

CHAPTER 2: PLANNED TOWNSHIP STRUCTURE

This Plan supports the development of a Planned Township Structure consisting of five distinct areas as designated on Map 2. These areas include: 1) the Wellesley Urban Area; 2) Rural Settlement Areas; 3) Rural Employment Areas; 4) Rural Mixed-Use/Agricultural Clusters; and 5) the Countryside. The following section outlines the general land uses that will be permitted within each of these areas.

To guide the direction of future growth within the township, this Plan also delineates a Countryside Line around the Wellesley Urban Area. This Countryside Line is intended to serve as a long-term boundary between the existing Wellesley Urban Area and the Countryside.

2.1 WELLESLEY URBAN AREA

2.1.1 The Wellesley Urban Area is designated on Maps 2 and 4 of this Plan. This designation is intended to accommodate a broad range and mix of land uses and serve as the primary focus for population and employment growth in the Township to the year 2031. Future development within this designation will occur within the Designated Greenfield Area and in Wellesley's *built-up area* through *reurbanization*. Specific policies relating to the Wellesley Urban Area are outlined in Section 2.7.

2.2 RURAL SETTLEMENT AREAS

2.2.1 Rural Settlement Areas are designated on Maps 2 and 5.1 to 5.10 inclusive of this Plan. This designation identifies the township's smaller settlement areas that generally comprise a limited mix of land uses serving primarily the local community. These rural communities are intended to provide opportunities for living and working in the Countryside, and also play a key role in the economic health of the township. Most of the township's Rural Settlement Areas have historically been developed on private water and individual wastewater services and will therefore experience limited growth and change in the future. Specific policies for the Rural Settlement Areas are set out in Section 2.8.

2.3 RURAL EMPLOYMENT AREAS

2.3.1 Rural Employment Areas are designated on Maps 2 and 12 to 14 inclusive of this Plan. Rural Employment Areas are smaller concentrations of light industrial and associated commercial and ancillary uses located in the Countryside. These areas are intended to support and complement the employment needs of the township. Specific policies for the Rural Employment Areas are contained in Section 2.9.

2.4 RURAL MIXED-USE/AGRICULTURAL CLUSTERS

2.4.1 Rural Mixed-Use/Agricultural Clusters are designated on Maps 2 and 11 of this Plan. This designation identifies areas in the Countryside where a combination of compatible residential, industrial/commercial and limited non-commercial farming uses are permitted. These areas are intended to preserve and support the historic social, economic and cultural needs of a unique segment of the

township's rural community that relies on horse-drawn vehicles as their primary means of transportation. Specific policies for the Rural Mixed-Use/Agricultural Clusters are contained in Section 3.7.

2.5 THE COUNTRYSIDE

2.5.1 The Countryside is designated on Maps 2 and 10 and includes all of the agricultural lands located outside of the Wellesley Urban Area, Residential Settlement Areas, Rural Employment Areas, and all lands designated as institutional by this Plan. This area also includes a broad band of *environmental features* and productive agricultural lands designated as the Protected Countryside. The Protected Countryside designation is intended to permanently protect these critical areas from future urban development. Specific policies for the Countryside and the Protected Countryside designations are outlined in Chapter 3.

2.6 COUNTRYSIDE LINE

2.6.1 The Countryside Line is designated on Map 10 of this Plan. The Countryside Line represents the long-term boundary between the existing Wellesley Urban Area and the Countryside. Under the Regional Official Plan, where the Countryside Line coincides with the Protected Countryside designation as shown on Map 10, the Countryside Line will be considered a permanent boundary.

2.7 WELLESLEY URBAN AREA

2.7.1 Development Policies

2.7.1.1 Development within the Wellesley Urban Area will provide for a range of residential, commercial, employment, institutional, recreational and open space land uses. Future development within this designation must occur on municipal water and wastewater services in accordance with the policies set out in Section 6.9.

