

# CAMPBELLFORD/SEYMOUR/PERCY/HASTINGS

## JOINT OFFICIAL PLAN

### **1. INTRODUCTION**

#### **1.1 PLANNING AREA CONTEXT**

The Planning Area includes the three municipalities:

- The Municipality of Campbellford/ Seymour
- The Township of Percy
- The Village of Hastings

These municipalities form the northeastern part of Northumberland County. Building on their common interests, they are working together to provide a framework for the evolution of their community for the next fifteen years.

The Joint Official Plan for the Municipality of Campbellford/Seymour, the Township of Percy and the Village of Hastings will provide direction for the high quality of life offered to all its residents. The intent is to sustain the dynamic and diverse economy while protecting the significant environmental and heritage characteristics of the area.

This distinct area is greatly influenced by the Trent-Severn Waterway and its attraction to tourists and seasonal residents. There is a rich historical heritage, with a variety of settlement areas, the rural countryside with a patchwork of farms, wood lots and rolling hills.

The Planning Area has experienced steady and gradual growth over the last 20 years,

growing from a population of 10,000 people in 1981 to more than 12,500 in 1999. The area is expected to continue to grow at this gradual rate.

The three urban centres of Campbellford, Hastings and Warkworth, each with its own special qualities, will continue to provide essential services to the residents of the area.

The agricultural community is an important component of the Planning Area and the continued strength and enhancement of this industry will contribute significantly to the future prosperity of the area.

The challenge will be to direct growth to specific areas within the Planning Area while enhancing the agricultural community and protecting the natural countryside image, retaining the community spirit that is reflected in the high quality of life enjoyed by the residents of the Planning Area.

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#### 1.2 VISION

In 1998, the municipalities embarked on the preparation of a community strategic plan. Through the strategic planning process, the strengths, weaknesses, opportunities and threats were assessed by members of the community, in order to create a long-term vision and set mid/long term goals and priorities for the Planning Area. (please note that this Vision was prepared at the time the three municipalities were actively discussing amalgamation)

*Cambellford/Seymour/Percy/Hastings is one community with a common vision of its future.*

*The community maintains and builds upon its rural and urban heritage and natural assets to offer a high quality of life to all its residents. Rural life is valued and our hamlets, which support the social/cultural life of rural residents, are protected. The larger urban areas of Campbellford, Warkworth and Hastings provide a wide variety of recreational, health and social services and facilities necessary to the health and well-being of all residents of the community. We take pride in our safe, family-oriented neighbourhoods. This is a cultured community that preserves its history, promotes the arts and offers leisure activities and progressive educational opportunities. Young people can achieve both personal and professional goals within the community.*

*We strive to maintain a dynamic and diverse economy retaining and expanding manufacturing and agricultural activities and increasing our role as a health and social service centre. The community's recognition as a tourism destination is built upon its key natural asset, the Trent River and by offering urban travelers a taste of rural life. Campbellford, Warkworth and Hastings take pride in their prosperous and attractive downtowns which are the recognized retail and service centres of the community. A wide range of stable employment opportunities have been created in all sectors of our economy.*

*The community respects the past and plans for the future relying upon its long term vision of the newly amalgamated community. The community embraces new ideas and opportunities, integrating these into the community in a sensible and sensitive fashion. The community balances urban and rural growth, promoting sustainable development. An efficient, effective and responsive local government promotes, supports and guides community initiatives.*

*Citizen action is the foundation upon which the community is built, as demonstrated by the many community organizations working together to maintain the high quality of life that we enjoy.*

The preparation of a Joint Official Plan that "balances urban and rural development and promotes sustainable development of natural assets", was recognized as one of the main tools available to implement the Vision. A Joint Official Plan Coordinating Committee, consisting of representatives from each of the three municipalities, was established to direct the preparation of the Joint Official Plan. The first meeting was held in February 1999 and subsequent monthly meetings were held to discuss the many issues and proposed policies.

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To assist the Coordinating Committee in identifying issues that needed to be addressed in the Joint Official Plan, a series of Issues Papers were prepared.

- \* Context
- \* Natural Environment
- \* Natural Resources
- \* Economic Development
- \* Growth Management
- \* Infrastructure

These Issues Papers provided information on the existing policy framework, relevant background information and identified issues and trends occurring within the various sectors of the Planning Area.

Community involvement is integral to the formulation of the policies that will guide the future development of the area. Assistance in determining the policy directions from members of the community was achieved through a series of workshops. Workshops dealing with: agriculture, the environment, economic development, growth management and main streets, were held between March and June 1999.

The Councils of the three municipalities met together on a monthly basis to discuss the directions contained in the Joint Official Plan. A major policy area was discussed in great detail at each of these meetings. As a result the policies contained in the Joint Official Plan represent, in general, the consensus that was reached at these meetings.

In October 1999, Tri-Council endorsed the official circulation of the Draft Joint Official Plan. Council members participated in a tour of the Planning Area on November 4, 1999. The purpose of the tour was to visit areas that have generated, or were expected to generate, discussion during the final stages of the Joint Official Plan. In addition, a second series of public workshops was organized to discuss the revised policies. These workshops were held in conjunction with Open Houses held on the Draft Official Plan in November and December 1999.

### **1.3 PURPOSE OF THE PLAN**

The Joint Official Plan, which consists of text and maps, defines the intent of the three Municipal Councils in the guidance of growth and development in the Planning Area. The purpose of the Joint Official Plan is:

- to provide a long-term strategic policy framework that will balance population and economic growth with the need to protect the natural environment, by guiding the decisions affecting the use of land;

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- to interpret and apply the intent of the Provincial legislation and the Provincial Policy Statement using the authority delegated or assigned to the respective municipalities from the Province;
- to recognize the importance of protecting and enriching the natural and cultural heritage of the Planning Area;
- to recognize the need for effective environmental protection and management measures to ensure environmental sustainability;
- to maintain a high quality of life and secure the health, safety, convenience and well-being of the present and future residents of the Planning Area; and
- to maintain and enhance the fiscal sustainability of the Planning Area.

#### **1.4 ORGANIZATION & APPROACH**

The Joint Official Plan policies are based on three major themes: sustainable natural environment, economic vitality and healthy communities. These three themes are interrelated and must be balanced with each other in order to achieve the high quality of life that is important to the community as identified in the Community Strategic Plan.

The *sustainable natural environment* section contains policies that protect the Planning Area's natural ecosystem and promote the appropriate use of the natural resources.

Continued *economic vitality* is provided through the policies that promote the area as a place to work, invest and prosper.

The *healthy communities* section builds on the unique characteristics of the three urban centres, the hamlets and other settlement areas in the Planning Area, and recognizes the importance of reflecting the cultural heritage in the development of the community.

These three themes form the basis of the *Planning Area Structure, Growth Management, and Infrastructure* policies of

the Joint Official Plan and the *Implementation* procedures.

## **2. SUSTAINABLE NATURAL ENVIRONMENT**

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Protecting water quality and quantity, natural heritage features and protecting people and property from natural hazards can best be achieved by taking an ecosystem approach to planning. A functional or ecosystem approach to environmental planning recognizes that natural areas exist within a larger more complex system. This system is largely defined by terrain conditions and by processes of ground and surface water movement. Certain component features of this system can be recognized as providing key ecological functions. These features, when grouped together, will comprise a Greenlands System.

There is an important interrelationship between the natural heritage features and the cultural heritage. It is the historic link between the human community and the surrounding environment that provides a sense of place and identity. The natural environment provides the life support system for the urban and rural communities within the Planning Area. There is a responsibility to preserve, protect, enhance, and provide the proper management and stewardship of the natural areas in a sustainable way, since changes to the natural areas can affect the ecological balance of the area.

#### **2.1 GOALS**

- 2.1.1 To preserve and enhance the natural environment so that it will continue to sustain life, maintain health and provide a high standard of living.
- 2.1.2 To ensure that the relationship between the natural and built environments, and the principle of preserving resources and protecting the natural environment for future generations, will form a basis for the planning and development of the Planning Area.

#### **2.2 GREENLANDS SYSTEM**

The Greenlands System is a composite of natural heritage features and areas. It is a linked, sustainable natural environment system based on the scientific understanding of the terrain, plant, animal and water systems. Natural or man-made conditions, within the Greenlands System, may pose a threat to public safety.

The elements of the Greenlands System include the natural heritage features of Provincial interest along with environmental features of local interest. These include: environmentally significant areas, wetlands and fish habitat, areas of natural hazards such as flood plain areas and organic soils, areas of natural and scientific interest, streams and valley lands, lakes and publicly owned lands.

The protection of this natural system will help maintain the diversity of features in the Planning Area and the natural connections between them. The added benefits are:

- the protection of water quality; and,

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- the sustained use of the natural resources to support the vitality of the economic and tourism sectors.

This policy approach is based on:

- an understanding of the natural systems which help define the Greenlands System and its critical elements;
- partnerships with public and private agencies, the landowners and the public; and;
- policies which require the evaluation and protection of the Greenlands System and encourage its restoration.

#### **2.2.1 Goal**

- 2.2.1.1 To identify, protect and restore the Greenlands System composed of natural areas and connecting links as an essential structural component of the Planning Area.

#### **2.2.2 Policies**

- 2.2.2.1 The Greenlands System includes the lands designated on Figure No. 1 and also includes natural heritage and hazard areas, such as streams, flood plains areas, organic soils, and steep slopes that have not been shown on the schedule. This designation represents a broad classification that groups a number of specific natural heritage features into one category for the purposes of identifying areas where only limited development is permitted. Small localized natural heritage and hazard areas not identified on Figure No. 1 will be identified in the Comprehensive Zoning By-law.

- 2.2.2.2 The following elements are components of the Greenlands System:

- a) Provincially Significant Wetlands;
- b) Provincially Significant Areas of Natural and Scientific Interest (ANSI);
- c) Fish Habitat;
- d) Habitats of Threatened or Endangered Species;
- e) Stream Corridors and Flood Plains;
- f) Significant Woodlands, Valleylands and Wildlife Habitat;
- g) Locally Significant Wetlands; and,
- h) Public Lands such as municipal and provincial parks, and conservation areas. Also included are areas under private ownership having public access.

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- 2.2.2.3 **Provincially Significant Wetlands** are an integral component of the natural environment and of the ecosystem. Wetlands are 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. Wetlands perform many functions, including the provision of recharge and discharge zones for groundwater flow systems, attenuating flood flows, trapping sediment, preventing bank erosion and providing wildlife habitat.
- 2.2.2.4 Within the Planning Area there are ten wetland areas that have been designated as provincially significant. These areas contain distinctive or unusual features and perform a key ecological function and/or provide habitat for significant plant and/or animal species. In addition to these areas, locally significant wetlands have also been included in the Greenlands System. Like the provincially significant wetlands, these wetlands perform important functions within the natural ecosystem. They serve as water filters, natural flood control systems, habitats for plants and animals, and catch basins for silt, pollutants and organic materials. These low-lying areas have organic soils and/or are seasonally wet, making them unsuitable for development.
- 2.2.2.5 Permitted uses within the Provincially Significant Wetlands are restricted to educational, recreational and interpretive uses, provided that there are no demonstrated impacts upon the continued function or size of the wetland feature(s).
- 2.2.2.6 Several of the wetland complexes in the Planning Area are quite extensive and the designation may include upland areas within the complex that are not part of the wetland. An application for development in an upland area will be considered subject to the following:
- i) The wetland complex has been evaluated by the Ministry of Natural Resources in which the upland areas that are not part of the wetland complex have been identified; and,
  - ii) An environmental impact study addressing the impact of the proposed development on the wetland complex has been provided.
- 2.2.2.7 **Areas of Natural and Scientific Interest (ANSI)** are areas of land and water containing natural landscapes or features of provincial significance, having values related to: natural heritage appreciation, scientific study or education. There are four areas that are significant for their biological or geological features.

