
CHAPTER 2: GENERAL DEVELOPMENT POLICIES

2.1 SETTLEMENT PATTERNS

The Township is divided into four distinct Settlement Patterns as designated on Maps 2A and 2.1 through 2.32 inclusive. These include the Ayr Urban Area, Rural Settlement Areas, Industrial/Commercial Areas, and the Rural Area. This section establishes the general land uses that will be permitted within each of these areas.

2.1.1 Ayr Urban Area

The Ayr Urban Area is identified on Maps 2A and 2.1 of this Plan and is a fully serviced urban area containing a broad range of residential, commercial, industrial, recreational and institutional uses. The Ayr Urban Area provides employment opportunities and is intended to accommodate the majority of future residential growth within the Township. Specific policies relating to the Ayr Urban Area are contained in Section 2.5 of this Plan.

2.1.2 Rural Settlement Areas

Rural Settlement Areas are identified on Maps 2A and 2.2 to 2.25 inclusive of this Plan. Rural Settlement Areas are mainly residential in nature and are intended to accommodate limited growth within the township. The twenty-four (24) Rural Settlement Areas have historically developed on private services, although several are now connected to municipally owned water systems. Expansions to Rural Settlement Areas will be by amendment to this Plan in accordance with the policies as contained in Sections 2.2 and 2.6 of this Plan and Section 7.5 of the Regional Official Policies Plan.

2.1.3 Industrial/Commercial Areas

Industrial/Commercial Areas are identified on Maps 2A and 2.26 to 2.32 inclusive of this Plan and are intended to provide for industrial/commercial development not requiring municipal water and wastewater services. These areas are intended to accommodate a mixture of industrial and commercial uses. The future expansion of these areas will be by amendment to this Plan in accordance with the policies as contained in Sections 2.3 and 2.7 of this Plan and 7.5 of the Regional Official Policies Plan.

2.1.4 Rural Area

The Rural Area includes all of the residual lands in the township not located within the Ayr Urban Area, Residential Settlement Areas, or Commercial/Industrial Areas. Included within the Rural Area are Prime Agricultural Areas and Non-Prime Agricultural Areas as identified on Map 4 of this Plan. The primary activities in the Rural Area will be farming, mineral aggregate extraction and forestry. Specific land use designations within the Rural Area are identified on Maps 2A and 2B of this Plan. Development within the Rural Area will be in accordance with the policies as contained in Sections 2.8 and 5.1 of this Plan.

2.2 RESIDENTIAL GROWTH STRATEGY

2.2.1 In conjunction with the approval of this Plan, and any future reviews of the policies and mapping of this Plan in accordance with the provisions of Policies 8.3.4 and 8.3.5 of this Plan, Township Council will adopt by resolution, a Township Growth Strategy which will be used in determining the need for expansion of Rural Settlement Areas.

2.2.2 The purpose of the Township of North Dumfries Growth Strategy is to:

- a) update the inventory of existing vacant residential land in the Township based on current planning commitments;
- b) project future land requirements to accommodate projected household growth in the Township; and
- c) determine if the designation of additional lands is justified based on this inventory.

2.2.3 The household projections for each of the Ayr Urban Area, the Rural Settlement Areas and the Rural Area to the year 2016 are as illustrated on Table 2 of this Plan.

TABLE 2 - Household Projections

	Existing Units (Dec 31, 1995)	Total Projected Units 2016	Projected New Units Dec 31, 1995 - 2016
North Dumfries	2585	3600	1015
Ayr Urban Area	1062	1802	740
Rural Settlement Areas	1523 (combined Rural Settlement Area and Rural Area)	1798 (combined Rural Settlement Area and Rural Area)	173 (includes potential expansions to Rural Settlement Areas of up to 15 units*)
Rural Area			102

* Assumes a maximum of 5 units per potential Rural Settlement Area expansion identified in accordance with the policies of Section 2.6 of this Plan. Units not accommodated through the identified potential expansions will be assigned to the Ayr Urban Area for the purposes of implementing the policies of this Plan.

2.3 EMPLOYMENT LAND STRATEGY

The Employment Land Strategy is intended to guide future designation of additional lands to meet projected industrial and commercial growth within the Township.

2.3.1 In conjunction with the approval of this Plan, and any future reviews of the policies and mapping of this Plan in accordance with the provisions of Policies 8.3.4 and 8.3.5 of this Plan, Township Council will adopt by resolution, a Township Industrial Justification

Study which will be used in determining the need for expansion of Industrial/Commercial Areas.

- 2.3.2 The Township will maintain an employment land inventory including available lot sizes and will from time to time update this inventory taking into consideration new development, expansions, and intensification of existing properties.
- 2.3.3 Notwithstanding Policy 2.3.1, where the review of the employment land inventory completed in accordance with Policy 2.3.2 demonstrates that additional lands are needed to meet the short and medium term industrial and commercial growth projections, Township Council may revise the Township Industrial Justification Study to provide for the designation of additional lands to meet these needs.

2.4 LAND USE DESIGNATIONS

The land use designations and policies contained in Sections 2.4 to 2.8 inclusive and illustrated on Maps 2A, 2B, and 2.1 to 2.32 inclusive are intended to guide the future use of land within the Township and form the basis for implementation through zoning or other development controls.