2.7.1.2 In preparing or reviewing planning studies, or in reviewing *development applications* or *site plans*, the Township will ensure that development occurring within the Wellesley Urban Area is planned and developed in a manner that:

- a) supports the Planned Township Structure described in this Plan;
- b) uses municipal water and wastewater services;
- c) contributes to the creation of *complete communities* with development patterns, densities and an appropriate mix of land uses that supports walking, cycling and the use of transit;
- d) protects the natural environment, and surface water and groundwater resources;

- e) *conserves* the township's *cultural heritage resources* and supports the adaptive reuse of historic buildings;
- f) respects the scale, physical character and context of established neighbourhoods in areas where *reurbanization* is planned to occur;
- g) facilitates residents' access to locally grown and other healthy foods in neighborhoods; and
- h) promotes building designs and orientations that incorporate energy conservation features and the use of *alternative and/or renewable energy systems*.

2.7.2 Reurbanization Target

2.7.2.1 In accordance with the Regional Official Plan, the Township, in collaboration with the Region, will establish a *reurbanization* target and associated policies in this Plan to ensure that a minimum percentage of new residential development occurring annually within the township will be within the *built-up area* of the Wellesley Urban Area. Until such time as this target has been established, the Township will endeavour to ensure that by 2015 and each year thereafter, new residential development occurring annually within the township will contribute to the achievement of the 45 percent *reurbanization* target described in the Regional Official Plan.

2.7.2.2 The Township will phase in and achieve the *reurbanization* target of this Plan by:

- a) undertaking the Residential Growth Strategy set out in Section 1.8, identifying areas where *reurbanization* may occur, including *brownfield sites* and *greyfield sites*, and determining the appropriate type and scale of development within those areas;
- b) encouraging *reurbanization* throughout the *built-up area*, where appropriate;
- c) recognizing Wellesley's Urban Growth Centre as a focus for social, economic and cultural activities in the township;
- d) supporting the creation of secondary suites throughout the *built-up area* in accordance with the housing policies of this Plan;
- e) promoting the efficient use of land, resources, *infrastructure* and public service facilities;
- f) avoiding the need for unnecessary and/or uneconomical expansion of *infrastructure*; and,
- g) encouraging development appropriate to the type of wastewater and water systems which are planned or available.

2.7.2.3 The Township will not approve any *development applications* to reduce the *net residential density* in areas planned for medium or high density housing, if the reduction in density will significantly impact the ability to achieve the density and *reurbanization* targets established in Sections 2.7.2 and 2.7.3 of this Plan.

2.7.2.4 The Township will encourage the provision of new dwelling units in the *built-up areas* of the Wellesley Urban Area through *infill*, conversion where appropriate, intensification or redevelopment compatible with surrounding uses, except where *infrastructure* is inadequate or there are significant physical constraints.

2.7.3 Designated Greenfield Areas

2.7.3.1 The township's Designated Greenfield Areas are designated on Map 2A of this Plan. This designation identifies lands within the Wellesley Urban Area that are outside the *built boundary*.

2.7.3.2 The Township, in collaboration with the Region, will ensure that development occurring in the township's Designated Greenfield Areas will be planned to:

- a) conform to policies of Section 2.D of the Regional Official Plan;
- b) achieve the following density targets:
 - i) areas serving primarily a residential function will meet or exceed a minimum density of 45 residents and jobs combined per hectare on lands not subject to a plan of subdivision application as of June 16, 2006; and
 - ii) areas serving solely an employment function (serviced) will be planned to meet or exceed a minimum density of 40 jobs per hectare; and
 - iii) The above density targets will be measured on average over the entire Urban and Township Designated Greenfield Areas of the Region of Waterloo in accordance with the Regional Official Plan.
- c) provide a development pattern and road network that supports the integration of transit services, where planned to be available in the future; and
- d) support development on municipal water and wastewater services.

2.7.3.3 The Township will develop phasing policies in this Plan and other strategies for Designated Greenfield Areas to ensure a logical and orderly progression of development and to minimize partially developed communities.

