

CHAPTER 6: GENERAL LAND USE POLICIES

6.1 LAND USE COMPATIBILITY

- 6.1.1 The Township will encourage *development* that is compatible with the location, density and other characteristics of surrounding land uses. Compatibility will address both the impacts of surrounding land uses on the proposed *development*, as well as impacts of the proposed *development* on surrounding land uses. Factors that will be used to assess the compatibility of a proposed *development* include:
- a) the density, scale, height, massing and visual impact of surrounding buildings and the proposed development;
 - b) the preservation of the natural environment and *cultural heritage resources*;
 - c) the continued visibility and viability of adjacent land uses;
 - d) *pedestrian*, cyclists, horse-drawn vehicles and other vehicular movements and linkages, and parking requirements;
 - e) landscaping, setbacks, sun and shadow effects, wind effects, signage, lighting and buffering of proposed and existing developments;
 - f) noise, dust, odours or vibrations generated by surrounding land uses as well as the proposed development; and
 - g) traffic generated by surrounding land uses and the proposed *development*.
- 6.1.2 The Township will prevent or minimize potential *adverse effects* due to the encroachment of *sensitive land uses* and potentially incompatible uses on one another. Compatible uses may be encouraged as a buffer between *sensitive land uses* and industrial areas, where the intervening use is compatible within both industry and the *sensitive land use*.
- 6.1.3 Effective separation distances for minimizing the impacts of industrial activities on surrounding *sensitive land uses* will be applied by the Township in consultation with the Region and the Ministry of the Environment's D-Series Guidelines.
- 6.1.4 The proponent of a *development* proposed within 300 metres of an aggregate operation will be required to undertake an impact assessment to determine the impacts due to noise, dust, odour and possible effects to water resources.
- 6.1.5 All site lighting, when required, shall be designed to create safe outdoor environments and to minimize glare and impact to night sky, public view and surrounding properties.

- 6.1.6 Pursuant to the Environmental Protection Act, the Township will require written approval from the Ministry of the Environment prior to consideration of a *development application* within areas formerly used as waste management facilities.
- 6.1.7 The Township, in consultation with the Region and the Ministry of the Environment, will consider the *adverse effects* associated with the operation of wastewater treatment facilities or systems on *sensitive land uses* during the *development* approval process and may require the appropriate use of separation distances or other mitigation measures.
- 6.1.8 The Township may, in consultation with the Region, require separation distances, berming, screening, fencing, and/or other appropriate buffers to minimize both visual and noise impacts of a proposed *development*.

6.2 CONTAMINATED SITES

- 6.2.1 Planning approvals will be subject to the submission of a Record of Site Condition for any *development application* proposed on, or adjacent to, a known or potentially contaminated site, in accordance with the provisions of the Regional Implementation Guidelines for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites.
- 6.2.2 The closure of landfill sites and other facilities identified under the Environmental Protection Act are subject to the closure conditions of a Certificate of Approval.

6.3 REUSE OF BROWNFIELD AND GREYFIELD SITES

- 6.3.1 The Township encourages the reuse of any identified *brownfield sites* or *greyfield sites* to support *reurbanization* and make better use of existing land and *infrastructure*.

6.4 WELL ABANDONMENT

- 6.4.1 Any private wells no longer used, or maintained for future use as a well, must be abandoned by the property owner in accordance with the Ontario Water Resource Protection Act and associated guidelines.

6.5 MINIMUM DISTANCE SEPARATION I AND II

- 6.5.1 For the purposes of Chapter 3, new land uses, including the creation of separate lots, expansions of existing lots and the *development* of new or expanding livestock facilities, will comply with the *minimum distance separation formulae*.

6.6 NOISE

- 6.6.1 Prior to the approval of *development applications* in any area with the potential to be adversely affected by road traffic, rail traffic and stationary noise, the Township shall require a noise feasibility study be undertaken to the satisfaction of the Region and/or the Township by a qualified professional which

demonstrates that appropriate abatement measures will be provided as set out in the policies of the Regional Official Plan, and in accordance with the Region's Implementation Guidelines for Noise Policies.