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- 2.2.2.8 Development within ANSI's is discouraged. Prior to the consideration of an application for development, an environmental impact study must be completed.
- 2.2.2.9 **Fish Habitat** is the spawning grounds and nursery, rearing food supplies, and the migration areas on which fish depend directly or indirectly in order to carry out their life processes. There is excellent fish habitat in the three municipalities that require protection.
- 2.2.2.10 Habitats of **Threatened or Endangered Species**, are habitats of those species that have been listed by the Ministry of Natural Resources as occurring in sufficiently low population numbers, restricted geographic areas, or are sufficiently threatened by human activities in that their continued occurrence in Ontario is a matter of general conservation concern.
- 2.2.2.11 Development will not be permitted within significant portions of the habitat of endangered and threatened species. In the consideration of development applications in or adjacent to these areas, consultation with the Ministry of Natural Resources will be required to ensure that the significant portions of the habitat are protected.
- 2.2.2.12 Within the Greenlands System there are **Stream Corridors and Floodplains**. These areas will be protected from development or site alterations that would negatively impact on the stream(s) or on its ecological functions. Located within and adjacent to these stream corridors are natural hazard areas which are prone to flooding and erosion, and where development will not be permitted.
- 2.2.2.13 No buildings or structures of any kind, nor the placing or removal of fill of any kind, will be permitted in the Stream Corridors and Floodplains, except in accordance with the regulations of the respective Conservation Authority. Buildings or structures required for flood control or other conservation or public projects will be permitted.
- 2.2.2.14 A 30 metre setback will be required from all watercourses for development in the rural areas. This setback will help protect water quality and quantity, fish habitat, and in most cases will ensure that development does not occur in areas susceptible to flooding or erosion. In flood prone areas, this setback may extend beyond the 30 metres if the respective Conservation Authority has determined that the regulatory flood extends beyond the 30 metre setback. The 30 metre setback may be reduced subject to the completion of an environmental impact study. The setback in the three Urban Centres will be determined in consultation with the respective Conservation Authority.

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- 2.2.2.15 A large proportion of the Planning Area is well vegetated and consists of **Significant Woodlands, Valleylands and Wildlife Habitats**. Woodlands are complex ecosystems comprised of communities of trees, shrubs, ground vegetation and immediate environmental conditions on which they depend.
- 2.2.2.16 Woodlands provide a range of ecosystem functions including: attenuating flood flows, trapping air and water borne sediment; preventing erosion and stabilizing steep slopes; providing shade for cold water fisheries; enhancing groundwater recharge areas; providing habitat; and promoting species diversity.
- 2.2.2.17 Valleylands are natural areas adjacent to watercourses where natural processes such as flooding and erosion occur. Valleylands provide a vegetative buffer that helps to protect water quality. They are important wildlife corridors.
- 2.2.2.18 Wildlife habitats of concern may include areas: where species concentrate at a vulnerable point in their annual or life cycle; where rare vegetation communities or specialized habitats of species are of conservation concern; areas used as wildlife movement corridors; and areas which are important to migratory and non-migratory species.
- 2.2.2.19 Initiatives conducted by public agencies, private landowners and the development industry aimed at educating the public about woodlot management and tree conservation are supported. Such initiatives could include:
- a) Creating an inventory of trees and wood lots that, because of their location, age, species or functions, are worthy of protection.
  - b) Establishing methods to protect trees during development.
  - c) Maximizing the number of trees that can be conserved or established on development sites.
  - d) Promoting the planting of trees in suitable locations within road rights-of-way.
  - e) Encouraging reforestation and forest maintenance along streams, valleys and natural hazard areas to reduce flooding and soil erosion, and to provide fish and wildlife habitat; and,
  - f) Managing privately owned forest areas in accordance with good forestry practices.
- 2.2.2.20 A Natural Heritage Study is being undertaken by Lower Trent Conservation to identify significant woodlands, valleylands and wildlife habitats. The findings and recommendations of this study will be reviewed by Council, and where deemed appropriate, will be added to this Plan by means of an amendment.

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- 2.2.2.21 The predominant use of lands within the Greenlands System shall be conservation, forestry, recreation, agriculture and farm-related uses.
- 2.2.2.22 Private and public landowners with lands containing any of the natural features identified within the Greenlands System will be encouraged to manage their lands in a manner that conserves and restores the area.
- 2.2.2.23 Where the Greenlands System is held in private ownership, nothing in this Plan requires that the lands be purchased by the municipality or that they are available for public use.
- 2.2.2.24 The development of a multi-use recreational trail network through the Greenlands System for public use is encouraged. This trail should connect publicly owned lands within the system. The agencies, such as the Eastern Ontario Trails Alliance, which are creating the trail network, shall work with adjacent landowners to address their concerns regarding issues such as access and fencing.
- 2.2.2.25 Lands within 120 metres of a Provincially Significant Wetland or within 50 metres of an Area of Natural and Scientific Interest, significant woodlands, valleylands, fish and wildlife habitat, habitat of endangered or threatened species, are defined as Adjacent Lands. Development applications within Adjacent Lands shall be accompanied by an environmental impact study that provides an evaluation of the impact the development is expected to have on the environmental functions, attributes or linkages of the Greenlands System. Details of any mitigative measures that will ensure that there will be no adverse effects from the development must be identified.
- 2.2.2.26 Criteria for the evaluation of an environmental impact study include:
- a) the proposed development does not result in a loss of the natural area feature or its function;
  - b) it does not create subsequent demand for future development that will negatively affect existing natural area features or functions;
  - c) it does not conflict with existing site-specific management practices;
  - d) A peer review of the Environmental Impact Study may be required by the Municipality. The costs incurred to conduct the peer review on behalf of the Municipality will be the responsibility of the applicant.
- 2.2.2.27 The Environmental Impact Study should address:
- a) the location and nature of the development;
  - b) the mapping of the location and extent of the environmental conditions, which may include rare and uncommon species of plants and wildlife, high quality forests, wetlands, streams and flood plains, etc.;

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- c) the degree of sensitivity of the environmental conditions, and an evaluation of such conditions;
- d) an assessment of the potential cumulative impacts on the environment; and,
- e) the need for any mitigating measures to protect the natural features and its functions and their surrounding environment as well as a description of such measures.

2.2.2.28 Development on slopes that exceed an average gradient of 1 foot rise for each horizontal run of 3 feet, is discouraged. These natural hazard areas will be identified in the Comprehensive Zoning By-law. Where development is proposed in areas with steep slopes, a geo-technical investigation will be required to assess the stability of the slope and determine appropriate erosion control measures.

### **2.3 TRENT-SEVERN CORRIDOR**

The Trent-Severn Waterway flows through the Planning Area southward to the Bay of Quinte. At the extreme northwest, Rice Lake and the Trent River form the northern boundary of Percy Township. Approximately 14 kilometres of the Trent River runs along the northern portion of Percy Township and through the Village of Hastings where it is the predominant natural feature. The river flows for an additional 45 kilometres through the Municipality of Campbellford/Seymour. Islands and wetlands are abundant along the Trent River. Draining into the Trent are a number of large tributary streams that include: the Crowe River, Trout Creek, Percy Creek, Burnley (Mill) Creek, Salt Creek, Squire Creek and Killoran Creek. Broad, wooded/wetland stream corridors along these watercourses provide wildlife habitat and stream buffering, while adding to the diversity of the natural landscape. Land use activities have the potential to impact the Trent River, its tributary streams and other components of the natural ecosystem. A corridor has been designated along the Trent-Severn Waterway as part of the Greenlands System.

The development within this corridor will be subject to the following specific policies. In addition, the policies relating to the type of development proposed, will also apply.

#### **2.3.1 Goal**

2.3.1.1 To protect and enhance the historic interrelationship between the natural heritage and the cultural heritage within the Trent-Severn Corridor.

#### **2.3.2 Policies**

2.3.2.1 The Trent-Severn Waterway is part of the Historic Canal System and is important as a recreational and tourism resource. Development adjacent to, or in proximity to the

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waterway, particularly waterfront development, will be expected to reinforce the recreation and tourism activities in the Corridor. Proposals will be reviewed with regard to the consideration provided for the protection and enhancement of the natural, historical and cultural aspects of the waterway, and the comments of the appropriate waterway authorities.

2.3.2.2 The predominant use of land within the Trent-Severn Corridor shall be the existing shoreline residential uses, passive and active recreational uses, tourism, conservation and agriculture. Mixed use projects, such as resort/residential developments, are encouraged.

2.3.2.3 Marinas may be permitted in association with mixed use projects. If a marina is the main use proposed, an amendment to the Comprehensive Zoning By-law will be required. The application must be accompanied by an impact analysis that addresses:

- a) the impact on adjacent existing shoreline development, and
- b) the road and water traffic expected to be generated by the proposed development.

2.3.2.4 Waterfront development shall not negatively impact on environmentally sensitive wetlands, water quality and fish and wildlife habitat.

2.3.2.5 Development proposals within the Trent-Severn Corridor must:

- a) retain existing or provide alternate public access to the Waterway;
- b) provide, where possible, new public access to the Waterway;
- c) protect natural and cultural heritage features; and,
- d) ensure land use compatibility.

2.3.2.6 No new development will be permitted in areas susceptible to flooding or natural hazards.

2.3.2.7 There is a considerable amount of existing development within areas susceptible to flooding or natural hazards. Additions to existing buildings, site alterations or the conversion from a seasonal use to a year-round use, will only be permitted subject to achieving the following:

- a) That the hazards can be safely addressed, and the development and/or site alteration is carried out in accordance with established standards and procedures;
- b) That new hazards are not created and existing hazards are not aggravated;
- c) That no adverse environmental impacts will result; and,
- d) That there is safe access during the regulatory flooding event.

## **2.4 NATURAL RESOURCES**

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Natural features and human communities often coincide with valuable resources. It is important to protect these resources while considering their potential impacts on the growth of the communities and on the natural features of the area. Resources that are actively utilized in the Planning Area are: the agricultural lands, the mineral aggregate resources and the water resources. These resources will continue to be required for urban and economic growth purposes within the Planning Area and beyond. Sound management practices are necessary to allow for their continued use and to protect their availability. These resources must be utilized in a sustainable manner to ensure their viability for future generations.

#### **2.4.1 Goal**

To protect, manage and utilize the renewable and non-renewable resources in an efficient manner for future generations.

#### **2.4.2 Agricultural Lands**

Agriculture is important to the local economy and agricultural activities are expected to remain as the predominant land use in the rural area. The Prime Agricultural Lands consist of large continuous parcels of land which are considered to have a significant capability for supporting agricultural operations. Soils with the Canada Land Inventory soil classifications 1 to 4 predominate in this area. Additional areas that are significant to the local agricultural economy are included within the Prime Agricultural Lands.

##### **2.4.2.1 Goals**

2.4.2.1.1 To protect and promote family farm operations, providing sufficient flexibility for on-farm diversification of agriculture-related activities.

2.4.2.1.2 To support a healthy and productive agricultural industry as an essential element of the area's heritage and economy.

##### **2.4.2.2 Policies**

2.4.2.2.1 The primary use within the Rural Areas is agriculture and farm-related uses. Agricultural uses shall mean the use of lands, buildings or structures for the raising of animals and the growing of crops. Farm-related uses are uses that support and directly serve the

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- agricultural sector, and that require to be located in close proximity to agricultural operations.
- 2.4.2.2.2 The large continuous parcels of land which are considered to have significant capability for supporting agricultural operations are designated as Prime Agricultural Lands, as shown on Figure No. 2.
- 2.4.2.2.3 The Prime Agricultural Lands shall be restricted to agriculture and farm-related uses.
- 2.4.2.2.4 The consolidation of agricultural parcels of land shall be encouraged.
- 2.4.2.2.5 Within the Prime Agricultural Lands the fragmentation of agricultural parcels of land and the creation of non- viable farm operations will not be permitted. The creation of parcels of land for agriculture and farm-related uses of less than 40 hectares shall not be permitted. Non-farm severances of the agricultural land base will not be permitted, with the exception of an existing farm dwelling rendered surplus as a result of the consolidation of two or more farm parcels.
- 2.4.2.2.6 All uses in the Rural Policy Area and in the Prime Agricultural Lands are required to comply with the Minimum Distance Separation requirements.
- 2.4.2.2.7 Retail stands and/or farm stores for the sale of agricultural products shall be permitted.
- 2.4.2.2.8 Farm-related industrial uses that support and directly serve agriculture, and require locations in proximity to farm operations may be permitted to locate in the Rural Policy Area and in the Prime Agricultural Lands. Farm-related commercial/industrial uses include uses such as grain drying and storage for farm produce. The development of farm-related industrial uses shall:
- i) minimize the use of good agricultural land;
  - ii) incorporate appropriate separation distances from

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- farm operations in accordance with Minimum Distance Separation requirements;
- iii) be located on an existing opened public road and shall not compromise the design and function of the road;
  - iv) be serviced with an individual private waste disposal system and an individual private well with an adequate supply of potable water; and,
  - v) be subject to the inclusion in the zoning by-law.