2.7.3.4 The Township may prepare urban design guidelines for development within Designated Greenfield Areas.

2.7.4 Urban Area Expansions/Rationalizations

2.7.4.1 Future expansions to the boundaries of the Wellesley Urban Area are only permitted onto lands within the Countryside Line designated on Map 10 of this Plan, and will be subject to the following:

- a) the expansion is justified through the preparation of a Regional Land Budget completed by the Region as part of a *municipal comprehensive review* of the Regional Official Plan, or the completion of a *municipal comprehensive review* as otherwise initiated by Regional Council;
- b) the density targets and *reurbanization* targets contained in this Plan and the Regional Official Plan have been met or exceeded, or it can be clearly demonstrated that achievement of such targets will not be hindered by the proposed expansion;
- c) sufficient opportunities to accommodate the population and employment forecast in this Plan, through *reurbanization* and development of existing Designated Greenfield Areas, are not available:
 - i) within the region as a whole; and
 - ii) within the township to accommodate the growth allocated to the Township by the Regional Official Plan.
- d) the expansion provides sufficient lands for a time horizon not exceeding 20 years, using the density targets, *reurbanization* targets and other policies in this Plan;
- e) the existing or planned *infrastructure* required to accommodate the proposed expansion can be provided in a financially and environmentally *sustainable* manner and is consistent with the Township's and Region's *infrastructure* master plans;
- f) the expansion is of a sufficient size to be developed as a *complete community* by itself, or can be integrated with existing development to contribute to a *complete community*;
- g) any applicable *watershed studies* have been completed prior to the approval of the expansion;
- h) the expansion considers the potential impacts on any adjacent agricultural operations, including any reductions in tillable soils or pasture land, or alterations to the configuration of tillable lands that negatively impact the long-term viability of the agricultural operations;
- i) the expansion conforms to the *minimum distance separation formulae*;
- j) the expansion is accompanied by detailed environmental and servicing studies as required by the policies of this Plan;

- k) the proposed expansion will maintain, or move significantly towards, a minimum of one full-time job per three residents within the Wellesley Urban Area; and
- l) the expansion complies with all other applicable policies of this Plan and the Regional Official Plan.

2.7.4.2 The Township may propose a rationalization of the boundaries of the Wellesley Urban Area and/or the Countryside Line applicable to the Wellesley Urban Area, to be implemented through a further amendment to this Plan, provided that the rationalization:

- a) only occurs at the time of the next *municipal comprehensive review* of this Plan;
- b) takes into consideration existing property configurations, patterns of *existing* land use, natural and constructed features, and will not extend or promote strip development;
- c) does not result in a net increase in the amount of land designated as Designated Greenfield Area and/or land located within the Countryside Line, except as provided for in accordance with Policy 2.7.4.3; and
- d) does not exchange *provincially constrained environmental areas* for unconstrained developable areas.

2.7.4.3 To further focus growth in the Wellesley Urban Area, any boundary rationalizations proposed under Policy 2.7.4.2 that would result in a net increase in the amount of land designated as Designated Greenfield Area and/or land located within the Countryside Line, may be permitted where:

- a) the boundary rationalization deletes areas from a Rural Settlement Area designation and adds it to the Wellesley Urban Area designation;
- b) the area being transferred from the Rural Settlement Area to the Wellesley Urban Area does not result in a net increase in the amount of developable land;
- c) the area being deleted from the Rural Settlement Area designation is redesignated as Prime Agricultural Area, or Rural Areas, in this Plan; and
- d) the boundary rationalization is in conformity with Policies 2.7.4.2 (a), (b) and (d), and all other applicable policies in this Plan and the Regional Official Plan.

