# Table of Contents

1. **THE PLAN AND ITS PURPOSE** ................................................................. 1
2. **THE LAND USE PLAN** ........................................................................ 4
3. **AGRICULTURE** .................................................................................. 5
4. **NATURAL ENVIRONMENT** ................................................................. 11
5. **SETTLEMENT AREAS** ......................................................................... 24
6. **EXTRACTIVE RESOURCES** ................................................................. 29
7. **RECREATION** .................................................................................... 36
8. **COMMUNITY FACILITY** .................................................................... 38
9. **COMMUNITY-WIDE POLICIES** ......................................................... 40
10. **CONSENT POLICY** ........................................................................... 53
11. **IMPLEMENTATION AND INTERPRETATION** .................................... 59

Appendix A: Application For Proposed Operations in Designated Extractive Resource Deposits ................. 66

Appendix B: Environmental Impact Study Terms of Reference ................................................................. 68
1. THE PLAN AND ITS PURPOSE

A. INTRODUCTION

The following text and the maps, noted as Schedules ("A", "B", "C", "D", "E", "F", "G" and "H") shall constitute the Official Plan for the Township of Howick. This plan conforms to the policies and guidelines of the Huron County Official Plan (1999) and must be approved by Huron County in accordance with the Planning Act RSO 1990, as amended.

The policies stated in this Howick Official Plan are intended to operate within those already established in the Huron County Official Plan. It is not the intention of this Howick Official Plan to, either directly or indirectly, alter any of the major policy directions established in the Huron County Official Plan. This Howick Official Plan reinforces and refines basic Huron County planning policies within the context of the Township of Howick.

The limits of this Plan are coincident with the corporate boundaries of the Township of Howick.

Howick Township is shown on the resource maps of the Huron County Official Plan as rural and predominantly agricultural. The villages and hamlets are its urban settlements. The values, directions, policies and actions of the Huron County Official Plan are broad and generalized. It is intended that more specific land use planning will be developed through a Howick Official Plan.

B. PURPOSE

Council for the Township of Howick originally approved a secondary Land Use Plan in 1976. The two main purposes of that plan were:

1. To create a forum for community debate as to the desired future of the Township, and

2. To evolve a land use plan with accompanying policies to secure that future.

The policies and actions of the Howick Official Plan are a logical extension from the policies established by the first Secondary Plan. Extensive consultation workshops held in advance of the first Secondary Plan, continue to form the basis for the new Howick Official Plan subject to current discussions. Consultation during Official Plan review processes have included questionnaires, small group discussions and open houses; all of which have generated important dialogues about issues important to ratepayers, with significant discussion on agricultural and natural environment issues.

One of the fundamental purposes of a Land Use Plan is to provide public debate so that the values and directions of the plan may be continually re-evaluated and improved upon. Only in this manner will this Plan continue the tradition of being an effective tool for shaping a desired destiny of the Township.

This Howick Official Plan is a statement of the community. It is a record and guide. This plan has been prepared based on input from members of the public, citizens, community groups, and local Council. The plan covers aspects of community development which are not normally found in an Official Plan.
Section 1: Plan and Its Purpose

The policies and actions will be pursued through the cooperative efforts of individuals, community groups, community agencies and local and Huron County bodies.

The guidelines of the Huron County Official Plan and the Provincial Policy Statement were also a fundamental component of the policies and actions contained herein. This plan is deemed to conform to the Huron County Official Plan (1999) and is deemed to be consistent with provincial policy.

C. BASIC PRINCIPLES OF THE PLAN

Howick Township is an agricultural community. Since settlement in the early nineteenth century, the land has been farmed and villages and hamlets have established to serve the farming community. Today the population of the Township is 3875 people. The constant factor in the history and development of Howick has been the richness of the land for agriculture. In excess of 85% of the land area is rated Class 1, 2 & 3 for agricultural capability which combined with the skill and innovation of the community to work the land, has resulted in a strong agricultural economy.

Howick Township has, thus, a valuable land resource for farming, and a social structure and economy to ensure its continuance.

The most important principle of this plan therefore, is to promote the long term future of agriculture and responsible agriculture practices by protecting the land base and promoting an environment conducive to an integrated agricultural community and economy.

The development of the countryside for farming has also been accompanied by the development of the villages of Fordwich, Gorrie and Wroxeter and the hamlets of Lakelet and Belmore. While the commercial and industrial activity of these settlements has diminished considerably in the last half of the twentieth century, their residential and social function has remained strong. Primarily now places of residence, they provide important social and local commercial activities to the agricultural community. They also provide a "rural life-style" for urban people and young families who work in nearby towns and cities.

It is not the intent of this Plan to alter in any basic way the function and development of the villages and hamlets of Howick, but to enhance their presence by promoting an orderly and creative use of land and urban design. An important principle of this Plan is to ensure a harmony between the beautiful natural setting of the villages, which are all situated in river valleys, and urban development. The flood plains are extensive natural areas within the villages, which this Plan recommends should be maintained as major open spaces incorporating parkland and natural environment protection. The community wishes to ensure the future strength of the urban areas by ensuring the availability of high quality necessary services (water, hydro, roads etc.) and an effort to attract compatible commercial and industrial development. In the course of the settlement and development of Howick Township many areas were left in a natural state. Although unsuitable for farming, these areas are important to the natural ecosystem. These areas account for regionally and provincially significant wetlands in the Township, the natural environment associated with the River Maitland and its tributaries and the Lakelet recreational area.
Also, to this list should be added the numerous small woodlots. The physiographical and ecological value of these natural environments is high for water retention, the prevention of wind and water erosion, habitat for wildlife, and the protection of flora and fauna. A major principle of this plan, therefore, is to maintain and restore the integrity and function of the environment. The quality of life for Howick residents is dependent on a healthy ecosystem.

The use of land for recreation in Howick Township provides an opportunity for residents and non-residents to enjoy the nature and beauty of the Township. The demand is mainly in the form of small acreages to enjoy the "rural landscape" and parks for seasonal trailers. While such a demand cannot be ignored there is a challenge to ensure a proper balance with agriculture. Already, the recreational community has expressed concerns over water quality and air pollution resulting from agricultural operations and practices. It is intended, therefore, that recreation should be limited in the Township to the Lakelet Lake area and one trailer park at Belmore. Lakelet Lake is a scenic attraction in the region with established tourist developments. One trailer park exists immediately to the south of Belmore. It is not intended that recreational development should scatter throughout the township.

Sand and gravel is a valuable and plentiful resource in Howick Township, the extraction of which has hardly begun. In order to ensure the optimum use of this resource, this Plan intends to ensure that sand and gravel deposits are protected for future use, developed in a manner which limits their impact on surrounding areas, and that the land is rehabilitated to agriculture or natural environment wherever possible following extraction of the resource.
2. THE LAND USE PLAN

A. OBJECTIVES

The basic principles of this Plan, annunciated in the preceding section, revolve around the recognition
and reinforcement of Howick Township as an agricultural community. To achieve and secure the long
term future of agriculture, the land use plan represents only one tool.

Actions by a wide array of government ministries and agencies, private groups and organizations and
decisions of the private sector must also support this Plan. Primarily, however, it is implemented by the
numerous individual decisions of the residents of Howick.

The objective of this land use plan is to develop policies for the use of land that support the principle of
promoting the long term future and flexibility of agriculture, the land resource, the economy and the
community.

Closely allied to the promotion of agriculture is the protection and re-establishment of natural
environment including the surface and ground water, for the physiographical health of the township,
and the enhancement of the villages and hamlets as small rural settlements. These are all considered
integral ingredients of a farming landscape and economy.

B. LAND USE DEFINITIONS

The land use categories and definitions employed in the Huron County Official Plan and the Provincial
Policy Statement apply equally in this Howick Official Plan.
3. AGRICULTURE

A. INTRODUCTION

The fundamental principle of this Plan for Howick Township, as set out in Section 2, is to promote the long-term future of agriculture. The research clearly indicates that in excess of 85% of the land in the Township is rated Class 1, 2 & 3 in the Canada Land Inventory of agricultural capability and the basic indicators of successful agriculture are strong. Also, and most important, the community has developed a high degree of skill, innovation and leadership to practice farming. In essence farming is the "way of life" in Howick and the desire to continue this way of life was expressed strongly and positively. Accordingly, this section of the Plan evolves policies to protect the land base and promote the creation of an environment conducive to an integrated agricultural community and economy. To achieve this, the majority of the Township is designated for agricultural use.

B. DEFINITIONS

The agricultural designation of land shall mean that the predominant use of designated land will be farming of all types, industrial and commercial activities which are primarily related to agriculture, on-farm diversified uses, and residential uses directly related to agriculture and natural physical features which by their presence enhance the area for agriculture.

C. GOALS

The following goals for agriculture are adopted.

1. To ensure maximum flexibility for farm operators to engage in differing types, sizes and intensities of agricultural operations;
2. To encourage farm operators to use sound managerial practices that protect and enhance the environment;
3. To relate development in agricultural areas to the needs of agriculture and respect the farmer's ability to farm;
4. To prevent Class 1, 2 and 3 soils from being used for non-agricultural purposes;
5. To encourage and promote practices which sustain a productive land base and environmental health without compromising the functioning of the ecosystem;
6. To protect natural environment features and encourage the retention of remaining woodlots and wetlands, recognizing their benefits for both agriculture and natural environment; and
7. To limit non-farm development in the agricultural designation in support of a strong agriculture sector.

D. POLICIES AND ACTIONS

1. Farm Unit

In areas designated Agriculture, the predominant use of land will be farming and the predominant type of development will be the "farm unit". The farm unit consists of the farm residence, barns and other
buildings that support the farm operation. The structures which make up the farm unit will be part of the farm and not on separately titled lots.

Farm operations of varying types and sizes will be allowed, and residences may be built in conjunction with them where agriculture comprises the main use. A mobile home unit (single wide) will be permitted as a residential unit accessory to an agricultural use on the basis of one mobile home unit per holding. A mobile home may be used in addition to a single detached house as part of the farm unit for the purposes of providing a residence for hired labour, or a garden suite. All lots greater than 20 hectares (≈ 49.4 acres) shall be entitled a residence.

One second residential unit may be permitted through the conversion of the principal farm residence or accessory buildings subject to on-site servicing (e.g. water, sewage) having sufficient capacity for the second residential unit.

Garden suites, ancillary to an existing dwelling, may be permitted subject to the policies outlined in the Settlement Area Section.

2. Farming Practices

Normal farm practices as defined in the Farming and Food Production and Protection Act, as amended, will be recognized and protected. Council may through the zoning by-law, establish regulations to encourage good environmental farming practices and minimize the impact of agriculture on the environment.

3. Lot Size

Lot sizes shall be based on the long term needs of agriculture and shall ensure lands remain flexible for all forms of agriculture as promoted by this plan. Lands must be used for the production of food, fibre, biomass or breeding stock. All severances will respect the farmer’s ability to farm. A minimum lot size of 30 hectares (≈ 74 acres) shall apply to all new lots being created and is based on the long term needs of agriculture.

4. Nutrient Management

Farm operators will complete nutrient management plans and other environmental studies according to best management practices as required by relevant provincial legislation for certain types and sizes of operations. All animal operations shall have a sufficient land base available on which to properly apply all manure generated by the operation.

5. Land Class

Agricultural lands as designated on Schedule B shall be protected. The agricultural designation includes lands classified by the Canada Land Inventory (CLI) as Class 1, 2 & 3 for agricultural production as well as some lands classified as Class 4, 5, 6 and organic by the Canada Land Inventory. All agricultural lands regardless of their CLI classification shall be protected and promoted for agricultural purposes. Non-agricultural development shall be encouraged to locate in the settlement areas.
6. Agriculture-Related Uses

Farm-related commercial and industrial uses will be permitted in agricultural areas by rezoning provided:

1. The majority of the operation is directly related to the farm operations in the area and the processing of agricultural products or the servicing of farms and not to goods or services that are normally required by the general public;
2. The use supports agriculture;
3. The use benefits from being located in proximity to farm operations;
4. A Site Plan Agreement is completed to the satisfaction of the Township;
5. The primary activity is to provide direct products and/or services to farm operators; and applicable Provincial requirements are met (e.g. certificate of approval).

7. On-Farm Diversified Uses

On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products, including wineries. On-farm diversified uses are small-scale businesses permitted in the agriculture land use designation provided they are secondary to the principal agriculture uses, are operated by persons residing on the farm and are not severed from the farm. These uses are allowed provided they do not conflict with the surrounding uses, do not remove large amounts of farmland from production, and do not cause a traffic or safety concern. The details for each of these uses shall be further clarified in the Township Zoning By-law. On-farm diversified uses are required to meet MDS to neighbouring livestock facilities.

8. Non-Farm Commercial and Industrial Uses

Non-farm commercial and industrial uses, other than those listed above shall be directed to urban areas.

9. Natural Environment

Farm operators will be required to protect areas of provincially significant wetland and will be encouraged to protect remaining natural areas and natural features by using wise stewardship practices. Existing farm woodlots will remain as part of the farm holding and agricultural landscape area and as such, part of the farm holding. Clearing of forested areas will not be permitted with the exception of minor clearing for convenience purposes, as permitted by the Huron County Forest Conservation By-law. Huron County may require as a condition of approval, reforestation of an equivalent area of land or planting of a fence line windbreak.

10. Minimum Distance Separation I & II

All farm operations and buildings, and all non-farm uses and structures permitted by the agricultural policies of this Plan will comply with the Minimum Distance Separation (MDS) I and II formulae and other provincial regulations.
The MDS varies according to the type and size of livestock operation. Around settlement areas and other uses (such as recreational or institutional uses), the MDS calculations result in larger separation distance requirements.

Cemeteries are considered institutional uses and will be considered Type B land uses according to the MDS formulae. Closed cemeteries, which receive little visitation will be considered a Type A land use.

MDS does not apply to surplus dwelling severances. If barns exist on the retained farmland, the MDS formulae is applied.

11. Lots of Record

The agricultural goals of this Plan were drawn in recognition that there are numerous small vacant land holdings in the Agriculture land use designation. These "lots of record" contain a variety of uses but are mostly of a non-farm rural residential nature or are vacant. It is the general intent of this Plan that these lots will be utilized for farming uses or other uses permitted in the Agriculture designation. However, the Plan recognizes that this may not be practical. In these cases, the lots may be rezoned to a special agricultural zone permitting a single detached residence and accessory building(s) not accessory to agriculture. Prior to such rezoning Council will be satisfied that:

1. The lots cannot be used for a use permitted in the agricultural zones;
2. The proposed use conforms with the goals of the Agricultural designation;
3. Any proposed residence complies with minimum distance separation requirements as incorporated into the zoning by-law;
4. The soil is suitable for sewage disposal and that an adequate supply of potable water is available.
5. The suitability of the soils and the adequacy of the water supply shall be in accordance with Section 8 of the Ontario Building Code, as amended;
6. The site is suitable for residential construction;
7. The site is serviced with a fully maintained municipally or provincially owned road.

