Official Plan

November 2015

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The Township of Howick and the County of Huron Planning and Development Department
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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 has included the circulation of 1500 questionnaires to all ratepayers and households in the Township of Howick. This was followed by a small group discussion session which focused mainly on agricultural and natural environment issues. Some 66 surveys were analyzed, while over 30 people attended the small group session.

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 many aspects of community development which are not normally found in an Official Plan. 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 3685 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 continuance of farming is the ambition of the residents, as expressed in the questionnaire and small group session and the ambition of this Plan. There is, however, a concern about balancing agriculture (specifically large livestock farms) and the impact of farms on the environment including water and air quality and the quality of life.

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 has been designated for agricultural use.

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

All cleared lands regardless of their Class rating shall be protected and preserved for agriculture.

C. GOALS
The following directions for agriculture are adopted.

1. To ensure maximum flexibility for farm operators to engage in differing types and sizes 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 encourage the retention of remaining woodlots and wetlands in order to enhance the physiographic quality of the landscape for agriculture.

7. To prohibit uses which are not primarily related to agriculture from establishing in agriculture areas.
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, accessory buildings required for additional labourers, 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. Mobile home units (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 single-wide mobile home may be used as part of the farm unit for the purposes of providing a residence for hired labour, a son or daughter involved in the farming operation, or for a retiring farmer. All existing lots greater than 30 hectares shall be entitled a residence.

Conversion of the principal farm residence to contain one additional dwelling unit may be permitted subject to the following criteria:

a) The principal dwelling is adequate in size and structurally suitable to accommodate two dwelling units;

b) If Municipal water and sewage services are available, the property shall connect to municipal services.

c) If Municipal water and sewage services are not available, on-site servicing (e.g. water, sewage) shall have sufficient capacity for the additional dwelling unit.

Garden suites, ancillary to an existing dwelling, may be permitted subject to the policies outlined in Section 5.D.10.1. (Amended by OPA 9-2014)

2. Well Head Protection Areas

A Groundwater Management Study is being completed for Huron County and will affect lands in Howick. This study will identify Howick’s existing groundwater supply. The primary land use surrounding municipal water supplies is agriculture. Based on the recommendation of the Groundwater Management Study, policies will be developed for groundwater source protection.

In the interim, new or expanding agricultural development will proceed according to the recommendations of the Conservation Authority.

3. Farming Practices

Normal farm practices as defined in the Farming and Food Production and Protection Act, as amended, will be promoted, protected and given priority over other land uses. Council may through the zoning by-law, give consideration to different means by which to regulate agricultural operations, on the basis of the impact of such operations on the environment.
4. **Lot Size**

Lot sizes shall be based on the long term needs of agriculture. Lot sizes 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 or breeding stock. All severances will respect the farmer’s ability to farm. A minimum lot size of 30 hectares shall apply to all new lots being created and is based on the long term needs of agriculture.

5. **Nutrient Management**

Nutrient Management Plans shall be completed in accordance with local Nutrient Management requirements or the Province’s *Nutrient Management Act, 2002*, whichever applies. The local Nutrient Management By-law affects expanding farm operators who are required to complete a plan prior to the issuance of a building permit. The Provincial *Nutrient Management Act* affects most operators who generate or receive nutrients. Implementation of the Provincial Regulations will be phased in based on the size and type of operator. Greenhouses, nurseries and farmers applying commercial fertilizer will also be subject to the Provincial Act and Regulations. Where provincial legislation permits, the Municipality may pass a by-law to address farm operations not regulated by the *Nutrient Management Act*.

6. **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. As a general rule, non-agricultural development shall be encouraged to locate in the settlement areas.

7. **Commercial and Industrial Uses**

Commercial and industrial uses will be encouraged to locate in existing settlement areas, but may be permitted in agricultural areas by rezoning provided:

- the majority of the operation is directly related to the processing of agricultural products or the servicing of farms and not to goods or services that are normally required by the general public,
- the operation is required in proximity to farms,
- the agricultural-related commercial and/or industrial use are small-scale,
- applicable Provincial requirements are met (e.g. certificate of approval), and
- additional requirements are addressed through site plan control.

Where proximity to farming operations is not critical, such uses should locate in a nearby settlement area. Permitted uses should be encouraged to locate in groups to provide better service and should avoid areas of improved class 1 or 2 lands except where natural features or parcel shape renders the parcel unsuitable for agricultural production. In considering the conformity of a proposed agricultural commercial or agricultural industrial use, that portion of the business relating to agriculture must relate to commercial scale agriculture. Prior to the granting of a severance or the issuance of a building permit, these uses will be zoned for an agricultural-commercial-industrial use. In addition to conforming with the above
policies, any zoning by-law passed under this section will ensure that provisions have been made for adequate waste disposal. An accessory dwelling to an active agricultural commercial or agricultural industrial use is permitted.

8. Home Occupations & Home Industries
On-farm business activities that are compatible with neighbouring uses and secondary to the farm will be encouraged. Home occupations and small-scale home industries are permitted in the agricultural designation. These are small businesses carried out as a secondary use to the main permitted use on the same property. 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.

9. Non-Farm Commercial and Industrial Uses
Non-farm commercial and industrial uses, other than those listed in 7.. or 8. above shall be directed to urban areas.

10. Existing Residences
Agricultural land designated on Schedule “B” shall be protected. Non-agricultural development shall be directed to settlement areas. Farm residences that become surplus to a farm operator may be severed according to the consent policies of Sections 3.G. and 15 of this Plan. (Amended by OPA 9-2014)

11. 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 agricultural 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 Tree Cutting By-law and approved by Huron County Council. Huron County Council may require as a condition of approval, reforestation of an equivalent area of land or planting of a fence line windbreak.

12. Minimum Distance Separation I & II
All farm operations and buildings as well as all other non-farm uses and structures permitted by the agricultural policies of this plan will comply with the Minimum Distance Separation (MDS) provisions and recognize the protection of the farmer's ability to farm. The MDS is a tool to determine a recommended distance between a livestock facility and another land use. The objective of applying MDS is to present land use conflicts and minimize nuisance complaints from odour. The MDS varies according to a number of variables including: type of livestock, size of the farm operation, type of manure system and the form of development present or proposed. MDS I provides minimum distance separation for new development from existing livestock facilities. MDS II provides minimum distance separation for new or expanding livestock facilities from existing or approved development.
These calculations also create an area of increased separation distance around the towns, villages and hamlets and other selected areas including recreation and rural residential. Within these areas there are enhanced separation distances which vary according to the size and type of livestock operation.

13. Lots of Record
The agricultural goals of this Plan were drawn in recognition that there are numerous small land holdings scattered throughout the township, some of which are sizeable but do not comprise flexible agricultural parcels. These "lots of record" contain a variety of uses but are mostly of a non-farm rural residential nature. Many of these lots of record have no structures on them. It is the general intent of this Plan that these lots will be utilized for a use permitted by the Plan and implementing by-law. 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 family residence and accessory building(s). Prior to such rezoning Council will be satisfied that:

(i) the lots cannot be used for a use permitted in the agricultural zones;
(ii) the proposed use conforms with the goals of the Agricultural designation;
(iii) any proposed residence complies with minimum distance separation requirements as incorporated into the zoning by-law;
(iv) the soil is suitable for sewage disposal and that an adequate supply of potable water is available. 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;
(v) the site is suitable for residential construction;
(vi) the site is serviced with a fully maintained municipally or provincially owned road.

14. Extractive Resources
Extractive Resource uses will be permitted to establish in the agricultural designation subject to the provisions of Section 6.E.1 & 2.

15. 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 Section 9 of this Plan.

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

17. 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.

18. 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 Section 16.J. of this Plan.

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

F. IMPLEMENTATION
1. Assistance and advice on agricultural operations by the Ontario Ministry of Agriculture, Food and Rural Affairs.

2. Assistance and advice on conservation practices by the local Conservation Authorities.

3. By the adoption of a zoning by-law by the Township Council.

4. By the provisions of the consent policy of this Plan.

5. By the implementation of by-laws and policies protecting the quality of ground and surface water including nutrient management planning.

6. By the stewardship practices of farmers and other initiatives of the public.

7. Through the application of all applicable provincial policies and legislation.
G. CONSENT POLICY
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 or 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:
   (i) the proposed operation must be an agricultural operation either by itself or in conjunction with other lands owned by the operator;
   (ii) agriculture must be the intended use of the lands being conveyed; and
   (iii) a minimum lot size of 30 hectares.

2. 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.

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

4. 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.

5. For mortgage or charge purposes in connection with the discharge of mortgages or the establishment of residences required for additional labour.

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.

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 accidently 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 area of farmland attached to the surplus house is kept to a minimum size needed for residential purposes, taking into consideration water and sewage services and environmental and topographic features.

e) Minimum Distance Separation (MDS) formula requirements are met where barn(s) on a neighbouring farm have the ability to contain 100 or more nutrient units.

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 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.

The surplus farm dwelling policies apply in the Mineral Aggregate Resource Designation provided that:

a) The dwelling is located within a secondary deposit;

b) The severed dwelling sterilizes a minimal amount of the aggregate deposit;

c) 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. (Amended by OPA 9-2014)
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, therefore, 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 an ecosystem based approach to shape the health of the environment and to foster bio-diversity. Ecosystem based approaches recognize the inter-relationship of natural systems, cumulative effects and human health. The Plan recommends the restoration of natural corridors.

B. DEFINITIONS
Areas classified as Natural Environment in Howick Township fall into three groups:

1. Water Systems, including rivers, creeks and their tributaries, regional flood plains, river valleys, marshes, and wetland forests. Provincially Significant Wetlands (PSW), valleylands, woodlots and Areas of Natural and Scientific Interest (ANSI) must be protected while adjacent lands must provide a buffer.