2.7.5 Urban Growth Centre Designation

2.7.5.1 The Urban Growth Centre designation coincides with the traditional urban core area of the Wellesley Urban Area designated on Map 4. The lands within this designation will be planned and developed to:

- a) accommodate additional population and compatible employment growth consistent with Wellesley's traditional role as the focus for social, economic and cultural activities in the township;
- b) serve as focal points for investment in institutional and local *human services* as well as commercial, recreational, cultural and entertainment land uses; and
- c) provide for development patterns that support the integration of Regional transit services, where planned to be available in the future.

2.7.5.2 Future commercial development in the Wellesley Urban Area will be encouraged to locate within the Urban Growth Centre designation. Minor service commercial or convenience commercial land uses may be permitted in other land use designations, subject to the policies of this Plan.

2.7.5.3 Expansions to the Wellesley Urban Growth Centre designation may be permitted through amendments to this Plan. Any proposals to expand the Urban Growth Centre will:

- a) be accompanied by a planning report that justifies the need for the expansion;
- b) be compatible with the surrounding land uses;
- c) prevent, or minimize potential negative impacts on *environmental features* and *cultural heritage resources* in accordance with the policies of this Plan; and
- d) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.7.5.4 The Township Zoning By-law will regulate specific uses in the Urban Growth Centre designation.

2.7.6 Urban Residential Designation

2.7.6.1 The Urban Residential designation applies to areas within the Wellesley Urban Area where the predominant use of land is for housing and related land uses. The purpose of the Urban Residential designation is to provide for a range of residential and *accessory uses* in order to accommodate current and future residential demands.

2.7.6.2 *Accessory uses* are intended to allow consideration in the Township's Zoning By-law for those types of related or *accessory uses* which normally form part of a residential neighbourhood which may include uses such as home occupations and neighbourhood commercial uses.

2.7.6.3 A mix of housing types and densities will be encouraged in this designation in accordance with Section 4.2 and 4.4 of this Plan.

2.7.6.4 The Township Zoning By-law will regulate the type and density of residential development and specific *accessory uses* in the Urban Residential designation.

2.7.7 General Industrial Designation

2.7.7.1 The Township recognizes the need to immediately proceed to increase the inventory of serviced industrial land within the Township. The predominant use of this land which would be designated General Industrial through future amendment to this Plan would be to provide for industrial uses that require open storage of goods and materials, such as manufacturing, processing, assembly, repair, wholesaling warehousing, trucking and storage. This inventory is a necessary component of the Township's efforts to increase its assessment base in order to maintain the level of services it provides.

2.7.7.2 The Township will, immediately upon budget approval of the required funding, undertake a study in co-operation with other appropriate agencies to determine the quantity and appropriate location for such lands within the Township. The primary location to be reviewed is the parcels of land bounded on the east by the existing Wellesley Urban Area, on the south by Gerber Road, on the west by Hutchison Road and on the north by Queen's Bush Road. This study shall include:

- a) a planning report justifying the inclusion of General Industrial lands;
- b) review of the potential for inclusion of a by-pass from Hutchison Road to Gerber Road to reduce truck traffic within the Urban Growth Centre;
- c) review of the servicing issues relating to the subject lands including supply of municipal water and wastewater servicing, storm water management, internal and external access to the site; and
- d) review of land use compatibility issues, including determination of appropriate buffers for sensitive uses and *environmental features* on or adjacent to the subject lands and potential uses within these buffers.

2.7.7.3 The results of this study will be implemented by amendments to this Plan in accordance with Policies 2.7.4.1, 2.7.4.2 or 2.7.4.3 of this Plan. The Township will endeavour to ensure that any *Environmental Assessments* required to support the proposed development are completed as appropriate to ensure timely consideration of such future amendments. If following completion of the above noted study it is determined that subject lands are not appropriate for General Industrial type uses, the Township shall review the potential for the provision of lands for such purposes in other locations throughout the Township, and in particular, lands on the west side of the Hawkesville Rural Settlement Area.