12. Extractive Resources

Extractive Resource uses will be permitted to establish in the agricultural designation subject to the provisions of the Extractive Resources Section.

13. Community Facilities

Existing community facilities are recognized and may be permitted to expand subject to rezoning. New community facilities will be located in or adjacent to urban settlement areas subject to policies in the Community Facilities Section.

Communities relying on horse-drawn transportation may require localized schools or churches in rural areas. These uses may be permitted by rezoning without amendment to this Plan. These uses will locate on existing lots, will not be permitted to be severed and will avoid prime agricultural land where possible. The MDS formula may be tailored to accommodate these uses on the host farm.

Renewable energy generation facilities may be permitted in the Agricultural designation in accordance with provincial legislation.

15. Greenhouses

Greenhouses are an evolving agricultural industry. The Township shall establish development standards in their Zoning By-law to address maximum lot coverage, minimum lot size, and minimum distance to neighbouring residences. New large development as defined in the Zoning By-law shall be compatible with the surrounding area and shall ensure minimal impact on ground and surface water quality and quantity.

The location of greenhouses within the agricultural area shall take into consideration the proximity of adjacent residential and non-farm uses. Greenhouses may be subject to site plan control. Greenhouses will be subject to the regulations of the Nutrient Management Act.

Additional dwellings for seasonal labour are considered an accessory use for greenhouse operations.

16. Site Plan Requirements

Pursuant to Section 41(2) of the Planning Act (RSO 1990), any lands within the Agricultural designation are hereby established as a proposed site plan control area. A standard of site plan and building design will be followed in accordance with the policies in Implementation Section of this Plan.

17. Removal of Agricultural Lands from Agriculture Designation and Non-Agricultural Uses in the Agriculture Designation:

While it is the intent of this Plan to protect agricultural areas and prohibit development, applications for a change to a non-agricultural use may arise. In the evaluation of these applications, agriculture will be given priority, subject to the following criteria:

1. Land may only be excluded from the Agriculture designation through a supportive comprehensive review and subject to the Settlement Area’s policies of this plan for the expansion of a settlement area boundary or the creation of a new settlement area.

2. Non-agricultural uses may be permitted in the Agriculture designation for:
   a. Extraction of aggregate resources as an interim use, provided progressive and final rehabilitation is undertaken where feasible, subject to the Mineral Aggregate policies of this Plan; and
   b. Limited non-residential uses, provided:
   c. The land does not comprise a specialty crop area;
   d. The proposed use complies with the Minimum Distance Separation (MDS) Formulae;
   e. There is a demonstrated need for the proposed use;
   f. Reasonable alternative locations are not available which would avoid the prime agricultural area; and
   g. Reasonable alternative locations are not available on lower priority agricultural lands.
E. LOCATION

The location of lands designated Agriculture to which the above policies apply is shown on the Land Use Map (Schedule "B").
4. NATURAL ENVIRONMENT

A. INTRODUCTION

Howick Township has a rich natural environment comprising in excess of 8,000 acres of forest, the majority of which is wetland, 15 miles of river and over 50 miles of river tributaries. The land in the northern half of the township is rolling as a result of glacial land forms which include a large drumlin field, sand and till plains and a number of kame moraines and eskers. This land form has given birth to numerous spring fed streams and ponds, and the associated vegetation and wildlife habitat is abundant and varied. A healthy environment is a focus of this section and shall include the quality of water and air and the diversity and visual beauty of the landscape. The natural composition of Howick Township makes it the major water recharge and retention area of the Maitland Valley Watershed. This is of major significance, not only to the physiography and ecology of the township, but of the northern area of Huron County.

A major intent of this Plan is to protect and enhance the health of the environment, including the natural systems in the township. These natural systems include the Maitland River and its tributaries, the Lakelet Lake and provincially significant wetlands, including parts of the Clifford-Harriston, Lakelet Lake, Howick and Wroxeter Complexes. The plan also recognizes the necessity of a systems based approach to shape the health of the environment and to foster bio-diversity. The Plan recommends a stewardship approach that supports the restoration of natural corridors.

B. DEFINITIONS

Natural Environment areas in Howick Township consist of:

1. Wetlands;
2. Woodlands;
3. Water courses, including ponds, rivers, creeks and their tributaries, regional flood plains, river valleys, marshes, and fish habitat;
4. Groundwater
5. Valleylands;
6. Habitat for endangered or threatened species;
7. Wildlife habitat; and
8. Areas of Natural and Scientific Interest (ANSI).

Natural features are defined below and are further detailed in the Natural Environment Schedules.

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

Areas of natural and scientific interest (ANSI) means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.
Fish habitat as defined in the Fisheries Act, means spawning ground and any other areas, including nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Habitat of endangered and threatened species means

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

b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

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

Natural heritage system means a system made up of natural heritage features or areas and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species.

Negative impacts means

a) In regard to the quality and quantity of water, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;

b) In regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and

c) In regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Significant means it is ecologically important in terms of features, functions, representation or amount and contribution to the quality and diversity of an identifiable geographic area or natural heritage system. The Huron Natural Heritage Plan Technical document defines significance criteria for natural heritage features and linkages within Huron County, and provides the scientific justification for these features.

Significant, with regards to wetlands, coastal wetlands and areas of natural and scientific interest, means an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time.
Significant woodlands are areas which are ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition or past management history. The Huron Natural Heritage Plan Technical Document defines significance criteria for woodlands.

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

Watershed means an area that is drained by a river and its tributaries.

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

Wildlife habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important or non-migratory species.

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

C. GOALS

The following goals are adopted for the Natural Environment of Howick Township:

1. To protect locally, regionally and provincially significant natural areas from development;
2. To improve the quality and quantity of both surface and ground water;
3. To ensure a healthy environment and improved quality of life through the protection and enhancement of natural heritage features, areas, and systems; and
4. To encourage compatible development in keeping with environmental, social and economic goals.

These goals will be supported by the following directions:

1. To identify and protect areas of natural environment which are of provincial and local significance;
TOWNSHIP OF HOWICK OFFICIAL PLAN

Section 4: Natural Environment

2. To conserve, protect and re-establish natural environment areas, recognizing the diversity of natural features and the connections between them;
3. To maintain the landscape for maximum biodiversity, beauty and inherent value;
4. To heighten public awareness, increase stewardship and enhance community cooperation for protection of the natural environment;
5. To use innovative tools and landowner incentives which further the natural environment goals of this Plan; and
6. To participate in community-based watershed planning.

D. GENERAL POLICIES

1. Protection

The natural resources of the Township shall be protected, enhanced and restored in order to maintain and preserve a healthy environment for existing and future generations. The protection and enhancement of natural areas will occur through the decisions of property owners, the community and this plan. All natural heritage features will be protected. Development on adjacent lands and natural areas or natural features of regional or local significance shall only occur where it has been demonstrated there will be no negative impact on the function of the ecosystem. It is the intention of this plan to protect, enhance, and restore natural environment areas in the Township of Howick.

2. Designations

Natural environment features have been identified and are shown on Schedule B of this Plan under the Natural Environment designation. The Rural Floodplain designation is also subject to the policies of this section.

Natural Environment Appendices are included for guidance in interpreting the Natural Environment policies and do not contain designations. Changes to the Natural Environment Appendices may only be made by amendment to this Plan.

The Township of Howick recognizes the dynamic nature of natural features. Boundary confirmation and features evaluation can be included as requirements of any environmental impact study that may be required in support of a proposed land use change or development application. From time to time, it may be necessary to update the designations of the Natural Environment to recognize changes in the areas.

3. Huron Natural Heritage Plan

The Huron Natural Heritage Plan (HNHP) has been prepared for the County of Huron. The HNHP Technical Document defines significance criteria for natural heritage features and defines the natural heritage system within the County of Huron and the Township of Howick. The mapping from the HNHP Technical Document was utilized in the creation of the Natural Environment designation mapping for the Township of Howick though additional criteria was applied during implementation including but not limited to conflicts with existing aggregate designations, recreation areas and landfills.
4. **Natural Heritage System**

Natural features are part of a larger system, and should be protected with a view to enhancing the entire ecosystem. The natural heritage system includes both natural heritage features such as: woodlands and wetlands; and linkages, such as valleylands, watercourses and hedgerows. Linkages provide connectivity between natural heritage features. The linkage components are shown on Appendix 7 to this Plan. While the linkage components are not designated Natural Environment in the Official Plan, their importance to the natural heritage system is recognized. Development is encouraged to protect and improve connectivity between natural features. An Environmental Impact Study may include a requirement to evaluate the impact of development on the natural heritage system as shown on the Natural Heritage Systems Appendix 7; any changes to the schedule will require an amendment to this Plan.

5. **Groundwater Protection**

Groundwater plays an essential role in maintaining ecosystem health, including aquatic and terrestrial ecosystems and human health. Water in the ground recharges aquifers and provides base flow to rivers and streams. Land use planning must consider the protection and enhancement of water and related resources and aquatic ecosystems on a watershed basis. Development will protect water quality and quantity.

6. **Provincially Significant Wetlands**

Natural Environment areas identified as provincially significant wetlands are considered no development zones and are designated as Natural Environment. They are identified as Provincially Significant Wetlands on Natural Environment Appendix 2 (Significant Wetlands).

Development may be permitted on adjacent lands only if it can be demonstrated to have no negative impact.

Adjacent lands are those lands within 120 metres of a wetland area. Provincially Significant Wetlands shall be zoned in the Zoning By-law to preclude new development within this designation.

7. **Locally Significant Wetlands**

The Township shall encourage the protection of locally significant wetlands. These lands are designated Natural Environment on Schedule B and identified on Natural Environment Appendix 2 (Significant Wetlands). The wetland complexes have been mapped by the Ministry of Natural Resources and Forestry as well as the Huron Natural Heritage Plan. The Township shall utilize the both sets of mapping in the review of development applications. Locally Significant wetlands include:

1. North Lakelet
2. Otter Creek
3. Howick Complex
4. Belmore Creek Complex
5. Fordwich North Complex
6. Glennannan Complex
7. Howick-Minto Complex
8. Fordwich Complex
9. Howick 1 Complex
10. Brotherston Complex
11. Wellington North
12. Mayne Corners Complex
13. Northern Molesworth Complex

Development which may have a significant impact on lands located within locally significant wetlands, will require the preparation of an Environmental Impact Statement, by the proponent, to ensure that lands are not negatively impacted by the proposed development.

Development on adjacent lands within 50 metres must also be proven to have no negative impacts.

Locally Significant Wetlands shall be zoned in the Zoning By-law to preclude new development.

8. Fish Habitat

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

9. Areas of Natural or Scientific Interest (ANSI)

Presently, no ANSI's have been identified and mapped in Howick Township. The policies of this Plan will seek to protect ANSI's and adjacent lands within 50 metres, once identified.

10. Significant Woodlands

Significant woodlands shall be protected as they are one of the key components of our natural heritage areas. Woodlands provide significant economic value as well as habitat for wildlife, erosion control and maintenance of 'cold water' for fish habitat.

Prior to development being permitted in such areas, the proponent of the development may be required to undertake an Environmental Impact Study. Development on adjacent lands within 50 metres of a significant woodland may also require an Environmental Impact Study.

Where an Environmental Impact Study demonstrates that the proposed development will impact on the habitat/resource function and integrity of the wood lot, the development shall be refused.

11. Habitat Area of Threatened and Endangered Species

The Ministry of Natural Resources has advised that there are threatened and endangered species in Huron County. The location of these species and their habitat are not publicly identified for protection purposes. The Fish and Wildlife Conservation Act and the Endangered Species Act mandate protection of threatened or endangered species and their habitat. The Township of Howick will work with appropriate
authorities to ensure their protection. The habitat areas will be identified with the assistance of the Ministry of Natural Resources and Forestry.

Development and site alteration shall not be permitted in habitat for threatened and endangered species except in accordance with provincial and federal requirements.

12. Lands Adjacent to Natural Features

New development may be permitted adjacent to natural environment areas provided the ecological function of the adjacent lands has been evaluated and it can be demonstrated that there will be no negative impact on the natural features or on their ecological functions. Lands adjacent to significant natural features shall be protected from incompatible development within 120 metres of Provincially Significant Wetlands and within 50 metres of all other natural features.

13. Environmental Impact Study

Environmental Impact Studies, where required, should be conducted in two phases as outlined in the Terms of Reference contained in Appendix B of the Official Plan Text. This appendix can be amended from time to time without an amendment to the plan.

14. Watershed Management Planning

This Plan encourages the preparation of watershed management plans. These studies are necessary in areas with both development pressures and highly sensitive natural environments to provide some understanding of the relationship between water resources and land use activities. The development of sound watershed management plans will require cooperation among the municipality, the County, the Province, Conservation Authorities, adjacent municipalities, interested stakeholder groups and the community. Relevant findings of watershed planning may be implemented through amendment to this Plan and/or the Zoning By-law. The Conservation Authorities prepare Watershed Report Cards to evaluate progress on forest health and water quality targets as well as strategies which protect and enhance natural features. The Watershed Report Cards will be used to guide activities to protect and enhance natural features within Howick.

15. Lot Grading, Drainage and Storm Water Management Plans

In order to control flooding, ponding, erosion and sedimentation and to protect, as much as possible, water quality and aquatic habitat or other natural habitat which depend upon watercourses and other water bodies for their existence, storm water management and lot grading and drainage plans shall be required for some forms of new development. Stormwater management techniques are constantly evolving as well as being dependent on the location.

Thus, new development will comply with the stormwater management standards in general acceptance at the time a development application is made.

Storm water management plans shall be required for any new development, expansion of existing development, or for commercial or industrial developments with large amounts of impervious area.
Such plans may be required for other developments, as determined by Township Council in consultation with the appropriate government agencies, if the area has existing drainage problems or if runoff could significantly affect adjacent lands or water quality.