2. Upland systems, including forests and unique land forms such as eskers and other unique glacial features.

3. The quality of air.

The protection and enhancement of natural areas will occur through the decisions of property owners, the community and this plan. All natural heritage features and areas of provincial significance will be protected. Specific policies relate to provincially significant wetlands, valley land, woodlands and areas of natural and scientific interest (ANSI). Development on adjacent lands and natural areas or natural features of regional or local significance shall only occur where the impact on the function of the ecosystem has been considered.

Ecosystem based planning draws attention to the inter-relationship of natural systems, cumulative effects and human health. Quality of life is dependent on a healthy ecosystem. An
ecosystem includes the air, water, soil, plants, animals and humans. A healthy ecosystem requires that the integrity and function of the environment be maintained and restored.

This plan has designated all areas of natural environment in two categories. First, wetlands of provincial and local significance have been identified and designated as Wetland. Second, the natural environment designation includes all other natural areas, some of which are provincially, regionally and/or locally significant. It is the intention of this plan to protect, enhance, and restore all natural environment areas in the Township of Howick.

The term non-sensitive natural environment shall include those lands that are not part of, or adjacent to, significant woodlands, valley lands, significant wildlife habitat, ANSI’s, habitat for endangered or threatened species, wetlands and fish habitat.

Background information and maps are available for assistance and guidance in interpreting the policies of this section. Background maps show wetlands, woodlands, valleylands, wildlife habitat, etc. and may be amended to reflect new, corrected or updated information without requiring an amendment to the Plan. Changes to Schedule “B” may only occur by amendment to this Plan.

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

1. Identify, protect, and enhance the Township's unique natural resources and the
2. Health of the environment while pursuing economic opportunity;
3. Protect, enhance and restore the integrity and function of the ecosystem;
4. Maintain, enhance and protect aquatic habitat in Howick Township;
5. Promote environmentally sound watershed management that enhances the quality of lakes and rivers;
6. Encourage the preparation of subwatershed plans and the implementation of their findings;
7. Protect ground and surface water quality;
8. Restrict or prohibit the extraction of groundwater that exceeds the recharge capacity of the aquifer;
9. Recognize the role of forests and wetlands in ground and surface water retention;
10. Protect headwater areas of rivers and streams;
11. Identify and protect significant woodlands;
12. Protect natural areas along the Maitland river and its tributaries;

13. To pursue a healthy ecosystem including the air, water, soil, plants, animals and humans;

14. To recognize the inter-relationship of natural systems, cumulative effect and human health;

15. Restrict or prohibit land uses and activities which are noxious in nature and may contribute to air, water or land pollution;

16. Identify and protect areas of environmental or ecological significance;

17. Protect the habitat of endangered and threatened species;

18. Restrict or prohibit development on lands subject to environmental hazards.

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.

Provincially Significant Wetlands (PSW), regionally and locally significant wetlands have been identified and are shown on Schedule B of this Plan in a Wetland designation. All other natural areas and natural heritage features, such as regionally and locally significant wetlands, significant valley lands, river and stream corridors, significant habitat for endangered or threatened species, fish habitat, significant woodlands, and significant wildlife habitats have not been specifically identified but are included in the Natural Environment designation.

New development may be permitted adjacent to provincially significant wetlands, and significant portions of habitat for endangered or threatened species 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. New development may be permitted within and adjacent to all other natural environment areas and features provided it can be demonstrated that the development will not have an adverse or negative impact on the area.

Prior to issuing a building permit or approving a planning application within the Natural Environment or Wetland designation, the Township and applicant will consult with the Conservation Authorities to determine if an Environmental Impact Study or other appropriate study is required in order to assess the impact of a proposed development application.

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 will established 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.

Phase I: Site Suitability
- An identification and description of the purpose of the proposed land use change and proposed development;
- The natural heritage features and functions, and/or hazard features present;
- The existing interconnections or corridors with adjacent natural features;
- 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;
- In the case of natural hazards, information relevant to slope stability, flooding potential, and existing natural hazard processes will be addressed;
- 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;
- 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 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.

Phase II: Development/Maintenance/Management Requirements
An assessment of the proposal giving particular attention to the following:
- Potential or expected impacts on the features or functions or natural hazard conditions;
- Opportunities for enhancing the conservation and management of the features or functions;
- 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 Environmental Hazard Lands.
A study may be required in the following areas:

<table>
<thead>
<tr>
<th>Natural Feature</th>
<th>EIS Required in Feature</th>
<th>Distance EIS Required from Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area Adjacent to Fish Habitat</td>
<td>Yes</td>
<td>30 metres</td>
</tr>
<tr>
<td>Significant Wildlife Habitat</td>
<td>Yes</td>
<td>50 metres</td>
</tr>
<tr>
<td>Significant Woodlands</td>
<td>Yes</td>
<td>50 metres</td>
</tr>
<tr>
<td>Significant Valleyland</td>
<td>Yes</td>
<td>50 metres</td>
</tr>
<tr>
<td>Provincially Significant ANSI</td>
<td>N/A: No development permitted</td>
<td>50 metres</td>
</tr>
<tr>
<td>Locally Significant Wetland</td>
<td>N/A: No development permitted</td>
<td>120 metres</td>
</tr>
<tr>
<td>Provincially Significant Wetland</td>
<td>N/A: No development permitted</td>
<td>120 metres</td>
</tr>
<tr>
<td>Habitat Area of Threatened and Endangered Species</td>
<td>N/A: No development permitted</td>
<td>50 metres</td>
</tr>
</tbody>
</table>

2. **Recharge Areas**

It is the intent of this Plan to protect groundwater recharge areas and aquifers as one means of protecting groundwater and surface water from degradation. This Plan acknowledges that comprehensive mapping indicating the location of these areas for the Township is not available. Where mapping for groundwater recharge areas and aquifers is available, appropriate approval authorities will use this information in the review of development proposals and Zoning By-laws.

The Township will encourage consultation and communication among the County, local municipalities, the appropriate Provincial authority, interested agencies, and development interests to identify and protect groundwater recharge areas and aquifers.

3. **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.

4. **Regionally and Locally Significant Wetlands**

The Township shall encourage the protection of regionally and locally significant wetlands. These lands are designated Natural Environment on Schedule B. The wetland complexes have been mapped by the Ministry of Natural Resources. The Township shall utilize the Ministry mapping in the review of development applications. Regionally and 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
Development which may have a significant impact on lands located within regionally or 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 120 metres must also be proven to have no negative impacts on the ecology of the wetland. An Environmental Impact Statement shall be required if:

a) there is potential loss of wetland function.
b) there is a potential loss of contiguous wetland areas.

The requirement of an Environmental Impact Study shall be determined by the Township with the assistance of the appropriate Conservation Authority. The terms of reference shall be prepared based on the Background Information and Natural Heritage Maps, with the guidance of the appropriate Conservation Authority, Township Council, with the guidance of the Natural Heritage Reference Manual.

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

5. **Provincially Significant Wetlands**

Schedule B identifies Provincially Significant Wetlands (Class 1, 2 and 3). They include:

1) Part of the Clifford-Harriston Complex
2) Lakelet Lake Complex
3) Part of the Howick Complex
4) Wroxeter Complex

It is the policy of this Plan that development, except for infrastructure permitted by the Provincial Policy Statement, shall not be permitted within Provincially Significant Wetlands. Development may be permitted on adjacent lands only if it does not result in any of the following:

a) a loss of wetland function;
b) subsequent demand for future development which will negatively impact on existing wetland functions;
c) conflict with existing site specific wetland management practices; and
d) loss of contiguous wetland areas.

Wetland Area is a single continuous wetland which may be composed of one or more wetland types.

Adjacent lands are those lands within 120 metres of an individual wetland area.
An Environmental Impact Study (EIS) will be required within the adjacent lands and shall be prepared in accordance with established procedures outlined in 4.C.1. of the Howick Official Plan. The EIS shall be subject to review and comment by the Conservation Authority, the Township and other authorities having jurisdiction.

Development proposals may be considered on adjacent lands without an Amendment to this Plan, in accordance with the abutting land use designation if supported by a site specific EIS indicating how the above policy has been met.

Provincially Significant Wetlands shall be zoned in the Zoning By-law to preclude new development within this designation.

6. 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.

Although significant woodlands have not been mapped in this Plan, Council shall determine if a woodland is considered significant with the assistance of the local conservation authority, and County of Huron. Prior to development being permitted in such areas, the proponent of the development shall be required to undertake an Environmental Impact Study. Development on adjacent lands within 50 metres of a significant woodland shall 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.

7. 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.

The policies of this Plan will seek to protect Threatened and Endangered Species Habitat and adjacent lands, once identified.

8. 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. The County of Huron Official Plan requires that relevant watershed management plans are implemented through the Howick Official Plan.
9. 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.

10. Natural Environment Areas
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:

(i) 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 Tree Cutting 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.

(ii) 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.

(iii) 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.

(iv) 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.

(v) 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.

(vi) 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.
(vii) 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.

(viii) The above policies are not intended to interfere with the maintenance of, or improvement to, the road system.

(xi) No development shall be permitted on lands considered significant habitat for endangered or threatened species. Adjacent lands within 50 metres of significant valley lands, significant wildlife habitat, significant habitat for endangered or threatened species and fish habitat may only be developed where it is determined that there will be no negative impacts to the ecology of the natural feature.

11. 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.

12. Management
(i) Public purchase, private stewardship and management agreements will be the main forms of the preservation and management of the natural resource.

(ii) Programs of removing any tax burden on these lands should be developed in conjunction with provincial authorities.

(iii) 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.

(iv) Programs of removing any benefit assessment on municipal drains installed on these lands, should be developed in conjunction with provincial authorities.

(v) 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.

(vi) 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.

E. ZONING AND STRUCTURES IN NATURAL ENVIRONMENT AREAS
1. 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, adopt zoning to allow for the following uses:

(i) Residential uses accessory to a farming operation as described in the Agriculture Section of this Plan;

(ii) Residential uses accessory to an agricultural-commercial operation;

(iii) Expansion for existing farm buildings and structures accessory to existing agriculture or forestry;

(iv) 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).