2.7.8 Light Industrial Designation

- 2.7.8.1 The Light Industrial designation applies only to lands located within the Wellesley Urban Area which have municipal water and wastewater servicing and are compatible with surrounding *sensitive land uses*.
- 2.7.8.2 Permitted light industrial uses include: office uses and small-scale, self-contained industrial uses that produce and/or store a product where there is a low probability of fugitive emissions.
- 2.7.8.3 Commercial uses to be permitted within Light Industrial areas shall not include retail outlets, which provide for day-to-day retail shopping needs normally found in the Urban Growth Centre nor for the location of larger retail uses such as shopping centres.
- 2.7.8.4 The Township Zoning By-law will regulate specific uses in the Light Industrial designation.

2.7.9 Special Policy Areas Wellesley Urban Area

- 2.7.9.1 Notwithstanding any policies of this Plan to the contrary, the area shown as “Special Policy Area 2.7.9.1” on Map 4 – Wellesley Urban Area, may be developed with individual wastewater treatment systems subject to Policies 6.9.1.2 and 6.9.1.3, and private wells subject to Policies 6.9.2.8 and 6.9.2.9.
- 2.7.9.2 Notwithstanding the Urban Residential Designation applicable to the areas shown as “Special Policy 2.7.9.2” on Map 4 Wellesley Urban Area, the development density on these lands shall not exceed the available wastewater treatment plant capacity, taking into account the development potential of any vacant residential lands or *reurbanization* opportunities within the Wellesley Urban Area. The allocation of wastewater servicing capacity on these lands will be determined by the Township of Wellesley and the Regional Municipality of Waterloo as part of the development approval process.

2.8 RURAL SETTLEMENT AREAS

2.8.1 General Policies

- 2.8.1.1 The Rural Settlement Areas designation applies to the township’s smaller settlement areas that are typically serviced with private wells and individual wastewater services. These areas will be planned to provide a limited mix of residential, commercial and institutional uses primarily serving the local community. This Plan recognizes two classifications of Rural Settlement Areas, which, for the purpose of this Plan, are defined as follows:
- a) **Residential Settlement:**
A Residential Settlement is an area containing a small concentration of predominantly rural non-farm related single-detached dwellings on large lots at low density serving the function of a residential subdivision only and without accompanying service, commercial or industrial facilities.

b) **Service Settlement:**

A Service Settlement is an area containing a small concentration of predominantly rural non-farm related single-detached dwellings on large lots at low density but which also provides limited commercial, industrial, institutional and service facilities to the surrounding agricultural community as well as to the immediate residents, subject to the controls and regulations imposed this Plan and the Zoning By-law.

2.8.1.2 The identified Residential Settlements within the Township are designated on Maps 5.1, 5.3, 5.6 and 5.8 of this Plan and are as follows:

- a) Bamberg Settlement Area;
- b) Dorking Settlement Area;
- c) Kingwood Settlement Area; and
- d) Paradise Lake Settlement Area.

2.8.1.3 The identified Service Settlements within the Township are designated on Maps 5.2, 5.4, 5.5, 5.7, 5.9, and 5.10 of this Plan and are as follows:

- a) Crosshill Settlement Area;
- b) Hawkesville Settlement Area;
- c) Heidelberg Settlement Area;
- d) Linwood Settlement Area;
- e) St. Clements Settlement Area; and
- f) Wallenstein Settlement Area.

2.8.1.4 Where an existing lot is partially located within a Rural Settlement Area and partially within the Countryside, the part of the lot located outside the Rural Settlement Area will be zoned for *agricultural uses* in accordance with the policies in this Plan. Consent applications to sever the lot along the boundary of the Rural Settlement Area so as to create a new *non-farm lot* outside the Rural Settlement Area will not be permitted.

2.8.1.5 Within a Rural Settlement Area, proposed development will:

- a) conform to the Policies of Section 2.8 of this Plan;
- b) be compatible with the surrounding land uses; and
- c) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.8.1.6 The expansion of existing Rural Settlement Areas will not be permitted, except as provided for in Policies 2.8.1.7, 3.8.4 and 8.1.2.18.