16. Natural Environment Policies

Areas designated Natural Environment that are not included within the specific natural area or natural heritage types noted above shall be subject to the following policies:

Generally these areas designated Natural Environment on Schedule B, shall be retained in their natural state and clearing will not be permitted, with the exception of minor clearing for convenience purposes, permitted by the Huron County Forest Conservation By-law and approved by County Council. County Council may, as a condition of approval, require reforestation of an equivalent area of land, or planting of a fence line windbreak.

1. Drainage shall be discouraged. An acceptable environmental assessment under the terms of the Drainage Act may be required as a condition of establishment of a drainage outlet.
2. The placing or removal of fill of any kind, whether originating on the site or elsewhere, shall not be permitted in Natural Environment areas except as approved by the Conservation Authority having jurisdiction in the area of the application.
3. Permanent structures of any type will not be permitted, with the exception of those structures directly required for the maintenance of the Natural Environment, however certain structures will be permitted in non-sensitive areas in conformity with Section 4.D.
4. The above policies are not intended to interfere with the maintenance of a municipal or private drain or natural watercourse, where permission for such works has been obtained under the Drainage Act, or the Lakes and Rivers Improvement Act, and where applicable, the Conservation Authorities Act.
5. Lands proposed for building where permanent structures are permitted, as defined in Section 4.D., are proposed site plan control areas. Within the proposed site plan control area Council may pass by-laws designating the site of any proposed building within the Natural Environment area as a site plan control area.
6. Building setbacks may be imposed from the margins of Natural Environment areas in relation to the kind, extent and severity of the existing and potential hazard, and the potential impacts on the Natural Environment.
7. The above policies are not intended to interfere with the maintenance of, or improvement to, the road system.

17. Restoration

The restoration of a natural corridor along the Maitland River and its tributaries will be encouraged through public works, private initiative, and co-operative programs between private owners and the Conservation Authority. Private initiatives will be encouraged and are needed to bring about positive change. Connections and linkages between natural areas and natural heritage features shall be protected, enhanced and restored.
18. Management

1. Public purchase, private stewardship and management agreements will be the main forms of the preservation and management of the natural resource.
2. Programs of removing any tax burden on these lands should be developed in conjunction with provincial authorities.
3. Such uses as agriculture, public recreation, forestry and the conservation of soil or wildlife may be permitted provided the uses do not lead to the deterioration or degradation of the natural area or natural heritage features.
4. Programs of removing any benefit assessment on municipal drains installed on these lands, should be developed in conjunction with provincial authorities.
5. Management of agricultural lands should promote the protection of the Natural Environment through such measures as conservation oriented cropping, restricted cattle access, proper ditch construction and other management practices.
6. Community based initiatives shall be encouraged for the management and protection of the ecosystem, to shape the health of the environment and to foster bio-diversity.
7. Stewardship programs will work to increase natural cover and improve linkages and connectivity between natural features. The Township will rely on the Watershed Report Card to monitor the changing health of the natural environment.

19. Zoning and Structures in Natural Environment Areas

The Natural Environment goals and policies of this Plan are designed to recognize, protect, manage and restore Natural Environment areas. However, in some areas, the presence or expansion of certain human activities, not normally allowed to locate within a natural environment area, may not significantly affect the natural environment. Consequently, in Natural Environment areas excluding Locally Significant Wetlands, Provincially Significant Wetlands, Areas of Natural and Scientific Interest (ANSI) and Habitat Areas of Threatened and Endangered Species, the Council may, in consultation with the Conservation Authority and the County Biologist, adopt zoning to allow for the following uses permit the following limited development:

1. Residential uses accessory to a farming operation as described in the Agriculture Section of this Plan;
2. Residential uses accessory to an agricultural-commercial operation;
3. Expansion for existing farm buildings and structures accessory to existing agriculture or forestry;
4. Community facility buildings or structures related to the protection, maintenance or public use of the Natural Environment (but not including a campground or trailer park).

In developing the zoning to allow for uses listed in the Section 19 above, Council will consider the following:

1. Council will be satisfied that the affected area satisfies the policies of this Plan for the protection of Natural Environment;
2. An accessory residence allowed in a Natural Environment zone may not be severed from the farming operation or the agricultural-commercial-industrial operation;
3. Any proposed development complies with the minimum distance separation (MDS) requirements;
4. The soil is suitable for sewage disposal and that an adequate supply of potable water is available. The suitability of the soil and the adequacy of the water supply shall be to the satisfaction of the appropriate approval authority;
5. The site is suitable for construction of the permitted structures;
6. Development shall occur in accordance with the Huron County Forest Conservation By-law;
7. The site is serviced by a fully maintained road;
8. Site Plan Control may be used to protect natural features and functions.
9. Where appropriate, development will be conditional upon conformity with all Conservation Authority requirements.
10. The drainage and outlet may be located to afford appropriate drainage, subject to a review of its potential impact on sensitive Natural Environment areas, and conformity with the terms of The Drainage Act may be required as a condition of establishment of a drainage outlet.

NOTE: Prior to issuing a building permit or approving a planning application within the Natural Environment or Rural Floodplain designation or adjacent lands, the Township and applicant will consult with the Conservation Authorities and County Biologist to determine if an Environmental Impact Study or other appropriate study is required in order to assess the impact of a proposed development application. Permission under the Conservation Authority’s (CA) “Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation” may be required for development within and adjacent to Natural Environment features such as wetlands, river valleys, watercourses and surface waterbodies.

E. NATURAL HAZARDS

Natural hazards within Howick include:

1. Flooding
2. Erosion
3. Unstable slopes
4. Lands adjacent to ravines, river valleys, streams and water bodies
5. Hazardous sites (organic soils).

Flood prone lands (including wetlands) in the rural area of the Township are included in the Rural Floodplain designation and the Natural Environment policies will be applicable to those areas. No development shall be permitted where such hazards exist, unless the hazard is addressed in accordance with the Provincial Policy Statement and applicable Conservation Authority regulations.

A flood plain management policy based on the use of the two-zone concept is to be utilized in the settlement areas of Gorrie, Fordwich and Wroxeter to minimize damage due to flooding. The development of two zones within the flood plain for each village allows the Township and the Conservation Authority to relate the level of restriction of development activities in the flood prone areas of the settlement areas to the degree of risk.
Outside settlement areas the floodplain is managed using the one-zone concept where the contiguous floodplain is considered floodway.

Appendix 8 of this Land Use Plan identifies natural hazard lands and Conservation Authority notification areas.

1. DEFINITIONS

Natural hazards include hazards such as flooding, erosion, unstable slopes, dynamic beaches; and potential hazards such as unstable soils and hazardous sites (organic soils). Wetlands within the Township are flood prone lands that contain organic soils unsuitable for development.

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

Floodway for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing the area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Flood Fringe for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flood Proofing includes measures designed to prevent or reduce flood damage for those uses which cannot be moved from or which, of necessity, must be erected on flood plain lands.

Fill includes earth, sand, gravel, rubble, rubbish, garbage or any other material whether similar to or different from the previously mentioned materials, whether originating on the site or transported from elsewhere.

2. GOALS

The following natural hazard goals are adopted:

1. To retain, conserve and enhance the natural environment and social and economic viability in the flood plain areas of the municipality;
2. To develop a flood plain management program to ensure proper land use, and to minimize the level of risk to life, property damage and social disruption from flooding and the need for large capital expenditures for flood protection purposes;
3. To undertake an emergency measures program; and
4. Direct development away from areas of natural hazards where there is an unacceptable risk to public health or safety or property damage and not create new or aggravate existing hazards.

3. POLICIES

To achieve the above goals, the following policies are adopted:

1. Lands within the floodway are identified as Natural Environment on the Settlement Areas Land Use Plan and as Rural Floodplain within the rural areas of the Township. No new development, except for uses by which their nature must locate within the floodway, including flood and/or erosion control works, minor additions to existing structures, or passive non-structural uses which do not affect flood flows as shown on Schedules B, D, E, and F, and Appendix 8.
2. New development, minor expansion or renovation of any development within the flood fringe may be permitted as shown on Schedules D, E and F and will be subject to flood-proofing to the regulatory flood approved by the Conservation Authority where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards and where all of the following are demonstrated and achieved:
   a. Development and site alteration is carried out in accordance with flood-proofing standards, protection works standards, and access standards;
   b. Vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
   c. New hazards are not created and existing hazards are not aggravated; and
   d. No adverse environmental impacts will result.
3. Where there are conversions of buildings to other uses, the building must comply with the flood-proofing requirements for that new use. Where applicable, a rezoning may be required prior to the change being permitted.
4. Development shall not be permitted to locate in areas affected by natural hazards where the use is an institutional use, essential emergency service or uses associated with the disposal, manufacture, treatment or storage of hazardous substances.
5. The Township will participate in flood plain management programs for the entire watershed with the assistance of the Maitland Valley Conservation Authority and the Saugeen Valley Conservation Authority including the following elements:
   a. The control of land use in the flood plain;
   b. The protection, conservation and enhancement of the natural environment;

The administration of the Conservation Authority’s Development, Interference with Wetland and Alterations to Shorelines and Watercourses Regulation to avoid flooding and pollution problems;

1. The investigation of the need for flood control and remedial work;
2. The acquisition of land for open space and flood plain management objectives;
3. The development of flood contingency plan and emergency measures by-law;
4. The implementation of flood control projects where necessary and cost effective.

Note: The applicable Conservation Authority should be circulated on lot grading, drainage and storm water management plans as review and permission under the Conservation Authority’s “Development,
Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation” may be required.

F. LOCATION

The location of the land designated Natural Environment and Rural Floodplain to which the above policies apply is shown on the Land Use Map (Schedule "B").
5. SETTLEMENT AREAS

A. INTRODUCTION

The settlement areas of Howick Township are the villages of Fordwich, Gorrie and Wroxeter, and the hamlets of Lakelet and Belmore.

The Village of Fordwich

Fordwich is an attractive village situated in a valley of the River Maitland. The river and its flood plain are major features in the village and give it an especially charming and picturesque character. The river which meanders from south to west, essentially bisects the village with housing to the north and south.

The Village of Gorrie

Gorrie is a small rural settlement situated in a broad shallow valley of the River Maitland, it grew up around the original water-powered mill. Today the village is primarily a residential community. It continues to provide, however, a number of important commercial and social services for its own inhabitants and those of the surrounding farms.

The village is laid out in a traditional grid pattern with a main street (County Hwy. #28) that runs north and south and a central business area. The village is physically bisected, however, by the River Maitland and its flood plain that runs in an east west direction.

The Village of Wroxeter

The Village of Wroxeter is situated on the River Maitland on the western boundary of the Township. The Village is divided from east to west by the River Maitland and an extensive area of flood plain.

Wroxeter is a residential village with opportunities for new housing to the south, where the ground is high and well drained. The existing business district is designated for future commercial development. The extensive flood plain of the River Maitland offers an attractive park setting.

B. DEFINITIONS

The settlement areas of Howick Township are the Villages of Fordwich, Gorrie and Wroxeter and the hamlets of Lakelet and Belmore. Their boundaries are shown on Schedules "D", "E", "F", "G" and "H", respectively.

C. GOALS

The following goals for settlement areas are established:

1. To promote their development as residential and social focal points for the surrounding agricultural community;
2. To promote socio-economic, cultural and ethnic diversity through the development of healthy, age-friendly and walkable communities
3. To preserve the natural setting, aesthetic qualities, small town atmosphere, and heritage of the urban places;
4. To provide a broad mix of housing choices, both to rent and to own, in sufficient supply and variety in type, cost, affordability and location to meet the varying housing needs of the community;
5. To preserve the well-being of downtowns and main streets by appropriate regulation of fringe development.
6. To encourage intensification and infill development in settlement areas.

D. POLICIES AND ACTIONS

To achieve these goals the following policies are adopted:

1. Development will take place by either registered plan of subdivision or consents. When consents are used to open up new areas, they will be given only on the basis of a pre-design approved by the municipality, with input from the residents of the settlement areas;
2. In opening up new areas the design will be in harmony with general settlement area density and contain adequate provision for community open space;
3. Lands designated Open Space on Schedules “D”, “E”, “F” & “G” are subject to the applicable policies of Section 8. Lands designated Recreation, on Schedule “H”, are subject to the applicable policies of Section 7.
4. The following development standards are applicable:
   a. Lot size will be determined by the suitability of the soils for sewage disposal, but will not be less than 1850 square metres conditional upon the approval of the appropriate authority;
   b. Septic tank systems will conform to Section 8 of the Ontario Building Code and will be subject to the approval of the appropriate approval authority;
   c. Municipal water will be the preferred form of servicing. Where municipal water is not available, the water supply may be by private or communal well. Infill development shall be permitted on private or communal systems common to the area. All water supplies to areas of new development in the settlement areas will be provided in accordance with the current Ontario Drinking Water Protection Regulation, as amended;
   d. Public roads developed to local municipal standards;
   e. Expansions of the settlement areas will be based on the prevention of fringe and sprawl development patterns, will require a comprehensive review including a demonstrated need for the urban use will be based on appropriate services and will occur in an environmentally sound manner.
5. Changes of land uses in the settlement areas will not require an amendment to this Plan but will be controlled by means of the zoning by-law subject to the following:
   a. Single detached, semi-detached and duplex residences will be permitted in all areas of the villages and hamlets, where appropriate;
   b. Mobile homes will be encouraged to locate in specially designed mobile home park. Such parks will require a zoning based on standards noted in (9) below;
   c. Higher density residential use types will be allowed subject to design compatibility with the surrounding area and a rezoning to a multiple unit zone;
d. Highway commercial uses in the settlement area of Gorrie will be directed to Part Lot 5, Concession 9, subject to rezoning to the appropriate zone and satisfying the requirements noted below;

e. Commercial and industrial uses will be allowed subject to a rezoning to the appropriate zone. Prior to rezoning, commercial and industrial uses must demonstrate:
   1. compatibility with the surrounding land use environment;
   2. a design which is harmonious with surrounding land uses and enhances the character of the area;
   3. the availability of adequate services;
   4. adequate vehicular access and on-site parking;
   5. adequate landscaping, tree planting and buffering;
   6. minimal impact on health and natural environment; and
   7. that the proposed location is compatible with the desire to protect the core area.

8. A Site Plan Agreement is entered into to the satisfaction of the Township

6. Lands proposed for commercial or industrial uses within settlement areas, as designated on Schedules "D", "E", "F", "G", and "H" are a proposed site plan control area. Within the proposed site plan control area, Council may pass by-laws designating the site of any proposed commercial or industrial use as a site plan control area.