2. In developing the zoning to allow for the structures permitted under Section i), Council will consider the following:

(i) Council will be satisfied that the affected area satisfies the policies of this Plan for the protection of Significant Natural Environment types;

(ii) An accessory residence allowed in a Natural Environment zone may not be severed from the farming operation or the agricultural-commercial-industrial operation;

(iii) Any proposed development complies with the minimum distance separation (MDS) requirements;

(iv) 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;

(v) The site is suitable for construction of the permitted structures;

(vi) Development shall occur in accordance with the Huron County Tree Cutting By-law;

(vii) Where appropriate, development will be conditional upon conformity with the Conservation Authority’s Development, Interference with Wetland and Alterations to Shorelines and Watercourses Regulation;

(viii) 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.
3. The Natural Environment goals of this Plan were drawn, recognizing that there are numerous land holdings scattered throughout the Township consisting of areas of Natural Environment. These areas or "lots of record" contain a variety of uses some of which are rural residential in nature and others which have no structures on them. It is recognized by this Plan that such lots which include non-sensitive Natural Environment may be used for the purpose of a residence without detrimentally affecting the goals of this Plan. In these cases, the lots may be rezoned to a special Natural Environment zone permitting a single residence and accessory building(s). Notice of such rezoning shall be given to all landowners within 300 metres of the area to be rezoned. Prior to such a rezoning, the Council will be satisfied that:

(i) The affected area is not located in a sensitive area comprised of a flood plain, the riverine system, an environmentally sensitive area (including habitat for rare or endangered flora or fauna), a significant landform, or in an area with unstable slopes;

(ii) Council will notify appropriate agencies of the public meeting required for a zoning change in conformity with Section 34 of the Planning Act RSO 1990;

(iii) Any residence allowed under this section may not be severed from the holding on which it is located;

(iv) Any proposed residence complies with minimum distance separation (MDS) criteria as included in the Zoning By-law;

(v) 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;

(vi) The site is suitable for construction of the permitted structures;

(vii) Development shall occur in accordance with the Huron County Tree Cutting By-law;

(viii) Council may make development in certain areas conditional upon conformity with the Conservation Authority’s Development, Interference with Wetland and Alterations to Shorelines and Watercourses Regulation;

(ix) The site is serviced with a fully maintained municipally or provincially owned road.

F. LOCATION
The location of the land designated Natural Environment and Provincially Significant Wetlands to which the above policies apply is shown on the Land Use Map (Schedule "B").
G. IMPLEMENTATION
The Natural Environment goals and policies will be implemented as follows:

1. By the desire of the residents of the Township to protect their quality of life and promote a healthy ecosystem;

2. By the designation of provincially significant wetlands and the protection of regionally & locally significant wetlands;

3. By the acquisition of such areas by public or private bodies or individuals concerned with conservation;

4. By assistance and advice on conservation practices by the local offices of the Ministry of Natural Resources and the local Conservation Authorities;

5. By public and private co-operation such as management agreements with the Ministry of Natural Resources;

6. By the adoption of a Zoning By-law by the Township Council;

7. By the provisions of the consent policies of this Plan;

8. By the provisions of the Huron County Tree Cutting By-law;

9. By development and site plan agreement under Section 41 of the Planning Act RSO 1990;

10. By promoting a community based approach in recognition of the fact that stewardship of all aspects of a healthy ecosystem is a shared responsibility of all the community;

11. By participating in the establishment and activities of the Huron County Source Water Protection Steering Committee.

H. CONSENT POLICY
In areas designated "Natural Environment" on the Land Use Plan consents for conveyance will be in accordance with the following policies:

In areas designated "Natural Environment" on the Land Use Plan 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;

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.
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.

1. The Village of Fordwich
Fordwich is an attractive village situated in a valley of the River Maitland. Primarily a residential community, Fordwich had a population of 365 in the 1970's and 521 by the mid 1990's. It grew up around a water powered mill built in 1882, which is no longer in existence. The original layout of the village comprises 400 acres of which less than 100 acres is built upon.

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. There is a small business district located centrally on the main street (County Highway #30).

Historically Fordwich could once boast of many agriculturally related businesses and industries. Most of these however have now disappeared and the village has become a residential community. The inhabitants of Fordwich comprise families which have grown up in Fordwich and whose work is closely associated with agriculture, retired farmers as well as newcomers who work in the nearby towns and cities but enjoy the "rural life-style" of the village.

2. The Village of Gorrie
Gorrie is a small rural settlement with a population of 488 inhabitants. Situated in a broad shallow valley of the River Maitland, it grew up around the original water-powered mill, and soon developed many small agriculturally related industries and businesses that served the surrounding farms. Today, most of these businesses have ceased to operate and 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 inhabitants of Gorrie are made up of people whose families have resided in the village since settlement, retired farm families from the country and newcomers who work in neighbouring towns and cities but enjoy the "rural life-style" of the village. Job opportunities in the village are limited and many of the residents work in the neighbouring towns.

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. Hence, there are two main residential areas, to the north and south of the river. Splendid views of the river and the old mill pond are visible from the residential areas. Part of the flood plain near the Victoria St. bridge is now a conservation park.

The urban limit of the Village of Gorrie extends 305 metres (1,000 feet) to the north of County Highway No. 87 to include the southerly parts of Lots 5 and 6, Concession 9, Township of Howick. Lot 5, Concession 9 is set aside as a focus for commercial growth for the village.
3. The Village of Wroxeter

The Village of Wroxeter is situated on the River Maitland on the western boundary of the Township. Like the other villages, Wroxeter grew up around the original water-powered mill and has a long history of serving the surrounding agricultural area with its business and social needs. Fifty years ago it could boast of many small agriculturally related industries and businesses. Today, however, few of these remain, and the village has settled down as primarily a residential community with a population of 408 inhabitants.

The original layout of Wroxeter comprises 350 acres of which less than 100 acres are built upon. The Village is divided from east to west by the River Maitland and an extensive area of flood plain. To the north and south of the river are two residential neighbourhoods, and in the centre of the southerly neighbourhood is the original business district. The irregular layout of the streets, the meandering course of the river and the scattered way in which the village has grown, provides the village with character and a demand for a creative planning approach.

This plan accepts Wroxeter as a residential village and provides 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 protect and promote the attributes of the area including friendly people, a clean environment and convenient access to goods and services;

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 encourage the municipality to take an active role in the development of the settlement areas;

6. To preserve the well being of downtowns and main streets by appropriate regulation of fringe development.
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. If necessary the municipality will assist in the development of settlement areas by the acquisition, subdivision and sale of building lots in order to maintain a supply of lots to fulfill the goals of this plan;

4. 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.

5. The following development standards are applicable:

   (i) 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;

   (ii) 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;

   (iii) 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;

   (iv) public roads developed to local municipal standards;

   (v) expansions of the settlement areas will be based on the prevention of fringe and sprawl development patterns, will require a demonstrated need for the urban use, will be based on appropriate services and will occur in an environmentally sound manner.

6. 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:

   (i) single detached and duplex residences will have access to all areas where appropriate;

   (ii) mobile homes will be encouraged to locate in specially designed mobile home parks. Such parks will require a zoning based on standards noted below;
(iii) other residential use types will be allowed subject to design compatibility with the surrounding area and a rezoning to a multiple unit zone;

(iv) 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;

(v) commercial and industrial uses will be allowed subject to a rezoning to the appropriate zone. Prior to rezoning, commercial and industrial uses must demonstrate:

- compatibility with the surrounding land use environment;
- a design which is harmonious with surrounding land uses and enhances the character of the area;
- the availability of adequate services;
- adequate vehicular access and on-site parking;
- adequate landscaping, tree planting and buffering;
- minimal impact on health and natural environment; and
- that the proposed location is compatible with the desire to protect the core area.

7. 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.

8. Brownfield Development
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.

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.

9. Renewable Energy Facilities
Small-scale wind energy facilities may be permitted in the Settlement Areas in accordance with provincial legislation.

10. Affordable Housing
Huron County Housing Study and Strategy, October 2006 determined housing needs and gaps for County residents. The study 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.

10.1 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:
   a) 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;
   b) an accessory structure containing a second residential unit shall be designed to be
      compatible with the dominant architectural style of the area;
   c) second residential units shall be permitted within both existing and new dwellings;
   d) the zoning by-law shall establish the zones within which second residential uses may be
      permitted and shall include provisions to regulate the use;
   e) all second residential units shall meet the standards of the Ontario Building Code and
      other relevant municipal and Provincial regulations.
   f) 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:
   a) 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
      A development agreement for the duration of the temporary use. (Amended by OPA 9-
      2014)

11. Mobile Homes
Mobile homes will be allowed in the settlement areas. However, mobile homes will be
located only in mobile home parks, and such 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. These Site Plans will show the following:

(i) the final size of the development;
(ii) the staging of development;
(iii) the provision of all services;
(iv) the shape, dimension and layout of all lots;
(v) the location of all community facilities.

In reviewing these plans the following criteria will be met:

(i) lot size for each mobile home park will be determined by the suitability of the soils for sewage disposal;

(ii) maximum density of 20 units per gross hectare;

(iii) mobile home parks shall, wherever possible, have access to a major road;

(iv) adequate off-street parking shall be provided;

(v) ample provision shall be made for playground purposes and natural open space;

(vi) every mobile home park shall have immediately within its boundaries a buffer area of suitable size which is landscaped according to good design principles and in which no lots, buildings or structures shall be permitted;

(vii) only C.S.A. approved units or equivalent standards will be allowed;

(viii) a piped water system subject to a development agreement and a communal sewage system satisfactory to the applicable approval authority shall be provided by the developer;

(ix) provision of the following additional services:
   - solid waste disposal
   - storm drainage
   - hydro
   - street lighting
   - telephone
   - road maintenance

The municipality may adopt a Mobile Home Park By-law which will develop detailed standards and provide for licensing of mobile home park operators.