2.8.1.7 The Township, in collaboration with the Region, may consider permitting a minor expansion to a Rural Settlement Area for recreational or institutional uses to accommodate the future needs of the Township. Any such expansions will require an amendment to this Plan and will only be considered as part of a *municipal comprehensive review* of this Plan where:

- a) sufficient opportunities to accommodate the proposed recreational or institutional use are not currently available within the Wellesley Urban Area or Rural Settlement Areas;
- b) the site is zoned for the specific use;
- c) within the Prime Agricultural Area:
 - i) the land does not comprise a *specialty crop area*;
 - ii) there are no reasonable alternatives that avoid the Prime Agricultural Area; and
 - iii) there are no reasonable alternatives on lower priority agricultural lands in the Prime Agricultural Area.
- d) the potential impacts on any surrounding agricultural operations are mitigated to the extent possible; and
- e) the minor expansion complies with all other applicable policies in this Plan.

2.8.1.8 The Township may rationalize the boundaries of the respective Rural Settlement Areas, including the deletion of areas from one Rural Settlement Area designation and the addition of areas to another Rural Settlement Area designation, provided that the boundary rationalization:

- a) only occurs at the time of the next *municipal comprehensive review* of this Plan;
- b) takes into consideration existing property configurations, patterns of *existing* land uses, natural and constructed features, and will not extend or promote strip development;
- c) does not result in a net increase in developable land area;
- d) redesignates the area being deleted from the Rural Settlement Area as Prime Agricultural Area or Rural Areas, as appropriate, in this Plan;
- e) does not exchange *provincially constrained environmental areas* for unconstrained developable areas;

- f) does not result in an expansion of a Rural Settlement Area within the Protected Countryside; and
- g) is minor and is in conformity with all other applicable policies in this Plan.

2.8.1.9 The designation of new Rural Settlement Areas will not be permitted.

2.8.2 Settlement Residential Designation

2.8.2.1 The Settlement Residential designation is applied to areas where the predominant use of land is for housing and related residential land uses such as home occupations and neighbourhood commercial uses within Rural Settlement Areas identified in this Plan. The purpose of the Settlement Residential designation is to provide for current and future housing demands in Rural Settlement Areas through mixed forms of residential development.

2.8.2.2 The Township Zoning By-law will regulate the specific type and density of residential development and specific secondary uses in the Settlement Residential designation.

2.8.3 Settlement Core Area Designation

2.8.3.1 The purpose of the Settlement Core Area designation is to provide for a mix of residential, commercial, institutional and, limited dry industrial uses in Service Settlements. This Plan encourages a range of housing types, commercial and compatible uses in Settlement Core Areas.

2.8.3.2 Proposed development for the purposes of commercial and service uses will locate within the Settlement Core Area designation of Rural Settlement Areas.

2.8.3.3 The Township Zoning By-law will regulate specific uses in the Settlement Core Area designation.

2.8.3.4 Expansions to the Settlement Core Area designation may be permitted through an amendment to this Plan. Any development that proposes to expand a Settlement Core Area will:

- a) be accompanied by a planning report justifying the need for the expansion and considers the amount of land in other locations within the Wellesley Urban Area and Rural Settlement Areas available for development;
- b) prevent or minimize the potential negative impacts of the expansion on the Greenlands Network, the Countryside and *cultural heritage resources* in accordance with the policies of this Plan; and
- c) be accompanied by detailed environmental and servicing studies as required by the policies of this Plan.

