

shaping tomorrow, today.  
**PLAN WELLINGTON**



Prince Edward County

## **PUBLIC REVIEW DRAFT -- WELLINGTON SECONDARY PLAN**

---

MAY 2011



## DOCUMENT CONTROL

Client:	Prince Edward County
Project Name:	Prince Edward County Secondary Plans Project
Report Title:	Wellington Secondary Plan
IBI Reference:	27266
Version:	3
Digital Master:	J:\27266-PictonPlan\9.0 Reports\Secondary Plans\Wellington\ PTR_WellingtonPlan--2011-06-24-PublicReviewDraft
Originator:	Kevin A. Harper
Reviewer:	John Uliana
Authorization:	Kevin A. Harper
Circulation List:	
History:	

# TABLE OF CONTENTS

PREFACE .....	IV
A Community Vision for Wellington .....	iv
<b>PART ONE: PLAN WELLINGTON – SHAPING TOMORROW, TODAY.....</b>	<b>1-1</b>
1. PLAN WELLINGTON – SHAPING TOMORROW, TODAY .....	1-2
1.1 Introduction .....	1-2
1.2 Purpose of the Plan.....	1-2
1.3 Community Planning Process.....	1-3
1.4 Creative Rural Economy.....	1-3
1.5 Looking Ahead: Growth Scenarios for Wellington.....	1-4
1.6 Organization of the Plan.....	1-5
1.7 How to Read the Plan.....	1-6
<b>PART TWO: LAND USE .....</b>	<b>1-1</b>
2. LAND USE.....	2-2
2.1 Introduction .....	2-2
2.2 Evolution of Wellington .....	2-2
2.2.1 Settlement Structure .....	2-2
2.2.2 Population Growth .....	2-2
2.2.3 Land Use Framework .....	2-4
2.3 Secondary Plan Map and Designations .....	2-4
2.3.1 The Map.....	2-4
2.3.2 The Designations .....	2-5
2.4 Residential Areas .....	2-5
2.4.1 Village Residential Area .....	2-6
2.4.2 Neighbourhood Development Area .....	2-8
2.5 Mixed Use Areas.....	2-11
2.5.1 Village Core Area .....	2-11
2.5.2 Village Corridor Area .....	2-13
2.6 Employment Area.....	2-15
2.7 Park and Open Space Area.....	2-17
2.8 Environmental Protection Area.....	2-18
2.9 Waste Management Area.....	2-20

## TABLE OF CONTENTS (CONT'D)

PART THREE: COMMUNITY FACILITIES AND SERVICES .....	2-1
3. PART THREE: COMMUNITY FACILITIES AND SERVICES .....	3-2
3.1 Transportation and Circulation .....	3-2
3.1.1 Transportation System Planning .....	3-2
3.1.2 Road Network Hierarchy .....	3-4
3.1.3 Transportation Demand Management, Traffic Calming and Design Strategies .....	3-5
3.1.4 Active Transportation System .....	3-6
3.1.5 Parking .....	3-7
3.2 Municipal Services and Utilities .....	3-7
3.3 Waste Management .....	3-9
PART FOUR: QUALITY OF PLACE .....	3-1
4. PART FOUR: QUALITY OF PLACE .....	4-2
4.1 Village Design .....	4-2
4.1.1 Residential Design .....	4-3
4.1.2 Mixed Use Design .....	4-5
4.1.3 Green Design .....	4-6
4.2 Cultural Heritage .....	4-9
4.3 Housing .....	4-11
4.4 Economic Development .....	4-14
4.5 Redevelopment and Community Improvement .....	4-15
4.5.1 Redevelopment of Key Sites .....	4-16
4.5.2 Community Improvement .....	4-17
4.6 Green Infrastructure .....	4-19
4.6.1 Parks and Open Space .....	4-19
4.6.2 Natural Heritage System .....	4-21
4.7 Environmental Management .....	4-23
4.7.1 Water Resources .....	4-23
4.7.2 Village Forest .....	4-24
4.7.3 Environmental Impacts and Analysis .....	4-25
PART FIVE: IMPLEMENTING PLAN WELLINGTON .....	4-1
5. IMPLEMENTING PLAN WELLINGTON .....	5-2
5.1 Plan Administration .....	5-2
5.1.1 Zoning By-law .....	5-2
5.1.2 Minor Variance .....	5-5
5.1.3 Land Division .....	5-5

## TABLE OF CONTENTS (CONT'D)

5.1.4	Site Plan Control .....	5-7
5.1.5	Non-Conforming Uses .....	5-8
5.1.6	Property Standards .....	5-8
5.1.7	Property Acquisition .....	5-9
5.1.8	Application Requirements .....	5-9
5.2	Plan Monitoring and Review.....	5-11
5.2.1	Interpretation .....	5-11
5.2.2	Amendments to the Plan.....	5-12
5.2.3	Monitoring .....	5-13
5.3	Public Works and Financial Management.....	5-13
5.3.1	Public Works .....	5-13
5.3.2	Finance .....	5-13