2.4.2.2.9 The programs of the Ontario Ministry of Agriculture, Food and Rural Affairs and other organizations, that encourage farmers to develop and follow conservation measures and sustainable farming practices, such as the development of nutrient management plans, that will protect the long-term productivity of agricultural lands and minimize impacts on the environment, will be supported.

2.4.2.2.10 The Municipality will prepare by-laws regulating intensive agricultural operations and nutrient management. Once defined in the Comprehensive Zoning By-law, new intensive agricultural operations will only be permitted within the Prime Agricultural Lands, subject to an amendment to the Comprehensive Zoning By-law.

### **2.4.3 Mineral Aggregate Resources**

The Mineral Resources of the Planning Area consist of bedrock resources and mineral aggregate resources. As there has been no activity related to the bedrock resources, the focus of the policies in this section will be on the mineral aggregate resources.

The mineral aggregate resources in the Planning Area are the products of glacial and meltwater activities that occurred in the Late Wisconsinian Substage of the Pleistocene Epoch. The majority of sand and gravel deposits in this area are in Lake Iroquois beach deposits and a series of eskers. This has resulted in a number of areas that contain significant resources of sand and gravel. The areas designated as Primary Mineral Aggregate Resources are those that the Ministry of Natural Resources would like to see reserved, wholly or partially, for extractive development and/or resource protection. Additional areas that are significant to the local aggregate industry are included in the Primary Mineral Aggregate Resources as designated on Figure 3.

There are three areas of significance in the Planning Area: the Dartford Esker, the Campbellford Esker and the Trent Embayment. The Dartford Esker extends southward from the Percy-

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Campbellford/Seymour boundary to an area southwest of Dartford. The Campbellford Esker runs southward across Campbellford/Seymour and Percy Township and is located east of the Dartford Esker. The two small beach deposits of the Trent Embayment are in the northeast corner of Campbellford/Seymour.

#### **2.4.3.1 Goals**

2.4.3.1.1 To identify the Primary Mineral Aggregate Resource Areas, to protect them for possible long term use and to establish policies that allow as much of the resource as is realistically possible to be made available for use to supply resource needs.

2.4.3.1.2 To recognize the mineral aggregate resource industry as an important component of the Planning Area's economic base.

2.4.3.1.3 To achieve a balance between the demand for, and economic benefits of resource extraction activity, and the protection of the communities, natural environment, cultural heritage and other resources.

2.4.3.1.4 To support initiatives for the rehabilitation of abandoned pits and to require the progressive rehabilitation of operating pits.

#### **2.4.3.2 Policies**

2.4.3.2.1 To protect the Primary Mineral Aggregate Resources as designated on Figure No. 3 for possible long term use.

2.4.3.2.2 Within the Primary Mineral Aggregate Resources, the establishment of a new Resource Extraction Area, or the expansion of an existing Resource Extraction Area, will be permitted by amendment to the Comprehensive Zoning By-law, provided that such uses are compatible with the surrounding uses. Agriculture and farm-related uses, conservation, and forestation shall also be permitted.

2.4.3.2.3 Land uses which would preclude or

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hinder the expansion of existing mineral aggregate operations or the continued use for resource extraction, will not be permitted within or adjacent to the Primary Mineral Aggregate Resources.

2.4.3.2.4 Within or adjacent to the Primary Mineral Aggregate Resources, the creation of a new lot, a change in land use, or the construction of buildings or structures requiring approval under the Planning Act shall not be permitted unless either:

- a) extraction of the resource is not economically feasible; or
- b) the proposed land use or development would serve a greater long term public interest than resource extraction; and,
- c) issues of public health, public safety and environmental impact have been satisfactorily addressed, taking into account applicable provincial standards.

2.4.3.2.5 For areas outside the Primary Mineral Aggregate Resources, an amendment to this Plan will be required to permit the establishment of a new Resource Extraction Area or the expansion of an existing Resource Extraction Area.

2.4.3.2.6 An application to amend this Plan to permit a new Resource Extraction Area or to expand an existing Resource Extraction Area shall be required to be submitted concurrently with the application to the Ministry of Natural Resources for a licence and site plan for the subject site. The application should be accompanied by:

- a) a general description of the site including the existing and proposed uses, the existing natural heritage features on and adjacent to the site and their ecological functions; and the existing and planned land uses adjacent to the proposed Resource Extraction Area and along proposed haul routes,
- b) a description of the project, including activities which may produce impacts, and the anticipated quality and quantity of aggregate to be extracted;
- c) a plan identifying ultimate site development, including a progressive and ultimate road plan, any water diversion or storage; and the location of stockpiles for stripping and products;
- d) a hydrogeological study that assesses the potential impacts on the water resources;
- e) an identification and assessment of the impacts associated with the project ;
- f) a description of proposed measures to mitigate the identified impacts, including any measures to protect natural heritage features on adjacent lands and their ecological functions; and

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- g) a progressive rehabilitation plan.
- 2.4.3.2.7 The establishment of a new Resource Extraction Area or the expansion of an existing Resource Extraction Area shall also not be permitted in:
- a) urban centres;
  - b) hamlets;
  - c) existing rural residential development; and,
  - d) trailer parks existing on the date of Council approval of this Plan.
- 2.4.3.2.8 The extraction program and progressive rehabilitation plans shall minimize the visual impact on the surrounding area.
- 2.4.3.2.9 In areas where a Resource Extraction Area is proposed on Class 1 to 3 agricultural land as defined by the Canada Land Inventory of Soil Capability for Agriculture, the agricultural lands rehabilitated will be maximized. However, complete agricultural rehabilitation is not required if:
- a) there is a substantial quantity of mineral aggregates below the water table warranting extraction, or;
  - b) the depth of planned extraction makes restoration of pre-extraction agricultural capability not feasible; and,
  - c) the other alternatives have been satisfactorily considered and found unsuitable; and
  - d) agricultural rehabilitation in remaining areas will be maximized.
- 2.4.3.2.10 The Ontario Aggregate Resources Corporation shall be encouraged to rehabilitate all abandoned pits and quarries in consultation with Council and the local aggregate producers.
- 2.4.3.2.11 Wayside permits used for the purpose of supplying aggregate materials to any government project may be permitted in accordance with the Aggregate Resources Act on a temporary basis in any land use designation except for those lands within an Urban Centre or the Greenlands System.
- 2.4.3.2.12 Portable asphalt plants used for the purpose of supplying materials to any government project may be permitted on a temporary basis in any land use designation in the rural areas other than the Greenlands System, and may also be permitted on a temporary basis on those lands designated Employment Lands in an Urban Centre provided that:
- a) there is no adverse impact on groundwater

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- b) there is no adverse noise, odour or dust impacts on nearby sensitive land use activities; and
- c) appropriate screening is provided.

#### **2.4.4 Water Resources**

The sustained social, economic and environmental well-being of the Planning Area is dependent on the proper protection, management and conservation of the area's water resources and related natural systems. The water resources, including the Trent River System are comprised of complex interrelated systems of aquifers, groundwater recharge and discharge areas, streams, ponds, wetlands and lakes. These systems interact through the hydrological cycle that is a combination of precipitation, runoff, percolation, evaporation and discharge. Not only do these resources supply drinking water and are important for recreation, agriculture and industrial/commercial purposes, they also play a vital role in maintaining ecosystem integrity.

The urban centres are dependent upon the surface water for potable water supplies. The rural residents are dependent upon the quality and the quantity of the ground water. Storm water management proposals need to follow best practices principles to ensure that new development does not have a negative impact on both the surface and ground water resources of the Planning Area. Sound agricultural land management and soil conservation practices, and other measures that minimize or eliminate the amount of pesticides, nutrients, silt and other contaminants which have the potential to enter ground and surface water systems, should be encouraged.

##### **2.4.4.1 Goals**

- 2.4.4.1.1 To protect, maintain and enhance the quantity and quality of water resources for the supply of potable water and maintenance of ecosystem integrity.
- 2.4.4.1.2 To eliminate or minimize negative potential land use impacts on recharge and discharge areas, groundwater aquifers, producing wells, stream base flow, surface water, downstream aquatic systems and related natural systems.
- 2.4.4.1.3 To promote public awareness and education initiatives with respect to the protection and conservation of water resources.

##### **2.4.4.2 Policies**

- 2.4.4.2.1 Groundwater resources are a vital component of the ecosystem and a source of drinking water. The removal of groundwater for commercial sale, and the uses associated with this activity are a

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concern to the municipalities. The Ministry of the Environment is encouraged to consult with the respective municipality prior to issuing a water taking permit.

- 2.4.4.2.2 The maintenance of an abundant supply of clean water is essential to the health of ecosystems and the quality of life of the residents. Private and public agencies will be encouraged to promote the conservation and wise use of surface water and groundwater resources.
- 2.4.4.2.3 It is the intention of Council to seek opportunities to undertake groundwater studies. Such studies will identify recharge and discharge area and groundwater aquifers, and detail methods of protection. This Plan will be amended to include specific policies to protect the recharge and discharge area and the groundwater aquifers.
- 2.4.4.2.4 Unless otherwise approved by the Ministry of Natural Resources, the Conservation Authority or the Municipality, direct storm water discharge into any watercourse as a result of development, is strictly prohibited.
- 2.4.4.2.5 Stormwater management is to be addressed prior to new development with the preparation of a Stormwater Management Report. All commercial, industrial and residential development proposals shall be accompanied by either a drainage plan or a Stormwater Management Plan as determined by the Municipality. The report shall address erosion and sedimentation control and be prepared in accordance with the following:
- a) Best Management Practices;
  - b) A Stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development run-off rates for storms up to and including the 100 year event and which preserves the quality of the water; and
  - c) The effects of development on watershed flow regimes including the interconnection with groundwater resources.
- 2.4.4.2.6 Public education and awareness of the impact of the pollution of surface water and ground water resources, including the effects of pesticides, herbicides, fertilizers, manure, road surface treatments, industrial pollutants, private waste disposal systems, and urban storm water run-off will be promoted.

## **3. ECONOMIC VITALITY**

The Official Plan is based on three principles: economic vitality; sustainable natural environment; and, healthy communities. The continuation of the high quality of life experienced

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by the community is dependent on continued and enhanced economic activity. The recently developed Vision Statement for Campbellford/ Seymour/ Percy/ Hastings, forecasted for the Year 2010, recognized the importance of retaining and expanding manufacturing and agricultural activities and increasing its role as a health and social service centre.

Residents of Campbellford/Seymour/Percy/ Hastings value its character as a rural community with its small urban centres. As such strategies for economic development, growth and enhancement must reflect the preservation of this character. Key to any future development is the strengthening of public and private enterprises that enhance and contribute to this “sense of community”. Any development and growth, whether it is in health, agriculture, retail, tourism, commercial or industrial sectors, will support and help sustain the very nature of rural/small urban quality of life.

Creating future career prospects for youth is critical to the success of the economy and community into the next millennium.