- 6.6.2 The Township will require consideration of the use of *passive noise attenuation measures* during the preparation of *development applications*, as a preferred means of reducing the use of structural mitigation measures such as noise barriers.
- 6.6.3 Any required noise abatement measures will be implemented through the *development* approval process and may include the following:
- a) use of increased setbacks;
 - b) use of sound barriers such as walls, fencing, or landscaped berms;
 - c) specific siting of buildings and land uses;
 - d) incorporation of special building design techniques such as height, configuration, internal layout, window locations and window construction; and/or,
 - e) use of special building materials and techniques.

6.7 PARKING, ACCESS AND LOADING FACILITIES

- 6.7.1 All uses shall be supplied with adequate off-street parking and, in the case of institutional, commercial and industrial uses, adequate off-street loading facilities. Access points to off-street parking or loading areas shall be limited in number and designed in a manner that provides for the adequate and safe movement of vehicular or *pedestrian* traffic.
- 6.7.2 While it is the general intent of this Plan that *development* or redevelopment satisfy the minimum parking standards of the Township, where this is not possible and the Township still is in support of the proposed *development*, Council may allow a parking exemption pursuant to Section 40 of the Planning Act.
- 6.7.3 Access for all new habitable buildings shall be designed so that emergency vehicles and *pedestrian* movement is not prevented during a flood in order that safe access/evacuation is ensured.

6.8 TRANSPORTATION PLANNING

This section establishes the general transportation policies for the Township of Wellesley. A convenient, safe and functional road network is the key element in facilitating the movement of both people and goods to and from the various areas within the Township and neighbouring municipalities. The Township will provide and maintain a road network that is integrated with Provincial and Regional roads, to accommodate current and anticipated traffic volumes so as to ensure the efficient movement of people and goods throughout the Township.

The Township will also endeavour to implement transportation demand management strategies to assist in reducing the demand for roadways and the total number of vehicle trips. Such strategies may include encouraging more *sustainable* travel choices through the integration of *infrastructure* and policies supportive of walking, cycling, transit, carpooling and other forms of human-powered transportation.

6.8.1 Road Hierarchy

6.8.1.1 The Township will recognize a hierarchy of roads of the following systems:

- a) Regional Roads - All *development applications* which impact an existing or proposed Regional Road as designated on Map 6A of this Plan, are subject to the policies of the Regional Official Plan and appropriate Regional implementation guidelines.
- b) Township Roads - All-*development applications* which impact an existing or proposed Township Road as designated on Map 6A of this Plan, or proposing the *development* of a new Township Road are subject to the policies of this Plan, and appropriate Township Development Standards.

6.8.2 General Policies

6.8.2.1 To minimize the impact of *development* on Regional Road systems, the Township will:

- a) apply Regional conditions on *development applications* with respect to the operation of the respective road networks as part of the development review process under the Township's jurisdiction;
- b) require *site plan* designs to have regard for the needs cyclists, *pedestrians*, horse-drawn vehicles and future transit for access to the site; and,
- c) provide for the design and construction of an integrated road system.

6.8.2.2 The Township will encourage the use of Regional Roads for long range or through traffic movement.

6.8.2.3 Where proposed *development application* may compromise the Environmental Assessment Act requirements for a Proposed Township or Regional Road Corridor as delineated on Map 6A, the Township and/or Region may, in consultation with the *Province*, whenever appropriate, consider the proposed *development application*, to be premature until transportation planning and *Environmental Assessment* studies are completed.

6.8.2.4 The following changes to the classification or jurisdiction of roads shown on Map 6A may be made without amendment to this Plan:

- a) minor modification to the designations, such as a change in classification

which does not significantly change the function of the road;

- b) temporary changes to the designations, such as a change in jurisdiction for the purpose of land dedication or road construction; and,
- c) selection of the alignment of the Proposed Regional Road Corridor consistent with the corridor shown on Map 6A of this Plan.

6.8.2.5 The Township will endeavour to ensure that wherever and whenever possible, roads within the Township will be properly designed and constructed to provide for the safe integration of horse-drawn and motorized vehicles with the road right-of-way.

6.8.2.6 The Township will implement the applicable recommendations of the Regional Cycling Master Plan, the Regional Transportation Master Plan, the Regional Pedestrian Master Plan and the Regional Pedestrian Charter through the review of *development applications* and *site plans*.

6.8.2.7 Through the review of *development applications*, the Township may provide reduced parking standards for *developments* within the Wellesley Urban Area where the owner/applicant agrees to incorporate transportation demand strategies as part of the proposed *development*.