2.4.1 Urban Residential and Ancillary

- 2.4.1.1 The Urban Residential and Ancillary designation provides for the development of residential and associated ancillary uses on full municipal services within the Ayr Urban Area. Within this designation a mix in housing types and densities will be encouraged in accordance with the policies as contained in Section 3.2 of this Plan.
- 2.4.1.2 Ancillary uses within this designation will be restricted to those uses normally associated with residential neighbourhoods and may include Home Occupations, convenience commercial establishments, places of worship, nursing homes, elementary schools, parks, and storm water management facilities.
- 2.4.1.3 The type and density of residential development and specific ancillary uses will be regulated through the Township Zoning By-Law.

2.4.2 Urban Core Area

- 2.4.2.1 The Urban Core Area designation identifies locations within the Ayr Urban Area where a full range of residential types, institutional, commercial, compatible industrial and service uses are permitted. It is the intent of this Plan that the Urban Core Area will be the focus of commercial development within the Ayr Urban Area.
- 2.4.2.2 Specific uses within the Urban Core Area will be regulated through the Township Zoning By-law.

2.4.3 Settlement Residential and Ancillary

- 2.4.3.1 The Settlement Residential and Ancillary designation is intended to provide for primarily low density residential development within Rural Settlement Areas.

2.4.3.2 Ancillary uses within this designation will be restricted to Home Occupations, parks, and storm water management facilities.

2.4.1.3 Specific types and densities of residential development and ancillary uses will be regulated through the Township Zoning By-Law.

2.4.4 Settlement Core Area

2.4.4.1 The Settlement Core Area designation applies to Rural Settlement Areas and provides for a mix of residential and commercial uses. The Township encourages the mixing of compatible uses and the provision of a variety of housing types within Settlement Core Areas.

2.4.4.2 Specific uses within Settlement Core Areas will be regulated through the Township Zoning By-law.

2.4.5 General Industrial

2.4.5.1 The General Industrial designation provides for a range of light industrial uses and related activities which are compatible with surrounding uses, and do not utilize significant quantities of water or generate significant quantities of wastewater within their processes.

2.4.5.2 The General Industrial designation applies only to lands located within the Ayr Urban Area which have, or will be required to have, access to municipal water and wastewater services.

2.4.5.3 Uses permitted within the General Industrial designation shall not include those uses deemed to be hazardous and/or offensive, but may include:

- a) light manufacturing, assembly and processing industries;
 - b) service uses including small equipment and business machine sales and service, printing and/or publishing establishments, rent-all establishments, landscaping and garden centre sales and service, public garages, car washes and sales of automotive parts, sales and servicing of industrial or commercial motor vehicles or motorized equipment,
 - c) building contractors yards;
 - d) dry cleaning plants;
 - e) security and janitorial services;
 - f) industrial research and development facilities;
 - g) computer based technologies;
 - h) training facilities relating to uses such as industrial trades, service industries, computer based technologies; and arts and crafts;
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- i) recycling facilities; but not including the recycling of plastics and/or tires;
- j) indoor storage facilities;
- k) courier or delivery services;
- l) restaurants or catering establishments
- m) veterinary offices;
- n) compatible recreational facilities;
- o) retail sales of products manufactured on the same site; and
- p) offices required for the administration of an industrial activity or for the provision of technical and professional services to an industrial activity.

2.4.5.4 Specific uses within the General Industrial designation will be regulated through the Township Zoning By-law.

2.4.6 Dry Industrial/Commercial

2.4.6.1 The Dry Industrial designation is applicable to lands generally serviced by private wells and individual wastewater treatment systems. The Dry Industrial designation provides for a range of light industrial uses and related activities similar to the uses in the General Industrial designation.

2.4.6.2 Commercial uses within Industrial/Commercial Areas will generally be restricted to uses which:

- a) are intended to primarily serve the Industrial/Commercial Area; or
- b) because of proximity to a Provincial Highway or Regional Road would normally be considered for inclusion within a highway commercial category.

2.4.6.3 Retail outlets which provide for day-today retail shopping needs, power centres, shopping centres, or the type of retail outlet normally found within a shopping centre facility, will not be permitted within Industrial/Commercial Areas.

2.4.6.4 Uses within Industrial/Commercial Areas will be restricted to uses which do not require large amounts of water for the operation, and the nature of wastes generated must be demonstrated to be appropriate for private servicing to the satisfaction of the Region. Specific uses within the Dry Industrial designation will be regulated through the Township Zoning By-law.

2.4.7 Rural Institutional

- 2.4.7.1 The Rural Institutional designation provides for such uses as schools, medical offices, government uses, libraries, senior citizen homes, day care centres, places of worship, community centres, arenas and community halls within the Rural Area.
- 2.4.7.2 Where lands are designated as Rural Institutional on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Rural Institutional designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.7.3 Specific uses within the Rural Institutional designation will be regulated by the Township Zoning By-law.

2.4.8 Open Space

- 2.4.8.1 The Open Space designation will be applied to conservation areas, major public parks, privately owned recreation areas, cemeteries, appropriate heritage features, fairgrounds, golf courses, camping facilities and recreational trailer parks.
- 2.4.8.2 Where lands are designated as Open Space on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Open Space designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.8.3 Specific uses within the Open Space designation will be regulated through the Township Zoning By-law.

2.4.9 Agricultural

- 2.4.9.1 Primary uses within the Agricultural designation will be farming, mineral aggregate extraction and forestry. Additional uses may be permitted in accordance with the provisions of the policies contained in Sections 2.8 and 5.1 of this Plan.
- 2.4.9.2 Where lands are designated as Agricultural on Map 2A and Environmental Constraint on Map 2B, uses permitted within the Agricultural designation will be subject to the restrictions as established through the policies contained in Sections 6.1 and 6.2 of this Plan.
- 2.4.9.3 Uses within the Agricultural designation will be regulated through the Township Zoning By-law.