The population of the Planning Area has grown steadily over the period from 1981 to 1996. The overall growth rate in the ten-year period from 1986 to 1996 was 14.2 %. The majority of this growth occurred prior to 1990. Growth is quite variable between the various areas in the Planning Area, with the rural areas growing faster than the urban areas. The policies in this Plan support a balance of growth between the urban and rural sectors.

Primary sources of employment are in the following sectors: manufacturing; agriculture; retailing; and, health and social services. From 1986 to 1996, the area experienced a decline in the number of manufacturing jobs available. Primary occupations are: sales and service person; financial and administrative professional (including government service); and tradesperson.

In 1996, one quarter of the population worked within the area. Fifteen percent worked ‘at home’ (this included persons working on farms). Of the 75% of the population working elsewhere, about half worked elsewhere in the County of Northumberland.

The opportunities for capitalizing on the significant tourist attraction of the Trent-Severn Waterway have been identified by the members of the community involved in formulating and implementing the Strategic Plan.

### **3.1 GOALS**

- 3.1.1 To create an environment that attracts and retains investment and provides a diversity of employment opportunities.
- 3.1.2 To encourage the growth of the Planning Area’s economic sectors which include health, agriculture, retail, tourism, commercial and industry.

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#### **3.2 POLICIES**

- 3.2.1 The retention of existing employment opportunities and the creation of new opportunities will be encouraged in the three urban centres of Campbellford, Hastings and Warkworth.
- 3.2.2 A strategy will be developed that will promote the expansion of existing businesses, and support new business start-ups.
- 3.2.3 New retail and commercial developments will be encouraged, with the three downtowns being the best locational choice. These centres are recognized as the primary retail centres in the Planning Area. These centres are recognized as the primary retail centres. Retail/commercial uses will be permitted to locate in the Employment Areas, subject to an amendment to this Plan.
- 3.2.4 The downtown areas will be promoted as distinctive and attractive locations for retail, office, institutional, tourism and civic purposes. The presence of the Trent River as a defining feature in Campbellford and Hastings and Mill Creek in Warkworth provide a unique advantage to these centres.
- 3.2.5 In order to coordinate the municipal growth and development efforts with others having similar interests, a Community Development Committee, consisting of business and community representatives, will be established to advise Council. This Committee will assist in the development of growth strategies based on the principles of economic vitality, sustainable natural environment and healthy communities.
- 3.2.6 A comprehensive tourism strategy will be developed and implemented in cooperation with the industry, that:
- i) recognizes, protects plans and directs development in the Trent-Severn Corridor;
  - ii) encourages and assists in the promotion of the historical downtowns as destinations for shopping, walking tours and other events;
  - iii) offers travelers rural experiences on farms, at events, and through weekend packages; and,
  - iv) creates a recognizable identity for the Planning Area and an effective marketing plan.
  - v) encourages other organizations to assist in the promotion of tourism through special events such as cultural festivals, tours and fairs.
- 3.2.7 Investment in the tourist sector will be focused into five areas/nodes:
- i) Campbellford/Ferris Park;
  - ii) Hastings;

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- iii) Percy Reach
  - iv) Healy Falls/Trent River; and,
  - v) County Roads 29 and 30/Warkworth.
- 3.2.8 Campbellford will be promoted as a regional health and social service centre, undertaking appropriate planning for infrastructure needs, facilities, housing and other related services. The community-based health care activities in Campbellford, Warkworth and Hastings will be encouraged to expand as appropriate.
- 3.2.9 A program to retain and expand existing commercial, agricultural and manufacturing enterprises and to attract new business will be developed. This program will be based on an assessment of the opportunities related to trends such as the growing demand for planned retirement living and home-based and niche businesses relying upon the Internet and other telecommunications technology.
- 3.2.10 Large scale commercial, institutional and industrial development will be encouraged to locate in the three urban centres.
- 3.2.11 Areas designated as Employment Area will be encouraged to develop as business parks. Businesses which may have started as a home-based business and have larger space requirements and need more facilities, will be encouraged to relocate into the Employment Area. In addition, the Council will work aggressively to reuse derelict industrial lands for alternate uses and to relocate existing inappropriately located industrial uses to the Employment Areas.
- 3.2.12 Home-based businesses are encouraged throughout the municipality. Such businesses should have a limited number of employees, not create a traffic hazard, be compatible with adjacent uses and have no negative impacts on the residential character of the subject property or the neighbourhood.
- 3.2.13 Utility companies, the development industry and other agencies will be encouraged to establish a high speed, broad band telecommunications network that links, over time, all homes, businesses, institutions and facilities across the Planning Area, and allows for information, knowledge and skills to be widely shared and disseminated. It is important that the telecommunications network within the Planning Area be linked with the telecommunications networks within the Province.

## **4. HEALTHY COMMUNITIES**

A healthy community is one which is continually creating and improving the physical and social environments, and expanding the community resources that enable people to mutually support

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each other in performing all the functions of life and developing to their maximum potential. Healthy communities evolve in a way that preserves the natural environment and heritage, encourages community spirit and participation in decision-making, provides easy access to a range of services and leisure opportunities, provides efficient and safe traffic flow and encourages social diversity and respect for a variety of lifestyles.

This Plan recognizes that there is a connection between the physical design of communities and health and the quality of life. Healthy communities rely upon the policies of the sustainable Natural Environment and the Economic Vitality sections of this Plan. Policies throughout the Plan promote healthy communities by providing for employment opportunities, protecting the natural environment, improving access throughout our communities, improving community consultation and monitoring the success of these initiatives.

The goal of the policies of the Plan is to improve the health and well-being of the people who live and work in the Planning Area, to foster strong communities and to create environments that support independence and personal development by planning and developing healthy communities. In order to achieve this, the following objectives should be considered:

#### **4.1 OBJECTIVES**

- 4.1.1 To develop communities where people of all ages, backgrounds and capabilities can meet their individual needs for human development throughout the various stages in their lives by providing opportunities for employment, learning, culture, recreation and spiritual, emotional, physical and social well being.
- 4.1.2 To recognize, conserve and promote cultural heritage resources and perpetuate their value and benefit to the community.
- 4.1.3 To promote an integrated community structure and design that ensures a broad mix and range of lot sizes, unit sizes, housing forms, types and tenures that will satisfy the needs of the residents and workers.

#### **4.2 POLICIES**

- 4.2.1 All new public buildings and facilities are to be located and designed to be accessible to all.
- 4.2.2 A diverse range of activities, such as recreational and cultural activities, will be supported and promoted, based on the needs of the community, and will be accessible to all the residents of the Planning Area.

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- 4.2.3 Council will work with the community to identify significant cultural heritage resources that should be conserved. Cultural heritage includes: archaeological sites and resources; buildings and structural remains of historical, architectural, natural and contextual value, traditional use areas, rural districts and settlements, urban neighbourhoods, cultural landscapes of historic interest; and significant views, vistas and ridge lines.
- 4.2.4 In recognition that the importance of a heritage resource is tied most significantly to its original location, heritage buildings should be included appropriately in new development.
- 4.2.5 Council will integrate heritage conservation into the development and approval process by requiring the preparation of an archaeological assessment when a development proposal affects known archaeological resources or areas of archaeological potential.
- 4.2.6 To ensure that lands that have or may contain a cultural heritage resource are considered appropriately, an evaluation of the resources is to be conducted by the proponent of the development, in consultation with the municipality. This evaluation will identify a strategy for conserving the cultural heritage resource.
- 4.2.7 The design of development and/or redevelopment should consider and reflect the character and streetscape/ landscape of the area.
- 4.2.8 Excellence in design will be pursued so that new development will contribute to a sense of place, ensure physical safety, promote social interaction and enjoyment, provide human scale to the cultural environment and promote the integration of land uses.
- 4.2.9 A higher proportion of development will be directed toward the three urban centres to achieve a balance of development between the urban and rural areas.
- 4.2.10 An adequate supply of land for housing, based on forecasted growth, will be maintained.
- 4.2.11 The maintenance, improvement and adaptation of existing housing will be promoted.

## **5 PLANNING AREA STRUCTURE AND GROWTH MANAGEMENT**

### **5.1 FORECASTING GROWTH**

The Provincial Policy Statement indicates that wisely managed growth can result in communities which are economically and environmentally sound, and meet the full range of needs of their current and future residents. Municipalities are encouraged to develop their planning program on the basis of a review of growth potential. Land requirements and land use

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patterns are to be based on the identification of a sufficient land supply for the various land uses for an anticipated twenty year time frame, with sufficient serviced land for a minimum of ten years. The urban centres and rural settlements are to be the focus of growth with the rural areas being the focus of resource activity, resource-based recreational activity and other rural land uses.

The Community Strategic Plan expresses the desire for a balance between urban and rural growth. This balance is continued further for the three urban centres of Campbellford, Hastings and Warkworth. The policies in this Plan support this balanced growth.

The population of the Planning Area is currently approximately 12,500 people. The area is growing by approximately 130 people or approximately 54 households a year. Only 30 people are locating in the urban centres annually. Based on the present conservative growth trends, it is estimated that the population will increase by approximately 1100 people in the next twenty years. Population trends indicate the average age of the residents will gradually increase. The trend of those retiring becoming a larger proportion of the population over time is reflected in the policies.

The Structure of the Planning Area is designated on Figure No. 4.

## **5.2 URBAN CENTRES**

There are three Urban Centres in the Planning Area: Campbellford, Hastings and Warkworth. These Urban Centres have experienced overall, a steady population increase, however, it varies greatly between centres. Growth is to be directed to these three centres. The following policies apply to these Urban Centres as shown on Figure Nos. 5, 6, and 7. Lands within these Urban Centres have been placed into the following designations:

- a) Residential Area
- b) Central Area
- c) Mixed Use Area
- d) Employment Area
- e) Greenlands System

### **5.2.1 Residential Area Policies**

#### 5.2.1.1 Objectives

- a) To provide for a range of housing forms in order to meet the varied needs of the present and future residents;
- b) To ensure that new development is compatible with existing uses; and,
- c) To make the most efficient use of municipal services and infrastructure through intensification, infilling and appropriate urban design.

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#### 5.2.1.2 Permitted Uses

- a) In areas designated **Residential**, housing forms may include street, block and stacked townhouses, semi-detached, single-detached, duplexes, three-plexes, four-plexes and apartments. Accessory apartments and accessory dwelling units.
- b) Within the **Residential** designation, a broad range of forms of assisted and special needs housing such as nursing homes and homes for the aged may be permitted.
- c) Uses compatible with, complementary to and serving the primary residential use of the land, such as home occupations, home based businesses, community facilities, places of worship and day care centres may be permitted within the **Residential** designation.
- d) Where a group home is permitted, it shall be defined as a single housekeeping unit in a residential dwelling in which individuals live as a family under responsible supervision consistent with the particular requirements of the resident. A group home can provide permanent accommodation for up to 4 persons, excluding staff and/or receiving family. New group homes locating within the municipality shall generally accommodate the needs of residents of the municipality. Group homes catering to the needs of individuals not resident in Northumberland County, shall be discouraged. Group homes shall be licensed and/or approved for funding under provincial statutes and maintained in compliance with municipal by-laws.
- e) Local commercial uses may be permitted within the residential designation. Local commercial uses include small scale retail uses, convenience stores, service commercial and personal service uses intended to meet the day-to-day needs of the neighbouring residents.