7. Brownfield Development
   a. Brownfield sites are underdeveloped or previously developed properties that may be contaminated. Proposed development on Brownfield properties or any other property which results in a “Change of Use” as defined by Provincial legislation may require a “Record of Site Condition” in accordance with the Environmental Protection Act, as amended, and corresponding regulations.
   b. Contaminated sites shall be remediated as necessary and according to Provincial regulations prior to any activity or change of use on the site associated with the proposed Settlement Area use such that there will be no adverse effects.

8. Affordable Housing
   a. Huron County Housing Study and Strategy, October 2006 and the Long Term Affordable and Homelessness Plan 2014-2024 determined housing needs and gaps for County residents.
   b. The studies developed recommendations for addressing specific housing issues within the County, in addition to specific locational and / or municipal need. Affordability within the Municipality will be achieved through the following:
      i. Howick Township will work with the County to implement the local recommendations of the Study and Strategy.
      ii. Howick Township shall encourage the development of affordable housing by employing measures such as the waiving of fees, permits, development charges, other levies, density and parking requirements, and any other incentives as deemed appropriate.
      iii. Where multi-residential development is proposed, the Municipality and the developer will work cooperatively to give consideration for providing affordable units for low to moderate income households.
8.1 Second Residential Units and Garden Suites are considered a form of affordable housing and also provide for residential intensification.

**Second Residential Unit** means, a self-contained residential unit with kitchen and bathroom facilities within a dwelling or within an accessory structure to the principal dwelling.

**Garden Suite** means, a one-unit detached residential structure containing a bathroom and kitchen facilities that is ancillary to an existing dwelling and that is designed to be portable.

Second residential units are permitted in settlement areas and rural areas of the Township provided that:

1. There are a maximum of two dwelling units, and either both residential units are located in the principal dwelling or one residential unit is located in the principal dwelling and a second unit located in an accessory structure;
2. An accessory structure containing a second residential unit shall be designed to be compatible with the dominant architectural style of the area;
3. Second residential units shall be permitted within both existing and new dwellings;
4. The zoning by-law shall establish the zones within which second residential uses may be permitted and shall include provisions to regulate the use;
5. All second residential units shall meet the standards of the Ontario Building Code and other relevant municipal and provincial regulations.
6. It must be demonstrated that on-site servicing (e.g. water, sewage) have sufficient capacity for the additional dwelling unit.

Garden suites, in addition to the applicable requirements of the section above, are permitted in settlement areas and rural areas of the Township subject to:

1. The passing of a temporary use by-law under section 39.1 (1) of the Planning Act, authorizing the garden suite for an initial period of up to 20 years, with further renewals of 3 year periods; and
2. A development agreement for the duration of the temporary use. (Amended by OPA 9-2014)

9. **Mobile Homes Parks**

Mobile homes in Settlement Areas will be permitted to be located only in mobile home parks or as a garden suite secondary to a primary residence. Mobile home parks will require an amendment to the Zoning By-law. In order to ensure the orderly development of such parks and provide the Township with appropriate land use controls new mobile home parks or the expansion of existing parks will be subject to the provisions of Section 41 of the Planning Act, RSO 1990. Mobile home park site plans will show the following:

1. The final size of the development;
2. The staging of development;
3. The provision of all services;
4. The shape, dimension and layout of all lots;
5. The location of all community facilities.

The following development standards shall apply to mobile home parks:

1. Development must be compatible with surrounding uses;
2. Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and community facilities;
3. Setbacks from slopes will be determined with input from the conservation authority;
4. Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands;
5. The overall density of development will not exceed 15 dwellings per gross hectare. Areas of natural environment included in the design may be used in calculating density;
6. Communal open space, which may include natural areas, shall occupy at least 25% of the area to be developed;
7. Potable water will be supplied by a communal water system to the satisfaction of the Ministry of the Environment;
8. Sewage disposal will be provided by a communal sewage system to the satisfaction of the Ministry of the Environment. Individual septic systems for dwellings will not be permitted;
9. Vehicle access to the Residential Park will be provided by a public road developed to municipal standards. Vehicle access within the Residential Park will be provided by internal roads developed to appropriate standards;
10. Adequate lot grading and drainage, and storm water management are required;
11. The appropriate zoning is in force;
12. Individual dwelling sites within Mobile Home Parks shall not be converted to separately titled holdings.

10. Accessibility

The Township of Howick will have regard for accessibility issues promoting a barrier-free Municipality in accordance with the Accessibility for Ontarians with Disabilities Act.

11. Home Occupations

Home occupations will be allowed in residential areas subject to the provisions of the implementing Zoning By-law.

E. LOCATION

The location of the lands designated settlement areas to which the above policies apply is shown on the Land Use Map (Schedule "B"). The land uses and boundaries of the settlement areas are shown on Schedules "D", "E", "F", "G", and "H".
6. EXTRACTIVE RESOURCES

A. INTRODUCTION

In 2005, Huron County completed an Aggregate Resource Strategy to balance the future demand for aggregate with environmental, social and economic features. The Aggregate Resource Strategy mapped resource areas that are suitable for extraction and identified the land use and environmental features that sterilize or constrain the extraction of aggregate. These features were used to determine land that would be suitable for extraction and have minimal environmental, social and economic impact.

Identifying these areas helps ensure that Council, residents, prospective landowners and developers know these areas are planned for future extraction.

The Aggregate Resource Strategy Report (2005) identified that Howick Township has significant aggregate resources.

One of the recommendations of the Aggregate Resource Strategy is to designate primary areas of the resource with no (0) constraints or one (1) constraint as “Extractive Resource” in order to protect the aggregate for future extraction. The decision was made to designate Primary and Secondary with no (0) constraints due to the vast quantity of this resource in the Township.

These areas are designated “Extractive Resources” on Schedule ‘B’.

B. DEFINITIONS

**Aggregate Recycling Facility:** is a facility with equipment designed to recycle aggregate materials and includes stockpiling and storage of bulk materials used in the process.

**Mineral Aggregate Deposits:** are areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

**Mineral Aggregate/Extractive Resources:** are non-renewable materials, consisting predominately of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material. Extractive Resources also includes natural gas, petroleum and commercial water taking.

**Mineral Aggregate Operation:** are lands under license or permit, other than for a wayside pit, issued in accordance with the Aggregate Resources Act. A mineral aggregate operation includes: associated facilities used in extraction, transport, processing or recycling of mineral aggregates and derived products such as asphalt and concrete, or the production of secondary related products.

**Constrained Deposits:** are those areas of primary and secondary mineral aggregate deposits where social or environmental features may be impacted by the extraction. Constraints include: locally significant wetlands, locally significant areas of natural and scientific interest, significant woodlands, sinkholes, significant valley lands, floodplains, and their associated buffers.
Section 6: Extractive Resources

TOWNSHIP OF HOWICK OFFICIAL PLAN

<table>
<thead>
<tr>
<th>Constraints</th>
<th>Buffer Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Locally significant wetlands</td>
<td>120 meters</td>
</tr>
<tr>
<td>Locally significant life science A.N.S.I’s</td>
<td>50 meters</td>
</tr>
<tr>
<td>Significant woodlands</td>
<td>50 meters</td>
</tr>
<tr>
<td>Sinkholes</td>
<td>30 meters</td>
</tr>
<tr>
<td>Significant valley lands</td>
<td>50 meters</td>
</tr>
<tr>
<td>Floodplains</td>
<td>50 meters</td>
</tr>
</tbody>
</table>

**Sterilized Deposits:** are areas of primary and secondary mineral aggregate deposits that are not recommended for extraction and include: aggregate under areas designated urban, cemeteries, landfills, provincially significant wetlands, provincially significant areas of natural and scientific interest (life science), and wellhead protection areas and their associated buffers.

<table>
<thead>
<tr>
<th>Sterile Constraints</th>
<th>Buffer Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban areas and uses</td>
<td>0 meters</td>
</tr>
<tr>
<td>Cemeteries</td>
<td>0 meters</td>
</tr>
<tr>
<td>Landfills</td>
<td>0 meters</td>
</tr>
<tr>
<td>Provincially significant wetlands</td>
<td>120 meters</td>
</tr>
<tr>
<td>Provincially significant life science A.N.S.I’s</td>
<td>50 meters</td>
</tr>
<tr>
<td>Elementary, secondary and private schools</td>
<td>30 meters</td>
</tr>
<tr>
<td>Wellhead protection areas</td>
<td>0 meters</td>
</tr>
</tbody>
</table>

**Primary Mineral Aggregate Deposits:** are areas in which a major resource is known to exist and should be considered as part of the aggregate supply of the area. These deposits are of the highest quality and quantity within the area.

**Progressive Rehabilitation:** is sequential rehabilitation, completed during the period that aggregate is being extracted, in accordance with the Aggregate Resources Act, and its regulations. The site plan and the conditions of the license are approved by the Ministry of Natural Resources and Forestry.

**Sensitive Receptor:** includes buildings and land uses such as day care centers, schools and buildings/facilities where people sleep, (e.g. a residence, nursing home, hospital, trailer park, campground).

**C. GOALS**

The goals adopted for the Extractive Resources designation are to:

1. Utilize the mineral aggregate resource in an efficient and environmentally sustainable manner;
2. Make as much of the mineral aggregate resource available as close as possible to the market;
3. Recognize existing mineral aggregate operations and protect them from activities that would preclude or hinder their continued use or expansion;
4. Protect primary mineral aggregate deposits from incompatible development, even though they may not be designated extractive resources, as these areas may be required for future extraction;
5. Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social and environmental features;
6. Ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;
7. Minimize conflicts between incompatible land uses;
8. Require that all mineral aggregate operations meet the licensing requirements and standards of the Aggregate Resources Act;
9. Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;
10. Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted, in conjunction with the policies of this Plan;
11. Implement the Aggregate Resource Strategy Report with consideration for the context and local factors relevant to Howick Township.
12. Conserve aggregate resources through aggregate recycling.

D. POLICIES AND ACTIONS

The following policies and actions apply to areas designated Extractive Resources:

1. Mineral Aggregate License
   In addition to obtaining approvals under the Planning Act, new extractive resource operations, and expansions of existing operations, will require approval under the Aggregate Resources Act. An application for license shall be submitted to the Ministry of Natural Resources and Forestry. Prior to issuing a license, the Ministry of Natural Resources and Forestry will require a site plan, confirmation of proper designation and zoning, a rehabilitation plan and supporting studies as outlined in the Aggregate Resources Act and applicable regulations.

2. Existing Licensed Operations
   Existing licensed mineral aggregate operations and associated uses designated Extractive Resource will be allowed to continue to operate. Expansions of existing licensed operations within designated Extractive Resource deposits may be permitted to expand according to the policies of Section 6.D.4.

   Expansions of existing licensed operations onto adjacent lands not designated Extractive Resources may only be permitted where the policies of Section 6.D.5, are satisfied.

   All aggregate operations must be licensed under the Aggregate Resources Act and applicable regulations.

3. Agriculture and Natural Environment Uses
   Before and after mineral aggregate extractions, agriculture and natural environment uses, buildings and structures and accessory uses are encouraged, and shall be permitted on lands designated Extractive Resource in accordance with the appropriate policies of this Plan.

4. Proposed Operations in Designated Extractive Resource Deposits
   a. Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations in areas designated Extractive Resources will be permitted. These
areas are designated Extractive Resources in accordance with the recommendations of the Aggregate Resources Strategy Report.

b. Applicants are encouraged to obtain approvals through the Aggregate Resources Act and the Planning Act concurrently.

c. The opening of a new mineral aggregate operation or expansion of an existing mineral aggregate operation in an area designated Extractive Resource will require Aggregate Resources Act approval and an amendment to the Zoning By-law.

d. Before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license), an application must be completed to the satisfaction of the Municipality, the Ministry of Natural Resources, and other applicable agencies before approvals are obtained. The requirements of a complete application for Proposed Operations in Designated Mineral Aggregate/Extractive Resource Deposits can be obtained from the Township of Howick.

5. Proposed Operations Outside Designated Extractive Resource Deposits

The Aggregate Resource Strategy Report, 2005 as endorsed by the County of Huron is the basis for the following policy:

a. Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas shown on the Appendix maps, but are not currently designated Extractive Resources on Schedule B, will be evaluated on an individual basis.

The Aggregate Resource Strategy Report, 2005 did recognize that additional mineral aggregate deposits exist. Areas identified as having any constraints that may be impacted by mineral aggregate extraction were not designated in this Plan because extraction in these areas may have an increased impact on the social or environmental features in the area.

However, in certain circumstances it may be necessary and appropriate to permit a new operation or expansion in these areas. Where a license for a new or expanding mineral aggregate operation is proposed in one of these areas, an amendment to this Plan and the Zoning By-law will be required.

Prior to approval of these amendments, the following studies or documents may be required:

a. Requirements outlined in Section 6.D.4 plus the following:

b. Additional Impact Assessment Requirements
   a. Potential impacts of the aggregate operation on existing land uses within 300 metres.
   b. Impact on the character of the area, including built resources.
   c. Impacts of odour, dust, particulate emissions and vibration from the proposed use on adjacent land uses.
   d. If any adverse impacts are identified, describe how these impacts will be minimized.

c. Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” extractive resource deposits (as shown on Appendix Maps), as identified in the Aggregate Resource Strategy Report, 2005, will not be supported. Amendments to this plan and the implementing zoning by-law will be discouraged.
6. **Review of Required Plans under the Aggregate Resources Act**
   a. All plans meeting the requirements of the Aggregate Resources Act licensing process, will be circulated to the County, Municipality and the local conservation authority for review.
   b. All extraction, processing and associated activities shall be located, designed and operated so as to minimize environmental and social impacts and ensure no negative impacts on surrounding properties. The Municipality may request that specific conditions be attached to the license, including but not limited to the requirement of an Environmental Impact Study or a Hydrogeological Report.

7. **Development Adjacent to Lands in Extractive Resource Designation**
   a. When new development (through a Planning Act application) is proposed within 300 metres of lands that are protected for future mineral aggregate operations either designated for Extractive Resources or as shown on Appendix Maps, and implemented by Sections 6.D.4 and 6.D.5, Council shall be satisfied that the proposed use is compatible with the current or future use as an extractive resource operation.
   b. In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses. Surplus dwelling severances may be permitted in the Mineral Aggregates designation in accordance with the consent policies within this plan.
   c. Land uses permitted within the agricultural and natural environment designation are compatible uses on and within 300 metres of lands designated Extractive Resources.