2.4.10 Environmental Constraint

- 2.4.10.1 Environmental Constraint designations are as illustrated on Map 2B and are applied to lands designated on Environmental Area Maps 6A, and 6B as being of Provincial, regional or local environmental significance. The Environmental Constraint designation is also applied to lands with potential hazards to urban related development as identified on Map 6C of this Plan. These potential hazards include lands with steep slopes, organic
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soils, erosion susceptibility, floodplains, other geophysical limitations and their associated buffers and setbacks.

2.4.10.2 Uses within Environmental Constraint areas may include agriculture, conservation, appropriate recreational uses, and forestry and wildlife management. Additional uses may be permitted within the buffer and setback areas subject to such uses conforming to the policies contained in Sections 6.1 and 6.2 of this Plan.

2.4.10.3 Uses within Environmental Constraint areas will be regulated by the Township Zoning By-law.

2.4.11 Special Policy Areas

2.4.11.1 Special Policy Areas may be established by Council to designate areas subject to specific constraints to development, policy exceptions, or which would require the submission of specific studies prior to consideration of a development approval.

2.4.11.2 Council established Special Policy Area 2.4.11.2 as designated in Maps No. 2A and No. 2.33 of the Plan and sets out the following policies in regards to that Special Policy Area and its surroundings.

- a) In Special Policy Area 2.4.11.2, Council may permit an electricity generation land use in addition to all other uses and purposes for which the subject lands are designated by the Plan through site specific zoning and site plan control, and such other studies as may be reasonably required by Council, so long as Council is satisfied that the electricity generation land use:
 - i) location is proposed after careful study of other potentially suitable locations elsewhere in the Region of Waterloo where such study compares the impacts upon existing land uses at those optional locations with the proposed location;
 - ii) protects the function and characteristics of the Provincially Significant Wetland;
 - iii) satisfies the requirements of the Provincial Policy Statement, 2005 regarding mitigating impacts upon existing agricultural land uses, and also satisfies the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) Publication 707 – Minimum Distance Separation (MDS) Formulae Implementation Guidelines, 2006 or any successor publication as appropriate;
 - iv) produces electricity when dispatched by the Independent Electric System Operator, or successor organization, to promote a more reliable and consistent electrical supply in the local electrical power grid (i.e., only a so called “peaking power” supply), and does not operate regularly on a continuous basis;

- v) includes no more than a maximum of three (3) turbines combusting natural gas each powering a generator creating electricity and including a step-up transformer;
 - vi) preserves the quality and quantity of surficial and ground water through appropriate measures;
 - vii) employs a design that minimizes the visual impact of the electricity generation land use upon surrounding land uses;
 - viii) shall be decommissioned should it cease to function, and that such activities as are required to complete such decommissioning shall be secured through means of Site Plan Control as further set out in Policy 8.8 of the Plan, and a work plan would be developed for review with the appropriate government and municipal agencies to ensure that it meets the regulatory requirements in effect at that time;
 - ix) emits exhaust, noise, or vibration as permitted by Provincial regulations and guidelines as set by the Province from time to time, and the Township will require use of Site Plan Control for achieving a physical design promoting noise levels consistent with such Provincial regulations and guidelines at the time of development; and
 - x) satisfies all other policies, standards and controls of this Plan generally applicable to all land uses or to the subject lands as a result of other designations of those lands.
- b) In the future on lands surrounding Special Policy Area 2.4.11.2, Council shall not allow any land uses to be developed that are not compatible with any electricity generation land use that Council may permit to be developed on the lands subject to Special Policy Area 2.4.11.2.

2.4.12 Uses Permitted in all Designations

2.4.12.1 The following uses will be permitted in all designations within the Township except where they are expressly prohibited or precluded by any other policy of this Plan or the Regional Official Policies Plan:

- a) any use for the purpose of the Township, the Region, the Government of Ontario or Government of Canada or any department, agency, board or commission thereof, including Ontario Hydro and the Hydro Commission of Cambridge and North Dumfries;
 - b) the facilities, other than administrative offices, sales outlets, studios, garages, depots or yards, of any privately owned public utility, pipeline company or broadcasting company; and
 - c) a use accessory to a permitted use.
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2.4.12.2 Uses permitted in all designations will be regulated through the Township Zoning By-law.

2.4.13 Existing Uses

2.4.13.1 Notwithstanding the provisions of this Plan, it is the policy of the Township that any lands used for any legally existing purpose in any designation for which no provision is made by this Plan for such activity to be undertaken, may continue to be used for such purpose.

2.4.13.2 Subject to the provisions of Chapters 3 to 7 inclusive of this Plan, Council may pass by-laws or otherwise facilitate the continuation, extension or enlargement of such uses within the confines of the lands on which the activity is located without amendment to this Plan, provided that:

- a) the existing use is an appropriate use of such lands and its continuation, enlargement or extension will not have a detrimental impact on the surrounding land uses; and
- b) such actions by Council do not provide for the expansion of the existing use onto adjoining lands.

2.4.13.3 Notwithstanding Policy 2.4.13.1, Council may pass by-laws or otherwise facilitate or encourage the relocation of an existing use where any of the following conditions exist:

- a) the use is located within lands designated as Environmental Constraint within this Plan and the continuation of this use poses a threat to the health and safety of residents or users of the property;
- b) the existing use is incompatible with existing or proposed uses on the surrounding lands;
- c) the buildings, facilities or infrastructure of the existing use are inadequate, obsolete, or structurally unsound;
- d) the existing use would benefit from relocation; or
- e) the site or facilities of the existing use are required for public purposes.