#### 5.2.1.3 Development Policies

- a) Residential developments within areas designated **Residential** may be permitted with a maximum density of 30 units per net hectare with a maximum height of 3 storeys above grade. Approximately 80 percent of the housing within the **Residential** designation shall be single detached and semi-detached dwelling units.
- b) New housing in the Urban Centres shall include higher density forms of housing including street, block and stacked townhouses, three-plexes, four-plexes and walk-up apartments in order to provide a variety of housing choices.
- c) The development of rental housing and other forms of tenure that provide for greater accessibility to affordable housing will be encouraged.
- d) The creation of an accessory apartment within all single and semi-detached dwellings may be permitted. Prior to the building permit being issued, the following criteria shall be considered:
  - i) the accessory apartment is smaller than, and accessory to the primary dwelling unit;

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- ii) the existing outdoor private amenity area is adequate for the amenity and leisure needs of all occupants;
  - iii) adequate municipal services to accommodate any increased demands resulting from the accessory apartment are provided;
  - iv) off-street parking is adequate and any new parking shall minimize the loss of outdoor amenity areas or landscaping;
  - v) any building addition is compatible with the massing, physical orientation, setbacks and height of adjacent buildings; and,
  - vi) any building addition respects the privacy of adjacent dwelling units and seeks to minimize impacts through location, screening, landscaping and other design measures.
- e) Council may, in a zoning by-law, provide the following regulations for group homes:
- i) a minimum distance between group homes;
  - ii) a maximum number of group homes per 1500 people; and,
  - iii) specific locational requirements which shall include such concerns as: accessibility to community services; compatibility with adjacent uses; the character of the neighbourhood; adequate off-street parking; fire regulations; building code compliance; and evidence of adequate services for the group home residents.
- f) Local commercial uses may only be permitted, through appropriate zoning, if they have the following characteristics:
- i) a maximum non-residential gross floor area of 1,000 square metres;
  - ii) maintain the residential character of the area; and,
  - iii) are located adjacent to the intersection of two public roads.
- g) All development within the **Residential** designation, except single-detached and semi-detached dwellings, may be subject to Site Plan Control.

### **5.2.2 Central Area Policies**

#### 5.2.2.1 Objectives

- a) to maintain the historic character of the three urban centres;
- b) to provide a variety of commercial goods and services to the community and tourists;
- c) to preserve the traditional main street character and mix of residential, commercial and institutional uses; and,
- d) To encourage direct investment in the three urban centres.

#### 5.2.2.2 Permitted Uses

- a) Commercial uses permitted in this designation include:
  - i) retail stores, including food stores and supermarkets, department stores and specialty shops;
  - ii) Business and professional offices;

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- iii) Hotels/motels and convention centres;
  - iv) restaurants;
  - v) service commercial uses;
  - vi) personal service uses;
  - vii) banks and financial services; and,
  - viii) entertainment and recreational uses.
- b) All residential housing forms are permitted in this designation.
  - c) Community uses are permitted in this designation.

#### 5.2.2.3 Development Policies

- a) All Central Area development shall be regulated by appropriate conditions in the Comprehensive Zoning By-law that will address items such as: building requirements, setbacks, parking, landscaping, signage and lighting;
- b) If a rezoning is required to permit a retail/commercial development in the Central Area, a market analysis may be required demonstrating that the proposed development will not have a detrimental impact on existing and committed commercial development;
- c) A peer review of the Market Impact Analysis may be required by the Municipality. The costs incurred to conduct the peer review on behalf of the Municipality will be the responsibility of the applicant;
- d) Mixed use buildings are encouraged within the **Central Area** designation. It is intended that the permitted commercial uses will be developed on the ground floor. Residential and office uses are encouraged to locate above the ground floor commercial uses.
- e) The built form of the area is considered a significant asset to the community, and it is an objective of this Plan to protect the existing historical resources while promoting vibrant community development and redevelopment.

5.2.2.4 A main street strategy for Campbellford, Hastings and Warkworth will be developed that recognizes and builds upon their distinct differences and strengths.

5.2.2.5 The Trent River Waterfront is a critical element of the Central Areas of Campbellford and Hastings, as is the Mill Creek in Warkworth. New development will protect and enhance the characteristics of this feature by providing, where possible, public access to the waterfront and linkages to the Greenlands System.

5.2.2.6 Parking for residential uses will be located on-site. Parking facilities for all other permitted uses may be located on-site, in central parking lots and/or on the streets.

5.2.2.7 All new development/redevelopment within this designation will be subject to Site Plan Control

### **5.2.3 Mixed Use Area**

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#### 5.2.3.1 Objectives

- a) to recognize a diversity of uses within specific portions of the Urban Centres; and
- b) to provide for the appropriate integration of uses and to insure that new development is compatible with existing uses.

#### 5.2.3.2 Permitted Uses

- a) **Mixed Use** areas are intended to recognize existing uses such as:
  - i) residential development;
  - ii) business and professional and medical uses;
  - iii) commercial and industrial uses;
  - iv) community and recreational uses.
- b) New development will be encouraged in an integrated manner for a variety of uses and purposes.

#### 5.2.3.3 Development Policies

- a) **Mixed Use** areas will be zoned for a variety of land uses.
- b) Performance standards, restrictions and provisions for each of the **Mixed Use** areas will be developed having regard for:
  - i) encouraging development in an integrated manner for a wide variety of uses and purposes; and,
  - ii) encouraging intensification over time; and
  - iii) addressing such matters as design, compatibility and scale of development.

### 5.2.4 Employment Area

#### 5.2.4.1 Objectives

- a) To encourage a broad range of employment generating land uses;
- b) To ensure that these uses are compatible with surrounding uses; and,
- c) To encourage an attractive built form within the **Employment Area**.

#### 5.2.4.2 Permitted Uses

- a) Lands designated **Employment Area** shall include:
  - i) manufacturing, processing and repair and servicing;
  - ii) warehousing and storage of goods and materials;

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- iii) transportation/truck terminals;
  - iv) highway commercial uses that have extensive land requirements and/or open storage, such as lumber yards and automobile dealerships.
- b) In addition to those primary uses, complementary commercial uses that serve the primary uses may be permitted.

#### 5.2.4.3 Development Policies

- a) Retail/commercial uses are encouraged to locate in the Central Areas. Those retail/commercial uses which are unable to locate in the Central Areas or in close proximity to these areas, may be permitted to locate in Employment Areas subject to an amendment to this Plan. An application for amendment shall be supported by a retail market impact analysis. The retail market impact analysis will address the following:
  - i) the impact on the commercial/retail structure of the Central Areas; and,
  - ii) the feasibility and desirability of the proposal based on size, location and function.
- b) A peer review of the retail market impact analysis may be required by the Municipality. The costs incurred to conduct the peer review on behalf of the Municipality will be the responsibility of the applicant.
- c) A detailed traffic analysis will be required to demonstrate that the proposed retail/commercial use can be developed without causing disruption to the road network and can be implemented at no cost to the Municipality.
- d) The Municipality and the owners of land affected shall cooperate in the beautification of new and existing **Employment Areas**.
- e) New development adjacent to a Highway/County Road will be required to provide a landscaped buffer.
- f) Uses declared to be obnoxious under the provisions of any applicable statute, regulation or guideline shall not be permitted.

#### 5.2.5 Urban Greenlands System

##### 5.2.5.1 Objectives

- a) To create an **Urban Greenlands System** that connects to the Planning Area's **Greenlands System**.
- b) To provide for a continuous trail and integrated park system through each of the three Urban Centres with an emphasis on the waterfronts.
- c) To provide sufficient lands to meet the recreational needs of the residents;
- d) To protect sensitive environments within the Urban Centres; and,
- e) To direct development away from areas susceptible to flooding.

##### 5.2.5.2 Permitted Uses

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- a) The **Urban Greenlands System**, in the three Urban Centres, includes the waterfront and associated parks, neighbourhood parks, open space linkages and flood plain lands. Lands in this designation shall be used primarily for active and passive recreational purposes;
- b) Community facilities may also be permitted in the **Urban Greenlands System**, provided that they are not located within the regulatory flood plain or do not negatively impact on natural systems.

#### 5.2.5.3 Development Policies

- a) The intent of the **Urban Greenlands System** designation is to establish an identifiable and continuous open space network through the Urban Centres. The open space network is intended to integrate, wherever possible, environmental features and stormwater management facilities with parks and trails to provide opportunities for active and passive recreation.
- b) A system of municipal parks will be developed where possible to connect with the **Urban Greenlands System** and will provide a variety of recreational facilities, civic gathering places, and the preservation of natural heritage features.
- c) In the case of a proposed plan of subdivision, the parkland dedication shall be used for the creation and/or improvement of neighbourhood or community park facilities including community centres up to approximately 4.0 hectares per thousand residents.
- d) Parkland may be acquired pursuant to the provisions of the *Planning Act* and by other available means, including:
  - i) using money allocated in the Municipal Budget;
  - ii) using donations, gifts and bequests from individuals or corporations; and/or,
  - iii) using money allocated by any authority having jurisdiction.
- e) As an alternative to parkland conveyance, Council may require the payment of money in lieu of such conveyance.
- f) All lands dedicated to the Municipality shall be conveyed in a physical condition acceptable to Council. Where a watercourse is involved in an area to be dedicated to the Municipality, Council may, as a condition of approval, require that easements be dedicated to the Municipality for public access to a watercourse.
- g) Parks or portions thereof may be designed to include stormwater quantity/quality control features. Where stormwater quantity/ quality control features are included in parks, the design of such features will be subject to the approval of the Municipality, in consultation with the respective Conservation Authority. In instances where grading or the presence of water precludes the use of a portion of park area for the required park purposes, the stormwater control features portion of the park shall not be included as part of the parkland dedication.
- h) When development is proposed on a site, part of which is designated subject to flooding or other hazardous conditions, such land may not be acceptable as part of the dedication for park purposes as required under the *Planning Act*.

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- i) The Trout Creek floodplain in the Urban Centre of Campbellford is subject to two-zone floodway fringe regulations. The two-zone floodway fringe concept allows for some development to occur between the 100 year and regional floodlines, but prohibits development within the 100 year floodline. The 100 year and regional flood lines are identified on the Flood and Fill Line Mapping for Trout Creek, prepared by Lower Trent Conservation and are identified in the Comprehensive Zoning By-law. The following will apply to these lands:
  - i) The placing or removal of fill of any kind, whether originating on the site or elsewhere, or the alteration of any watercourse shall not be permitted without the prior written approval of the Conservation Authority and the municipality;
  - ii) Prior to the issuance of a building permit, the Conservation Authority will be consulted to assess any proposed or necessary flood damage reduction measures which may include such matters as:
    - the design of the structure to withstand hydrostatic forces;
    - the strength of structural materials and components to ensure that the materials used will not be subject to deterioration from flooding;
    - the elevation of living space and building openings relative to the Regulatory Flood level;
    - the location and elevation of electrical and heating equipment relative to the Regulatory Flood level;
    - the location, elevation and design of municipal services and public utilities;
    - the design of the structure to ensure that the interior ground floor level is above such Regulatory Flood level as is determined;
    - applicable fill and construction regulations, and,
    - such other additional flood damage reduction measures as may be warranted in the context of the location and nature of the proposed building or structure.
  - iii) All new buildings and structures, or additions and renovations to existing buildings or structures, will be protected from flooding to the level of the Regulation Flood level plus 0.3 metre freeboard where applicable.

#### **5.2.6 Urban Design Policies**

This Plan recognizes the value and benefits of ensuring for its residents, business-people and visitors, the creation of high quality built and natural environments. In addition to achieving a distinctive physical form that is consistent with character of the area, many social, economic and environmental benefits are realized by achieving well designed environments. The following policies are intended to guide the design and built form of all development within the Urban Centres.

##### **5.2.6.1 Objectives**

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- a) To take a comprehensive approach to community design that will result in appropriate development and redevelopment that will occur over a significant period of time.
- b) To ensure that municipal goals for the overall layout and character of new development and redevelopment within the three Urban Centres are achieved.
- c) To encourage private and public developments that offer pedestrians and users a high level of comfort, enjoyment and personal protection;
- d) To encourage developments that are designed to fit their contexts by considering the mix of uses, and the massing, height, scale, architectural style and details of existing, adjacent buildings;
- e) To encourage developments that establish appropriate relationships between built and natural environments, which ensure sensitive natural systems are protected and where possible enhanced, and celebrate significant aspects of the natural and cultural landscape.
- f) To provide a policy framework to assist in the preparation of plans of subdivision/condominium, implementing zoning by-laws, development agreements and site plan approvals.

