 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.

Marine facilities

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

Micro-brewery

A building or structure or part thereof where beer is produced and may include storage, display, processing, beer tasting and retail, administrative facilities, hospitality room, administrative facilities, outdoor patio area, an on-site restaurant, dining facility, commercial kitchen, banquet hall, retail facility or other commonly commercially-zoned amenities.

Minimum Distance Separation Formulae

Formulae developed by the Province 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*.

Nano brewery

A building or structure or part thereof where beer is produced and may include storage, display, processing, beer tasting and retail, administrative facilities and outdoor patio area, but shall not include a restaurant, banquet facility, or on site commercial kitchen. A nano brewery shall have no more than three US barrels brewing at once and follow all licensing requirements.

Natural Heritage Features and Areas

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

Negative impacts

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

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 level

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.

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.

Prime Agricultural Area

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

Prime 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.

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*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; UNESCO World Heritage Sites; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

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 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.

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.

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

Lands in the rural area which are located outside settlement areas and which are outside Prime Agricultural Areas. Rural Areas include rural residences, rural based businesses, open spaces, recreational amenities, aggregate extraction and protected natural heritage features.

Rural Lands

Lands which are located outside settlement areas and which are outside Prime Agricultural Areas.

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

Settlement areas in the County include Urban Settlement Areas (Urban Centres and Villages) and Rural Settlement Areas (Hamlets), which are built up areas that have a mix of land uses. Should additional lands become needed to accommodate growth, settlement areas may then include lands that are designated through the official plan for development over the long term planning horizon.

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**.

Significant

- a) In regard to wetlands, coastal wetlands and areas of natural and scientific interest, 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 the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
- c) 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;
- d) In regard to other 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;

- e) In regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
- f) In regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and
- g) In regard to cultural heritage and archaeology, resources that are valued 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 sections (c)-(g) 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.

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.

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.

Smart Transportation Technologies

Smart transportation technologies are used to make travel for all modes safer and more efficient, thereby reducing injuries and deaths, traffic congestion, travel delays, energy consumption and the emission of air pollutants. Smart transportation technologies may include computers, sensors, electronic devices, and information and communication methods that help users make safer, more coordinated, and 'smarter' use of transport networks. Common examples include providing real time information on traffic/transit/roadway conditions through electronic boards and mobile devices and optimizing traffic signal timing.

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.

Strip Development

Strip development is a linear settlement pattern where each parcel has direct access onto the highway/county road, and is typically not connected to municipal services.

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

Tourism Corridors include existing roads, main streets and specially designated trails in the County, including but not limited to the Arts Trail, Taste Trail and Millennium Trail, which have an historic or scenic value for tourists and other visitors.

Transportation demand management

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

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.

Transportation systems

A system consisting of corridors and rights-of way for the movement of people and goods, and associated transportation facilities.

Waste management system

Sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, bioremediation sites such as soil farms, transfer stations, processing sites, and hazardous waste depots.

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

Wellhead

Wellhead means the location of an operating municipal well that provides water to a public water supply system.

Wellhead Protection Area

Wellhead Protection Area means 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.

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 lifecycle 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 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, enhancement of air quality, provision of wildlife habitat, Open Space opportunities, the sustainable harvest of a wide range of wood products and the long-term storage of carbon.



APPENDIX A

MAPS