2.4.14 Temporary Uses

2.4.14.1 It is the policy of the Township that by-laws may be passed in accordance with the provisions of the Planning Act to authorize the temporary use of land, buildings or structures for a period of time not exceeding three years and to permit such temporary use to be continued thereafter for additional periods of time, not exceeding three years each, as determined by Township Council to:

- a) provide an opportunity for the owner or occupant of land, buildings or structures used for a purpose not otherwise permitted by this Plan to bring the use into conformity with this Plan;

- b) provide Township Council with an opportunity to fully assess whether a use which is unfamiliar to Council and which is not otherwise permitted by this Plan should be considered as a conforming use by site specific amendment to this Plan upon the expiry of the temporary authorization, or should be discontinued;
- c) provide for the temporary use of vacant land for the purposes of a parking lot which is not otherwise permitted by this Plan pending the development of the land;
- d) permit the establishment and use of a garden suite on a property; and
- e) permit any other use which Township Council deems appropriate on a temporary basis.

2.4.14.2 Notwithstanding Policy 2.4.14.1, the initial by-law authorizing the temporary use of a garden suite may be approved for a period of up to ten years.

2.4.14.3 The Township may enter into an agreement with a property owner and/or other parties concerning the temporary use.

2.4.14.4 Where an authorized temporary use is discontinued prior to the expiry of the authorizing by-law, the use will not be resumed.

2.5 AYR URBAN AREA

2.5.1 The Ayr Urban Area is designated as illustrated on Map 2.1 of this Plan.

2.5.2 The household forecast for the Ayr Urban Area to the year 2016 is contained in Table 2 of this Plan.

2.5.3 The Township will within one year of the approval of this Plan commence a community planning process for the Ayr Urban Area to address:

- a) implementation of a two-zone flood plain policy framework;
- b) the distribution of densities and land uses, including the appropriate integration of future development with the existing community;
- c) a review of the function of the Urban Core Area as designated on Map 2.1 with the intent being to identify means to promote the vitality of the Ayr Urban Core Area as the focus of the community;
- d) the future development of stormwater management facilities, and municipal water supply and wastewater treatment systems, including where feasible, the completion of associated environmental assessments required under the Environmental Assessment Act;
- e) the completion of a comprehensive traffic impact analysis to assess the impact of projected growth on the Township, Regional and Provincial Road Networks,

including the identification of improvements required to accommodate such growth;

- f) the potential for enhanced transportation opportunities for pedestrians and cyclists;
- g) the determination of the appropriate designation for the vacant lands north of the railway tracks identified as Special Policy Area 2.5.7 on Map 2.1;
- h) the determination of the appropriate designation for the vacant lands located adjacent to the Regional Road No. 50 and Township Road no. 3 Industrial Commercial Area identified as Special Policy Area 2.7.2.6.3 on Map 2.31;
- i) staging for the development of the community;
- j) the location of schools and investigation of their potential development as multi-use facilities to accommodate libraries and municipal recreational facilities;
- k) appropriate integration of environmental areas into the urban environment; and,
- l) the provision of parks and recreational amenities.

2.5.4 The community planning process for the Ayr Urban Area will include an extensive public consultation process, with a minimum of one public meeting being held prior to consideration of the Community Plan by Township Council. The notification for this meeting will be consistent with the notification process for an Official Plan Amendment under the provisions of the Planning Act.

2.5.5 The results of the community planning process will be adopted as a Community Plan by resolution of Township Council, with appropriate policy and mapping changes being considered for adoption by Township Council through amendment to this Plan. Portions of the Community Plan not adopted by amendment to this Plan will be subject to review and approval, where appropriate by the Region in accordance with Regional Official Plan Policy 12.2.3 d).

2.5.6 Prior to the approval of the Community Plan provided for in Policy 2.5.5, the redesignation of lands identified as Special Policy Area 2.5.6 on Map 2.1 of this Plan will not be permitted.

2.5.7 Notwithstanding the designation of General Industrial on the lands identified as Special Policy Area 2.5.7, no development of these lands will be permitted until such time as the Community Plan as provided for in Policy 2.5.5 has been approved.

2.5.8 Infill residential development will be encouraged within the Urban Residential and Ancillary designation by way of consent where:

- a) the proposed development conforms to the policies of this Plan and the Regional Official Policies Plan;

- b) the severed and retained parcels conform to the requirements of the Township Zoning By-law or that a minor variance has been approved by the Committee of Adjustment;
- c) the severed and retained parcels have frontage on an existing open road of a standard satisfactory to the Township, and that no new road (other than road widenings) will be required;
- d) that the proposed development conforms to the provisions of Subsection 53(1) of the Planning Act; and
- e) the proposed development will be compatible with the uses in the immediate neighbourhood in form and function with respect to lot size and configuration, so as to minimize the impact of the proposed development on existing uses.

2.5.9 Notwithstanding the designation of Urban Residential and Ancillary, this Plan recognizes the existing privately serviced residential development on lands identified as Special Policy Area 2.5.9 on Map 2.1. This Plan supports development proposing residential infill on private services on these lands, subject to the provisions of Policy 2.5.8.

2.5.10 Other than minor service commercial or convenience commercial uses, future commercial development within the Ayr Urban Area will only be permitted within the Urban Core Area.

2.5.11 Lands identified on Map 2.1 as Special Policy Area 2.5.11 will be identified with an ‘f’ suffix in the Township Zoning By-law. These lands are located below the regulatory flood plain as identified by the Grand River Conservation Authority. Prior to the establishment of a Two-Zone Flood Plain policy framework for the Ayr Urban Area, new development will not be permitted on these lands, however, additions to the existing structures may be permitted by amendment to the Township Zoning By-law and are subject to the approval of the Grand River Conservation Authority.