6.8.3 Township Roads

6.8.3.1 The Township will develop and maintain an on-going program of maintenance and improvement of the Township Road System taking into consideration both the function of the roadway and its impact on the surrounding environment.

6.8.3.2 The Township recognizes that some Township roads have a traffic carrying function beyond the immediate area, and will protect this function by:

- a) giving preference to traffic movement on paved roads;
- b) limiting the number and location of accesses to locations where adequate sight distances are achievable in accordance with Township Standards. Access design will be in accordance with Township Road Entrance Guidelines;
- c) requiring, where necessary, the dedication of land to provide for future road expansions; and,
- d) requiring appropriate building setbacks in the Township Zoning By-Law.

6.8.3.3 Any new roads created through the *development* approval process must meet Township standards, and will be assumed by the Township, where appropriate, once constructed in accordance with these standards. As part of the construction of any new roads, consideration must be given to accommodate horse-drawn vehicles within the design of the road.

6.8.4 Transportation Impact Studies

- 6.8.4.1 Where a *development application* or *site plan* is likely to generate significant traffic volumes on a Township Road, or where the application is proposing the creation of new Township Roads, the owner/applicant will be required to submit a Transportation Impact Study to the satisfaction of the Township. Based on the results of the Transportation Impact Study, the owner/applicant may be required to dedicate land for road widenings and undertake other road improvements to mitigate the impacts of the proposed *development* on the Township's road system.
- 6.8.4.2 Where a *development application* is likely to generate significant traffic volumes on Regional Roads, the owner/applicant will be required to submit a Transportation Impact Study to the satisfaction of the Region, in accordance with the Regional Transportation Impact Study Guidelines and the policies of the Regional Official Plan.
- 6.8.4.3 Where a *development application* is affected by road improvements which are subject to an *Environmental Assessment*, the *Environmental Assessment* will be completed to the extent required before approval of the *development application* by the Township or the Region.

6.8.5 Road Design and Construction

- 6.8.5.1 The construction of any new Township roads will conform to recommended standards outlined in the Township Construction Guidelines, and will be subject to the approval of the Township. Where Township roads intersect Regional roadways, the Township will co-operate with the Region to ensure that the design of the Township road complements the design of the intersecting roadway.
- 6.8.5.2 Any costs associated with road design, construction and/or transportation improvements resulting from a proposed *development* which has not been provided for in the Township's Development Charges By-Law, will be the responsibility of the applicant.
- 6.8.5.3 Where a *development application* or *site plan* requires the granting of easements and the dedication of land for sidewalks, bicycle pathways, Township Roads, Regional Roads, roundabouts and utilities, the dedication of this land must be secured prior to, or as a condition of, the approval of the *development application* or *site plan* by the Township or the Region.
- 6.8.5.4 The provision of cycling and *pedestrian* amenities associated with transportation demand management, such as bicycle racks, *pedestrian* lighting, or street furniture that are required by the Township or the Region through a *development application* or *site plan*, will be the financial responsibility of the owner/applicant, unless funding is available through other sources satisfactory to the Township and/or the Region.
- 6.8.5.5 As part of the completion of a Community Plan or review of *development applications* adjacent to Regional and Township roads, the Township will request

consideration of the needs of horse-drawn vehicles, cyclists, *pedestrians* and future transit access, where appropriate.

6.8.6 Emergency Access

6.8.6.1 The Township will require as a condition of a *development application* or *site plan* approval, the submission of detailed drawings indicating the emergency access to be provided at all phases of the *development* for review and approval by the Township. Emergency accesses will be provided at the expense of the developer at no cost to the Township.

6.8.7 Public Transit

6.8.7.1 The Township supports planning for the future extension of transit services to accommodate its growing population and as such will co-operate with the Region in reviewing the feasibility of extending transit services to the Township.

6.8.7.2 The Township will, from time to time, in consultation with the Region, review the economic feasibility and demand for a public transit service. If this review determines the issue warrants additional consideration, the Township will undertake an appropriate transit study. Where appropriate, policy changes resulting from the study may be incorporated by amendment to this Plan.

6.8.8 Cycling Routes and Pedestrian Paths

6.8.8.1 The development of cycling routes and *pedestrian* paths will be encouraged where practical and safe. Priority will be given to cycling routes identified on Map 6B of this Plan, and to *pedestrian* paths identified in the Regional Pedestrian Master Plan.