Mobile home parks may not be converted into separately titled holdings, except by registered plan of condominium, subject to the approval of appropriate authorities.

12. 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*. 

13. **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".

**F. IMPLEMENTATION**
The settlement areas goals and policies will be implemented as follows:

1. The design of areas for new development by the Municipality.

2. The acquisition, design, subdivision and sale of lots by the municipality.

3. By the adoption of a Zoning By-law by the municipality.

4. By the provisions of the consent policy of this Plan.

**G. CONSENT POLICY**
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:
   
   (i) by registered plan of subdivision or
   
   (ii) by consent of the Huron County Committee of the Whole 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 Committee of the Whole.

4. If a registered plan of subdivision is not deemed necessary by the Municipal Council, consent may be granted subject to the goals and policies of this Plan and the following criteria:
   
   (i) Consents will be granted only in areas where the undue extension of any major service will not be required;
(ii) Consents will be granted only when the land abuts on an existing public road which is of a reasonable standard of construction;

(iii) Consents shall have the effect of infilling in presently developed areas;

(iv) 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;

(v) 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.

5. 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.

6. For lot enlargement purposes.

7. 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.
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 identified resource areas that are suitable for extraction. In order to identify these areas the land use and environmental features that sterilize or constrain the extraction of aggregate were mapped. 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 identified that Howick Township has approximately 1515 hectares of primary aggregate. Approximately 75% of the primary aggregate in Howick is classified as having zero or one constraint.

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 “Mineral Aggregate” in order to protect the aggregate for future extraction.

These areas are designated “Mineral Aggregates” on Schedule ‘B’.

B. DEFINITIONS

**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 Resources**: are non-renewable materials, consisting predominately of gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other prescribed material.

**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, beneficiation, 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.
### Constraints

<table>
<thead>
<tr>
<th>Locally significant wetlands</th>
<th>120 meters</th>
</tr>
</thead>
<tbody>
<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>
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</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 municipal well-head capture zones and their associated buffers.

### Sterile Constraints

<table>
<thead>
<tr>
<th>Urban areas and uses</th>
<th>0 meters</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cemeteries</td>
<td>0 meters</td>
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<tr>
<td>Landfills</td>
<td>0 meters</td>
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<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>Municipal wellhead capture zones</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.

### 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 of the Mineral Aggregate 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 with limited constraints, from incompatible development, since these areas have high potential for future mineral aggregate extraction;

5. Protect primary mineral aggregate deposits from incompatible development, even though they may not be designated mineral aggregates, as these areas are considered an important provincial resource;

6. Ensure that new or expanding mineral aggregate operations are sited in locations that will have minimal impact on significant social and environmental features;

7. Ensure that the activities of mineral aggregate operations are carried out with minimal environmental and social impacts;

8. Minimize conflicts between incompatible land uses;

9. Require that all mineral aggregate operations meet the licensing requirements and standards of the Aggregate Resources Act;

10. Encourage consultation between relevant agencies and the proponent to ensure that new or expanding mineral aggregate operations meet the requirements of this Plan;

11. Ensure that areas of mineral aggregate extraction are progressively rehabilitated as aggregate is exhausted, in conjunction with the policies of this Plan;

12. Implement the recommendations of the Aggregate Resource Strategy Report, as endorsed by Huron County Council.

D. POLICIES AND ACTIONS

The following policies and actions apply to areas designated Mineral Aggregate:

1. Mineral Aggregate License
In addition to obtaining approvals under the Planning Act, new mineral aggregate 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. Prior to issuing a license, the Ministry of Natural Resources 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 Mineral Aggregate will be allowed to continue to operate. Expansions of existing licensed operations within designated Mineral Aggregate 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 Mineral Aggregate 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 Mineral Aggregate in accordance with the appropriate policies of this Plan.

4. **Proposed Operations in Designated Mineral Aggregate Deposits**
   (a) Proposed new mineral aggregate operations and the expansion of existing mineral aggregate operations in areas designated Mineral Aggregate will be permitted. These areas are designated Mineral Aggregates 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 Mineral Aggregate 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 Deposits can be obtained from the Township of Howick.

5. **Proposed Operations Outside Designated Mineral Aggregate Deposits**
The Aggregate Resource Strategy Report, 2005 as endorsed by the County of Huron is the basis for the following policy:
   (i) Proposed mineral aggregate operations or the expansion of existing mineral aggregate operations in areas shown on the Appendix maps, but are not currently designated Mineral Aggregate 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 Secondary or having 2 or 3 constraints that may be impacted by mineral aggregate extraction were not designated 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) All Studies outlined in Section 6.D.4, plus the following:

(b) Additional Impact Assessment Requirements

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

(ii) Proposed new mineral aggregate operations or the expansion of existing mineral aggregate operations in “sterilized” mineral aggregate 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

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.

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.

7. Development Adjacent to Lands in Mineral Aggregate Designation

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 Mineral Aggregates 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 a mineral aggregate operation.

In some cases, setbacks and other mitigation measures may be required to minimize conflicts between uses.

Land uses permitted within the agricultural and natural environment designation are compatible uses on and within 300 metres of lands designated Mineral Aggregate.

8. Rehabilitation

The policies of the plan require that all mineral aggregate operations shall be progressively rehabilitated. The Municipality will work with operators and the Ministry of Natural Resources to ensure that all licenses have appropriate progressive rehabilitation plans.
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.i.

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.i or to natural environment. Rehabilitation to a natural environment use shall be in accordance with section 6.D.8.ii. and the Natural Environment policies of this plan.

The Municipality shall encourage the Ministry of Natural Resources to provide notice when an aggregate license is surrendered.

(i) Rehabilitation to Agriculture

A site being rehabilitated to an agricultural use must restore approximately the same land area and soil capability that existed prior to extraction.

Plans submitted in accordance with the Aggregate Resources Act shall that ensure the most efficient and effective use of overburden, topsoil and other non-product material.

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.

(ii) 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 will be encouraged 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 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 which have been 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.

**F. LOCATION**

Primary Mineral Aggregate deposits with zero (0) constraints or one (1) constraint, as identified in the Aggregate Resource Strategy Report, are designated **Mineral Aggregate** on Schedule B. Existing mineral aggregate operations licensed, in accordance with the **Aggregate Resources Act**, are also designated **Mineral Aggregate** on Schedule B.

Primary and Secondary Mineral Aggregate deposit with two (2) or three (3) constraints, and sterilized deposit, are shown on the **Appendix Map** for information purposes only.

**G. IMPLEMENTATION**

The Extractive Resources goals and policies shall be implemented as follows:

1. By the adoption of a Zoning By-law by Council;

2. By the consent policy of this Plan;

3. By the Municipality entering into agreements as provided for in Section 41 of The **Planning Act**, RSO 1990;

4. By obtaining a license under the Aggregate Resources Act;

5. By evaluating the impact on adjacent land uses by means of an impact assessment.

**H. CONSENT POLICY**

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 Committee responsible for Land Division 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.
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. The use of land for commercial recreational use in Howick Township is a comparatively recent development and has occurred in two ways. The first is through the acquisition of small acreages in the countryside for seasonal residences, and the second is through the camp and trailer parks in the Lakelet and Belmore area. Both have distinctly different spatial impacts upon the countryside. The first way tends to scatter throughout the township while the latter is clustered in one area.

The demand for recreational land in Howick comes mostly from the inhabitants of larger cities and towns to the south and east of the region. This plan recognizes that a positive economic impact is received from recreational activities. However, it is important to balance this against compatibility with surrounding agricultural uses. The major concern focuses on the implication of a scattering of seasonal residences throughout the township which can be highly disruptive to agriculture. The securing of a long term future for agriculture in Howick undisturbed by competing development is the major principle of this Plan and, hence, recreation is a low priority in the overall development of the Township.

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.

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. DEFINITION
While recreation includes a wide range of activities, this Plan concentrates mainly on those uses requiring a land base such as: seasonal residences, and camp and trailer parks. These uses are intended for seasonal use only and are not intended 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 set aside land for recreational use in the Lakelet area as designated on Schedule “B”;
2. To recognize the existing recreational use in the Belmore area;
3. To allow recreational development in the Lakelet area in a manner that will not destroy the natural environment, the aesthetic beauty of the landscape or impact negatively on the Lakelet Wetland Complex;
4. To provide for a variety of recreational needs in the Lakelet area ranging from privately owned cottages to public open space;
5. To achieve the highest quality of recreational development and management so as to preserve the natural attributes of the area.

D. POLICIES
To achieve these goals the following policies are adopted:

1. Development for Seasonal Residences
In areas designated “Recreational” seasonal residences will be allowed subject to the following development provisions:

   a. Registered Plan of Subdivision
   Development will primarily be on the basis of registered plans of subdivision and the layout will adhere, where applicable, to the development and design policies of this section.

   b. Density of Development Maximum
   Density will be one seasonal residence per 0.8 hectares of buildable land. Lots need not be 0.8 hectares and the concept of clustering together smaller sized lots with common open space between the clusters is encouraged.

   c. Water and Sanitary Services Sewage
   Disposal will be by individual septic tanks or communal systems to the satisfaction of the appropriate approval authority and where possible a municipal water system or communal water supply will be provided.

   d. Minimum Lot Size
   Minimum Lot Size will be determined upon the nature of the soil to receive sewage waste. A major intent, in determining the size of lots, is to prevent any adverse effects of the development upon the environment, and specifically the water quality of Lakelet Lake.

   e. Approval of Sanitary and Water Services
   Water and sanitary services will be developed in accordance with the regulations and guidance of the appropriate approval authorities.
f. **Building Permit**

The erection of a new seasonal residence will require a building permit to be issued by the Township Chief Building Official who will ensure that all aspects of this section of the Plan have been adhered to prior to issuance.