SCHEDULE A: SECONDARY PLAN LAND USE MAP

SCHEDULE B: SECONDARY PLAN TRANSPORTATION MAP

SCHEDULE C: SECONDARY PLAN HAZARDS MAP

## PREFACE

### A Community Vision for Wellington

At the heart of the Village of Wellington is community. The Wellington community is defined by its spirit, its values, its sense of place, its neighbourliness, its small town charm, and its quality of life. This community is united by the elements that comprise it – housing, ecosystems, natural resources, transportation, economic opportunities, heritage, traditions, histories, architectural design, recreational and leisure opportunities, health, but most importantly its people. The essence of the Wellington community is shaped by these elements. Residents of Wellington envision living in a community that:

- Sustains its community spirit, values, sense of place, neighbourliness, small town charm, and quality of life;
- Grows from the inside out;
- Is walkable;
- Provides economic opportunities;
- Attracts year-round tourism;
- Protects and promotes waterfront access;
- Supports its natural and agricultural resources;
- Has a park-like atmosphere;
- Protects and promotes its strong history and heritage;
- Provides for a range of lifestyle opportunities;
- Is good for growing up and for growing older in;
- Is safe;
- Provides a mix of housing types that integrate with existing neighbourhoods and existing architectural design;
- Is affordable;
- Is a complete, full service community;
- Is sustainable;
- Is accessible;
- Has a thriving downtown business core with a revitalized Main Street and integrated design; and
- Has excellent recreational amenities.

New development in Wellington will incorporate a community-centered approach that provides for a variety of lifestyles and has regard to the elements that comprise the community and its vision for the future.

## **PART ONE: PLAN WELLINGTON – SHAPING TOMORROW, TODAY**

This Part outlines the purpose of the Secondary Plan for the Wellington community and the process by which it was prepared, including community involvement. It describes the integration of the County's creative rural economy concept into the goals and policies of the Secondary Plan, and summarizes the potential scenarios for growth upon which the Plan is based. Finally, this Part describes how the Plan is organized and the policies within are structured.

# 1. PLAN WELLINGTON – SHAPING TOMORROW, TODAY

## 1.1 Introduction

In January 2010, Prince Edward County began the process of preparing a new Secondary Plan for the Wellington Urban Centre (the Plan). The existing Secondary Plan for the community was approved by the Province in 1980, and does not reflect current land use trends or provincial policies and legislation. Since much has changed in Wellington in the past 30 years, it is also important that a new vision for the community's future be established and that a plan be prepared to guide future growth and development in such a way that the vision can be achieved. This new Secondary Plan does just that.

This Plan is not merely a compendium of ideas and wish lists: it is a collection of goals and policies that focus on what is achievable in the next 20 years. These goals and policies are meaningful only if translated into actions that are tangible and can be implemented. With that said, it is important to note that the future of Wellington will continue to be shaped by its rich past and the quality of place it provides. This quality of place is vital in attracting new residents and businesses to the community and in ensuring that Wellington is healthy and sustainable place to live, work, and play.

This Plan represents the first part of a multi-part process of updating the County Official Plan in compliance with the requirements of the *Planning Act* to update municipal official plans every five years.

## 1.2 Purpose of the Plan

This Plan serves several purposes:

- It outlines a vision for Wellington's long-range physical development that reflects the aspirations of the community and professional judgement of the planning team while managing the effects of such development on the social, economic, and environmental well-being of the community;
- It provides strategies and specific implementing actions that will allow this vision to be accomplished;
- It establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- It allows the County, other public agencies, and property owners to coordinate and design projects that will enhance the character of the community;
- It provides the basis for establishing and setting priorities for relevant studies, plans, and programs that will implement the Plan;
- It reflects and is consistent with the 2005 Provincial Policy Statement; and
- It reflects and is consistent with the intent of the County Official Plan.

This Plan provides the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance quality of place are to be made. The policies contained in this Plan represent the minimum requirements for achieving the future vision of the community and relevant Provincial legislation and guidelines. This Plan does not, in itself, control or regulate the development of land by private interests. This Plan provides the basis for the passing of municipal by-laws, administration of the planning process, and the matters to be considered in the evaluation of land development.

## 1.3 Community Planning Process

The Secondary Plan update began in January 2010. As a first step, a document titled *Existing Conditions Technical Memorandum: Wellington Urban Centre* was prepared. This memorandum presents a “snapshot” summary of the existing conditions in Wellington with respect to a variety of components, including: land use; population and residential land need; economic development; infrastructure; transportation and circulation; urban design; cultural heritage; natural heritage and hazards; and healthy and green community. The technical memorandum identified a range of issues to be addressed in the new Secondary Plan. Many of these issues were identified by key stakeholders in the community who were interviewed as part of this step.