8. **Rehabilitation**
   a. The policies of the plan require that all mineral aggregate operations shall be progressively rehabilitated to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and mitigate negative impacts. The Township will work with operators and the Ministry of Natural Resources and Forestry to ensure that all licenses have appropriate progressive rehabilitation plans.
   b. Where, prior to extraction, a site was considered prime (Class 1-3) agricultural land, the aggregate operation will be required to rehabilitate to its former use. Rehabilitation to an agricultural use shall be in accordance with section 6.D.8.1.
   c. Where, prior to extraction, a site was considered as non-prime (Class 4-6) agricultural land, or where a site is within 100 metres of an existing natural feature, the aggregate operation may be rehabilitated to either agriculture (in accordance with 6.D.8.1) or to natural environment.
   d. Rehabilitation to a natural environment use shall be in accordance with section 6.D.8.2 and the Natural Environment policies of this plan.

The Municipality shall encourage the Ministry of Natural Resources and Forestry to provide notice when an aggregate license is surrendered.
8.1 Rehabilitation to Agriculture
   a. After the completion of an extractive use on prime agricultural lands, the site will be rehabilitated to an agricultural condition.
   b. Plans submitted in accordance with the Aggregate Resources Act shall ensure the most efficient and effective use of overburden, topsoil, and other non-product material.
   c. On prime agricultural lands, complete agricultural rehabilitation is not required if:
      a. There is a substantial quantity of mineral aggregate resource below the water table warranting extraction; or
      b. Agricultural rehabilitation in remaining areas is maximized.

8.2 Rehabilitation to Natural Environment
A site being rehabilitated to a natural environment use must restore no less than the same land area that existed prior to extraction, native self-sustaining vegetation should be established.

Rehabilitation to Natural Environment may be required in order to assist with the implementation of the goals of the Natural Environment policies of this plan. The operator is encouraged to consult with the local Conservation Authority and Township when designing the operational plans and progressive rehabilitation plans.

E. OTHER EXTRACTIVE ACTIVITIES

1. Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants
Wayside pits, portable asphalt plants, and portable concrete plants for public authority contracts that meet the requirements of all applicable provincial legislation and regulations will be permitted in all areas except those areas of existing urban development or particular environmental sensitivity determined to be incompatible with extraction and associated activities. Wayside pits, portable asphalt plants, and portable concrete plants for public authority contracts will be permitted in appropriate areas without an amendment to this plan or Zoning By-law.

2. Mineral & Petroleum Resources
The extraction of mineral and petroleum resources may be permitted subject to compliance with applicable regulations. The extraction of mineral and petroleum resources are permitted in agricultural areas subject to the site being rehabilitated to its former use.

3. Commercial Scale Water-Taking
Commercial scale water-taking for human consumption is a land use. Commercial scale water-taking operations for human consumption may be permitted by rezoning in Mineral Aggregate and Agriculture designations subject to:

   a. Demonstrating compatibility with surrounding land uses;
   b. A hydro-geological study; and
   c. Any other requested studies addressing sustainability of the groundwater resource
4. Accessory Aggregate Recycling Facilities

Aggregate recycling facilities will be permitted as an accessory use to aggregate operations in a Mineral Aggregate designation without the need for an Official Plan Amendment or Zoning Amendment in accordance with the Aggregate Resources Act. Conservation of mineral aggregate resources shall be undertaken wherever feasible.

F. LOCATION

Primary Mineral Aggregate deposits with zero (0) constraints, as identified in the Aggregate Resource Strategy Report, are designated Extractive Resources on Schedule B. Secondary Mineral Aggregate deposits with zero (0) constraints as identified in the Aggregate Resource Strategy Report and Huron Natural Heritage Plan Technical Mapping (based on 2015 aerial photography) are designated Extractive Resources on Schedule B. Existing mineral aggregate operations licensed, in accordance with the Aggregate Resources Act, are also designated Extractive Resources on Schedule B.
7. RECREATION

A. INTRODUCTION

The gently rolling countryside of Howick Township, the farmlands, the rivers, wetlands and forests provide a scenic and pleasurable environment for many recreational pursuits. This Plan recognizes that a positive economic impact is received from recreational activities but it is important to balance this against compatibility with surrounding agricultural uses. The securing of a long term future for agriculture in Howick undisturbed by competing development is the major principle of this Plan and it focuses on the implication of a scattering of seasonal residences throughout the township which can be highly disruptive to agriculture.

The intent of this Section is, therefore, to confine future recreational development to the established resort area of Lakelet. It is not the intention to allow recreational development to scatter throughout the township.

The resort area of Lakelet Lake has comparatively good opportunities for a diversity of recreational pursuits; however, it is also a highly sensitive natural environment known as the Provincially Significant Lakelet Wetland Complex that must be protected. Policies in this section stress the need, therefore, for a careful evaluation of each proposed recreational development and its impact on the agriculture and natural environment areas. Specifically, there is a need to protect the intrinsic natural attributes of the area, such as water quality and vegetation, and also to provide sufficient communal facilities such as open space.

Passive, non-intensive recreational activities that do not constitute an on-going land use are permitted in all land use designations, provided they do not interfere with the designated land uses for a given area. Active, intensive recreational activities that constitute an on-going land use are permitted only in the Recreation designation.

This plan also recognizes the existence of one Recreational Trailer Park near Belmore. This trailer park is recognized and allowed to continue in operation. No additional lands are designated Recreational in the Belmore area.

B. DEFINITIONS

While recreation includes a wide range of activities, this Plan concentrates mainly on those uses requiring a land base such as: seasonal residences, campgrounds and trailer parks. These uses are intended for seasonal use only and are not permitted to be used year round. Public open space uses held by public authorities are also considered part of the recreational designation.

C. GOALS

The following goals for recreational land use are adopted:

1. To direct development to designated areas;
2. To allow recreational development in the Lakelet area in a manner that will have no negative impacts on the natural environment, the aesthetic beauty of the landscape or the Lakelet Wetland Complex;
3. To provide for a variety of recreational needs in the Lakelet area ranging from privately owned cottages to public open space;
4. To protect natural features and functions incompatible development.
5. To prevent the intrusion of non-farm development in agricultural areas;

D. POLICIES

To achieve these goals the following policies are adopted:

1. Development Standards. The following development standards shall apply to all development in the Recreation designation:
   1. Development will proceed in accordance with a detailed site plan and development agreement addressing design, site pattern, phasing, services, landscaping, communal areas and communities facilities.
   2. Development must be compatible with surrounding uses.
   3. No development will be permitted in natural hazards. Setbacks from natural hazards will be determined with input from the conservation authority.
   4. Natural features and functions will be protected. The design will be harmonized with natural features, including topography and woodlands.
   5. Vehicle access will be provided by a public road developed to municipal standards.
   6. Adequate services, including water supply, sewage disposal, storm water management, and drainage shall be provided to the satisfaction of the municipality and governing agency.

2. Trailer Parks and Campgrounds. For seasonal residences, trailer parks and campgrounds, the following additional requirements shall apply:
   1. Will be limited to seasonal and recreational occupancy and will not be used as a year round dwelling.
   2. The density of development cannot exceed 15 sites per hectare. Areas of natural environment and open space included in the design may be used in calculating density.
   3. Communal open space, which may include natural areas, shall occupy at least one third of the area of development.
   4. Potable water will be supplied by a communal water system to the satisfaction of the relevant authority. Individual wells for trailer/camp sites will not be permitted.
   5. Sewage disposal will be provided by a communal sewage system or a communal washroom facility to the satisfaction of the relevant authority. Individual septic systems for trailer/camp sites will not be permitted.

LOCATION

The general location of lands designated "Recreational" is shown on the Land Use Map (Schedule "B").
8. COMMUNITY FACILITY

A. INTRODUCTION

Community facilities can be land uses devoted to provide facilities for public or private use. The following policies apply to any lands designated on Schedule "B", Land Use Plan, as well as areas which are or may be developed for community facility use(s) although not specifically designated as such.

B. DEFINITION

Community facilities provide buildings and structures for public service and public use. These are owned or operated by public, semi-public or private enterprises for the health, protection and welfare of the community. Parks are considered community facilities but are designated Open Space or Natural Environment, depending whether the location of the park is within proximity of a natural hazard. Community facilities are wide-ranging and frequently require some locational flexibility; each community service has its own unique community of interest. The amount of flexibility permitted varies between rural areas and settlement areas.

Social and Administration Facilities include: government buildings, cultural facilities, sport facilities and institutions such as hospitals, churches, schools, day care centres and other non-profit organizations.

Public Service Facilities include: landfills, water and sewage treatment facilities, cemeteries, municipal works yards and public emergency facilities.

C. GOALS

1. To allow community facility uses in any land use designation, while minimizing disruptive influences on the natural environment and surrounding land uses.
2. To reduce deficiencies and improve municipal, social and recreation facilities in order to maintain the quality, safety and stability of the community. This includes the creation of new services where necessary, having regard to the needs of the residents of the Township;
3. To provide facilities and services which promote interaction; and
4. To provide efficient, compatible and accessible locations for community facilities.

D. POLICIES

Social and Administrative Community Facilities Policies

1. New social and administrative community facilities shall be directed to locate in settlement areas.
2. Social and administrative community facilities which serve the entire community should be located within a settlement area.
3. Social and administrative community facilities with expansive floor areas or open space requirements may be located outside of a settlement area provided the applicant satisfactorily demonstrates:
   a. That insufficient space is available in the settlement area;
Section 8: Community Facility

TOWNSHIP OF HOWICK OFFICIAL PLAN

b. That suitable lands and/or buildings cannot be obtained or consolidated in the settlement area;
c. That the proposed location is suitable for the use;
d. That the proposed location abuts a publicly owned street or road of a standard of construction suitable to the Township; and
e. That the proposed location has adequate servicing to the satisfaction of the Township.

4. Social and administrative community facilities that are smaller, including some churches, daycares, and social clubs, should be designed to serve residential areas and may be permitted in designations other than Community Facility subject to the policies of this plan.

5. The establishment of new social and administrative community facility uses that are larger in size and have a wide impact on surrounding communities, such as hospitals, schools and arenas, will only be permitted on lands designated and zoned Community Facility. Where land is not designated for the proposed use, an amendment to this Plan and the zoning by-law will be required.

6. Existing social and administrative uses located outside of settlement areas will continue to be permitted in the Agriculture designation and may expand subject to a zoning by-law amendment, but will not require an amendment to this plan.

E. Public Service Facilities Policies

While public service facilities are encouraged to locate within settlement areas, it is recognized that these facilities are often location-specific and may have a significant impact on development when located within settlement areas.

Land may be removed from the Agriculture designation for the provision of public service facilities subject to an Official Plan Amendment from agriculture to community facility provided that:

1. The use cannot be accommodated within a settlement area;
2. There is a demonstrated need within the planning horizon;
3. No reasonable alternative location to avoid prime agriculture areas;
4. No reasonable alternative locations in prime agriculture areas with lower quality agriculture land; and
5. The impact on surrounding agriculture operations and lands be mitigated.

It is recognized that there are a number of existing public service facilities which currently exist outside of settlement areas.

Where possible, public service facilities will be co-located on land already designated Community Facility outside of Settlement Areas in order to minimize the impact on the surrounding agriculture land uses.

Communities relying on horse-drawn transportation may require localized schools or churches in rural areas. These uses may be permitted by rezoning without an amendment to this Plan. These uses will locate on existing lots, and will not be permitted to be severed and will avoid prime agricultural land where possible. The MDS formula may be tailored to accommodate these uses on the host farm.
9. COMMUNITY-WIDE POLICIES

Subsections:

9.1 Community Improvement
9.2 Cultural Heritage Resources
9.3 Energy Conservation and Climate Change Action
9.4 Sourcewater Protection
9.5 Economic Development
9.6 Infrastructure

9.1 COMMUNITY IMPROVEMENT

A. INTRODUCTION

Community improvement activities are intended to improve the existing condition of the built form through municipally-driven or incentive-based programs. Tools are available to the Township of Howick through the Planning Act and the Municipal Act to stimulate community improvement, rehabilitation and revitalization. This could be accomplished through the preparation of a Community Improvement Plan within a designated project area. Areas worthy of preservation and enhancement would benefit from a detailed plan which outlines a program for community improvements.

B. DEFINITIONS

Community Improvement: means the planning, design, resubdivision, clearance, development or redevelopment, reconstruction and rehabilitation, improvement of energy efficiency of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary. Community improvement also includes the provision of affordable housing.

Community Improvement Project Area: means a Township or an area within a Township, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

C. GOALS AND OBJECTIVES

The following Community Improvement goals and objectives are adopted:

1. To improve the physical appearance and environmental condition of the community,
2. To foster community pride,
3. To attract business investment and new residents to the villages within the Township of Howick,
4. To involve the public in identifying areas needing of community improvement, what deficiencies exist, and the improvement and rehabilitation priorities,
5. To focus on the development and redevelopment of the three villages.

D. POLICIES

To achieve the Community Improvement goals and objectives, the following policies are adopted:

1. Legislative Basis

Council may pass a By-law designating a Community Improvement Project Area under Section 28 of the Planning Act, RSO 1990, as amended. The boundary of the Community Improvement Project Area may be the whole of the Township of Howick, or any part thereof.

The Township may develop a comprehensive program for the preservation, rehabilitation, reuse and redevelopment of an area through the preparation of one or more Community Improvement Plans within the Township.

Under Section 28 of the Planning Act, RSO 1990, as amended, the Township has the authority to issue grants, loans or other permitted financial incentives to eligible participants in conformity with the Community Improvement Plan.

Project Area Selection Criteria – In determining the location of a Community Improvement Project Area and preparation of a Community Improvement Plan, one or more of the following conditions shall exist

a. Buildings (including facades), structures, and / or properties which are of heritage or architectural significance in need of preservation, restoration, repair, rehabilitation or redevelopment,
b. Built or natural heritage resources in need of preservation or renewal,
c. Non-conforming or incompatible land uses or activities,
d. Deficiencies in physical infrastructure or community facilities and services,
e. An inadequate mix of housing types,
f. Known or perceived environmental contamination (i.e. brownfields),
g. Poor visual quality, including streetscape and design,
h. High industrial or commercial vacancy rates,
i. Areas susceptible to flood and requiring protection,
j. Lack of public and private parking facilities,
k. Any other relevant social, economic, or environmental reason, and / or
l. Demonstrated support by residents and taxpayers of the area.