2. **Development for Trailer Parks**

In areas designated “Recreational”, seasonal trailer parks will be allowed subject to the following development provisions:

a. **Zoning**

The development of new or the expansion of existing trailer parks will require an amendment to the zoning by-law and will not be pre-zoned. Applications for rezoning shall include a site plan showing the extent of the proposed development. The site plan must satisfy the development and design policies of this section;

b. **Development Provisions**

Development must conform with appropriate Provincial Standards for development;

c. **Density of Development**

Maximum density will be one site per 0.8 hectares of buildable land. Sites need not be 0.8 hectares and the concept of clustering together smaller sized sites with common open space between is encouraged;

d. **Sanitary Services**

Trailer lots will either be hooked up to a communal sewage disposal system meeting all applicable standards, or the inhabitants will have access to a communal washroom facility. Individual septic tanks for trailer lots will not be permitted;

e. **Water Services**

Trailer lots will be provided with a communal water system or the inhabitants will have access to a communal washroom facility. Individual wells for trailer lots will not be permitted;

f. **Approval of Sanitary and Water Services**

Water and sanitary services will be developed in accordance with the regulations and guidance of the appropriate approval authority;

g. **Minimum Lot Size**

The minimum lot size of trailer lots will be 149 sq. metres;

h. **Open Space**

Communal open space will be provided in the development of a trailer park and will not be less than 20% of the area to be developed. Communal open space is interpreted to mean a space which can be used for active recreation and not natural environment lands such as ravines, wetlands or lake banks.
i. **Design**
   The following design policies will be used in the development of seasonal residential subdivisions and trailer parks:

   (i) The design shall be directly related to the site’s topography, vegetation, soil and drainage characteristics, the governing factors being to protect the natural environment and harmonize the design with natural features and characteristics of the site;

   (ii) The design shall maintain the land forms and physical features of the site in their natural state;

   (iii) The design shall protect the wildlife and aquatic life habitat associated with the lake, its vegetation and surrounding woodlands;

   (iv) The design shall protect, enhance and restore where necessary, trees and woodlots;

   (v) The design shall ensure that the lake and stream valleys and an adequate area beyond the tops of banks shall remain essentially undisturbed and undeveloped for reasons of flood control, bank stabilization, wetland impact, and to maximize the aesthetic quality of the natural features.

   (vi) The design shall respect the attributes of the area and develop subject to the provision of adequate services and demonstrate environmental sustainability.

E. **LOCATION**
The general location of lands designated "Recreational" is shown on the Land Use Map (Schedule "B").

F. **IMPLEMENTATION**
The Recreational goals and policies will be implemented as follows:

1. By the adoption of a zoning by-law by Council;

2. By registered plan of subdivision;

3. By the Consent Policy of this Plan;

4. By the Municipality entering into developer's agreements;

5. By the issuance of building permits.
G. CONSENT POLICY
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 for seasonal units.

4. For assembling of land for a future recreational subdivision.

5. For agricultural purposes.

6. For lot enlargement purposes.
8.   NATURAL HAZARDS

A.   INTRODUCTION
The need to manage flood plain lands is a policy of the Province of Ontario. Improperly located development can result in severe property damage, social disruption, and loss of life. As a result, provincial policy directs municipalities to develop flood plain management policies to deal with development and land use in flood susceptible areas.

Flood prone lands in the rural area of the Township are included in the Natural Environment designation and the Natural Environment policies will be applicable to those areas.

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.

Other natural hazards in Howick Township that must properly be considered include erosion and unstable slopes and hazardous sites. 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.

B.   DEFINITIONS
1.   Natural hazards include existing hazards such as flooding, erosion, unstable slopes, dynamic beaches; and potential hazards such as unstable soils and hazardous sites.

2.   Flood Plain is defined as the area flooded as a result of the regional storm (Hurricane Hazel).

3.   Hydraulic Floodway is the watercourse channel plus the inner portion of the flood plain where flood depths and flow are generally greatest.

4.   Flood Fringe is the area between floodway limit and regulatory floodline in the periphery of the flood plain where flood depths and flow are less severe and flooding generally results in standing water.

5.   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.

6.   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. This definition is consistent with the MVCA regulations under the Conservation Authorities Act.

C.   GOALS
The following natural hazard goals are adopted:
1. To retain, conserve and enhance the natural environment in 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;

4. To only permit development that is safe from all natural hazards including flooding, erosion and hazardous sites; and

5. To permit development where it respects areas of natural hazards.

D. POLICIES
To achieve the above goals, the following policies are adopted:

1. Lands within the floodway have been identified as Open Space on the Settlement Areas Land Use Plan. No new development, except for flood or erosion control or necessary municipal facilities will be allowed within the floodway as shown on Schedules D, E, and F, Land Use Plan, except in accordance with the applicable Natural Environment Policies as outlined in Section 4 of this Plan.

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 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.

The role of the municipality in development in the flood fringe area is to identify land use designations and zones. The role of the Conservation Authority is to ensure that fill is appropriately provided and that development is adequately flood-proofed.

3. The municipality will participate in flood plain management programs for the Maitland River with the assistance of the Maitland Valley Conservation Authority including the following elements:

   (i) The control of land use in the flood plain;

   (ii) The protection, conservation and enhancement of the natural environment;

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

   (iv) The investigation of the need for flood control and remedial work;
(v) The acquisition of land for open space and flood plain management objectives;

(vi) The development of flood contingency plan and emergency measures by-law;

(vii) The implementation of flood control projects where necessary and cost effective.

4. The municipality and Conservation Authority will encourage individual property owners of existing buildings to undertake measures to reduce damages to buildings and their contents in the event of flooding. When a flood emergency has been identified, the Conservation Authority will advise the municipality which will be responsible for alerting any property owners who may be affected. Property owners will be responsible for safeguarding their own property.

5. Human-made Hazards: Contaminated sites will be restored as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effect; and development on abutting or adjacent to lands affected by mine hazards or former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.

6. Pursuant to Section 41(2) of the Planning Act, RSO 1990, those natural hazard lands including those lands within the flood plain as shown on Schedules D, E, F, G, and H the Land Use Plan, are hereby established as a site plan control area. Within the site plan control area, Council may pass by-laws designating the site of any proposed development as a site plan control area. In order to ensure orderly development and provide the Township with appropriate land use controls, no building permits will be issued until site plans are approved by the Conservation Authority and the Township, and registered under Section 41 of The Planning Act, RSO 1990.

E. LOCATION
The limits of the Maitland River Flood Plain and its component areas are shown on Schedules B, D, E, F, and H of the Land Use Plan.

F. IMPLEMENTATION
The flood plain planning and management goals and policies will be implemented in the following ways:

1. Through the provisions of the Zoning By-law;

2. Through the use of site plan control area provisions of Section 41 of The Planning Act, RSO 1990;

3. Through the provisions of The Ontario Building Code, as amended;
4. Through parkland dedication as provided by The *Planning Act*;

5. Through the acquisition of land by the municipality, the Conservation Authority, and other public or private groups or agencies;

6. Through Section 367(63) of The Municipal Act;

7. Through the provisions of The Drainage Act;

8. Through the Development, Interference with Wetland and Alterations to Shorelines and Watercourses Regulation under the Conservation Authorities Act.

9. COMMUNITY FACILITY

A. INTRODUCTION
The occurrence of community facility uses is not great in Howick Township. 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
In general terms, community facility uses are defined as those uses of a public or quasi-public nature such as: schools, churches, community halls, government buildings, electric power facilities and pipelines.

Community facility uses are most often constructed by government agencies which are not controlled directly by the Official Plan. However, as institutional uses can have a major impact, this plan establishes policies which should be followed in locating such uses.

C. GOALS
To allow community facility uses in any land use designation, while minimizing disruptive influences on the natural environment and surrounding land uses.

D. POLICIES

1. Site Specific Community Facility Uses
Community facility uses fall into two broad categories with reference to location. There are those that are site specific such as utility lines and corridors and ancillary facilities, where the location of any section is fixed by other sections and general configuration. In these cases the entire facilities must be sited and there is little discretion in the location of individual sections. Such uses are termed site specific community facility uses and refer mainly to utility lines such as electrical transmission lines, trunk pipelines for water or hydrocarbons. All existing electric power facilities will be permitted in any land use designation. The establishment of major electric power facilities (electrical transmission lines 230 kv and greater and ancillary facilities, including transforming, distributing and regulating stations, and trunk pipelines) will require an amendment to this plan and its implementing zoning by-law unless their establishment is subject to the provisions of the Environmental Assessment Act or the Environmental Protection Act and regulations thereto. Site specific community facility uses would have free access to those areas approved either by Plan Amendment or for undertakings approved under the provisions of the Environmental Assessment Act, or the Environmental Protection Act, without an amendment to this plan.

In considering such facilities, either through an amendment to this Plan, or under the Environmental Assessment Act or the Environmental Protection Act, the following guidelines are established:

(i) Location: the utility will attempt to locate corridors so as to minimize their impact on farm operations and on the ecology and environment of these areas.
(ii) Construction: the utility will ensure that construction is carried out in a manner that minimizes the impact on agricultural lands and farming operations. With regard to Hydro One undertakings, the utility will ensure that construction is carried out in accordance with the Environmental Guidelines for the Construction and Maintenance of Transmission Facilities filed with the Ministry of the Environment.

(iii) Drainage: the utility will attempt to minimize the impact on both municipal and private drainage schemes.

(iv) Natural Environment: the utility will attempt to minimize the impact of utility corridors on the natural environment.

2. Non Site Specific Community Facility Uses

In contrast to site specific community facility uses, there are those community facility uses which are free-standing and their locations are not fixed by being part of a larger network, such as community facilities for social, recreational, administrative or other purposes. Community facilities include such uses as schools, government buildings, and churches. These community facility uses are non-site specific and are much more flexible in terms of where they are located. In designing and locating non-site specific community facility uses, the following guidelines are established:

(i) Non site specific uses should be directed to urban areas in order to strengthen the function of the urban places.

(ii) Exact location will be controlled through the planning process. These uses are to be located in Settlement Areas, and may require an amendment to the Zoning By-law.