6.8.8.2 The Township will identify and encourage opportunities for enhanced *pedestrian* and cycling environments which contribute to opportunities for walking and cycling for purposes of convenient travel, recreational, health, environmental and economic reasons, and promoting physical activity through the review of *development applications* and *site plans*. Examples of such measures may include:

- a) integrating *pedestrian* and cycling facilities into *developments*;
- b) ensuring local parks are *pedestrian*-friendly, safe and accessible, wherever feasible and appropriate;
- c) implementation of Crime Prevention Through Environmental Design (CPTED) principles; and
- d) encouraging implementation of guidelines supportive of *pedestrian* and cycling activity in accordance with the provisions of the Canadian Institute of Transportation Engineers' guidelines for promoting *sustainable* transportation through site design.

- e) providing consistent information and signage systems to support exploration, discovery and travel throughout the Township by foot and bicycle;
- f) securing dedications for trail corridors; or
- g) providing *pedestrian* and cyclist connections to local schools, community centres, or future transit stops, where transit is being planned in the future.

6.8.8.3 *Development applications* will provide for *pedestrian* paths and/or *cycling* routes connecting open space areas where appropriate.

6.8.9 Truck Routes

6.8.9.1 To provide for the safe and efficient movement of trucks through and within the Township, and to minimize the impact of heavy trucks on residential areas, the Township may:

- a) encourage heavy truck traffic to utilize Regional Roads and Township Roads that have a higher traffic carrying function;
- b) restrict truck traffic on all Township Roads within the Wellesley Urban Area and Rural Settlement Areas, except in cases of local delivery and only in the absence of alternative acceptable routing.

6.8.9.2 The Township supports the establishment of a truck by-pass route around the Wellesley Urban Area. This route is shown as a “Proposed Township Road Corridor” on Map 6A.

6.8.10 Scenic Roads

6.8.10.1 The Township may identify Scenic Road Corridors through amendment to this Plan where:

- a) they have unique structural, topographic and visual features;
- b) they are adjacent to an area containing unique vegetation or species, including mature tree cover or enclosure;
- c) *contiguous* lands function as a wildlife corridor;
- d) the adjacent landscape or built structures have been identified *cultural heritage resources* of cultural heritage value or interest; or
- e) the road is located within an approved or proposed Heritage Conservation District or *Cultural Heritage Landscape*.

- 6.8.10.2 Where necessary, prior to designating a Scenic Road Corridor, the Township will undertake necessary planning, transportation and traffic studies to identify alternative routes for existing or future high volume and high speed traffic.
- 6.8.10.3 The scenic values including the view from Township or Regional Roads to prominent heritage buildings or natural landscape features will be preserved where feasible.
- 6.8.10.4 Where feasible, the scenic values of designated Scenic Road Corridors will be maintained, preserved and protected by the Township when undertaking road improvements.
- 6.8.10.5 Any Scenic Road Corridors that are identified by the Township will be designated on Map 6A of this Plan.

6.9 INFRASTRUCTURE AND SERVICING PLANNING

The Township, in conjunction with the Region, will ensure that all new *development* is provided with adequate and effective water, wastewater and storm water facilities by promoting the use of servicing practices and technologies that aim to protect human health and the natural environment.

6.9.1 Wastewater Servicing

- 6.9.1.1 The Township will evaluate wastewater servicing options for *development applications*, based on the following order of priority:
- a) extension of servicing from municipal wastewater services, unless it can be demonstrated to the satisfaction of the Region that such a servicing option is not feasible; and
 - b) new individual wastewater treatment systems, except where such systems are not permitted in accordance with Policy 6.9.1.2.
- 6.9.1.2 Notwithstanding Policy 6.9.1.1, *development applications* proposing the use of new individual wastewater treatment systems will not be permitted within:
- a) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1, as described in the policies in Chapter 8; and
 - b) the Designated Greenfield Area designation, except within the area identified as Special Policy Area 2.7.9.1 on Map 4 of this Plan.
- 6.9.1.3 Prior to the approval of any *development applications* proposing the use of individual wastewater treatment systems, studies prepared in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies and approved by the Region, must have demonstrated that such system(s) can operate satisfactorily on the site and will not have a negative impact on groundwater resources.

6.9.1.4 *Development applications* proposing alternative individual wastewater treatment systems will only be permitted where the proposed lot size would accommodate a conventional individual wastewater treatment system.