2.8.4 Dry Industrial/Commercial Designation

- 2.8.4.1 The Dry Industrial/Commercial designations are only permitted within Service Settlements and Rural Employment Areas listed in Policies 2.8.1.3 and 2.9.1.2 of this Plan.
- 2.8.4.2 The Dry Industrial/Commercial designation provides for a range of light industrial and associated commercial and ancillary uses that do not require significant quantities of water or generate significant quantities of wastewater within their processes, and are deemed not to be obnoxious uses.
- 2.8.4.3 Dry Industrial/Commercial uses will only be permitted utilizing private water and individual wastewater treatment systems.
- 2.8.4.4 Obnoxious uses shall not be permitted in the Industrial/Commercial designation. An obnoxious use is any use which is or may become obnoxious, offensive or dangerous by reasons of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse matter or water-carried wastes.
- 2.8.4.5 Commercial uses permitted within the Dry Industrial/Commercial designation shall not include retail outlets, which provide for day-to-day retail shopping needs normally found in the Urban Growth Centre or Settlement Core Areas nor for the location of larger retail uses such as shopping centres.
- 2.8.4.6 The recycling of animal and/or food and/or waste products or a rendering plant will not be permitted.
- 2.8.4.7 The Township Zoning By-law will regulate specific uses in the Dry Industrial/Commercial designation.

2.8.5 Special Policy Areas for Rural Settlement Areas

- 2.8.5.1 Notwithstanding any policies of this Plan to the contrary, the area shown as “Special Policy Area 2.8.5.1” on Map 5.2 – Crosshill Settlement Area, will be subject to the policies of Chapter 3 – The Countryside.

2.9 RURAL EMPLOYMENT AREAS

2.9.1 General Policies

- 2.9.1.1 The Rural Employment Area designation identifies the township’s smaller clusters of light industrial and associated commercial and ancillary uses located in the Countryside. This designation will be planned to complement and support the Township’s long-term employment needs. Residential development will not be permitted in this designation. Future development within this designation will be compatible with surrounding uses and comply with all other applicable policies of this Plan.

- 2.9.1.2 The identified Rural Employment Areas within the Township are designated on Maps 12, 13, and 14 of this Plan and are as follows:
- a) Schneider Rural Employment Area;
 - b) M.K. Martin Rural Employment; and
 - c) Wellesley Rural Employment Area
- 2.9.1.3 Where an existing lot is partially located within a Rural Employment Area and partially within the Countryside, the part of the lot located outside the Rural Employment Area will be zoned for *agricultural uses* in accordance with the policies in this Plan. Consent applications to sever the lot along the boundary of the Rural Employment Area so as to create a new *non-farm lot* outside the Rural Employment Area will not be permitted.
- 2.9.1.4 *Sensitive land uses* are not permitted within Rural Employment Areas.
- 2.9.1.5 Existing legal uses within Rural Employment Areas identified in this Plan will be recognized as permitted uses in the Township Zoning By-law.
- 2.9.1.6 The expansion of existing Rural Employment Areas will not be permitted, except as provided for in Policies 2.9.1.7, 3.8.4 and 8.1.2.18.
- 2.9.1.7 The Township, in collaboration with the Region, may give consideration to permitting a minor expansion to a Rural Employment Area to accommodate the employment needs of the Township. Any such expansions will require an amendment to this Plan and will only be considered as part of a *municipal comprehensive review* of this Plan where:
- a) sufficient opportunities to accommodate the proposed employment use are not currently available within the Wellesley Urban Area, Rural Settlement Areas or Rural Employment Areas;
 - b) the site is zoned for the specific use;
 - c) within the Prime Agricultural Area:
 - i) the land does not comprise a *specialty crop area*;
 - ii) there are no reasonable alternatives that avoid the Prime Agricultural Area; and
 - iii) there are no reasonable *alternatives* on lower priority agricultural lands in the Prime Agricultural Area.
 - d) the potential impacts on any surrounding agricultural operations are mitigated to the extent possible; and
 - e) the minor expansion complies with all other applicable policies in this Plan.

- 2.9.1.8 The Township will encourage industrial development and operation practices which minimize negative impacts on the surrounding environment through compliance with Provincial environmental regulations, Regional water resources protection policies, emissions and sound vibration standards, and air contaminants standards related to dust, smoke, odour, fumes and particulate, other water quality and groundwater recharge area standards, and wastewater discharge regulations.
- 2.9.1.9 All lands within a Rural Employment Area will be designated Dry Industrial/Commercial and will be subject to the provisions of Section 2.8.4.
- 2.9.1.10 The designation of new Rural Employment Areas will not be permitted.