(iii) The design of the structure should be compatible with the area in which it is located.

(iv) The establishment of waste disposal sites, water treatment and sewage treatment facilities which purpose is to serve the needs of the local community, will require an amendment to the implementing zoning by-law unless their establishment is subject to the provisions of The Environmental Assessment Act, and the Environmental Protection Act, and regulations thereto.

(v) The expansion of existing non-site specific community facility uses that are located in agricultural areas may be permitted.

(vi) 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.
E. CONSENT POLICIES
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 Planning and Development Committee is notified that the required zoning has been approved.
10. COMMUNITY IMPROVEMENT

A. INTRODUCTION

Community improvement activities are intended to improve the existing physical landscape 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. 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.

C. POLICIES

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

1. Legislative Basis

   (i) 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.

   (ii) The Municipality 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.

2. 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) Any other relevant social, economic, or environmental reason, and / or
(j) Demonstrated support by residents and taxpayers of the area.

3. **Actions** – Community improvements shall be implemented through Community
Improvement Plan(s) in the following ways:

(i) Ongoing maintenance, rehabilitation, redevelopment of areas containing
deficient or deteriorated buildings, land use conflicts, environmental
contamination, deficient municipal services, or economic instability,

(ii) 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, and
(b) Application for financial assistance and participation in programs from
senior levels of government,

(iii) The acquisition of land and/or buildings by the Municipality for
environmental remediation, rehabilitation or improvement. This may include
the possible sale or lease to other persons or government authorities, and

(iv) To continue to support the business support organizations throughout the
Township.
11. HERITAGE

A. INTRODUCTION
Heritage resources are comprised of those man-made features, either on their own or in a man-made or natural setting, which are indicative of past human activities, events or achievements. Such resources include, but are not restricted to archaeological sites; buildings, structures and artifacts of architectural or historical significance; man-made or modified rural and urban landscapes and their respective components. 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.

B. DEFINITION
Heritage features are those:

1. Designated by Council under the *Ontario Heritage Act*.

2. Identified as archaeological sites by the Ministry of Culture or designated by the Ministry of Culture under the *Ontario Heritage Act*.

3. Identified during any future environmental assessment procedure.

4. Natural heritage features and natural areas of local significance to be protected.

C. GOALS
For heritage conservation the following goals are adopted:

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.

D. POLICIES AND ACTIONS
To achieve the above stated heritage conservation goals the following policies are adopted:

1. *Ontario Heritage Act*
In order to direct this Heritage Conservation Program, it shall be the policy of this municipality to implement the terms of the *Ontario Heritage Act*, when the need arises.
2. **Municipal Heritage Committee**
   It shall be the policy of Council to establish a Municipal Heritage 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. **The Ontario Heritage Act – Part 4**
   (i) 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 Part IV of the *Ontario Heritage Act*.

   (ii) Properties should be judged by the basic criteria of architectural merit and historic association. In general, the property should illustrate effectively the broad architectural, cultural, social, political or economic patterns of the Township’s history or should be associated with events or persons that have shaped history in a significant way.

4. **The Ontario Heritage Act – Part 5**
   (i) It shall be the policy of the municipality to designate areas of architectural or historical significance when the need arises under the terms of Part V of the *Ontario Heritage Act*, where applicable.

   (ii) An area identified as a potential 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.

   (iii) It shall be the objective of a Heritage Conservation District (H.C.D.) designation to maintain the character of the building groups within the H.C.D. 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.

   (iv) A steering committee shall be established in order to co-ordinate the development of the Heritage Conservation District study, designation and implementation.

   (v) A Heritage Conservation District Plan shall be implemented in the following way:

      (a) By-law passed under the *Ontario Heritage Act*, Section 40, identifying an area for study;
      (b) A study shall be prepared to examine those aspects of the area which will support and be affected by H.C.D. designation;
      (c) The H.C.D. study should examine all necessary and relevant features of the study area. These features should include:
          Land Use;
          Transportation Systems;
Buildings and Site Usage;
Property Conditions;
Property Ownership;
Visual Quality;
Proposed Development – Immediate or Future;
Identification of Official Plan Policy;
Methods of Financing Redevelopment;
Proposed Implementation;
History of the Area;
List of Heritage Buildings;
Description and Design Guidelines.

(d) Based on the study, a plan for the area shall be prepared.

(vi) By-laws implementing the plan will be passed under Section 41 of the Ontario Heritage Act and Section 34 of The Planning Act.

5. In order to foster a deeper awareness and understanding of heritage conservation, it shall be the policy of this municipality to involve the public in its heritage conservation programs, especially the Heritage Conservation District Plan.

6. Once completed, the municipality shall submit the Heritage Conservation District Plan to the Ministry of Citizenship, Culture and Recreation for endorsement.

7. The by-laws passed under the Ontario Heritage Act, Section 41, shall not come into effect until they are approved by the Ontario Municipal Board.

E. RELATED POLICIES
1. 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.

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

3. Where possible the municipality shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the municipality.

4. 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.

5. Development on lands containing possible archaeological resources or areas of archaeological potential should occur in such a manner as to avoid destruction or alteration of these resources. Where this is not possible, the development shall
conserve the resource through removal and documentation in accordance with the *Ontario Heritage Act*.

6. Natural areas and natural heritage features of local significance shall be protected. Local impact assessment studies may be required before development is permitted on or adjacent to these features to establish if such development may have an impact on the functioning of the ecosystem. Development may only be allowed where the impact on the natural area or heritage feature is acceptable.
12. ENERGY CONSERVATION

A. INTRODUCTION

Energy conservation should not be made mandatory within Huron County but should occur on the basis of individual and group decisions. The benefits to be derived from energy conservation are, however, recognized by this Plan and many of the Plan’s policies. A detailed evaluation of the effect of many planning policies is included within the report ‘Energy Conservation by Choice, Volume I and Volume II’.

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

B. ENERGY CONSUMPTION OBJECTIVES

1. The municipality’s short-term objective is to improve energy efficiency in buildings, structures and operations.

2. The municipality’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. It is important that natural gas be available to those areas now unserved by a gas distribution system.

3. The municipality’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.

4. The municipality will encourage the recycling of excess or waste heat in the industrial and agricultural sectors, and the separation and recycling of waste glass, metal, oil or any other recyclable substance or material.

C. POLICIES

The following energy conservation policies are adopted:

1. 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.

2. To promote energy conservation in the Town 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.

3. To promote the identification, environmental clean-up, and re-use of contaminated lands (i.e. brownfield sites).
4. To ensure a secure supply of clean water, all development shall consider and protect surface water and groundwater functions and features.
13. ECONOMIC DEVELOPMENT

A. INTRODUCTION
More and more municipalities of all sizes are becoming actively involved in community economic development efforts. Many development projects from the establishment of an industrial park to renovations to the core area, may be influenced by policies in the land use planning document. Many of the needs and aspirations of the municipality 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. Economic development efforts will therefore be most successful if co-ordinated with the Land Use Plan. For this reason it is appropriate that Economic Development Policies are specifically stated in the Land Use Plan. As local economic development is a relatively new undertaking in Howick, these policies are aimed primarily at providing direction and ensuring that these efforts continue.

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 both municipal and social services, 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;

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;

6. To encourage job opportunities, job diversity and desirable careers for young people;

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;
10. To encourage and support all sectors of the economy for the retention and creation of jobs for all age groups and abilities.

D. POLICIES
The following economic development policies are adopted:

1. Municipal Council may appoint an Economic Development Committee made up of interested citizens. This Committee will be responsible for coordinating economic development activities in the municipality. The mandate of this Committee will be as follows:

2. To promote the Township of Howick within the constraints of a budget approved by Council;

3. To seek out applicable Huron County and Provincial funding programs for any economic development projects;

4. To compile, update and have available for public information, a community profile containing information of interest to potential residents, businesses and industry;

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

6. To continually review the adequacy of both hard and soft services provided in the municipality;

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

8. 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.

9. All economic development activities shall be in keeping with the land use policies in this plan and shall reflect sound planning practices.

10. The municipality may develop a Comprehensive Development Strategy which will clearly state development objectives and implementation strategies. This Development Strategy would be prepared through the combined efforts of Municipal Council, the Economic Development Committee, and interested community groups and organizations and the general public.

E. IMPLEMENTATION
These economic development policies will be implemented as follows:

1. By the efforts of the Economic Development Committee in consideration with local organizations and interested public;

2. By the acquisition of applicable funding from Huron County and Province;
3. By participation in applicable government programs;
4. Through promotional efforts;
5. Through the Economic Development Strategy;
6. Through the provisions of the Zoning By-law.
7. Through locally initiated action teams;
8. By fostering community pride;
9. Through the maintenance and enhancement of the physical infrastructure;
10. By supporting and encouraging entrepreneurial activity.
14. MUNICIPAL SERVICES

A. EDUCATION
Primary education facilities attended by students from Howick Township include: the Howick Central Public School within the Township; the Sacred Heart Separate School in Wingham, local Mennonite schools and the Christian School in Listowel. High school age students are bused to Wingham, Palmerston, Listowel, Clinton or Walkerton.

The Howick Central School with 17 classrooms has a rated capacity of 411 students. Actual enrollment for the 2002/2003 school year was 293. Past and projected enrollment figures (Table 1) from the Avon Maitland District School Board indicate a gradual but steady decline in enrollment over the next five years which accordingly will not necessitate the expansion of the present building stock or land holding.

<table>
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<tr>
<td>2020/21</td>
<td>288</td>
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</tbody>
</table>

Three Mennonite parochial schools presently exist within the Township of Howick in the following locations:
i) Lot 13, Concession 17 (Lakelet) - This school has a current enrollment of 26 students.

ii) Lot 6, Concession 15 (Cedar Springs) - This school has a current enrollment of 27 students.

(iii) Lot 11, Concession 13 (Poplar Grove) - This school has a current enrollment of 27 students.