6.9.1.5 When reviewing *development applications* in the Wellesley Urban Area, the Township will ensure that no such *development* is recommended for approval if the Region determines that there is insufficient reserve capacity in the municipal wastewater services.

6.9.2 Water Supply

6.9.2.1 The Township will evaluate water supply servicing options for *development applications*, based on the following order of priority:

- a) extension of servicing from municipal water services, unless it can be demonstrated to the satisfaction of the Region that such a servicing option is not feasible; and
- b) new private wells, except where such wells are not permitted in accordance with Policy 6.9.2.2.

6.9.2.2 Notwithstanding Policy 6.9.2.1, *development applications* proposing the use of new private wells will not be permitted within:

- a) Wellhead Protection Sensitivity Area 1, High Microbial Risk Management Zones and Surface Water Intake Protection Zone 1, as described in the policies in Chapter 8; and
- b) the Designated Greenfield Areas designation, except within the area identified as Special Policy Area 2.7.9.1 on Map 4 of this Plan.

6.9.2.3 The Township will discourage non-residential *development* which requires significantly large quantities of water for its current or future operation.

6.9.2.4 The Township will encourage and support water conservation practices particularly in the fields of reduction of consumption, avoidance of wasteful practices and water recycling.

6.9.2.5 The Township recognizes that the provision of an adequate and assured supply of potable water is a basic necessity to all residents of the Township and the Region, and that although supply of water is a Regional responsibility, the Township will, through its representatives at the Regional level, strive to assure such supply.

6.9.2.6 The Township will encourage Regional authorities to study and consider the possible effect of lowering water tables on the agricultural economy prior to developing new sources of ground water taking in the Township.

6.9.2.7 When reviewing *development applications* in the Wellesley Urban Area, the Township will ensure that no such *development* is recommended for approval if

the Region determines that there is insufficient reserve capacity in the municipal water services.

6.9.2.8 Prior to the approval of any *development applications* that propose the use of private wells as a servicing option, studies undertaken in accordance with the provisions of the Regional Implementation Guideline for Source Water Protection Studies, must have demonstrated that such wells can operate satisfactorily on the site and not negatively affect groundwater resources.

6.9.2.9 Where a *development application* proposes the use of private wells to supply potable water, only drilled wells with appropriate surface casing will be permitted.

6.9.3 Waste Management

6.9.3.1 The Township will co-operate with the Region to co-ordinate the collection and haulage of waste and materials for recycling and composting to Regional waste management facilities and maximize opportunities for local composting and waste recycling.

6.10 STORMWATER MANAGEMENT

6.10.1 The submission of Stormwater Management Plans may be required as a condition of *development application* or *site plan* approval. All Stormwater Management Plans shall be prepared by a professional engineer and submitted to the Township, the Grand River Conservation Authority, and where lands drain to a Regional facility, the Region for approval in accordance with the Township Stormwater Management Guidelines, approved Master Drainage Plans and Watershed Studies, any applicable current best management practices, and/or Policy 6.10.2 of this Plan.

6.10.2 Until such time as the Township has formally adopted a Stormwater Management Guideline, Stormwater Management Plans submitted in accordance with 6.10.1 will at a minimum address the following to ensure the proposed *development* will not have significant adverse impacts on the natural environment:

- a) recommendations of previously approved *watershed* management studies and related criteria;
- b) *pre-development* and *post-development* discharge of water (peaks and volumes) during flood conditions on any stream or watercourse within or adjacent to the proposed *development*;
- c) water quality controls;
- d) hydrologic water budget of the site;
- e) major-minor drainage systems;
- f) at source infiltration controls;

- g) regulatory floodlines and other required setbacks;
- h) impact of erosion, groundwater discharge and groundwater infiltration on the receiving watercourse or wetland;
- i) stormwater drainage (management) facilities required to accommodate the proposed *development*;
- j) erosion and sedimentation controls;
- k) proposals for mitigating any ground or surface water contamination likely to result from the proposed *development*;
- l) a grading and drainage plan for the proposed *development*;
- m) a program for maintenance including monitoring and remediation of the required facility until assumed by the Township; and,
- n) other environmental aspects determined by the Township, Region or the GRCA.

6.10.3 A landscaping plan approved by the Township will be required for all stormwater retention and detention facilities. All required landscaping will be installed in accordance with the approved plan, at the cost of proponent, before a building permit is issued.