2.10 INSTITUTIONAL AREAS DESIGNATION

- 2.10.1 The Institutional designation of lands shall mean that the uses of land in the areas so designated shall be for various forms of public and private schools, places of worship, community centres, libraries, museums, cemeteries, cultural facilities and similar community oriented uses providing a public or quasi-public service.
- 2.10.2 The Township will promote the location and development of Institutional uses within the Wellesley Urban Area or the Rural Settlement Areas.
- 2.10.3 Notwithstanding Policy 2.10.2, the Township may permit limited Institutional uses within the Rural Area designation, or where applicable the Prime Agricultural Area designation, in accordance with Policies 3.6.1 and 3.6.7 of this Plan and implemented through the Township Zoning By-law.
- 2.10.4 Institutional uses should be located to minimize potential conflict with adjacent uses, particularly residential areas. Screening, planting, fencing and other methods will be provided between Institutional uses and adjacent residential uses so as to establish an adequate buffer.
- 2.10.5 Approval of Institutional uses will be subject to the availability of required services including water supply and sewage disposal facilities and the provision of adequate vehicular access and off street parking and loading facilities. Access points to parking areas should be limited in number and designed in such a manner so as to minimize the danger to vehicular and *pedestrian* traffic.
- 2.10.6 The joint planning for and the joint use of facilities provided by different public agencies is encouraged with particular emphasis on community and educational facilities.
- 2.10.7 All areas designated Institutional on Maps 2, 4, and 5.1 through 5.10 may be also designated by By-law as Site Plan Control areas.

2.11 ECONOMIC DEVELOPMENT

- 2.11.1 The Township will promote economic development and competitiveness by:

- a) providing for an appropriate mix of employment uses including industrial, commercial and institutional uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses that support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- c) planning for, protecting and preserving *employment areas* for current and future uses ensuring the necessary *infrastructure* is provided to support current and forecasted employment needs;
- d) ensuring the necessary *infrastructure* is provided to support current and forecasted employment needs;
- e) encouraging business partnership arrangements;
- f) nurturing the growth of small businesses by permitting secondary uses and home occupations in accordance with the policies in this Plan;
- g) fostering the development of a strong local food system to support the viability of the township's farmers and community businesses; and
- h) skills promoting education and employment training within the community.

2.11.2 The Township will not permit the redesignation of lands within *existing employment areas* to non-employment uses, except through a *municipal comprehensive review* where it has been demonstrated that:

- a) there is a need for the redesignation;
- b) the Township will meet the employment forecast allocated to it in Table 1 of this Plan;
- c) the redesignation will not adversely affect the viability of the subject *employment area*, and achievement of the *reurbanization* target, density targets and other policies in this Plan;
- d) there is existing or planned *infrastructure* to accommodate the proposed redesignation;
- e) the lands are not required over the long-term for the employment purposes for which they are currently designated; and
- f) any cross-jurisdictional issues have been considered.

2.11.3 Policy 2.11.2 only applies to *existing employment areas* that are not located within the Wellesley Urban Growth Centre, or areas identified by the Township as regeneration areas consistent with Provincial policies.

- 2.11.4 For the purposes of implementing Policy 2.11.2, non-employment uses will include *retail commercial centres*.
- 2.11.5 The Township will support the development of a strong and diverse local food system by:
- a) providing for a mix of land uses, including food destinations within close proximity to each other to facilitate residents' access to locally grown and other healthy foods;
 - b) establishing zoning regulations to permit *temporary farmers' markets*, wherever appropriate, in existing and newly planned neighbourhoods, particularly in areas where access to locally grown food and other healthy food products may currently be limited; and
 - c) encouraging community gardens and rooftop gardens throughout the township.