Next, two community workshops were held in March and May 2010. At the first workshop, the Secondary Plan update project was introduced and the findings of the technical memorandum were shared with the community. Members of the community were also asked what they value most about Wellington. Based on this input, and the application of professional expertise, a report was prepared outlining a draft community vision for Wellington as well as growth scenarios, possible development strategies, and a range of issues and options.

At the second workshop, the draft community vision was confirmed and the growth scenarios, possible development strategies, and issues and options were presented. Based on the additional input received and on further analysis, a preferred development strategy for Wellington was prepared that would provide the basis for drafting a new Secondary Plan for the community.

Finally, with the Secondary Plan drafted, a third community workshop was held in May 2011, and a presentation made to County Council highlighting the key aspects of the Plan. Additional input received from the community, Council, County staff, Province, and other stakeholders was then incorporated into the final version of the Plan.

As a result of these efforts, this Plan reflects the desires and decisions of all who participated in the community planning process.

## 1.4 Creative Rural Economy

In the past decade, Prince Edward County has witnessed an influx of new residents moving from major urban centres. The County’s high quality of place and “artistic” culture, combined with advances in technology that facilitate the ability to “work from anywhere”, are attracting creative people to live and work here. This trend has resulted in significant local economic expansion and serves as the basis for Prince Edward County’s drive to encourage and promote its diverse and creative rural economy.

The County’s economy includes both traditional rural enterprises as well as “micro-economies” in professions that have, in the past, been typically based in urban centres. A number of studies have examined the potential to support and expand such an idea in Prince Edward County. One such study titled *Canada’s Creative Corridor*<sup>1</sup> found that in 2006, between 30 and 35 percent of jobs in the County could be classified as “creative”. This proportion is higher than that of most other rural or smaller urban communities and is expected to expand significantly in the coming years.

---

<sup>1</sup> Martin Prosperity Institute et al. *Canada’s Creative Corridor: Connecting Creative Urban & Rural Economies within Ontario & the Mega Region*. Toronto, 2009.

Another study titled *Cultivating Rural Creativity*<sup>2</sup> notes that a more flexible approach to land use policy and regulation is necessary to support easy startup and long term success in “micro-economies”. The study also highlights weaknesses in the County’s land use policy and regulatory documents in supporting and encouraging a diverse rural economy here.

The goals and policies of the Secondary Plan are intended to preserve and enhance the quality of place in Wellington while providing for opportunities to accommodate creative economy uses as much as is reasonable and appropriate. As such, the Secondary Plan encourages:

- New residential neighbourhoods to be more like Wellington’s existing traditional neighbourhoods in terms of design, walkability, and proximity to the downtown core;
- The Downtown Core to remain the commercial shopping area of the community and detailed design guidelines continue to be used to preserve and enhance its look and feel;
- Connectivity in Wellington to be improved, not just for drivers, but for the benefit of pedestrians and cyclists so as to provide healthy choices in getting around; and
- Municipal parkland and open space to continue to define the community as being healthy and green and that these resources serve all in the community equally.

With respect to providing opportunities to accommodate creative economy uses, the Secondary Plan recognizes that:

- There is great potential for live/work opportunities in both residential neighbourhoods and the Village Core;
- Creative economy uses should be considered in future redevelopment of the Village Core and the Neighbourhood Development Area; and
- Land use designations and supporting policies incorporate a mix of uses across the community and recommend zoning tools enable creative rural uses across Wellington.

Refer to Section 4.4 of this Plan for the goals and policies related to economic development.

## 1.5 Looking Ahead: Growth Scenarios for Wellington

Three growth scenarios for Wellington were prepared to represent a range of potential growth in permanent population between 2010 and 2031, the planning horizon for this Plan. The scenarios include low-growth, medium-growth, and high-growth. The scenarios were used solely as a means of organizing the development strategies for the Plan and are not intended as targets.

**Growth Scenario A** assumes that Wellington will continue to accommodate 17 percent of the County’s permanent population growth between now and 2031. The Ontario Ministry of Finance projects that the County’s permanent population could increase by 3,164 people by 2031. Growth Scenario A assumes that, as a result of this increase, the permanent population of Wellington would increase by 543 people to a total of 2,548 people. Based on the Provincial projection, the average annual rate of growth would decrease from the 3.32 percent experienced in the last 20 years to 1.37 percent over the next 20 years. Assuming that the 2006 Census average household size for Wellington of 2.18 people per unit continues, approximately 251 new residential units would be needed by 2031.

---

<sup>2</sup> Ryerson University Department of Urban and Regional Planning. *Cultivating Rural Creativity – Prince Edward County*. Toronto, 2009.