One Waterloo Markham Mennonite Conference School (Howick Maples) is found at Part Lot 21, Concession 2, Township of Howick. This new school building has a capacity for 60 students and a current enrollment of 49 students.

B. WATER

In Howick Township, water is provided from private wells. In some instances in the Settlement Areas one well provides water for a number of 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 will be followed.

C. 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 ensure that neither size nor density leads to future requirements for municipal sewage systems.

In the settlement areas of Fordwich, Gorrie and Wroxeter the possible eventuality of full municipal servicing may be explored. The populations presently of these three communities are 521, 488 and 408 respectively. Lot sizes should continue to reflect the use of private septic tank systems.
D. SOLID WASTE
Solid waste from Howick Township is deposited in a landfill site located on the east 1/2 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 Energy and is expected to accommodate waste in the township for several years. Recently, the County of Huron has become involved in solid waste disposal to meet future landfill requirements.

No new development shall occur within 500 metres of an open 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 mediation of such contaminants, if necessary.

Any new development within a 500 metre area of a closed landfill site will be reviewed for its potential to be negatively impacted by the migration of contaminants. The distance is calculated from the boundaries of the site certified to receive waste including areas which have already received waste.

E. ROADS
The roads of Howick Township exhibit a hierarchical system based on function and jurisdiction, and are shown on Schedule "C". The hierarchy in essence reflects the criteria used by the province and Huron County for assuming roads. Hence, the provincial highway (Highway #9) is considered a major, Class 4, provincial highway. The County highways are also noted on schedule C. Former provincial highways #86 and #87 are now included as County highways. County highways include: #7, #12, #28, #30, #34, #35, #86 and #87. The function of all Township roads is to provide access to agricultural land including field and farm building access points. Where possible, access should be restricted to Township (local) roads.

A detailed description of the road system is indicated below:

Provincial Highways (Class 4)
Highway #9 1.9 km

Huron County Highways
Highway #87 15.6 km
Highway #86 6.0 km
Highway #7 10.3 km
Highway #30 21.7 km
Highway #28 19.7 km
Highway #12 16.6 km
Highway #34 12.9 km
Highway #35 1.3 km

Municipal Roads 238.0 km

The existing road system is adequate for the predominantly rural economy of the township, providing normal standards of maintenance are applied as well as a reasonable
programme of reconstruction. 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.

F. OTHER COMMUNITY SERVICES

1. Health Care

The goal of the community is to provide a high standard of health care with emphases on coordination and preventative care. Residents of the Township of Howick travel to hospitals in Wingham, Listowel, Walkerton and Palmerston. The Legg Health Centre is situated in Wroxeter. Seniors retirement/nursing homes found in the community include the Fordwich Nursing Home and the Belmore Apartments. Private rental units are found in Fordwich, Gorrie and Wroxeter designed with the senior in mind. Seniors have access to transit service through Huron-Bruce Transit.

2. Recreation and Heritage

The community provides recreational opportunities for all age groups and abilities. Current recreational facilities in Howick include:
- A swimming pool in Gorrie
- the Howick Community Centre on Harriston Road
- the Belmore Community Centre
- the Fordwich, Gorrie and Wroxeter Community Halls

The residents organize many of the recreational and cultural activities in their community.

The community has a rich and diverse cultural heritage. A recent history of the Township “The Lines of Howick” has thoroughly documented much of this history.

Many buildings and structures of historical value also exist in each of the settlement areas and throughout the Township of Howick.

3. Safety and Security

The Township is policed by the Ontario Provincial Police. Communities must take on part of the responsibility for safety and promote education to help decrease the number of violent acts and accidents. To this extent, community policing representatives are appointed by Howick Council and neighbourhood watch programs exist in Fordwich and Gorrie.

Fire department services are provided for by the Township of Howick.
15. CONSENT POLICY

A. JURISDICTION
It is the intent and purpose of this Plan that by its adoption, the Municipal Council adopts the following Consent Policy. It is intended that the policies set out in this section will be implemented on behalf of the Municipality by the Huron County Planning and Development Committee. These policies will be adhered to by Council, the Committee of Adjustment, the Huron County Planning and Development Committee and any other agencies influencing the creation of new lots within the Municipality.

B. GENERAL POLICIES
The policies outlined here apply to the creation of all new lots.

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.

2. Consents will be granted only when all parcels involved abut an existing public road of a standard of construction acceptable to the municipality, County of Huron or the Ministry of Transportation.

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 Ministry of Transportation shall apply along Provincial Highway #9.

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 conform with the provisions of the zoning by-law.

6. Consents will be allowed for mortgage discharge purposes if the use of the land does not change as a result of the mortgage discharge.

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"). These policies are meant to complement the goals and policies of the appropriate subsection of the Land Use Plan and should be interpreted in conjunction with those goals and policies. In a case where a conflict arises between the goals and policies of the Land Use Plan (Section 3) and the Land Division Policy (Section 5) the provisions of the goals and policies of the Land Use Plan shall prevail.
16. IMPLEMENTATION

A. GENERAL IMPLEMENTATION
The Plan shall be implemented in the following ways:

1. Through the activities of the community;
2. Through community groups and advisory groups;
3. Through partnerships between the local municipality and the community;
4. Through the activities of the public sector, and more particularly the local municipal capital works program and the acquisition, development and sale of land by the municipality to implement the goals and policies stated in this Plan;
5. Through local municipal by-laws such as - a Zoning By-law, Standards of Maintenance and Occupancy By-law and Building By-law;
6. Through subdivision control regulations;
7. Through the use of Site Plan Control under Section 41 of the Planning Act RSO 1990;
8. Through the application of the Provincial Policy Statement and applicable Ministry of Environment Guidelines;
9. By means of the Huron County Planning and Development Committee, the local Planning Committee, Committee of Adjustment, Township Council and Chief Building Official.

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

1. A non-conforming use is the use of land and buildings for a purpose prohibited by the municipal Zoning By-law, provided:
   - The use is lawfully in existence on the day of passing of the By-law;
   - The land/buildings continue to be used for that purpose.

2. As a general rule, 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 special instances, however, it may be necessary to permit the extension or enlargement of non-conforming uses in order to avoid unnecessary hardship. In
considering such applications Council shall act in accordance with the policies of this Plan and shall have regard to the following:

(i) The feasibility of acquiring the property for holding, selling, leasing or developing it by the municipality for an appropriate permitted use;

(ii) The possibility of re-locating the non-conforming use.

3. If the above principles cannot be met, Council may pass a by-law pursuant to Section 34 (9) of the Planning Act, RSO 1990, without an amendment to the Plan, to permit an extension or enlargement to the non-conforming use. Prior to such action, Council shall require a report from the appropriate body or bodies commenting, where appropriate, on the following matters relating to the non-conforming use:

(i) The size of the extension related to the existing operation;

(ii) Whether the proposed extension can be considered minor;

(iii) The characteristics of the use relating to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation and the degree to which any of these factors may be increased by the extension;

(iv) The possibilities of reducing nuisances through landscaping, buffering, building setbacks, sign control, etc. to improve the existing situation as well as minimize problems from any extension;

(v) The implication of the proposed extension on general traffic safety and the needs for adequate parking and loading facilities;

(vi) The adequacy and availability of municipal services.

4. In addition to being satisfied with respect to the foregoing, Council will notify property owners in the vicinity of an application for extension or enlargements to non-conforming uses to obtain their views in accordance with the requirements of Section 45(5) of the Planning Act, RSO 1990.

5. If the Council is of the opinion that the principles of subsection 1b)ii) and 1b)iii) of this section have been satisfied, by-laws may be passed pursuant to Section 45(2) of the Planning Act, RSO 1990, to permit enlargements or extensions to non-conforming uses, buildings or structures which do not conform with the Howick Official Plan.

C. STATUS ZONING

Uses of land which existed legally at the date of adoption of this Official Plan, unless otherwise restricted by the policies of this Plan, may be deemed to conform with the intent of this Official Plan for the purpose of any Zoning By-law Amendment passed
under Section 34 of the Planning Act, RSO 1990, as amended. Such uses may be zoned
as a special category within the general zoning category conforming with the Howick
Official Plan, and in accordance with their present use and performance standards,
provided:

1. The zoning will not permit any significant change of use or zone provisions that
will aggravate any situation detrimental to adjacent complying uses;

2. The uses to be recognized shall be zoned in such a way that any significant
enlargement or expansion of the use must be by amendment to the zoning by-law;

3. They do not constitute a danger to surrounding uses and persons by virtue of their
hazardous nature or traffic which they generate;

4. They do not pollute air and/or water to the extent of interfering with the ordinary
enjoyment of property; and

5. They do not interfere with the desirable development or enjoyment of the adjacent
area.

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 amendments to this Plan shall be conducted by Council to obtain the views
of the residents of the Township.

E. USE OF HOLDING ZONES

1. It is a policy of Howick Council to utilize "holding zones" pursuant to the
provisions of Section 36 of the Planning Act, RSO 1990 in the following
instances:
(i) 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.

(ii) 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.

(iii) 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.

2. Implementation of Holding Zone
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.

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.

3. Removal of Holding Zone
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. The agreement may specify a time limit that the "holding zone" can remain in effect and may contain provisions for repeal of the "holding zone" by-law should the owner not proceed expeditiously with the development of the land.

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. The holding symbol shall be removed by by-law passed under Section 36 of the Planning Act RSO 1990. Notice will be given by Council when a holding symbol is to be removed by by-law, and there can be no objection or referral to the Ontario Municipal Board. However, should Council refuse to pass an amending by-law to remove the holding symbol if it is felt the development is
premature due to demand or failure to meet a requirement of this Plan, the applicant may appeal the decision to the Ontario Municipal Board in the normal manner.

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 (i.e. Official Plan amendments, Zoning By-law amendments, plan of subdivision or condominium, or consents).