#### **5.2.6.2 Policies**

- a) Development at all scales will be required to reinforce and enhance the specific character of existing development and neighbourhoods;
- b) Gateways and landmarks at certain locations will be identified and will be required to be maintained and enhanced through urban design measures.
- c) An appropriate image shall be developed for each of the Main Street areas.
- d) Through the review of development proposals, significant natural features, such as watercourses, wetlands and woodlands, are protected as visual landmarks to maintain links with the cultural and historic heritage.
- e) The protection of mature trees of aesthetic and heritage value is encouraged.
- f) The existing vegetation to be preserved on properties subject to development will be evaluated in accordance with the following criteria:
  - i) its ability to survive construction conditions;
  - ii) its contribution to a larger vegetated area extending over abutting properties;
  - iii) its ability to provide shading, screening or noise attenuation, both on-site and for surrounding properties;
  - iv) its intrinsic relationship with adjacent designated heritage buildings or heritage districts.
- g) Street design and patterns will be encouraged that: provide appropriate access for vehicles, pedestrians and cyclists; create view corridors and vistas where appropriate; and allow adequate space for utilities and services.
- h) New subdivision street patterns will be encouraged that generally align on a grid or a modified grid pattern in order to create development blocks appropriately sized for their intended uses and possible future uses.
- i) Designs such as reverse lotting that require long stretches of noise attenuation or privacy fencing adjacent to major roads will be discouraged.

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- j) On strategic streets, the creation of specialty treatments will be supported, including planted boulevards, theme lighting and street furniture and other design features.
- k) Where new development is proposed within an existing neighbourhood or established area, the design of the building will be encouraged to reinforce and complement existing built patterns such as form, style, massing, height, proportion, and position relative to the street.
- l) The design of signs to be used will be encouraged to add colour and enhance the appeal of developments, business establishments and others, in order to contribute to the overall visual quality of the built environment.

### **5.3 RURAL SETTLEMENT AREAS**

Within the Planning Area, there is a variety of Rural Settlement Areas. They have been classified as follows:

- a) hamlets;
- b) recreational/residential development; and,
- c) shoreline residential development.

#### **5.3.1 GOALS**

5.3.1.1 To strengthen, preserve and foster the cultural attributes and historic heritage of Rural Settlement Areas.

5.3.1.2 The growth of Rural Settlement Areas shall occur with careful consideration given to the natural, built and cultural environments.

5.3.1.3 It is the intent of this Plan to achieve a balance in the growth occurring in the rural and urban centres, while providing a variety of choices for development.

#### **5.3.2 Hamlets**

There are ten (10) Rural Settlements or Hamlets that have been identified in the Planning Area, and are designated on Figure No. 4, the largest of which is Trent River. With the exception of Trent River and Norham, there has been very little development in the Hamlets. It is expected development in Hamlets will occur as limited infilling and minor extensions dependent on private services.

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#### **5.3.2.1 Policies**

- a) Growth will occur only in those Hamlets that are determined to be suitable for further development. Development will be permitted in accordance with the following criteria:
  - i) not located on Prime Agricultural Lands and Primary Mineral Aggregate Resources;
  - ii) be in conformity with the Minimum Distance Separation Formula;
  - iii) will not adversely impact the environment;
- b) Hamlets shall be developed in harmony with surrounding uses and may consist of the following:
  - i) a variety of housing types, as well as community facilities;
  - ii) employment uses that can be serviced with a private well and a private sewage disposal system; and,
  - iii) limited commercial uses that meet the immediate needs of the residents of the hamlets and the surrounding rural area.
- c) Hamlets shall be developed in a compact form, in depth rather than strips, utilize a grid system of local roads and make every effort to preserve their historic characteristics by requiring new development to complement existing building types.
- d) Development within Hamlets shall be individually serviced with private wells and private sewage disposal systems where groundwater quantity and quality permits. The development shall comply with the requirements of the appropriate authorities.

#### **5.3.3 Recreational/Residential Development**

The majority of Recreational/Residential areas that have developed in the Planning Area consist of seasonal and year-round residential, tourist accommodation and resort commercial uses such as trailer parks and are identified in the Comprehensive Zoning By-law. Future Recreational/Residential proposals will be evaluated on the basis of year-round use, will be clustered in various locations throughout the rural area, and will be limited in size.

##### **5.3.3.1 Policies**

- a) Recreational/Residential developments may be permitted by amendment to this Plan, provided that such development:
  - i) consists of a maximum of 25 residential lots;
  - ii) the minimum lot size is .8 hectares;
  - iii) does not detract from the rural landscape;
  - iv) does not adversely impact agricultural operations;
  - v) does not adversely impact the environment;
  - vi) represents a use which is compatible with existing surrounding land uses; and,
  - vii) is not located within a flood plain or erosion hazards.

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- b) Recreational/Residential developments shall not be permitted in the Prime Agricultural Areas and Mineral Aggregate Resources as designated on Figure 4.
- c) Recreational/Residential developments shall generally be individually serviced with private wells and private sewage disposal systems that comply with the requirements of the appropriate authorities. An analysis of the hydrological regime in the area will be required to determine the long term availability and quality of groundwater. In addition, an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems will be required.
- d) The Recreational/Residential development may be proposed as a plan of condominium serviced with communal water and/or communal sewage disposal systems. The maximum number of residential lots and the minimum lot size for such condominium proposals will be considered on its own merits.
- e) Servicing by communal water and sewage systems may be considered, subject to the completion of a feasibility study with respect to the provision of full or partial communal systems. The communal system will be required to meet the standards and conditions of the municipality and the Ministry of Environment.
- f) The development of a Recreational/Residential proposal shall:
  - i) be designed to be unobtrusive and blend into the Planning Area's landscape;
  - ii) not detract from the surrounding natural environment, or require significant alterations of the existing topography, waterways or vegetation;
  - iii) be serviced with an internal road system, and where appropriate, have a minimum of two access points onto the municipal road system that is maintained year round;
  - iv) be in conformity with the Agricultural Code of Practice;
  - v) if the lands are determined to be either within or adjacent to an environmentally sensitive area, in accordance with the provisions of section 2.2.2, an environmental impact study must be completed to the satisfaction of the appropriate authorities.
- g) New proposals for Recreational/ Residential development which have a residential component shall be required to submit an application for a plan of subdivision/condominium.
- h) New proposals will be evaluated on the basis of year-round occupancy and use.
- i) Trailer parks existing in the municipality at the time of adoption of this Plan will be recognized in the zoning by-law and will be considered to have a temporary and seasonal nature. This category may include other uses such as open space, recreational and public uses which are considered necessary to serve the trailer park.
- j) The creation of new trailer parks is not contemplated during the life of this Plan.
- k) The uses permitted in existing recognized trailer park areas and regulations for such uses shall be set forth in appropriate sections of the Zoning By-law and in By-laws passed pursuant to the provisions of *The Municipal Act, RSO 1980, as amended*, that permit the municipality to control and license trailers and trailer camps. Provision will, therefore, be made among other things, for adequate setbacks from property lines, for lands to be

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- set aside in certain cases for landscaping and buffering purposes, for off-street parking facilities, prohibition of nuisances and control over outside storage.
- l) In order to expand or alter the uses of an existing trailer park, a site plan agreement, a development agreement and an amendment to the Comprehensive Zoning By-law will be required which addresses the following:
- i) the true shape, topography, contours, dimensions, acreage and location of the subject property;
  - ii) the location, height, dimensions, and use of all buildings or structures existing and/or proposed to be erected on the property;
  - iii) existing and anticipated final grades;
  - iv) drainage provisions;
  - v) all entrances and exits;
  - vi) the layout of the internal vehicular and pedestrian circulation system, and the location and layout of proposed trailer sites; and,
  - vii) the location and scale of sewage and servicing facilities.
- m) The site plan/development agreement should include:
- i) A guarantee that the operation of the park or camp will continue to be conducted in accordance with the latest and highest standards of the Canadian Mobile Home and Travel Trailer Association of Ontario, the Canadian Standards Association, *The Tourist Establishment Act*, and any other governing or regulating agency concerned with the establishment or conduct of seasonal trailer parks;
  - ii) The posting of a performance bond, to assure that development takes place in accordance with the approved development plans, shall be considered, and if deemed desirable, will form part of the agreement.
- n) In considering applications for an expansion to a legally existing trailer park, the following shall be considered:
- i) the type of facility proposed and what uses or facilities in addition to trailers are proposed or are already in existence (camping, picnicking, swimming, etc). It is intended that zoned trailer parks will be used on a seasonal basis in accordance with *the Department of Tourism and Information Act, 1966*;
  - ii) the location of the proposed site relative to the land use and development policies stated in this Plan;
  - iii) the appropriateness of the topography, soils and vegetation cover of the site relative to the proposed uses;
  - iv) appropriate setbacks from sensitive features and water bodies are realized, in accordance with Ministry of Natural Resources regulations and Conservation Authority requirements; and,
  - v) a hydrogeological assessment which assesses the maximum allowable sewage flow from the proposed expansion without adversely impacting the natural environment. This assessment, if required, shall be carried out to the satisfaction of the appropriate authorities. In addition the assessment shall determine that there is an acceptable quantity of potable water to service the expansion.

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#### **5.3.4 Shoreline Residential Development**

Within the Trent River Corridor, there is a considerable amount of cottage development and the areas are identified in the Comprehensive Zoning By-law. Many of these cottages were built prior to the implementation of Conservation Authority regulations regarding development in the flood prone areas. An increasing trend in the area is the conversion of these existing cottages into permanent year-round residences. The intent of the policies in the Plan is to support the appropriate conversion of seasonal dwellings to year-round use where feasible and to ensure that no further development occurs in flood-prone areas.

##### **5.3.4.1 Policies**

- a) Existing Shoreline Residential development located in flood prone areas and used on a seasonal basis will only be permitted to convert to year-round use, subject to the following conditions being satisfied:
  - i) the subject property has frontage on, and access to, a road that provides a level of year-round maintenance that meets the standards of the Municipality;
  - ii) the size of the subject property is sufficient to meet the requirements of the appropriate authorities with respect to the provision of a drilled well and septic system;
  - iii) there is safe access during the regulatory flooding event;
  - iv) the property subject to the conversion to year-round use is recognized in the Comprehensive Zoning By-law; and,
  - v) The dwelling is not located in the regulatory flood plain.
- b) Minor additions and renovations may be permitted to seasonal Shoreline Residential development located in flood prone areas, subject to the following conditions being satisfied:
  - i) the necessary permits have been received from the respective Conservation Authority; and,
  - ii) the proposed addition and/or renovation is in accordance with the requirements of the appropriate authorities.
- c) No further Shoreline Residential development will be permitted in the regulatory floodplain as defined by the respective Conservation Authority.
- d) Development based on year-round use will be permitted within the Trent River Corridor in accordance with the provisions of Section 5.3.3 (Recreational/Residential Development).

#### **5.4 RURAL POLICY AREA**

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Lands in the Rural Policy Area, designated on Figure No. 4, are lands where the soils are not considered to be of prime importance for agriculture and the use of land has traditionally been for agricultural, forestry, recreation or conservation purposes. The policies are intended to maintain the essential character of these areas and to ensure that the economic activities, and the employment activities and opportunities that depend on the natural resources of the Planning Area are maintained and enhanced. These lands generally have limited environmental constraints apart from those associated with the drumlins, however, they include significant landscape features and views which contribute to the beauty and character of the Planning Area. Limited development that complements the character of the area may be permitted.

#### **5.4.1 Objectives**

- a) To preserve and enhance the distinct character, cultural attributes and historical heritage of the rural area;
- b) To support the continued health and availability of agricultural operations, forestry and conservation in the rural area;
- c) To encourage agriculture and protect and preserve the long term continuation of farming operation while permitting non-farm uses that have a minimal impact on such agricultural uses;
- d) To maintain the open landscape character; and
- e) To provide opportunities for rural land uses that are compatible with agriculture and environmentally sensitive areas, and which are not suitable for the urban centres or rural settlements.