2.6 RURAL SETTLEMENT AREAS

2.6.1 General Policies

2.6.1.1 The household forecast for the Township’s Rural Settlement Areas to the year 2016 is contained in Table 2. As of the date of the adoption of this Plan by Township Council, the designation of additional lands to accommodate up to a maximum cumulative total of 15 housing units is required to meet the projected residential growth within Rural Settlement Areas. The designation of land within Rural Settlement Areas to accommodate up to this projected growth may be permitted in accordance with the policies contained in Section 2.6 of this Plan.

2.6.1.2 Development proposals to expand Rural Settlement Areas for residential purposes will:

- a) conform to Section 2.6 of this Plan;
- b) be permitted only once per Rural Settlement Area as of December 19, 1995;

- c) accommodate up to a maximum of five (5) residential units;
- d) constitute a minor rounding out of the Rural Settlement Area taking into consideration existing property configurations, patterns of existing land use, and natural and constructed features;
- e) consider the impact of the proposed development on the operation of adjacent agricultural operations including any reductions in tillable soils or pasture land, or alterations to the configuration of tillable lands that negatively impact the long term viability of the agricultural operations;
- f) conform to the Minimum Distance Separation;
- g) consider the impact of the proposed development on Environmental Areas and on Natural Resources in accordance with the policies of this Plan;
- h) be a minimum of 0.4 hectares in size;
- i) accompanied by detailed environmental and servicing studies as required by the policies of this Plan; and,
- j) withstanding c) above, consideration may be given to the approval of lands to accommodate several additional residential units where in the review of the Rural Settlement Area boundary, it is determined that exceptional circumstances exist that would warrant such consideration.

2.6.1.3 Development proposals within a Rural Settlement Area will:

- a) conform to the policies of Section 2.6 of this Plan;
- b) be compatible with the surrounding land uses in form and function; and,
- c) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.6.1.4 Commercial and service uses are required to locate within the Settlement Core Area of Rural Settlement Areas.

2.6.1.5 No new industrial designations will be permitted within Rural Settlement Areas. In addition, no expansions to Rural Settlement Areas for the purposes of industrial or commercial development will be permitted.

2.6.1.6 Expansions to Rural Settlement Areas for institutional and recreational purposes will:

- a) accompanied by a justification analysis which gives consideration to the amount of land available for such uses within the Rural Area, Rural Settlement Areas, Industrial/Commercial Areas and the Ayr Urban Area;
- b) consider the suitability of the Rural Settlement Area for expansion in comparison to other reasonable alternatives available elsewhere in the Township;

- c) conform to the Minimum Distance Separation;
- d) consider the impact of the proposed expansion on the Environmental Areas and on Natural Resources in accordance with the policies of this Plan; and ,
- e) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.6.2 Settlement Specific Policies

2.6.2.1 Branchton Settlement Area

2.6.2.1.1 The Branchton Settlement Area is designated as illustrated on Map 2.2 of this Plan.

2.6.2.1.2 No expansions to the Branchton Settlement Area will be permitted.

2.6.2.2 Brown's Settlement Area

2.6.2.2.1 The Brown's Settlement Area is designated as illustrated on Map 2.3 of this Plan.

2.6.2.2.2 No expansions to the Brown's Settlement Area will be permitted.

2.6.2.3 Clarkson Settlement Area

2.6.2.3.1 The Clarkson Settlement Area is designated as illustrated on Map 2.4 of this Plan.

2.6.2.3.2 No expansions to the Clarkson Settlement Area will be permitted.

2.6.2.4 Clyde Settlement Area

2.6.2.4.1 The Clyde Settlement Area is designated as illustrated on Map 2.5 of this Plan.

2.6.2.4.2 Consideration of any expansion to the Clyde Settlement Area will be restricted to the lands located on the south side of Township Road 18, east of Regional Road No. 27. Any such expansion will be subject to all applicable policies of this Plan.

2.6.2.4.3 During the processing of any development application to expand the Clyde Settlement Area in accordance with Policy 2.6.2.4.2, Township Council may include lands within the expansion for the purposes of a municipal park.

2.6.2.5 Dickie One Settlement Area

2.6.2.5.1 The Dickie One Settlement Area is designated as illustrated on Map 2.6 of this Plan.

2.6.2.5.2 No expansions to the Dickie One Settlement Area will be permitted.

2.6.2.6 Dickie Two Settlement Area

2.6.2.6.1 The Dickie Two Settlement Area is designated as illustrated on Map 2.7 of this Plan.

2.6.2.6.2 No expansions to the Dickie Two Settlement Area will be permitted.

2.6.2.7 Greenfield Settlement Area

2.6.2.7.1 The Greenfield Settlement Area is designated as illustrated on Map 2.8 of this Plan.

2.6.2.7.2 No expansions to the Greenfield Settlement Area will be permitted.

2.6.2.8 Hall Settlement Area

2.6.2.8.1 The Hall Settlement Area is designated as illustrated on Map 2.9 of this Plan.

2.6.2.8.2 No expansions to the Hall Settlement Area will be permitted.

2.6.2.9 H'Ayritage Settlement Area

2.6.2.9.1 The H'Ayritage Settlement Area is designated as illustrated on Map 2.10 of this Plan.

2.6.2.9.2 No expansions to the H'Ayritage Settlement Area will be permitted.

2.6.2.10 Highway 24 Settlement Area

2.6.2.10.1 The Highway 24 Settlement Area is designated as illustrated on Map 2.11 of this Plan.

2.6.2.10.2 No expansions to the Highway 24 Settlement Area will be permitted.

2.6.2.10.3 Any development on lands located immediately south of the City of Cambridge border identified as Special Policy Area 2.6.2.10.3 on Map 2.11 of this Plan will:

- a) not be permitted until such time as the Township has been advised by the Regional Commissioner of Engineering that the Environmental Assessment for the South Boundary Road as identified through the Cambridge Area Transportation Study and, if appropriate, the functional design for this portion of the roadway have been completed;
- b) be subject to the results of the Environmental Assessment;
- c) be on full municipal services extended from the City of Cambridge unless the results of the Environmental Assessment or the functional design of the roadway eliminates the feasibility of extending full services to the site; and,
- d) if developed on full services be required to provide for an acceptable transition in density from the existing estate residential dwelling through to the remainder of the development.

2.6.2.11 Innanen Settlement Area

2.6.2.11.1 The Innanen Settlement Area is designated as illustrated on Map 2.12 of this Plan.

2.6.2.11.2 No expansions to the Innanen Settlement Area will be permitted.

2.6.2.11.3 Only estate residential development consistent with the form of the existing lots will be permitted within the Innanen Settlement Area.

2.6.2.12 Lockie Settlement Area

2.6.2.12.1 The Lockie Settlement Area is designated as illustrated on Map 2.13 of this Plan.

2.6.2.12.2 No expansions to the Lockie Settlement Area will be permitted.

2.6.2.13 Mackie Settlement Area

2.6.2.13.1 The Mackie Settlement Area is designated as illustrated on Map 2.14 of this Plan.

2.6.2.13.2 No expansions to the Mackie Settlement Area will be permitted.

2.6.2.14 McLean Settlement Area

2.6.2.14.1 The McLean Settlement Area is designated as illustrated on Map 2.15 of this Plan.

2.6.2.14.2 No expansions to the McLean Settlement Area will be permitted.

2.6.2.14.3 Notwithstanding the Settlement Residential and Ancillary designation on the lands located on the north east corner of the McLean Settlement Area shown as Special Policy Area 2.6.2.14.3 on Map 2.15, commercial uses will be permitted on these lands subject to the policies of this Plan.

2.6.2.15 Morrison Settlement Area

2.6.2.15.1 The Morrison Settlement Area is designated as illustrated on Map 2.16 of this Plan.

2.6.2.15.2 No expansions to the Morrison Settlement Area will be permitted.

2.6.2.15.3 Any development on lands designated Dry Industrial/Commercial within the Morrison Settlement Area must be compatible with surrounding residential development, and must conform to the policies of this Plan.

2.6.2.16 Parker Settlement Area

2.6.2.16.1 The Parker Settlement Area is designated as illustrated on Map 2.17 of this Plan.

2.6.2.16.2 Consideration of any expansion to the Parker Settlement Area will be restricted to the lands located on the north side of Township Road 5, immediately east of the existing settlement area boundary. Any such expansion will be subject to all the applicable policies of this Plan.

2.6.2.16.3 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.6.2.16.3 on Map 2.17 of this Plan, development of these lands will be restricted to a maximum of twenty-five (25) mobile homes and will be subject to Site Plan approval.

2.6.2.16.4 Notwithstanding the Settlement Residential and Ancillary designation on lands identified as Special Policy Area 2.6.2.16.4 on Map 2.17 of this Plan, the operation of self storage facility will be a permitted use, subject to a maximum gross floor area of 1858 sq. metres (20,000 sq. ft.) and Site Plan approval.

2.6.2.17 Plumtree Settlement Area

2.6.2.17.1 The Plumtree Settlement Area is designated as illustrated on Map 2.18 of this Plan.

2.6.2.17.2 No expansions to the Plumtree Settlement Area will be permitted.

2.6.2.18 Ranchlands Settlement Area

2.6.2.18.1 The Ranchlands Settlement Area is designated as illustrated on Map 2.19 of this Plan.

2.6.2.18.2 No expansions to the Ranchlands Settlement Area will be permitted.

2.6.2.19 Reidsville Settlement Area

2.6.2.19.1 The Reidsville Settlement Area is designated as illustrated on Map 2.20 of this Plan.

2.6.2.19.2 No expansions to the Reidsville Settlement Area will be permitted.

2.6.2.20 Riverview Settlement Area

2.6.2.20.1 The Riverview Settlement Area is designated as illustrated on Map 2.21 of this Plan.

2.6.2.20.2 No expansions to the Riverview Settlement Area will be permitted.

2.6.2.21 Roseville Settlement Area

2.6.2.21.1 The Roseville Settlement Area is designated as illustrated on Map 2.22 of this Plan.

2.6.2.21.2 No expansions to the Roseville Settlement Area will be permitted.

2.6.2.22 Taylor Settlement Area

2.6.2.22.1 The Taylor Settlement Area is designated as illustrated on Map 2.23 of this Plan.

2.6.2.22.2 No expansions to the Taylor Settlement Area will be permitted.

2.6.2.23 Wrigley Settlement Area

2.6.2.23.1 The Wrigley Settlement Area is designated as illustrated on Map 2.24 of this Plan.

2.6.2.23.2 Consideration may be given to the expansion of the Wrigley Settlement Area, only in so far as it relates to the lands on the south side of Regional Road 49, Part Lot 27, Concession VII owned by Mr. B. Cassel, subject to all applicable policies of this Plan.