2. Actions

Community improvements shall be implemented through Community Improvement Plan(s) in the following ways:
1. Ongoing maintenance, rehabilitation, redevelopment of areas containing deficient or deteriorated buildings, land use conflicts, environmental contamination, deficient municipal services, or economic instability,

2. The establishment of financial programs to stimulate private sector redevelopment and rehabilitation that addresses identified economic, social, housing, or environmental needs through:
   a. Provision of public municipal funds, such as grants and loans;
   b. Application for financial assistance and participation in programs from senior levels of government;
   c. The use of private donations.

3. The acquisition of land and/or buildings by the Municipality for environmental remediation, rehabilitation or improvement as permitted under Section 28 of the Planning Act. This may include the possible sale or lease to other persons or government authorities, and

4. To continue to support the business support organizations throughout the Township.
9.2 CULTURAL HERITAGE RESOURCES

A. INTRODUCTION

Howick has the good fortune of having several buildings and certain areas of historic and/or architectural significance. It is felt that these features should be preserved to help ensure the heritage and overall aesthetic and environmental qualities of the Municipality.

Cultural heritage plays a vital role in the community and includes both tangible and intangible. Tangible value includes archaeological sites, historical buildings and structures and artifacts of architectural or historical significance. Intangible heritage value includes identity of the past – human activities, events and achievements.

B. DEFINITIONS

Adjacent Lands are those lands contiguous to or in the immediate vicinity of a protected heritage property or Heritage Conservation District.

Conservation is the identification, protection, use and/or management of cultural heritage resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment or designation.

Cultural Heritage Resources are built or natural features which are determined to have Cultural Heritage Value under the Ontario Heritage Act. Heritage Resources include but are not limited to buildings, structures and districts of historical significance, archaeological sites, and significant natural, cultural and human-made landscapes.

Heritage Conservation District is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the Ontario Heritage Act. A Heritage Conservation District Plan is a document containing development guidelines and an explanation of the character-defining elements associated with the District. Heritage Attributes are those materials, forms, location and spatial configurations that contribute to the cultural value of a Heritage Resource and which should be retained to conserve that value.

C. GOALS

The following goals are adopted to promote heritage conservation:

1. To promote the preservation and maintenance of historic buildings and prevent their defacement and/or demolition.
2. To implement a program of heritage conservation through the use of the Ontario Heritage Act.
3. To promote a greater awareness of the value of historic features and heritage conservation.
4. To protect natural areas and natural heritage features of local significance.
5. To protect areas of archaeological significance.
To achieve the above stated heritage conservation goals the following policies are adopted:

1. **Cultural Heritage Resources**

   a. The Township will protect and conserve cultural heritage resources in accordance with applicable legislation and recognized heritage protocols. Heritage resources and archeological sites will be identified, protected and preserved according to the regulations of the Ontario Heritage Act.

   b. It shall be the policy of the municipality to acquire easements or covenants on properties of architectural or historical significance under the terms of the Ontario Heritage Act, Section 37, in order to assure the continued presence of these properties.

It shall be the policy of the Township to develop a financial program seeking assistance from various government programs to be used to protect architecturally or historically significant properties.

Where possible the Township shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the municipality. The Township may target conservation incentives for specific purposes such as complying with Building Code standards, façade improvements, streetscape improvements, conversion and adaptive re-use of empty buildings and any other purpose the Municipality warrants appropriate and/or necessary.

The transfer of development rights will be allowed by Council for the express purpose of maintaining and preserving buildings of historical and/or architectural significance.

2. **Municipal Heritage Advisory Committee**

   a. It shall be the policy of Council to establish a Municipal Heritage Advisory Committee when the need arises under the terms of the Ontario Heritage Act, Section 28, to advise Council on matters relating to this Act and any other special concerns relating to heritage conservation.

3. **Designation of Cultural Heritage Resources**

   a. It shall be the policy of the municipality to designate buildings or property of architectural or historical significance when the need arises under the terms of the Ontario Heritage Act.

   b. In identifying heritage resources, the following will be considered:
      
      i. Architectural merit
      ii. Historic, social, cultural and political significance to the local community
      iii. Economic importance: for example, in promoting tourism
      iv. Context: the location and use of the heritage feature and how it relates to and supports the wider community and neighbouring land uses and structures

   c. All properties containing cultural heritage resources are subject to the policies in this Section. A property does not have to be listed or designated to be considered as having cultural heritage value or interest.
4. Heritage Conservation District

a. Areas of architectural or historical significance may be designated as a Heritage Conservation District according to the Ontario Heritage Act. A Heritage Conservation District should contain a number of properties of architectural and historical value that, when seen together, form a unit that reflects an aspect of the Township's historical or cultural development. It may also contain important aesthetic or environmental characteristics which warrant that the area be preserved.
   i. It shall be the objective of a Heritage Conservation District (H.C.D.) designation to maintain the character of the building groups by directing growth in a manner compatible with the existing scale, to improve the environment by preventing the intrusion of elements which would detract from the character of the area, and to prevent the unsympathetic alterations of buildings which would detract from the area’s overall character.
   ii. A steering committee shall be established in order to co-ordinate the development of the Heritage Conservation District study, designation and implementation.
   iii. A Heritage Conservation District Plan shall be implemented as per the Ontario Heritage Act.

b. By-law passed under the Ontario Heritage Act, Section 40, identifying an area for study;

c. A study shall be prepared to examine those aspects of the area which will support and be affected by H.C.D. designation;

d. In evaluating the rationale for the designation of an area as a Heritage Conservation District, the Township will prepare a Heritage Conservation District Study in accordance with the Ontario Heritage Act. The Study will be considered by Council and form the basis for the preparation of a Heritage Conservation District Plan. The Plan will contain policies and guidelines to manage change including development or redevelopment and alterations, to be keeping with the scale, form and heritage character of the properties within the District. The HCD Plan will be considered by Council for adoption together with the designation of the Heritage Conservation District by By-law.

e. The Township will involve the public in its heritage conservation programs, especially the Heritage Conservation District Plan. The Township will facilitate, recognize and encourage residents and volunteers in leadership roles for the protection of heritage resources.

5. Archaeological Resources

a. During the pre-consultation process development applications will be reviewed to determine the potential presence of archaeological resources, as identified on the Ministry of Tourism and Culture archaeological potential checklist. Where moderate to high archaeological potential is identified, an archaeological assessment is required.

b. Where the archaeological assessment in accordance with the review by the Ministry of Tourism and Culture identifies significant archaeological resources, protection is required as follows:
   i. The land or site be protected from destruction or alteration by the development wherever possible; or
   ii. Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or
iii. Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

c. Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations must be followed.
9.3 ENERGY CONSERVATION AND CLIMATE CHANGE ACTION

A. INTRODUCTION

The benefits to be derived from energy conservation are recognized by this Plan and many of the Plan’s policies.

The following outlines the Township’s short-term, long-term and ongoing energy conservation objectives. It is recognized that these objectives should be considered by the Township in evaluating future municipal and planning issues.

B. ENERGY CONSUMPTION OBJECTIVES

1. The Township’s short-term objective is to improve energy efficiency in buildings, structures and operations.
2. The Township’s longer-term objective is to achieve the substitution of crude oil products in residential, agricultural, commercial and transportation sectors with other alternative local energy forms such as natural gas, propane and electricity, where alternative fuels are cost effective.
3. The Township’s on-going and future objective is to achieve the greater utilization of alternative fuels and renewable forms of energy in all sectors. These include wood wastes; water power; forests; plants, crops and organic matter; solar sources and wind energy.

C. POLICIES

The following energy conservation policies are adopted:

To develop linkages between parks, natural environment areas, open spaces to all other land uses through the establishment of an integrated trail network for alternative modes of transportation, particularly pedestrian and bicycle paths. To promote energy conservation in the Township through environmental design of municipal buildings, by encouraging the development and use of public transportation, and through the promotion of compact form in urban design. To promote the identification, environmental clean-up, and re-use of contaminated lands (i.e. brownfield sites).
Section 9.4: Source Water Protection

9.4 SOURCE WATER PROTECTION

A. INTRODUCTION

Source Protection Plans are in effect to protect the current and future municipal drinking water supply system. Water quality will be protected, improved and restored with priority given to vulnerable areas as identified by and in accordance with the policies contained in the most recent versions of the Maitland Valley and Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plans. These vulnerable areas are at risk of contamination from incompatible land uses and other drinking water threats.

In Huron County there are four types of vulnerable areas: Wellhead Protection Areas, Intake Protection Zones, Highly Vulnerable Aquifers, and Significant Groundwater Recharge Areas. Policies for these vulnerable areas are provided in this Plan, building upon the approach, definitions and policies in the Maitland Valley Source Protection Plan and the Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plans.

Through the use of components from the Source Protection Plans, the Township will achieve the goal of protecting, improving and restoring the drinking water resource. These components include: Education & Outreach, Section 57 – Prohibitions, Section 58 – Risk Management Plans, Section 59 – Restricted Land Use Approvals, and addressing the 22 Drinking Water Threats (as prescribed under the Clean Water Act, 2006).

B. POLICIES

1. For lands located within a wellhead protection area where the vulnerability score is 10, the lot size for any proposed development on existing ‘lots of record’ that would include a small on-site sewage system, shall be based at a minimum on the most current version of the Ministry of the Environment and Climate Change’s Guidelines for Individual Onsite Sewage Systems.

2. For private septic systems and previously approved developable lots within a wellhead protection area where the vulnerability score is 10 and no municipal sanitary sewer exists, all future or replacement systems shall be located as far as practically possible from the wellhead while remaining in compliance with the Building Code.

3. For lands within a wellhead protection area where the vulnerability score is 10, all properties directly abutting a municipal sanitary sewer must connect to that sewer, and all private septic systems on those lots must be decommissioned.

4. Where feasible, sewage collection and treatment systems shall be located outside of the wellhead protection areas with a vulnerability score of 10.
9.5 ECONOMIC DEVELOPMENT

A. INTRODUCTION

Many of the needs and aspirations of the municipality for economic development and growth are identified throughout the policies in the Plan. Community Improvement Design and Heritage Conservation Policies in the Plan also provide direction for development or redevelopment projects that contribute to Howick’s economy. Small hamlets and villages interact with, provides services to, and depend upon the surrounding rural population. The service provided depends upon the health and support of the entire community. Economic development efforts will therefore be most successful if coordinated with the Land Use Plan. For this reason it is appropriate that Economic Development Policies are specifically stated in the Land Use Plan.

B. DEFINITION

Economic development will include any efforts which benefit the community as a whole, including for example, neighbourhood improvement, core area rehabilitation, industrial development, heritage conservation, provision of municipal and social services, quality of life, communication and information technology infrastructure, tourist promotion, community activities, all of which contribute to community identity and economic stability.

C. GOALS

The following economic development goals are adopted:

1. Maintain and nurture a business climate that supports economic activities;
2. To enhance the core areas of the Settlement Areas in order to attract shoppers and new businesses which are complementary to existing commercial services and in keeping with the character of the Settlement Areas;
3. To encourage the use of existing building stock to accommodate new development and ensure the necessary infrastructure exists to support projected needs;
4. To ensure that suitable housing is provided when appropriate;
5. To strengthen the economic stability of the municipality and ensure continued and stable growth in all sectors of the economy;
6. To encourage job retention, job diversity and desirable employment with opportunities in industrial, commercial and community facility land uses;
7. To protect the attributes of the settlement areas including friendly people, a clean environment and convenient access to goods and services;
8. To foster entrepreneurship and promote growth from within by building on present strengths;
9. To maintain and enhance the quality of life of the community and its environment;

D. POLICIES

The following economic development policies are adopted:
1. Municipal Council may appoint an Economic Development Committee to coordinate and assist with economic development activities in the municipality.

2. To assist in promoting funding programs that provide assistance to private landowners for the maintenance, rehabilitation and redevelopment of their properties;

3. To ensure that appropriately serviced lands are available for development;

4. To allow for the growth of all appropriate sectors of the economy with sufficient services, including municipal infrastructure, communication and information technology access, and physical infrastructure;

5. To identify the needs and aspirations of the community;

6. To bring together the resources of all community organizations and interest groups striving to improve the community environment and coordinate the efforts and activities of these groups.

7. All economic development activities shall be in keeping with the land use policies in this plan on appropriate land use designations, shall reflect sound planning practices that consider innovative approaches to stimulating economic activity in the Township.
9.6 INFRASTRUCTURE

A. WATER

In Howick Township, water is provided from private wells. In some instances in the Settlement Areas one communal well provides water for several houses. There are no municipal water systems. It is intended that the present means of water supply will continue with the exception of the settlement areas of Fordwich, Gorrie and Wroxeter which may, over time, be provided with municipal water systems for anticipated urban development. In the drilling of new wells the location and technical standards of the Ministry of the Environment and Climate Change will be followed.

B. SEWAGE DISPOSAL

Sewage disposal in the rural areas and the Settlement Areas of Howick is by means of private septic tanks and tile beds. It is intended that this form of disposal will continue in the future subject to the applicable standards of Section 8 of the Ontario Building Code and any other MOE guidelines. Lot sizes should reflect the use of private septic tank systems and be adequate in size to accommodate private services until municipal services are available.

In the settlement areas of Fordwich, Gorrie and Wroxeter the possible eventuality of full municipal servicing may be explored. Lot sizes should continue to reflect the use of private septic tank systems.

C. WASTE MANAGEMENT

There is one active landfill in Howick Township is located on the east ½ of Lot 24, Concession 8. It is intended that disposal of solid waste will continue in the present manner. The site is licensed by the Ministry of the Environment and Climate Change and is expected to accommodate waste in the township for several years. The Township will manage solid waste and waste diversion in accordance with best management practices and provincial regulations to reduce quantity and toxicity.

No new development shall occur within 500 metres of an open or closed landfill site until a qualified engineer has conducted on-site testing to assess the migration of any contaminants from the landfill site and until appropriate arrangements have been made to ensure the mitigation of potential impacts from the landfill site. The distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste. This influence area may be reduced or increased as a result of more detailed site investigations without an Official Plan Amendment.

The disposal of industrial and commercial waste by means of a well and the establishment of a municipal waste disposal site, greater than an area of 10 hectares (≈ 24.7 acres) and the potential of discharging vinyl chloride, in Wellhead Protection Areas A to C assessed at a level of 8 or greater, is prohibited.