#### **5.4.2 Policies**

- a) The permitted uses in the Rural Policy Area include:
  - i) Farming, including general, mixed, specialty, cash crop and silviculture or agricultural uses;
  - ii) Single-detached residential dwellings;
  - iii) Small scale commercial and industrial uses that service the rural area;
  - iv) Home occupations and home based industries which are small in scale with limited employees and minimal off-site impact;
  - v) Bed and breakfast establishments;
  - vi) Farm vacation enterprises;
  - vii) Small scale public uses such as schools, churches, cemeteries and community halls servicing the local community;
  - viii) Recreational uses such as golf courses, that comply with: the Agricultural Code of Practice; are sensitive to the environment by minimizing impacts on water courses, wetlands, groundwater resources or other environmentally sensitive features; are compatible with surrounding uses; are appropriately serviced and have been rezoned to a special zoning category for the use;

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- ix) Small scale recreational uses such as trail uses provided that any detrimental impact of these uses on the scenic qualities and natural environment is kept to a minimum;
  - x) Forest, wildlife and fisheries management;
  - xi) Transportation and utility facilities;
  - xii) Conservation areas, reforestation areas, watershed management and flood and erosion control or parkland development projects carried out or supervised by a public agency; and,
  - xiii) Wayside pits subject to the Aggregate Resources Act.
- b) Within the Rural Policy Area, there are natural heritage features and areas that may pose a threat to public safety. These include areas of natural hazards, such as flood plain areas and organic soils, streams and valley lands and steep slopes, that have not be incorporated into the Greenlands System. These areas will be identified in the Comprehensive Zoning By-law. The constraints to development inherent in these features will be a consideration in the review of any development application.

c) Consents

The creation of a limited number of residential lots may be permitted in the Rural Policy Area by individual consent.

- i) Consents may be permitted for the following purposes:
  1. Easements and Correction of Lot Boundaries: Consents may be granted where required to provide easements or to correct lot boundaries, provided a new, separate lot is not created.
  2. Infilling: Infilling may be permitted between two (2) existing non-farm residential dwellings, not separated by more than 100 metres (328 feet) and located on the same side of a public road that is maintained year-round.
  3. Conveyance of Agricultural Land: Consents may be granted for the conveying of agricultural land to be added to a contiguous existing farm operation provided that the land is used for farm purposes, the viability of any farm is not jeopardized and the size of the remaining parcel conforms to the provisions of the Zoning By-law.
  4. Splitting of Original Farms: Consents may be granted for the splitting of original farms, but shall only be considered if it can be established that both the severed and retained parcels would be viable agricultural units each with 40 hectares or more.
  5. Surplus Farm Dwellings: An existing farm residence may be considered surplus where two or more contiguous farm parcels are under the same ownership and an existing farm residence is not needed for the farm operation.

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6. Rural Residential Lots: The creation of a limited number of rural residential lots will be considered subject to the policies of this Plan.
- ii) In determining whether a plan of subdivision under the Planning Act is necessary where an applicant is proposing a number of consents in close proximity to each other, generally, two additional lots may be considered as the maximum number of divisions by severance. For three lots or more, the submission of a draft plan of subdivision will be required.
  - iii) A consent may be permitted, provided it is in accordance with the following conditions:
    1. The subject lot shall not be located on lands designated as Prime Agricultural Lands, Primary Mineral Aggregate Resources, environmentally sensitive lands in the Greenlands System or on hazard lands such as steep slopes.
    2. The size of the lot shall be of a size consistent with the intended use of the property to be created. Lot size shall be consistent with the topography, lot sizes in the general area and other appropriate site characteristics.
    3. All new lots shall comply with the Minimum Distance Separation formula.
    4. Any new lot shall front on an existing public road that is maintained year-round and shall not compromise the design and function of the road.
    5. All new lots created by severance shall be serviced with an individual private waste disposal system and a private well.
- d) Reference Deposit Plans

During the late 1960's large portions of the Planning Area, particularly in Percy Township, were divided into residential lots. These lots were created prior to the requirement for a plan of subdivision, which would have ensured that any lots to be created would not be located within environmentally sensitive areas, have appropriate road access and be capable of being serviced with private individual wells and septic systems. It is the intent of these policies to maintain tight controls over Reference Deposit Plans. The consolidation of the lots will continue to be encouraged and any development that is permitted must complement the existing rural character.

- i) Reference Deposit Plans that have consolidated will not be permitted to re-divide unless it is in the best interests of the municipality.
- ii) The consolidation of contiguous parts on a Reference Deposit Plan is encouraged to create parcels of area that substantially reflects the size of the properties in the general area.
- iii) The following Reference Deposit Plans are considered to be "Developable": 14, 15, 16, 25, 26, 40, 41, 42, 43, 45, 46, 47, 68, 70, 71 and 89. An application for rezoning may be considered to permit a residential dwelling, for a limited number

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of properties within these “Developable” Reference Deposit Plans, subject to the following conditions being satisfied for the proposed residential lot:

1. the residential lot shall front on a Township or County road which is maintained year-round;
  2. access to the maintained road meets the municipal requirements;
  3. the residential building envelope is not located in the environmentally sensitive portions of the Greenlands System.
  4. the residential lot is not located in Prime Agricultural Lands, or the Mineral Aggregate Resources designated on Figure No. 4 and natural hazard areas such as steep slopes;
  5. the residential lot shall be of a size and conditions suitable for the installation of a private well and septic system in accordance with the requirements of the appropriate authorities;
  6. the residential lot conforms to the Minimum Distance Separation Formula;
  7. the characteristics of the landscape and property size of the proposed residential lot is similar to those of the surrounding area.
- iv) Reference Deposit Plans that have not consolidated and have no existing residential development due to environmental and access concerns, are “Undevelopable” and will not be permitted to develop in their present form.
- v) In order for “Undevelopable” Reference Deposit Plans to be considered for development, they must be addressed in a comprehensive manner. Land owners are encouraged to examine the potential of creating larger parcels that would meet the criteria specified for the approval of lots within “Developable” Reference Deposit Plans. Each Reference Deposit Plan must be addressed in a comprehensive manner. Consultation with the municipality is encouraged.
- vi) Recent revisions in the assessment of rural lots have resulted in a considerable number of lots reverting to the municipality as a result of non-payment of taxes. Council shall examine the legislative authority and the feasibility of establishing a non-profit corporation that will act as a land banking authority. The purpose of the corporation would be to combine and/or consolidate the presently “Undevelopable” lots within Reference Deposit Plans that have reverted to municipal ownership. The resulting parcels could then be sold as lots that could be developed in accordance with the provisions of this Plan.

## **6 INFRASTRUCTURE**

The components of municipal service to be addressed in this section of the Plan are those that provide the basics to the residents: the transportation network, and the major utilities of sanitary sewerage and water services. The Strategic Plan, *Our Community in 2010*, recognized the need for appropriate planning for infrastructure needs.

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#### **6.1 TRANSPORTATION NETWORK**

The Planning Area is well served by a system of County Roads and Municipal Roads. In addition, the Trent River is an important component of the transportation system, providing an integral mode of transportation vital to the economic health of the Planning Area. Public airports serving the needs of the residents are located outside the Planning Area. Private airports may be developed to serve the agricultural and tourism sectors. Other modes of transportation that are important to the residents and to the economic health of the community are the pedestrian and cycling facilities.

It is the intention of this Plan to provide an adequate and integrated transportation network for the efficient and safe movement of people and goods.

##### **6.1.1 Road Network**

The roads have been classified based on the type and degree of service provided to the public and the quality of maintenance. The inclusion of road classifications that are assumed and not maintained by the municipality and private roads that are not maintained by the municipality should not be considered an intention by the municipality to increase the level of maintenance or to expand the municipal road network.

##### **6.1.1.1 Policies**

- a) The roads are classified in accordance with their predominant functions:
  - i) Rural Collector Roads: Rural Collector Roads generally form an integrated network throughout the Planning Area and provide direct traffic service in the tourist areas and between the three urban centres and adjacent municipalities. Generally, the County Road system serves this function in the rural area. These roads, which carry all types of vehicles, are designed to carry a high volume of traffic on a year-round basis.
  - ii) Rural Local Roads: Rural Local Roads provide access to individual properties. The majority of the municipal roads in the Planning Area serve this function. Traffic volumes are generally low but can be significant depending on the density of development adjacent to the road. The roads in this classification can be maintained either on a year-round or seasonal basis.
  - iii) Urban Collector Road: Urban Collector Roads provide both traffic service and land service. The traffic service function of this type of road is to carry traffic between local and arterial roads. Full access to adjacent properties is generally allowed. These roads, which carry all types of vehicles, are designed to carry a high volume of traffic on a year-round basis.

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- iv) Urban Local Roads: Urban Local Roads provide land access and direct access is allowed to all abutting properties. These roads are not intended to carry large volumes of traffic and due to their location in the urban centre, are maintained on a year-round basis.
- b) Where deemed appropriate and necessary by Council, the existing collector and local road system will be upgraded and extended to provide satisfactory vehicular movement throughout the Planning Area and their connection with adjacent municipalities.
- c) Where additional land is required for widenings, extensions and intersection improvements, such land will be obtained, wherever possible in the course of approving development applications.
- d) It is intended to develop scenic routes through the Planning Area. The scenic attributes and views will be enhanced through the proper management of vegetation and plantings.
- e) The scenic routes should be well signed, and have adjacent picnic areas and parking areas at points of interest. The implementation of a trail system should be encouraged along these scenic routes. The function of the scenic route identification, is to provide residents and tourists with an opportunity to leisurely enjoy the exceptional beauty of the area.
- f) An inventory of all roads that have been assumed by the Municipality is to be established. Only roads assumed by the municipality will be maintained by the municipality, either on a seasonal or year-round basis. Ownership of a road by the municipality is not a guarantee that the road will be maintained on a year-round basis. The Council will determine the level of maintenance for each component of the municipal road system.
- g) The municipality will not open or commence to maintain roads that are not constructed to municipal standards. New roads developed within plans of subdivision will be constructed to municipal standards by those developing the lands. Where appropriate, alternate development standards will be encouraged.
- h) It is intended that as future improvements are made to bridges, the improvements will be designed to accommodate the proposed function of the road.

#### **6.1.2 Private Roads**

##### **6.1.2.1 Policies**

- a) Private roads are roads that have not been assumed by the municipality. They are generally characterized as being narrow road sections that carry low traffic volumes from local municipally owned roadways into areas containing privately owned cottages, seasonal residences and year-round occupied homes.
- b) The municipality will adopt a procedure for the review of requests from owners of privately owned and operated roadways for the municipality to assume ownership and maintenance of a private roadway. Construction and conditions of the road must meet municipal standards before consideration would be given to such a request and all costs must be borne by the applicant.

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#### **6.1.3 Trent River System**

##### **6.1.3.1 Policies**

- a) The identification and creation of public destination areas along the Trent-Severn System is encouraged. In particular, there is a need to tie the onshore activities in Hastings and Campbellford with the boating public.
- b) Council will prepare, in consultation with the appropriate federal and provincial agencies, and interested groups, such as Friends of Ferris, a plan to develop Ferris Park as a tourist destination site that will capitalize on its location on the Trent River and its proximity to Campbellford.
- c) Development proposals within and/or along, the Trent-Severn Waterway will be considered in accordance with the policies in section 2.3 Trent-Severn Corridor.

#### **6.1.4 Multi-Use Trail Facilities**

##### **6.1.4.1 Policies**

- a) Multi-Use Trail Facilities will be encouraged both as a means of travel and for recreation.
- b) Sidewalks will be required in all new developments where they can be connected to the existing sidewalk system, in the urban centres.
- c) To encourage walking, pedestrian friendly facilities such as pedestrian crossing, signalized intersection, curb cuts, pedestrian bridges and lighting will be incorporated into community design practices.
- d) Recreational trails that can accommodate various users year-round such as pedestrians, cyclists and snowmobilers will be encouraged, particularly those which re-use abandoned railway right of ways. To ensure safety, the development of the trail system will consider the separation of the various users.