<table>
<thead>
<tr>
<th>Complete Application Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Additional Information</strong></td>
</tr>
<tr>
<td>If in erosion control area, flood plain and erosion hazard study</td>
</tr>
<tr>
<td>Servicing needs study / analysis</td>
</tr>
<tr>
<td>If in commercial area, or proposing to be within a commercial area, Retail Market Study (or other Economic Impact Study)</td>
</tr>
<tr>
<td>Traffic impact study</td>
</tr>
<tr>
<td>If within a Heritage Conservation District or adjacent to a Protected Heritage Property, a heritage study</td>
</tr>
<tr>
<td>Stormwater management plan (conceptual)</td>
</tr>
<tr>
<td>An Environmental Site Assessment, when required by Provincial legislation</td>
</tr>
<tr>
<td>An air, noise, or vibration study, when required by Provincial guidelines</td>
</tr>
<tr>
<td>If within or adjacent to a natural environment area, an Environmental Impact Study</td>
</tr>
<tr>
<td>If converting employment lands to non-employment uses, or proposing to expand a settlement boundary, a Comprehensive Review</td>
</tr>
</tbody>
</table>

G. ZONING WITH CONDITIONS
The Municipality may impose conditions on zoning relating to the use of land or the erection, location or use of a building through the Zoning By-law. A property owner may be required to enter into an agreement with the Municipality relating to the zoning conditions, which can be registered on title of the land.
H. INTERPRETATION

1. The boundaries between land uses designated on Schedule "B" are approximate except where they coincide with roads, railway lines, rivers, transmission lines, 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.

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.

2. 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.

3. Interpretation of the Natural Environment designations will be as follows:

   (i) 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;

   (ii) 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.

I. MAINTENANCE AND OCCUPANCY STANDARDS

1. The Howick Township Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Municipality.

2. Any maintenance and occupancy by-law will be in accordance with Section 15 of the Ontario Building Code Act, S.O. 1992, c23, as amended, and will contain requirements with respect to:

3. Prescribing standards for the maintenance and occupancy of property within the municipality or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
4. Requiring property that does not conform with the standards to be repaired and maintained to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition.

5. The measures to be used generally, in achieving the Property Maintenance Program, may include an education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

6. Complementary to the enforcement of minimum standards on private properties, the Township in partnership with local management boards and volunteers will undertake to keep in a fit and well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.

J. SITE PLAN CONTROL

1. 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.

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

(a) To improve the visual quality of development and maintain a consistent municipal design standard for a Site Plan Control Area;

(b) To ensure safety and efficiency of vehicular and pedestrian access;

(c) To minimize negative effects on adjacent existing development;

(d) To provide functional and attractive on-site facilities such as landscaping and lighting;

(e) To control the placement and provision of required municipal services such as driveways, parking, loading facilities and garbage collection;
(f) To secure easements or grading and alterations necessary to provide public utilities and site drainage;

(g) To ensure that the development proposed is built and maintained as approved by Council.

3. 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:

(a) 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,

(b) 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 mobile home parks of more than 3 mobile homes, including existing uses in these categories which are planning to expand,

(c) 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,

(d) 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,

(e) 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,

(f) Lands proposed for any salvage yard use.

4. Policies

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

(a) 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.

(b) 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.

(c) 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
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.

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

L. REVIEW AND AMENDMENTS
It is intended that this Plan shall be under constant review by both Council and the public. To ensure adequate public participation, all amendments will be in accordance with the following procedures:

1. Prior to the approval of a by-law by Township Council to adopt an amendment to this local plan, Howick Township Council will hold a minimum of one public meeting to discuss the proposed amendment. Notice of the public meeting or meetings shall be in accordance with the regulations of the Planning Act.

2. A record of the public meeting and a copy of the public notice shall be included with the submission and recommendation to the Huron County Planning and Development Committee and Huron County Council.

3. Following the approval of the Amendment by the Council for the County of Huron, sufficient copies for public distribution shall be prepared and made available at the office of the Township Clerk.

M. 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.

N. MUNICIPAL MAINTENANCE and OCCUPANCY STANDARDS

1. Howick Council may pass by-laws to establish minimum standards of maintenance and occupancy to conserve, sustain and protect the existing and future development in the Township.

2. Any maintenance and occupancy by-law will be in accordance with Section 15 of the Ontario Building Code Act, as amended, and will contain requirements with respect to:
   - Prescribing standards for the maintenance and occupancy of property within the Township or within any defined area or areas and for prohibiting the occupancy or use of such property that does not conform with the standards.
   - Requiring property that does not conform with the standards to be repaired to conform with the standards or the site to be cleared of all buildings, structures, debris or refuse and left in a graded and leveled condition.
3. The measures to be used to help ensure a minimum level of maintenance may include education and public relations programs to show people the benefits of continued property maintenance.

4. Complementary to the enforcement of minimum standards on private properties, the Township in partnership with local management boards and volunteers will undertake to keep in a well-maintained condition, all municipally owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, water and sewage facilities, etc.

5. Prior to the adoption of any maintenance and occupancy by-law, a public meeting to consider the provisions of such by-law shall be held.

O. NOISE AND VIBRATION
Prior to the granting of any approval for the creation of any new residential, community facility or commercial lots or any rezoning application which has the effect of changing the permitted uses to allow more intensive residential uses than that which is currently permitted adjacent to a railway right-of-way in Howick’s Zoning By-law, the following provisions shall apply:
- For proposed development within 100 metres of a railway right-of-way, the proponent may be required to undertake noise studies to the satisfaction of the Township and the Ministry of the Environment in consultation with the appropriate measures to mitigate any adverse effects from noise;
- For proposed development within 50 metres of a railway right-of-way, the proponent may be required to undertake vibration studies, to the satisfaction of the Township in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.
- For proposed development adjacent to railways, the proponent shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Township in consultation with the appropriate railway.

P. APPLICATION REVIEW – CONTAMINATED SITES
It is recognized that industrial and commercial practices predating present waste disposal handling and record keeping legislation may have contributed to the contamination of properties by substances that pose a public health hazard or impede the use or enjoyment of land. Information on these practices is often contained in obscure reference material or may exist only as oral history.

Before adopting any Official Plan amendments or Zoning By-law amendments, background research will be conducted. Should information come to the attention of Council that indicates that soil or soil atmosphere contamination may be present, the owner shall comply with Provincial legislation, policies and guidelines respecting the assessment, decommissioning and remediation of contaminated sites.
Council will refrain from adopting amendments in situations where the degree of the contamination and the feasibility of corrective engineering measures have not been established.

Q.  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.

R.  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.
Appendix
Township of Howick
Application For Proposed Operations in
Designated Mineral Aggregate 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:

Includes the following information:
- Any planning and land use considerations;
- 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;
- The quality and quantity of aggregate on site;
- The main haulage routes and proposed truck traffic to and from the site, and necessary entrance permits;
- The progressive and final rehabilitation and the suitability of the proposed rehabilitation having regard to the adjacent lands;
- 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
- Determine the elevation of the established groundwater table within the site.

b) _____ Natural Environment Report:

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).

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:

- description of the physical setting including local geology, hydrogeology, and surface water systems
- water wells
- springs
- surface water courses, including cold water streams
- potential changes to surface water and impact on temperature of surface water
- discharge to surface water
- proposed water diversion, storage and drainage facilities on site
- methodology
- water budget
- impact assessment
- mitigation measures including trigger mechanisms
- contingency and monitoring plan
- technical support data

d) Cultural Heritage Resource Study:

Determine if there are any known and significant archaeological resources on the property and the potential of the site to have heritage resources.

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.

e) Traffic Impact Study:

A traffic impact study shall address:

- The proposed haul route(s);
- The anticipated increase in traffic generated by the proposed extractive operation;
- 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;
- Whether the upgrading of the roads proposed to be used as haul route(s) is necessary, and the allocation of costs for such upgrading

f) 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.

Schedule B has been amended by:
OPA # 7
OPA # 8

Legend
- Agriculture
- Natural Environment
- Wetland
- Natural Environment (Stream, Rivers, Lakes)
- Extractive Resources
- Settlement Areas
- Provincial Highway
- County Highway
- Municipal Road
- Open Landfill
- Recreation
- Existing or Abandoned Landfill Site
SCHEDULE "E"
GORRIE
SETTLEMENT AREA

Designation
- OPEN SPACE
- URBAN (Settlement Area)
- OPEN SPACE (WATERCOURSE/ WATER BODY)
- FLOOD FRINGE
- REGULATORY FLOODWAY

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SCHEDULE "F"
WROXETER
SETTLEMENT AREA

Designation
- OPEN SPACE
- URBAN (Settlement Area)
- OPEN SPACE (WATERCOURSE / WATER BODY)
- PROVINCIAL SIGNIFICANCE WETLANDS
- FLOOD FRINGE
- REGULATORY FLOODWAY

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.

Schedule F has been amended by:
OPA # 10
SCHEDULE "G"
BELMORE
SETTLEMENT AREA

Designation
- OPEN SPACE
- URBAN (Settlement Area)
- OPEN SPACE (WATERCOURSE/WATER BODY)
- FLOOD FRINGE
- REGULATORY FLOODWAY

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SCHEDULE "H"
LAKELET
SETTLEMENT AREA

Designation

- OPEN SPACE
- RECREATION
- URBAN (Settlement Area)
- OPEN SPACE (WATERCOURSE/WATER BODY)
- PROVINCIALLY SIGNIFICANT WETLANDS
- FLOOD FRINGE
- REGULATORY FLOODWAY
HOWICK OFFICIAL PLAN
APPENDIX 1: NON-PRIME SOILS

Non-Prime Soils

CLASS 4
CLASS 5
CLASS 6

Town
County Road
Municipal Road
Lot Boundary

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HOWICK OFFICIAL PLAN
APPENDIX 3: SIGNIFICANT WOODLANDS

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Significant Woodlands

Town

County Road

Municipal Road

Lot Boundary
HOWICK OFFICIAL PLAN

APPENDIX 4: SIGNIFICANT WILDLIFE HABITAT

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