D. ROADS

The roads of Howick Township exhibit a hierarchical system based on function and jurisdiction, and are shown on Schedule "C". The arterial road in Howick is the Provincial Highway #9 and is regulated by the
Ministry of Transportation. Collector roads in Howick are the County highways to distribute traffic between local and arterial roads. The County highways in Howick are Highways #7, #12, #28, #30, #34, #35, #86 and #87 and are regulated by County by-laws with appropriate entrance permits required for development. The function of all local Township roads is to provide access to agricultural land including field and farm building access points. All development must front onto a public road and standards of construction of new roads and new exits onto provincial and Huron County highways will be subject to approval of the Ministry of Transportation, the County Engineer and the Township respectively.
10. CONSENT POLICY

A. JURISDICTION

The County of Huron is the approval authority for land division, including plans of subdivision, plans of condominium, consents (severances), easements for a period longer than 21 years on private land and related matters. The land division policies will be implemented by the Township of Howick through its recommendations to the County of Huron on applications and by the County when exercising its approval authority.

B. GENERAL POLICIES

The creation of all new lots by plan of subdivision/condominium or consent shall comply with the specific requirements of the land use designation and with the following general requirements:

1. Development will be in accordance with the designated uses as shown on the Land Use Maps (Schedules "B", "D", "E", "F", "G" and "H"), and the provisions of the Zoning By-law. Where a Zoning By-law Amendment is required, such amendment shall be in force before final approval of the subdivision or condominium or consent.

2. All lots must abut a public road of a standard of construction acceptable to the municipality, County of Huron or the Ministry of Transportation. Lots in a plan of condominium may front along a private road contained in the approved plan of condominium.

3. Consents will not be granted when any parcel involved requires access to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades or proximity to intersections. The geometric and safety requirements of the applicable road authority shall apply.

4. Consent will be granted only when it has been established that for all parcels involved, soil and drainage conditions are suitable to permit the proper siting of building, to obtain a sufficient and potable water supply where applicable and to permit the installation of an adequate means of sewage disposal. Consents requiring installation of septic tank systems, or other private sewage disposal systems will meet appropriate standards of the Ontario Building Code.

5. No consent will be granted which would create any lot that does not comply with the provisions of the zoning by-law or will comply subject to a minor variance or Zoning By-law Amendment.

6. Consents for technical reasons such as a title correction, or validation of title and consents for minor lot boundary adjustments may be permitted provided that no new lots are created.

7. For lands located within a wellhead protection area where the vulnerability score is 10, new lots will only be permitted where they are serviced by municipal sanitary services or where an on-site septic system could be located outside of the vulnerable area with a vulnerability score of 10. The policies outlined below apply only to the area of the appropriate Land Use designation as set out on the Land Use Maps (Schedules "B", "D", "E", "F", "G" and "H").
C. AGRICULTURE

In areas designated "Agriculture" on the Land Use Plan, consents for conveyance will be in accordance with the following policies:

1. Where the land being conveyed and retained is for agricultural purposes a consent may be granted where both the severed and retained parcels respect the need for long term agricultural flexibility. In determining if the land is to be used for agricultural purposes the following criteria will be met:
   a. The proposed operation must be an agricultural operation either by itself or in conjunction with other lands owned by the operator;
   b. Agriculture must be the intended use of the lands; and
   c. A minimum lot size of 30 hectares (≈ 74 acres).

2. The division of a 60 hectare (≈ 148 acres) or larger farm into two farm parcels may be permitted subject to:
   a. Compliance with the foregoing requirements, except a minimum lot size of approximately 38 ha (≈ 94 acres) and 20 ha (≈ 49 acres) respectively for the proposed lots instead;
   b. A minimum lot size of 38 ha (≈ 94 acres) for any intensive livestock operation; and
   c. There has been no separation of a parcel less than 38 ha (≈ 94 acres) from the property since the date of the adoption of this plan.

3. Where the land being conveyed or retained is for a commercial or industrial use which is primarily related to the processing of agricultural products or servicing farms. These uses, in so far as possible, should avoid areas of Class 1 or 2 land.

4. Where the land being conveyed is to be added to the holding of an existing farm operation and will be used for agricultural purposes.

5. Where the land being conveyed is to be added to an abutting, existing non-farm use, consents will be allowed only if productive agricultural land is not involved and the conveyance is for convenience purposes.

6. Conveyances for agricultural purposes will be subject to the applicable minimum distance separation requirements and where intensive animal operations are involved a Nutrient Management Plan or other municipal or provincial approvals will be required as a condition of severance approval.

7. Consents will not be allowed which have the effect of creating lots the use of which is not directly related to agriculture. Non-farm rural residential lots will not be allowed.

8. For title correction purposes and for minor lot boundary adjustments

9. Where a dwelling is surplus to a farming operation as the result of the acquisition of an additional farm property, it may be severed subject to the following criteria:
   a. The residence must be a minimum of 15 years old or has immediately replaced one of a series of habitable residences which were built a minimum of 15 years ago or replaces a house accidentally destroyed by fire or natural disaster.
   b. The residence is habitable, as determined by the Chief Building Official, and is intended to be used as a primary residence.
c. A new residence is prohibited (through zoning) on any remnant parcel of farmland created by a surplus residence severance.
d. The separated parcel will not include any more prime agricultural land than is required to support the residence, but will be a minimum of 1 acre in size to accommodate the residence, septic system and well. The parcel will be regular in shape (i.e. rectangular or square), if possible.
e. Minimum Distance Separation (MDS) formula requirements are met to the surplus house if barn(s) exist on the retained farm lands. MDS does not apply to existing barns on separately titled lots;
f. There has been no previous separation of land for residential purposes from the farm property, as it existed on June 28, 1973, other than in a settlement area.
g. The retained lands are a minimum of 19 hectares (≈ 47 acres) unless merged with an abutting farm.
h. Where the residence is within 300 metres of an existing aggregate operation or aggregate deposit, an assessment of potential impacts may be required.
i. The surplus farm dwelling policies apply in the Mineral Aggregate Resource Designation provided that:
   i. The dwelling is located within a secondary deposit;
   ii. The severed dwelling sterilizes a minimal amount of the aggregate deposit;
   iii. An Aggregate Impact Assessment is completed to the satisfaction of the Township and County.

For the purposes of this section a corporation may be an eligible farming operation provided the same corporation owns at least two farms, each containing a residence, one of which may be severed in accordance with this section; and an unincorporated group of one or more person(s) may be an eligible farming operation provided a majority of the owners, together or individually each own another farm containing a residence, one of which may be severed in accordance with this section; where owners normally reside in the same household, they may be considered as one individual within the group of owners.
Section 10: Consent Policy- Natural Environment and Hazard Land

TOWNSHIP OF HOWICK OFFICIAL PLAN

D. NATURAL ENVIRONMENT AND HAZARD LAND

In areas designated "Natural Environment" or “Rural Floodplain” on the Land Use Plan or within any area featuring a natural hazard, consents for conveyance will be in accordance with the following policies:

1. For the conveyance of land to public or private bodies or agencies engaged in the protection, re-establishment and management of the natural environment or natural hazard;
2. For lot enlargement purposes;
3. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.
4. The severance of lands for the purpose of habitable development within the floodway is not permitted. The severance of lands within the flood fringe may be permitted where safe access is demonstrated to the satisfaction of the Township and the Conservation Authority.
E. SETTLEMENT AREAS

In the settlement areas of Fordwich, Gorrie and Wroxeter, and the hamlets of Belmore and Lakelet, consents for conveyance will be granted in accordance with the following policies:

1. That division of land takes place in one of two ways:
   a. By registered plan of subdivision or
   b. By consent of the County of Huron for the conveyance of the land into smaller parcels.

2. It is intended that new lots will be created either by the registered plan of subdivision process or that consent for conveyance will be used for infilling in areas already substantially developed, or in new areas based upon a pre-designed layout.

3. Industrial or commercial development may be undertaken either by registered plan of subdivision or by the consent of the County of Huron.

4. Consents may be granted subject to the goals and policies of this Plan and the following criteria:
   a. Consents will be granted only in areas where the undue extension of any major service will not be required;
   b. Consents will be granted only when the land abuts on an existing public road which is of a reasonable standard of construction;
   c. Consents shall have the effect of infilling in presently developed areas;
   d. The size of any parcel of land created by consent shall be appropriate for the use proposed and in no case will any parcel be created which does not conform to the provisions of the Zoning By-law;
   e. Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades or proximity to an intersection.
   f. In cases where a rezoning is necessary the rezoning shall be approved prior to consent or the rezoning shall be a condition of the consent.
   g. For lot enlargement purposes.
   h. For assembling land for a future plan of subdivision, but no construction will be permitted on lands so severed until after the plan of subdivision receives approval.
Section 10: Consent Policy- Extractive Resources, Recreation & Community Facility

F. EX extractive resources

In areas designated "Extractive Resources" consents for conveyance will be in accordance with the following policies:

1. For pits, quarries or wayside pits and associated accessory buildings in conformity with the Aggregate Resources Act.
2. Prior to finalization of the consent, the County of Huron will be notified by the Municipality that the appropriate rezoning and development agreement have been finalized;
3. For the conveyance of land presently used for agriculture to an abutting farm operator, subject to the merger of the severed lands with the abutting farm.
4. For lot enlargement purposes.

G. Recreation

In areas designated "Recreation" on the Land Use Map consents will be granted subject to the following policies.

1. That the area is not large enough or suited to development by a registered plan of subdivision.
2. That the area is suited for recreational use.
3. Minimum lot size of 0.8 hectares (= 2 acres) for seasonal units.
4. For assembling of land for a future recreational subdivision.
5. For agricultural purposes.
6. For lot enlargement purposes.

H. Community Facility

Consents for Community Facility uses will be granted subject to the following policies:

1. The land area is appropriate for the use;
2. The County of Huron is notified that the required zoning has been approved.
11. IMPLEMENTATION AND INTERPRETATION

A. GENERAL IMPLEMENTATION

The Plan shall be implemented in the following ways:

1. Through interaction, participation and activities of the community, including the public and private sector;
2. Through review of development and redevelopment proposals;
3. Through partnerships between the local municipality and the public, including programs for betterment of the community;
4. Through local municipal by-laws such as - a Zoning By-law, Standards of Maintenance and Occupancy By-law and Building By-law;
5. Through subdivision control regulations;
6. Through the use of Site Plan Control under Section 41 of the Planning Act RSO 1990;
7. By means of the County of Huron, Committee of Adjustment, Township Council and Chief Building Official.
8. Through the applicable sections of appropriate Federal and Provincial legislation and related documents.

Each of the above implementing factors will have regard for the policies and principles as expressed in this Plan, and no actions will be undertaken which do not conform to the principles, goals and policies of the Plan. No public work may be undertaken and no by-law under the Planning Act may be passed that does not conform to the Plan.

B. NON-CONFORMING USE

A non-conforming use is a use of land that lawfully existed on the day of adoption of this Plan or the passing of the Zoning By-law and has not ceased and does not conform with the land use designation or zone applying to the land.

Non-conforming uses throughout the Municipality should eventually cease to exist, so that the land affected may revert to a use in conformity with the intent of this Howick Official Plan and the provisions of the implementing Zoning By-law. In the interim, non-conforming uses may be extended or enlarged, or changed to a similar or more compatible use under the respective Sections 34(10) or 45(2) of the Planning Act provided that:

1. Any incompatibilities with surrounding uses are not aggravated;
2. Surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
3. Adequate services, access and parking are provided;
4. Natural hazards are addressed; and
5. Development details may be regulated by site plan control.
C. NON-COMPLYING USES

Where an existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property do not meet one or more of the provisions or regulations of the applicable zone, the use shall be considered to be legal non-complying.

A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:

1. Does not further reduce compliance with the zoning by-law;
2. Complies with all other applicable provisions of this Plan and the implementing Zoning By-law; and,
3. Will not pose a threat to public health or safety.
4. Where an enlargement, repair or renovation does not conform with Section 11 C. 1 through 3, an application may be considered for a zoning by-law amendment or minor variance, depending on the nature of the proposal.

D. PUBLIC PARTICIPATION

It is the policy of this Plan to inform the public about planning and development proposals and trends taking place in the Township. The opportunity shall be provided for residents to become involved and participate in the planning process in accordance with the policies of this Plan and the requirements of the Planning Act.

It is the policy of this Plan to encourage the participation of the public by using a variety of techniques when Council is considering changes to this Plan. A community based approach will be used when this plan is updated.

Subject to the requirements of the Planning Act, Council shall establish the public consultation program it feels will best be able to deal with the matter before it. In this regard, Council will request input from local groups and Huron County on the most appropriate structure for the public consultation program. The County and Township recognize the importance of consulting with local residents and community groups for the betterment of the Township.

It is the policy of this Plan to provide notification of any Amendment to this Plan in accordance with the requirements of the Planning Act. Council encourages a pre-submission consultation on applications under the Planning Act. In addition, public meetings on and open houses amendments to this Plan shall be conducted by Council to obtain the views of the residents of the Township.

E. HOLDING ZONES

Holding zones may be utilized by Howick Council pursuant to the provisions of Section 36 of the Planning Act, RSO 1990 for the following:

1. Where the use of land is established but where details of development have yet to be determined. The details of development to be determined would, for example, be situations
where plans of subdivision or development proposals have been approved by the municipality conditional upon financial and servicing issues being resolved.

2. In undeveloped agricultural, agricultural commercial-industrial, or similar undeveloped areas in the Township, including the urban areas in the Township, where the specific use of land has been established but where other development details have been determined but not yet resolved.

3. Where development is not imminent and the specific pattern of land use, density, road design and servicing requirements have not been determined, the land will be retained in an appropriate "Development" or "Agriculture" zoning category.

Implementation of Holding Zone

4. The holding provisions are implemented through the zoning by-law. Properties may be zoned for their intended use and the holding symbol "H" will be added to indicate that the development of the site cannot proceed until the holding symbol is removed. Procedures for the removal of the holding zone are outlined below.

5. The "holding zone" category which is applied to lands may include provisions for interim permitted uses to be allowed on the land where the "holding zone" is in effect. Such uses could include agricultural uses, existing use of land and other uses which are deemed compatible with surrounding land and would not adversely affect the future development potential of the lands.

Removal of Holding Zone

6. Removal of the "H" zoning category from the land would be conditional upon the development of the land satisfying certain requirements of the municipality. Such conditions may be, but not be limited to, the satisfying of certain financial and servicing requirements of the municipality. Such financial and servicing requirements may be specified in a subdivision or development agreement entered into between the land developer and the municipality.

7. Prior to the removal of any holding symbol, Council shall be satisfied, by the developer, that all conditions of any agreement have been met or will be met and that the policies and directions of this Plan have been met or fulfilled.