6.10.4 The Township may require stormwater management facilities to be dedicated to the Township as a condition of a *development application* or *site plan* approval. Stormwater management facilities conveyed to the Township must be designed, constructed and maintained in accordance with the approved Stormwater Management Plan.

6.10.5 The Township may, where appropriate, require fencing around stormwater management facilities as a condition of *development application* or *site plan* approval. Notwithstanding the above, the Township strongly encourages the *development* of stormwater management facilities which can serve as natural amenities and will discourage the *development* of stormwater management facilities which require fencing.

6.10.6 The Township will ensure insofar as possible that stormwater run-off from both urban and the discharge from municipal drains, tile drains and joint farm drains will be managed to reduce the possibility of down stream flooding or flooding of *adjacent lands*, and to ensure that the discharge of storm water into existing water courses, streams or rivers will not add substantially to the pollution or channel degradation of these water courses.

6.11 MAJOR UTILITY CORRIDORS OR RIGHTS-OF-WAY

6.11.1 The Township adopts the following policies relative to the construction or creation of major utilities, communication or service corridors proposed to cross the Township:

- a) all public utility, road, communication or service corridors, rights-of-way or installations that legally exist at the time of the approval of this Official Plan shall be considered to be in conformity therewith.
- b) the construction or creation of any new or additional major utility, road, communication or service corridors, rights-of-way or installations which include transforming distributing and regulatory facilities (with the exception of minor expansions) through, under or upon lands within the Township and the construction of major water control structures shall be considered to be in contravention of this Official Plan unless and until such project has been approved pursuant to the provisions of the Environmental Assessment Act.

6.11.2 The encroachment of abutting land uses onto Ontario Hydro, Interprovincial Pipeline and other utility easements are subject to the approval of the respective agency and the Township.

6.11.3 The Township will confirm, as part of the *development* review process, that utility providers are able to provide services to support the proposed *development* in a timely manner and that, if required, appropriate locations for large utility equipment and utility clusters sites have been determined.

6.12 PARKS, OPEN SPACE AND RECREATION FACILITIES

Open space, recreational facilities and parks have been recognized by the Township as essential for its residents and their quality of life. Through the combined provision and maintenance of sufficient parkland, natural areas, community facilities and sports fields, the Township will endeavour to achieve the following, in accordance with the Township's economic and growth objectives:

- a) provide a range of leisure activities for all ages, lifestyles, and interest groups;
- b) preserve and improve the natural features of the Township; and,
- c) maintain and enhance scenic vistas.

6.12.1 General Policies

6.12.1.1 The Township will actively seek to provide a balanced system of recreational and leisure opportunities through the *development* of parks, open space and recreational facilities that provide opportunities for physical recreation, socialization, cultural pursuits, community identification, nature appreciation and education.

- 6.12.1.2 Where feasible, the Township will facilitate partnership arrangements, joint ventures and facility sharing with the school boards, other institutions and community groups to maintain, enhance and expand the supply of parks, open space, and recreational facilities.
- 6.12.1.3 The Township may undertake a Parks and Recreation Master Plan on a township wide basis to inventory existing parkland, open space, and recreational facilities, identify deficiencies, and provide recommendations for future acquisition/ *development* of parkland, open space and facilities.
- 6.12.1.4 The Township will encourage the development of a system of linked green space, open space and trails throughout the township relying on existing parklands, watercourses, utilities corridors, conservation areas, schools and the co-operation of private landowners.
- 6.12.1.5 The Township will support the maintenance and continued viability of the Kissing Bridge Trail, to ensure continued access and enjoyment by Township residents.
- 6.12.1.6 The Township will encourage the development of a system of bicycle routes and *pedestrian* paths to link major public open space, schools and activity centres, and to provide for recreational needs of Township residents in accordance with Section 6.8.8 of this Plan.
- 6.12.1.7 The Township will encourage and work with the Grand River Conservation Authority, the Region, other agencies and the public to make lands available for recreational purposes such as cross-country skiing and hiking trails.

