

SECTION 18C: ZONE 12C – 12C

SECTION 18C: ADJACENT LANDS OVERLAY 12C – Z.12C

Explanatory Note: Zone 12C- Z.12C is an overlay that is intended to apply to areas surrounding the following natural heritage features and environmental resources. The following lands and descriptors will be identified with an overlay and subject to the provisions of the Township's Zoning by-law:

- Lands contiguous to Sensitive Groundwater Areas, Recharge Areas, Discharge Areas, Headwaters;
- Lands contiguous to an Environmentally Sensitive Policy Area;
- Lands contiguous to a Locally Significant Natural Area, as identified in the Township of North Dumfries Official Plan (Section 6.1.8 and Map No. 6B);
- Lands within 30 metres of Fish Habitat and Non-Provincially Significant Wetlands as identified in the Township of North Dumfries Official Plan (Section 6.1.5);
- Lands contiguous to Woodlands as identified in the Township of North Dumfries Official Plan (Section 6.1.9);
- Lands that are within 120 metres of an Environmental Preservation Area (due to the sensitive nature of these features, the extent of the area of study will be determined at the time of an application);
- Lands that are within 120 metres of a Provincially Significant Wetland Area and unevaluated wetlands;
- Lands within 50 metres of valleylands, as identified in the Township of North Dumfries Official Plan (Section 6.1.18 and Map No. 6B);

The Adjacent Lands Overlay is intended to implement the policies of Section 6.5 (Environmental Impact Statements) of the Township of North Dumfries Official Plan. The provisions of the Adjacent Lands Overlay are to be applied in conjunction with the zone provisions for the underlying zones as established by the Township's Zoning By-law.

Prior to new development or redevelopment, within the Adjacent Lands Overlay 12C- Z.12C, that is contiguous or adjacent to the features noted above, any such new development or redevelopment is subject to the completion of an Environmental Impact Statement to the satisfaction of the Region of Waterloo, the Grand River Conservation Authority and the Township of North Dumfries. When the natural heritage and environmental features noted above are in close proximity to each other, the adjacent lands will be identified with the appropriate combination of overlays.

18C.1 PERMITTED USES:

The permitted uses, buildings and structures in the Adjacent Lands Overlay Zone shall be the same as those that are permitted in the applicable underlying zone.

GLOSSARY:

Adjacent – those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area.

Buffers – an area adjacent to a natural heritage feature that has been identified through an Environmental Impact Statement as integral to the form and function of the natural heritage feature.

Conservation Area – a place designated by the Ministry of Natural Resources as environmentally sensitive and includes any area owned by a Conservation Authority.

Environmental Impact Statement – a study prepared in accordance with established procedures to refine the boundaries of elements of the Natural Habitat Network, identify the potential impacts of a development application on such elements, and recommend a means of preventing or minimizing these impacts through avoidance or mitigation. As defined in ROPP Glossary.

Environmental Preservation Areas - include those lands which may be identified for protection as the significant portions of habitat of Endangered Species; and/or the significant portions of habitat of Threatened Species. As defined in Regional Official Policies Plan (ROPP) (Section 4.2).

Environmentally Sensitive Policy Area – as identified in the ROPP (Section 4.3) and the Township of North Dumfries Official Plan (Section 6.1.4 and Map No. 6A)

Fish Habitat – the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend or indirectly in order to carry out their life processes. As identified in the Township of North Dumfries Official Plan (Section 6.1.5)

Forest Management Area – an area subject to the management of trees, woodlots and forests for the sustainable production and harvesting of wood and wood products, excluding the associated structures and new or improved access/egress routes.

Locally Significant Natural Areas - as identified in the Township of North Dumfries Official Plan (Section 6.1.8 and Map No. 6B)

Natural Hazards - lands having physical and environmental constraints such as: steep slopes, flood susceptibility, organic soils, erosion susceptibility, permanent water holding areas, other geophysical limitations, and all of their associated buffers and setbacks, which place limitations on development, as identified in the Township of North Dumfries Official Plan (Section 6.2 and Map No. 6C).

Wildlife Management Area – an area of land in which one or more wildlife species are protected or given sanctuary.