F. COMPLETE APPLICATION

According to the Planning Act, if a Municipality requires other material from an applicant in determining a complete planning application, the Official Plan must contain provisions clearly identifying those requirements. The following additional information may be required to be submitted as part of the planning application:

1. Minimum Distance Separation requirements from existing livestock barns for proposed residential, recreational or other nonfarm development;

2. Minimum Distance Separation requirements from existing residential (farm and non-farm), recreational or other non-farm uses for proposed livestock barns;

3. A contaminant migration study and impact mitigation study for development within 500 metres of an open or closed landfill;
4. An archaeological assessment in areas of archaeological potential;
5. An Environmental Site Assessment;
6. An aggregate impact study for non-farm development occurring within 300 metres of an aggregate operation or known aggregate deposit;
7. An impact study for an aggregate operation proposed within 300 metres of a settlement area or existing non-farm development;
8. A traffic impact study;
9. An air, noise or vibration study;
10. A hydro-geological study;
11. An Environmental Impact Study if within or adjacent to a significant natural environment area;
12. A flood plain and erosion hazard study if in a natural hazard area or an erosion control area as identified by the Conservation Authority;
13. A study demonstrating impacts on threatened and endangered species, if identified as habitat for threatened or endangered species;
14. A Comprehensive Review if land is being newly designated for urban development or if converting employment lands to non-employment uses. The level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.
15. A heritage impact study if within or adjacent to a Heritage Conservation District or a Protected Heritage Property;
16. A commercial market study (or other economic / downtown impact study) if in a commercial area, or proposing to be within a commercial area;
17. A servicing proposal to demonstrate the proposed connection to existing municipal services;
18. A servicing options study for development proposed with private water or private sewage facilities;
19. A hydrologic / ground water impact study for development proposed on private sewage services
20. A stormwater management plan (conceptual);
21. Section 59 Notice required by the Source Water Protection policy for land in a Wellhead Protection Area A, B or C; and
22. Other locally or provincially required studies.

G. INTERPRETATION

1. The boundaries between land uses designated on Schedule "B" are approximate except where they coincide with roads, railway lines, rivers, transmission lines, or lot lines shown in the zoning by-law or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.
2. All numerical figures in the plan should not be interpreted as absolute and rigid. Minor variations from them will be permissible providing the intent and spirit of the Plan is maintained.
3. It is intended that amendments to Schedule "B" (Land Use Plan) can be made by the use of more detailed additional maps covering only the area affected by the amendment. Such maps will be included as Schedules B1, B2 etc. and will, therefore, not require the re-drafting of Schedule "B". In such cases the designations on the more detailed map will prevail.
4. Interpretation of the Natural Environment designations will be as follows:
   a. In areas abutting rivers, streams and creeks the Natural Environment designation includes the water body, its flood plain, the river valley and a protective zone around the water body required to maintain the environmental quality of the water body. The size of the required protective area will be determined by Council with consideration of recommendations by the Ministry of Natural Resources and the Conservation Authority and environmental impact assessments may be required;
   b. In wetland, marsh, upland and all other areas designated natural environment, the exact boundaries will be determined by Council with consideration of recommendations by the Ministry of Natural Resources and the Conservation Authority.
   c. The Source Water Protection mapping in this Official Plan will be updated based on the newest information available from the Maitland Valley Source Protection Authority and an amendment is not needed to update these maps.

**H. SITE PLAN CONTROL**

**I. Introduction**

Section 41 of the Planning Act, RSO 1990, establishes provisions whereby a Municipality would be authorized to require certain information and enter into certain agreements prior to development occurring on any given site within the municipality. This mechanism provides the legal means for municipalities to direct specified aspects of a development at no cost to the municipality. The rationale is that residents of the municipality should not have to subsidize through property taxes, improvements and services such as road widenings, easements, vehicular and pedestrian access, loading and parking facilities, landscaping, garbage collection and handling, and drainage, which may be required as a direct result of the development.

Under section 41 of the Planning Act, RSO 1990 municipalities wishing to pass site plan control by-laws must now describe or show in an official plan, the areas within the municipality where site plan control may be applied.

The objectives of the Township of Howick in using Site Plan Control are as follows:

1. To improve the visual quality of development and maintain a consistent municipal design standard for a Site Plan Control Area;
2. To ensure safety and efficiency of vehicular and pedestrian access;
3. To minimize negative effects on adjacent existing development;
4. To provide functional and attractive on-site facilities such as landscaping and lighting;
5. To control the placement and provision of required municipal services such as driveways, parking, loading facilities and garbage collection;
6. To secure easements or grading and alterations necessary to provide public utilities and site drainage;
7. To ensure that the development proposed is built and maintained as approved by Council.
J. Site Plan Control Areas

Pursuant to Section 41(2) of the Planning Act, 1990, the following lands are hereby established as proposed Site Plan Control Areas:

1. Within the Agricultural designation as shown on Schedule "B" of the Land Use Plan, those lands proposed for Agricultural Commercial or Agricultural Industrial uses, including existing uses proposing to expand,
2. Within the urban designation as shown on Schedules "B", "D", "E", "F", "G" and "H" of the Land Use Plan, those lands proposed for Commercial, Industrial, Institutional uses, Multiple Residential structures, or residential parks of more than 3 mobile homes, including existing uses in these categories which are planning to expand,
3. Within the Recreation designation as shown on Schedule "B" of the Land Use Plan, for which there are proposals for development or where existing uses are proposing to expand,
4. Within the Extractive Resources designation as shown on Schedule "B" of the land Use Plan, lands for which there are proposals for development including the establishment of ready-mix or asphalt plant uses, or where existing uses are proposing to expand,
5. Within the Natural Environment designation as shown on Schedule "B" of the Land Use Plan, lands for which there are proposals for development or where existing uses are proposing to expand,
7. Within lands identified as Wellhead Protection Areas, identified on Appendix Map 8 to control uses, buildings and structures including septic systems for the purpose of Source Water Protection.

K. Policies

To achieve the Site Plan Control objectives, the following policies are adopted:

1. Within the above stated designations and areas, those areas for which an amendment to the Howick Official Plan is not required and those areas where a plan amendment may not be required but a zoning amendment is, are hereby established as proposed Site Plan Control Areas.
2. Within the proposed Site Plan Control Areas, Council may pass by-laws designating the site of any proposed development as a Site Plan Control Area.
3. In order to ensure orderly development and provide the township with appropriate land use controls, no building permits for any new development or expansion of any existing development within the proposed Site Plan Control area will be issued until a
4. By-law appropriately zoning the property for the proposed use has been adopted. Prior to this rezoning, Council will review site plans provided by the developer in accordance with Section 41(4) of the Planning Act RSO 1990.
L. MUNICIPAL DRAINS

Howick Township Council may pass by-laws to establish minimum setback requirements for buildings located in proximity to watercourses and municipal drains.

M. REVIEW AND AMENDMENTS

All amendments will be processed in accordance with the Planning Act, RSO 1990, as amended.

N. ACCESSORY USES

Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use are also permitted.

O. INTERIM CONTROL BY-LAWS

Where Council determines that further development should cease for a period of time while a review or study is undertaken in respect of land use planning policies in the municipality, an interim control by-law may be passed in accordance with Section 38 of the Planning Act.

P. TEMPORARY USE BY-LAWS

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the zoning by-law, in accordance with Section 39 of the Planning Act. A temporary use by-law shall be deemed to conform with this Plan, and an amendment to this Plan is not required for a temporary use.

Q. CONFLICT RESOLUTION

Land use issues can be contentious, with the potential for conflict arising over existing land uses or proposals to change policy or land uses. If properly managed, conflict can be a catalyst for positive change. This Plan encourages certain basic principles related to conflict management:

1. Planning issues should be fully discussed to ensure a complete exchange of information;
2. Public participation beyond the requirements of the Planning Act may be beneficial with particularly contentious applications;
3. Informal processes of conflict resolution will be encouraged under the direction of Council;
4. Formal conflict resolution, for example the Local Planning Appeal Tribunal can be expensive and leave unresolved issues. The Municipality encourages discussion prior to formal hearings.
Appendix A: Application For Proposed Operations in Designated Extractive Resource Deposits

The following shall be completed to the satisfaction if the Municipality, the Ministry of Natural Resources, and other applicable ministries or agencies before approvals are obtained under the Planning Act (re-zoning) or the Aggregate Resources Act (aggregate license).

A. Summary Statement:

1. Any planning and land use considerations;
2. The agricultural classification of the proposed site, using the Canada Land Inventory classes. For the lands being returned to agriculture, the proposed rehabilitation techniques must be identified;
3. The quality and quantity of aggregate on site;
4. The main haulage routes and proposed truck traffic to and from the site, and necessary entrance permits;
5. The progressive and final rehabilitation and the suitability of the proposed rehabilitation having regard to the adjacent lands;
6. Any existing surface water on and surrounding the site and proposed water diversion, storage and drainage facilities on the site and points of discharge to surface waters; and
7. Determine the elevation of the established groundwater table within the site.

B. Environmental Impact Study:

1. The applicant shall be required to determine whether any of the following features exist on or within 120 metres of the site: significant wetland, significant portions of habitat for threatened or endangered species, fish habitat, significant woodlands, significant valley lands, significant wildlife habitat and significant areas of natural and scientific interest (life science).
2. Where the report identifies any features on site or within 120 metres of the site, the negative impacts on the natural features or ecological functions need to be assessed and recommendations provided on proposed preventative, mitigative or remedial measures.

C. Hydrogeological Report:

Using established principles, conduct a preliminary hydrogeologic evaluation to determine the final extraction elevation relative to the established groundwater table, and the potential for adverse effects to groundwater and surface water resources and their uses;

Where the potential for adverse impact exists on groundwater and surface water resources and accessory uses, an impact assessment is required to determine the significance of the impact and the feasibility of mitigation.

When extraction is proposed below the watertable, a technical report must be prepared and shall address include the following items:
1. Description of the physical setting including local geology, hydrogeology, and surface water systems
2. Water wells
3. Springs
4. Surface water courses, including cold water streams
5. Potential changes to surface water and impact on temperature of surface water
6. Discharge to surface water
7. Proposed water diversion, storage and drainage facilities on site
8. Methodology
9. Water budget
10. Impact assessment
11. Mitigation measures including trigger mechanisms
12. Contingency and monitoring plan
13. Technical support data
14. Cultural Heritage Resource Study:
15. Determine if there are any known and significant archaeological resources on the property and the potential of the site to have heritage resources.
16. If a site has a medium to high potential for heritage resources, further research must be conducted. Any resources must be documented and the information must be submitted to the Municipality and the Ministry of Culture on the location of the resource and proposed mitigation measures.

D. **Traffic Impact Study:**

A traffic impact study shall address:

1. The proposed haul route(s);
2. The anticipated increase in traffic generated by the proposed extractive operation;
3. Traffic impacts resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures required to address these impacts;
4. Whether the upgrading of the roads proposed to be used as haul route(s) is necessary, and the allocation of costs for such upgrading

E. **Noise Study:**

If extraction and/or processing facilities are proposed within 150 metres of a sensitive receptor, a noise assessment report may be required to determine compliance with provincial guidelines.
Appendix B: Environmental Impact Study Terms of Reference

Environmental Impact Studies, where required, will be conducted in two phases. Phase I will identify the suitability of the site for the proposed land use and/or development including an inventory of the natural features and functions present on site. Phase II will identify conditions for development and any potential mitigation measures. The Phase I report must be reviewed and approved by the appropriate Conservation Authority before Phase II is initiated.

A pre-consultation meeting will establish the scope of the development proposal, identify the natural heritage/hazard issues to be addressed, determine if habitat for threatened or endangered species is present, detailed the accepted methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations. The Township may develop more specific guidelines, however the EIS will address the following issues at a minimum.

A. Phase I: Site Suitability

1. An identification and description of the purpose of the proposed land use change and proposed development;
2. The natural heritage features and functions, and/or hazard features present;
3. The existing interconnections or corridors with adjacent natural features;
4. The nature and duration of potential impacts to the site, and adjacent lands and ecological processes/functions; and the potential cumulative effects of the proposed development;
5. In the case of natural hazards, information relevant to slope stability, flooding potential, and existing natural hazard processes will be addressed;
6. The specific location of boundaries or edges of such features and functions, and the location of proposed development or site alteration with respect to these delineated boundaries;
7. A description of the environment including, ecological processes/functions that will be affected by the development, as well as a description of the effects that will be or might reasonably be expected to be caused by the environment.

The data will be reviewed by the Conservation Authority and County Biologist and recommendations will be made to the Township on the suitability of the proposal from an environmental perspective. If the proposal is deemed suitable, actions will be identified that are necessary to mitigate the effect(s) on the environment. Phase II will only be required if the review of Phase I deems the proposed development suitable from an environmental perspective.

B. Phase II: Development/Maintenance/Management Requirements

An assessment of the proposal giving particular attention to the following:

1. Potential or expected impacts on the features or functions or natural hazard conditions;
2. Opportunities for enhancing the conservation and management of the features or functions;
3. Expected or proposed mitigation measures.
The applicant is required to complete an appropriate development plan for the proposal, including maintenance and management plans to protect the environment. The Plan is to be approved by the Township based upon the recommendations of the appropriate authorities.

Development is not permitted in Natural Hazard Lands which are designated as Natural Environment and/or Rural Floodplain within the rural areas and designated as Natural Environment within the Settlement Areas.
Note: Properties identified may contain or be adjacent to significant natural features. Prior to the development of the property, an Environmental Impact Study may be required.
Note: Properties marked with an asterisk (*) may contain significant natural features. Prior to development taking place, an Environmental Impact Study (EIS) must be prepared to the satisfaction of the Township of Howick and the Conservation Authority. The removal of the asterisk (*) does not require an Official Plan Amendment.
Non-Prime Soils (Canada Land Inventory)

CLASS 4
CLASS 5
CLASS 6
Appendix 2: Significant Wetlands

Produced by the County of Huron Planning and Development Department GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA and MNA&M.

This map is illustrative only. Do not rely on it as a precise indication of routes, feature locations, nor as a guide to navigation.

Copyright © Queen’s Printer 2019.

January, 2019

1:70,000

Last Modified: 1/30/2019

Wetland Significance
- Not evaluated per Ontario Wetland Evaluation System
- Wetlands: Local Significance
- Wetlands: Provincial Significance
Produced by the County of Huron Planning and Development Department GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABGA and MNA&M.

This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation.

Copyright © Queen Printer 2019.

January, 2019

1:70,000

Last Modified: 1/30/2019