2.6.2.23.3 No new development is permitted on lands identified as Special Policy Area 2.6.2.23.3 on Map 2.24 of this Plan until such time as the Minimum Distance Separation formula conflict is resolved.

2.6.2.24 Young Settlement Area

2.6.2.24.1 The Young Settlement Area is designated as illustrated on Map 2.25 of this Plan.

2.6.2.24.2 No expansions to the Young Settlement Area will be permitted.

2.7 INDUSTRIAL/COMMERCIAL AREAS

2.7.1 General Policies:

2.7.1.1 Development applications to expand an Industrial/Commercial Area will:

- a) be accompanied by a justification analysis which gives consideration to the amount of land available for such uses within Rural Areas, Rural Settlement Areas, Industrial/Commercial Areas and the Ayr Urban Area;
- b) consider the suitability of the Industrial/Commercial Area for expansion in comparison to other reasonable alternatives available elsewhere in the Township;
- c) conform to the Minimum Distance Separation;
- d) consider the impact of the proposed expansion on Environmental Areas and on Natural Resources in accordance with the policies of this Plan; and,
- e) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.7.1.2 Residential uses will not be permitted within Industrial/Commercial Areas.

2.7.2 Area Specific Policies

2.7.2.1 Highway 24 Industrial/Commercial Area

2.7.2.1.1 The Highway 24 Industrial/Commercial Area is designated as illustrated on Map 2.26 of this Plan.

2.7.2.1.2 No expansions to the Highway 24 Industrial/Commercial Area will be permitted.

2.7.2.2 Highway 401 and Township Road No. 46 Industrial/Commercial Area

2.7.2.2.1 The Highway 401/Township No. 46 Industrial/Commercial Area is designated as illustrated on Map 2.27 of this Plan.

2.7.2.3 Highway 401 and Regional Road 97 Industrial/Commercial Area

2.7.2.3.1 The Highway 401/Regional Road No. 97 Industrial/Commercial Area is designated as illustrated on Map 2.28 of this Plan.

2.7.2.3.2 Lands identified as Special Policy Area 2.7.2.3.2 on Map 2.28 may be used for the purpose of a trucking terminal and associated ancillary uses subject to the following:

- a) the extraction of aggregate from the property or the provision of justification satisfactory to the Township that the extraction of such aggregate is not required in accordance with the provisions of Policy 5.2.1.2;
- b) the submission of a traffic impact study to the satisfaction of the Region and the implementation of the results of the study;
- c) that issues relating to stormwater management, potential groundwater contamination, water supply and wastewater treatment be addressed to the satisfaction of the Township, the Region and/or other appropriate authorities;
- d) that the regulations of the zoning by-law recognize the existing lot frontage and area of the subject lands and prohibit any future severances which would reduce the size of the parcel.

2.7.2.4 Highway 401 and Township Road No. 2 Industrial/Commercial Area

2.7.2.4.1 The Highway 401/Township No. 2 Industrial/Commercial Area is designated as illustrated on Map 2.29 of this Plan.

2.7.2.5 Regional Road Nos. 12 and 58 Industrial/Commercial Area

2.7.2.5.1 The Regional Road Nos. 12 and 58 Industrial/Commercial Area is designated as illustrated on Map 2.30 of this Plan.

2.7.2.6 Regional Road No. 58 and Township Road No. 3 Industrial/Commercial Area

2.7.2.6.1 The Regional Road Nos. 58 and Township Road No. 3 Industrial/Commercial Area is designated as illustrated on Map 2.31 of this Plan.

2.7.2.6.2 Within the Regional Road No. 58 and Township Road No. 3 Industrial/Commercial Area, no uses will be permitted which negatively impact the long term viability of the Urban Core Area within the Ayr Urban Area.

2.7.2.6.3 Prior to the approval of the Community Plan provided for in Policy 2.5.5, the redesignation of lands identified as Special Policy Area 2.7.2.6.3 on Map 2.31 of this Plan for uses which may otherwise be able to locate within the lands currently designated for industrial development in Ayr, or which have the potential to negatively impact the long term viability of the Urban Core Area will not be permitted.

2.7.2.7 Township Road No. 17 Industrial/Commercial Area

2.7.2.7.1 The Township Road No. 17 Industrial/Commercial Area is designated as illustrated on Map 2.32 of this Plan.

2.7.2.7.2 No expansions to the Township Road No. 17 Industrial/Commercial Area will be permitted.

2.8 RURAL AREA NON-FARM-RELATED DEVELOPMENT**2.8.1 Non-farm-related Residential Development**

2.8.1.1 The household forecast for the Township's Rural Area to the year 2016 is contained in Table 2. Non-farm-related residential development within the Rural Area will be in accordance with the policies of Section 2.8.1 of this Plan.

2.8.1.2 The creation of lots for non-farm-related residential uses will not be permitted within the Rural Area except in accordance with Policies 2.8.1.4, 2.8.1.5 and 2.8.1.6.

2.8.1.3 Notwithstanding the provisions of Policies 5.1.1.6 and 5.1.3.2 of the Regional Official Policies Plan, a new farm or new lot will not be deemed to have been created where consent is given for the following purposes:

- a) to create or alter any easement or right-of-way;
- b) to correct or confirm valid title for a lot which has been previously recognized and held in distinct and separate ownership;
- c) to make minor adjustment to the legal boundaries of lots so as to conform to existing patterns of exclusive use and occupancy, or to rectify problems created by the encroachment of buildings, structures, private water supply or private sewage disposal facilities on abutting lots;
- d) to make a lot boundary adjustment between two abutting non-farm lots recognized by the Township Zoning By-Law that does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act; or,
- e) to make a lot boundary adjustment between an abutting farm and non-farm lot which results in a substantial increase in the long term agricultural viability of the farm operation, and does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act.