#### **6.2 MAJOR UTILITIES**

Utilities include such facilities as electric power generating stations, main transmission lines and pipelines for oil and gas.

##### **6.2.1 Policies**

- a) The existing electric power generating stations in the Planning Area will continue to be supported in their role of supplying energy to the Municipality.
- b) Where new development is proposed, appropriate easements or right-of-way will be required to be dedicated for utilities.

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- c) New development will be required to incorporate the most recent technology in order to ensure efficient operations.

### **6.3 WATER AND SEWER STRATEGIES**

Each of the three urban centres, Campbellford, Hastings and Warkworth, is serviced with municipal sanitary sewerage facilities and municipal water supply systems. There is sufficient capacity within each of these systems to accommodate the growth expected within the time frame of this Plan. Development in the rural areas will generally take place on individual water supply and sanitary sewage disposal facilities. Communal water and sanitary sewage disposal systems will be considered on a site-specific basis.

#### **6.3.1. Policies**

- a) The three urban centres will develop on the basis of municipal sanitary sewerage and water supply systems. The location, design and construction of municipal services shall be determined and provided in a cost-efficient manner, based on capitalizing on the existing infrastructure and minimizing adverse impacts on the natural environment.
- b) Sufficient municipal sanitary sewerage and water supply systems shall be provided to the urban centres, within the financial capability of the municipality, to accommodate anticipated growth and to achieve the goals of this Plan.
- c) A servicing plan for sanitary sewerage and water supply facilities shall be prepared and updated regularly, at least every five years, to establish the servicing capacities and requirements of the three urban centres.
- d) Development in the rural area will generally occur on the basis of private wells and sewage disposal facilities in accordance with the requirements of the appropriate authorities and in accordance with all other policies of this Plan.
- e) Communal systems are small scale water supply or sanitary sewerage systems, which service more than one land owner (may include tenants), and are not part of a centralized (urban, municipal) water supply or sanitary sewerage system. Where full municipal sewerage and water services cannot be provided, and particularly in areas of existing groundwater contamination, communal water supply and sewage treatment systems may be considered for all multi-lot/unit proposals. Consideration of communal systems shall be reviewed in the context of suitable administrative and financial arrangements to the satisfaction of the municipality and the Ministry of the Environment.
- f) Where private individual sewage systems are appropriate, or where communal wastewater treatment systems to service Recreation/ Residential developments are appropriate, the proposed plan must be supported by a hydrogeological study which will determine specific site-related minimum lot sizes or development standards.

## **7 IMPLEMENTATION**

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The purpose of this section is to provide direction and interpretation in applying the policies of this Joint Official Plan. Implementing these policies can be achieved through various mechanisms including:

- the review of development applications made under the Planning Act;
- capital works investments in the infrastructure; and,
- research on emerging issues and monitoring procedures.

Successful implementation strategies also require coordination with various government levels and agencies, the development industry and the general public, in a manner that emphasizes both consensus-building and conflict resolution.

#### **7.1 PLANNING HORIZON**

A Year 2015 planning horizon is used in this Official Plan for population and employment and urban centre boundaries.

##### **7.1.1 Policies**

- a) The land use planning period for the Planning Area is 15 years to the year 2015.
- b) Amendments to expand the Urban Centres shall only be considered as part of a comprehensive five year review of the official plan.

#### **7.2 PLANNING PROCESS**

It is the intention of Council to implement this Plan by utilizing the powers conferred upon them by the *Planning Act*, *Municipal Act*, and any other statute or regulation that may be applicable. This Plan shall be implemented by means of the following measures and procedures.

##### **7.2.1 Policies**

- a) Zoning By-laws
  - i) Following the approval of the Official Plan, the implementing Zoning By-law will be reviewed to bring it into conformity with the policies of this Plan.
  - ii) It is the intent of this Plan that legally existing uses that do not conform to the provisions of the Plan, shall, in the long term, be brought into conformity with the provisions of this Plan. However, this Plan is not intended necessarily to prevent the continuation, extension or enlargement of uses that do not comply with the provisions of this Plan. After deeming it unfeasible to acquire a non-conforming subject property so as to bring it into compliance with this Plan through redevelopment, Council, may at its discretion, zone lands to permit the continuation, extension, or enlargement of legally existing non-conforming uses provided that it is satisfied that the zoning shall:

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- have no adverse effect on the present uses of the surrounding lands;
  - comply with the Minimum Distance Separation Formulae referred to in the Provincial Policy Statement;
  - apply to a use that has frontage on a public road that has been assumed by the municipality and is fully maintained year round including winter snow removal and ice control; and,
- will not detrimentally affect the implementation of this Plan.
- iii) It is not intended to zone each area for the ultimate use as designated in this Plan. Council may zone lands to development holding or other appropriate zoning category as an interim measure until such areas are deemed appropriate for development, at which time, they will be rezoned in a specific category to permit uses in accordance with the provisions of this Plan.
- iv) The municipality may zone lands to include a Holding symbol 'H' as provided for in the Planning Act, in conjunction with a specific zoning category in order to specify the permitted uses of such lands at such time as the holding symbol is removed by amendment to the zoning by-law. The use of the lands zoned to include the holding symbol with a specific zoning category may include existing uses and a limited range of uses compatible with the intended future use of the lands.
- v) Interim control by-laws may be passed pursuant to the Planning Act, where Council has directed that a study be undertaken of the land use policies within a specific portion of the Planning Area.
- b) Committee of Adjustment/Land Division Committee
- i) The Committee of Adjustment/ Land Division Committee shall be guided by the general intent and purpose of this Plan and implementing zoning by-laws in making decisions on applications pursuant to the Planning Act.
- ii) A minor variance, or an extension or enlargement of a non-conforming use shall not aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the Comprehensive Zoning By-law applicable to the area.
- c) Site Plan Control
- i) Pursuant to the *Planning Act*, all of the lands within the three municipalities and identified as the Planning Area on Figure 4 are designated as a Site Plan Control Area.
- ii) In accordance with the *Planning Act*, the owner of land may be required to enter into a Site Plan Agreement and provide to the satisfaction and at no expense to the municipality, any or all of the requirements set out in the Planning Act;

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- iii) Where a proposed development is within the designated Site Plan Control Area, the dedication of lands, free of all charges and encumbrances to the appropriate authority, of the widening needed to achieve the road allowance to meet the prescribed rights of-way and sight triangle standards, may be required along the frontage of the development as a condition of site plan approval.
- iv) A by-law may be passed designating any portion of this area as a Site Plan Control Area. Specifically excluded from this Site Plan Control Area are the following:
  - 1. agricultural and farm related buildings or structures that are utilized in farming operations, with the exception of intensive farm operations as defined in the Nutrient Management By-law.
  - 2. single-detached dwellings and residential buildings containing less than three dwelling units and accessory uses.

d) Development Agreements

Development Agreements shall be entered into by the benefiting parties and approved by the municipality as a condition of the approval of development applications. Such agreements shall ensure that the necessary approvals and the required contributions of funds including a letter of credit, lands and commitments for services will be in place and operative prior to, or coincident with occupancy and use of land. Items that may be addressed in the Development Agreement include:

- open space and environmental features;
- streetscape features;
- water;
- wastewater/sewage collection;
- noise attenuation;
- stormwater management;

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- road infrastructure and widenings
- other utilities; and
- development staging.

#### a) Building Regulations

It is intended that the Building Regulations will be reviewed from time to time and amended as required. The Regulations will continue to be used to maintain control over the erection, demolition and removal of structures within the Planning Area. The Regulations will assist in ensuring the health and safety of the residents and the general public. Regard shall also be had to any other statute or regulation affecting the erection, demolition and removal of structures.

#### b) Property Standards

The Property Standards By-law may be updated in accordance with the Building Code, regarding minimum standards for the following:

- i) the physical condition of buildings and structures;
- ii) the physical condition of lands;
- iii) the adequacy of sanitation; and,
- iv) the fitness of buildings and structures for occupancy.

#### c) Capital Works Program

It is intended that a capital works program will be prepared in conformity with the policies of this Plan, in order to assess the immediate and long-term requirements and plan the major expenditures based on the financial resources of the municipality. The program shall be reviewed annually.

### **7.3 PUBLIC CONSULTATION**

#### **7.3.1 Policies**

- a) Council, or a Committee of Council delegated with the appropriate authority, shall, when considering a proposed Official Plan Amendment, Zoning By-law or Zoning By-law Amendment, ensure that adequate information and an opportunity to comment are made available to the public with respect to the proposal by holding a public meeting.
- b) Notification to the residents of public meetings held by Council/ Committee of Council shall be done in accordance with the procedures detailed in the *Planning Act*.
- c) Council/Committee of Council may eliminate notice to the public for public meetings for a minor Official Plan or Zoning By-law Amendment which seeks the following:

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- i) Changes the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections.
- ii) Consolidates previously approved Official Plan or Zoning By-law Amendments in a new document without altering any approved policies or maps;
- iii) Corrects grammatical or typographical errors which do not affect the intent or affect the policies, regulations or maps;
- iv) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or By-law making it easier to understand without affecting the intent or purpose of the policies or maps; and,
- v) Translates measurements to different units of measure; or,
- vi) changes reference to legislation or changes to legislation where the legislation has changed.

#### **7.4 INTERPRETATION**

##### **7.4.1 Plan Boundaries**

The boundaries between land use areas designated in Figure No. 4, shall be considered as general only, except in the case of roads and other definite physical features, and are not intended to define the exact limits of such areas. Minor adjustments may be made in these boundaries for the purpose of any Zoning By-law without necessitating an amendment to this Plan. Other than such minor adjustments, no areas or zones shall be created that do not conform with this Plan in respect to land use.

It is recognized that the boundaries of the Greenlands System on Figure 1 of this Plan may be imprecise and subject to change. The extent of the Greenlands System will be determined on a site-by-site basis when considering development proposals, in consultation with the respective Conservation Authority. Minor adjustments to the Greenlands System designation can be made without necessitating an amendment to this Plan, provided written approval is obtained from the appropriate agencies.

The location of roads as indicated on Figure 4, shall be considered as approximate. Amendments to this Plan, therefore, will not be required in order to make minor adjustments or deviations to the location of roads provided that the general intent of this Plan is maintained.

##### **7.4.2 Permitted Uses**

Examples of permitted uses as included in this Plan are intended to illustrate the range of activities in each respective land use designation. Wherever a use is permitted, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted. Specific uses and related regulations shall be defined for an area at such time as the Comprehensive Zoning By-law comes into effect.

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In areas where there may be a conflict between the policies of this Joint Official Plan and any previous Official Plan, the policies and the provisions of this Joint Official Plan take precedence.

#### **7.5 AMENDMENTS TO THE PLAN**

An amendment to this Plan is required to permit the establishment of uses other than those permitted in this Plan. In considering an amendment to either the Figures or policies of this Plan, regard shall be had to the following criteria that are in addition to those specified elsewhere in this Plan:

- a) the need for the proposed use;
- b) the extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- c) the physical suitability of the land for such proposed use;
- d) the location of the areas under consideration with respect to the potential impact on:
  - i) the adequacy of the existing and the potential impact upon the roadway system in relation to the development of such proposed areas;
  - ii) the convenience and accessibility of the site for vehicular, bicycle and pedestrian traffic and the traffic safety in relation thereto;
  - iii) the adequacy of the potable water supply, private sewage disposal facilities, and other municipal services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which shall be requested from the developer and subject to the approval of the Ministry of Environment, the County and any other authority deemed appropriate;
  - iv) the compatibility of such proposed use with uses in the surrounding area;
  - v) the potential effect of the proposed use on the financial position of the municipality; and,
  - vi) the effect of the proposed use on the population level and the social character of the community.

#### **7.6 PLAN REVIEW**

This Plan shall be reviewed at least once within five years of its approval by the Ministry of Municipal Affairs and Housing. Should economic or social changes occur which necessitate an earlier review, Council may direct such a review to be undertaken.