6.12.2 Parkland and Open Space Acquisition

- 6.12.2.1 The Township may acquire and/or protect Parkland and Open Space Areas as follows:
- a) lease or purchase land at an appropriately negotiated price;
 - b) enter into any agreements, easements or enact a zoning by-law to preserve woodlands and conservation lands in accordance with Policy 3.6.10 of this Plan;
 - c) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 2 percent of the land proposed for commercial or industrial *development* as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever;
 - d) require in accordance with the provisions of the Planning Act, the dedication of land for parkland purposes of up to 5 percent of the land proposed for all other forms of *development* as a condition of draft approval of Plan of Subdivision or the granting of a consent to sever; or
 - e) require in accordance with the provisions of the Planning Act, that dedication of land in a plan of subdivision proposed for residential purposes be conveyed to the municipality for park or other public

recreational purposes at a rate of one hectare for each 300 dwelling units proposed; or,

- f) the Township may require cash-in-lieu of all or part of the required parkland dedication where:
 - i) the required land dedication fails to provide an area of suitable shape, size or location for development of public parkland;
 - ii) the required dedication of land would render the remainder of the site unsuitable or impractical for development;
 - iii) it is determined that existing park and recreational facilities in the immediate area of the proposed development are adequate to serve the projected increase in population; or,
 - iv) funds are required to acquire, upgrade or expand land, parks or recreational facilities elsewhere in the Township to meet the needs of the projected population.

6.12.2.2 The amount paid for cash-in-lieu of parkland dedication will be in accordance with provisions of the Planning Act, and be placed in a fund to be expended solely for the purchase of additional parkland, open space or recreational lands and/or facilities.

6.12.2.3 Environmental Constraint Areas, as designated on Map 3 of this Plan, will not be accepted as part of a dedication for parkland pursuant to the Planning Act.

6.12.2.4 The Township may accept ownership of *woodlands* and other Environmental Constraint Areas for protecting the natural area for passive recreation and education uses.

6.12.2.5 Lands conveyed to the Township for active parkland and other recreational facilities shall be required to meet minimum standards to the satisfaction of the Township in terms of drainage, grading and site condition.

6.12.2.6 Major Urban Greenlands are relatively large, publicly accessible parklands or open spaces located within urban areas that are owned and maintained by the Region, Township or the GRCA. These urban greenlands are valued for their environmental, hydrological, recreational, and public health benefits, and are intended to help maintain a balance between the built and natural environment in urban areas.

6.12.2.7 The Township, in collaboration with the Region and the GRCA, will designate any Major Urban Greenlands identified in the township in accordance with the Regional Official Plan, and establish associated policies for these areas in this Plan to:

- a) provide long-term protection from inappropriate *development*;

- b) require *development* on *adjacent lands* to not have an *adverse effect* on the valued characteristics of Major Urban Greenlands;
- c) facilitate public access to the Major Urban Greenlands through connections with cycling and *pedestrian* facilities; and
- d) provide for recreational and/or visitor services, wherever appropriate.

6.12.2.8 The Township will collaborate with the Region, the GRCA and other stakeholders in the *development* and implementation of an Urban Greenlands Strategy that identifies a system of natural areas and open spaces, including Major Urban Greenlands that enhance quality of life and public health within the township.

6.13 FIRE PREVENTION AND SUPPRESSION SERVICES

6.13.1 The Township will not approve any *development application* which cannot be provided with adequate fire protection services. At the time of the adoption of this plan, fire protection and suppression services in the Township are provided by a volunteer fire service.

6.13.2 The Township will consider, where appropriate, entering into agreements with adjacent municipalities for providing fire prevention and suppression services.

6.13.3 The Township will undertake fire prevention and safety programs in an effort to reduce fatalities, injuries and property damage.

6.13.4 The Township may require the provision of fire reservoirs as a condition of *development* or site plan approval, where such facilities are warranted to provide adequate fire protection.

6.13.5 Where the provision of a fire reservoir is required in accordance with Policy 6.13.4, the developer will submit detailed drawings illustrating the siting, design and access provisions to the satisfaction of the Township prior to the approval of the proposed *development*.

6.14 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

6.14.1 *Alternative and/or renewable energy systems* are permitted within all land use designations within the township, subject to the *development* and use of *alternative and/or renewable energy systems* being in accordance with *Provincial and Federal requirements*, including appropriate separation distances to address land use compatibility.

6.15 ACCESSIBILITY STANDARDS

6.15.1 The Township will develop and incorporate, wherever appropriate, accessibility policies and regulations through the Zoning By-law and *site plan* guidelines in accordance with the provisions of the Accessibility for Ontarians with Disabilities Act.