2.8.1.4 New non-farm-related residential lots may be created within the Beverly Northern and Southern Areas of the Township designated as shown on Map 2A of this Plan, subject to the following:

- a) within the Beverly Southern Area, a hydrogeological study undertaken in compliance with the Region's Guidelines for Hydrogeological Studies for

Privately Serviced Developments as approved by the Regional Commissioner of Engineering;

- b) the minimum size for any new or retained lots for which a hydrogeological report has been completed will be as determined by the report, but will not be less than 0.4 hectares;
- c) where a hydrogeological report has not been completed, the minimum size for any new or retained lots will be 1 hectare;
- d) a lot size up to a maximum of 1.2 hectares may be considered, except where natural features or existing lot patterns justify the inclusion of additional lands;
- e) the proposed lot is not located on Prime Agricultural Lands;
- f) conformity with the Minimum Distance Separation;
- g) impacts of the proposed development on the Environmental Areas in accordance with policies contained in Chapter 6 of this Plan;
- h) compliance with the Ministry of Environment and Energy's Guidelines on Land Use Compatibility;
- i) no additional direct access to a Regional road will be permitted;
- j) the creation of new lots will not be permitted from non-farm-related lots, or farm-related non-residential lots, created after January 1, 1973;
- k) the maximum number of new lots that may be permitted from a farm or lot as it existed on January 1, 1973, will be determined as follows:
 - i) one lot from a farm or lot containing two hectares or less;
 - ii) two lots from a farm or lot containing more than two hectares and up to ten hectares; and,
 - iii) three lots from a farm or lot containing more than ten hectares.
- l) where a farm from which a lot is being taken exceeds 40 hectares, the farm remaining after the severance must comply with the provisions of Regional Official Policies Plan policy 5.1.3.2.

2.8.1.5

Where two or more farms are to be merged in title into one ownership, a lot may be created for a residential dwelling surplus to the needs of the merged farm provided the dwelling is designated in this Plan as a heritage property under the Ontario Heritage Act, subject to:

- a) a lot size of up to 1.2 hectares, except where natural features or existing lot patterns justify inclusion of additional lands; and,

- b) the issuance of a Regional Road access permit where access to a Regional Road is required.

2.8.1.6 The creation of one or more new lots for the purposes of infilling non-farm-related residential units within any existing settlement which has not been designated within this Plan as a Rural Settlement Area, may be permitted subject to the following criteria:

- a) that non-farm-related residential lots only be created between two existing non-farm-related residential units or lots that are separated by a distance of not more than 100 metres on the same side of an open public road. The measurement of such 100 metres shall be as determined according to the following:
 - i) measurement is established between two points located along the centre-line of the existing right-of-way of an open public road and which points are determined by a line drawn from the centre of such unit and perpendicular to the public road;
 - ii) the distance between the two points is measured along the public road through intersecting public roads;
 - iii) the point of reference on an adjoining and undeveloped non-farm-related residential lot is determined by the mid-point along the public road; and,
- b) conformity to the Minimum Distance Separation.

2.8.1.7 Notwithstanding the Rural Area/Agricultural designation on lands containing a former school house located south of the Branchton Settlement Area, two residential units will be permitted on the parcel.

2.8.2 Non-farm-related Non-residential Development

2.8.2.1 General Policies

2.8.2.1.1 The creation of lots for non-farm-related non-residential uses will not be permitted within the Rural Area except in accordance with Policies 2.8.2.1.2 and 2.8.2.1.4. For the purpose of determining whether a new lot is being created through a development proposal, regard will be had to the provisions of Policy 2.8.1.3 when interpreting the policies in Section 2.8.2.

2.8.2.1.2 The designation of new, or expansions to existing, recreational and/or institutional uses may be permitted in the Rural Area, subject to a site-specific amendment to this Plan. Such development applications will comply with the following:

- a) the proposed use will not be located on Prime Agricultural Areas;
- b) the need for the proposed use to be located in the Agricultural Resource Area is justified taking into consideration the nature of the proposed use and the availability of lands designated within Ayr Urban Area, Rural Settlement Areas, and Agricultural Resource Area for such uses;

- c) the amount of land proposed to be designated and zoned is the minimum appropriate for the requirements of the proposed use based on the nature of the proposed use;
- d) conformity with the Minimum Distance Separation;
- e) the use is clearly demonstrated to be compatible with the adjacent agricultural operations; and,
- f) the submission of environmental and servicing studies as required by the policies of this Plan.

2.8.2.1.3 Minor additions to, or intensification of existing industrial, commercial, recreational and/or institutional uses located outside of a Rural Settlement Area, or minor changes in use thereof, may be permitted. Minor expansions to lot areas may be permitted where:

- a) consideration is given to both the size of the lot addition and the impact of the proposed development on surrounding agricultural uses; and,
- b) the lot addition does not result in the creation of any additional lot held, or capable of being held, in distinct and separate ownership pursuant to the Planning Act.

2.8.2.1.4 The creation of lots specifically for the purpose of conserving woodlands or Environmental Areas as designated on Maps 6A and 6B of this Plan, may be permitted only where such lands are designated as Open Space in this Plan and zoned to prohibit any use not related to conservation. The creation of such lots will not be permitted where the configuration of the remnant parcels will create the potential for new non-farm uses or lots, or result in farms which may not be commercially viable in accordance with Policy 5.1.2.1 of this Plan.