**Growth Scenario A**

Permanent Population Today: 2,005  
 Permanent Population in 2031: 2,548  
 New Residents: 543  
 New Residential Units: 251

**Growth Scenario B** represents an update and extension of the growth option selected for Wellington as part of the County's *Growth and Settlement/Service Strategy (2003)*. The Strategy projected that the permanent population would increase between 2001 and 2021 at an average annual rate of 3.95 percent. In terms of residential units, this would result in a target of 32.5 new units each year. Although Wellington has only averaged 23 new units per year since the Strategy was completed in 2003, there are 212 units approved or draft approved in Wellington at this time with an 373 additional units proposed as part of the Country Club Estates project. As such, Growth Scenario B assumes that the permanent population of Wellington would increase by 1,584 people to a total of 3,589 people by 2031. Assuming that the 2006 Census average household size for Wellington of 2.18 people per unit continues, approximately 726 new residential units would be needed by 2031.

**Growth Scenario B**

Permanent Population Today: 2,005  
 Permanent Population in 2031: 3,589  
 New Residents: 1,584  
 New Residential Units: 726

**Growth Scenario C** assumes that all of the residential units in Wellington that are in various stages of planning approval at the County, or are preliminarily being considered for future development, are built out by 2031. At the time of preparation of this Plan, there were 805 residential units in various stages of planning approval. Based on current zoning and development precedents in the area, there is an estimated potential for 608 additional units in areas where planning applications have not yet been filed but a landowner has met with the County staff to discuss a proposal. This would result in a buildout of an estimated 1,413 residential units. Assuming that the 2006 Census average household size for Wellington of 2.18 people per unit continues, the permanent population of Wellington would increase by 3,080 people to a total of 5,085 people by 2031.

**Growth Scenario C Permanent Population Today: 2,005**

Permanent Population in 2031: 5,085  
 New Residents: 3,080  
 New Residential Units: 1,413

It should be noted that each of the scenarios can be accommodated within the current Urban Centre boundaries of Wellington using the land use designations proposed in the Plan, subject to the provision and availability of adequate municipal services. In other words, Urban Centre boundary expansions are not contemplated within the planning horizon of the Plan.

## 1.6 Organization of the Plan

This Plan includes several interrelated components—goals, policies, and schedules—that must be considered together when determining the relevance of Plan to a particular land area or proposed development scenario. This Plan is organized into five main parts:

- I. **Plan Wellington – Shaping Tomorrow, Today.** This Part outlines the purpose of the Plan and the process by which it was prepared. It describes the integration of the County's creative rural economy concept into the goals and policies of the Plan and summarizes the

potential scenarios for growth upon which the Plan is based. Finally, it describes how the Plan is organized and the policies within are structured.

- II. **Land Use.** This Part outlines the land use strategy for Wellington and provides the physical framework for development in the village. It establishes policies related to the use, location, and intensity of development. It also outlines criteria by which development in Wellington is evaluated to ensure it is compatible with existing uses and development.
- III. **Community Facilities and Services.** This Part provides various standards for community facilities and services, including traffic and circulation, infrastructure and utilities, and waste management.
- IV. **Quality of Place in Wellington.** This Part outlines policies and guidelines for the preservation and enhancement of Wellington's quality of place with respect to village design, cultural heritage, housing, economic development, community improvement, and green infrastructure which includes parks, open space, and environmentally sensitive lands.
- V. **Implementing Plan Wellington.** This Part outlines actions to be taken to regulate development, how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the County's public works and financial management efforts.

## 1.7 How to Read the Plan

Each section of the Secondary Plan includes brief background information to establish the context for policies in that section. This background material is neither a comprehensive statement of existing conditions nor does it contain adopted information. Readers interested in a comprehensive understanding of issues related to a particular topic should refer to the *Existing Conditions Technical Memorandum: Wellington Urban Centre* report. This background information may be followed by two sets of policies:

- *Guiding Policies* are statements of the County's goals as they relate to a particular policy matter.
- *Implementing Policies* represent specific actions or requirements. These policies may refer to existing programs or call for establishment of new ones.

Together, these policies are intended to reflect and achieve the vision for Wellington included in the Preface of this Plan. These policies also provide protection of the County's resources by establishing planning requirements, programs, standards, and criteria for development review.

The use of "shall", "will", or "must" indicates that a statement is a mandatory requirement. The use of "should", "would", or "may" in the policies indicates that a statement is advisory, not binding, and that details need to be resolved in the implementation of this Plan. Where the same topic is addressed in more than one part, sections and policies are cross-referred.

## PART TWO: LAND USE

This Part establishes the land use strategy for Wellington and provides the physical framework for development in the village for the next 20 years. It establishes policies related to the use, location, and intensity of development. It also specifies how development in Wellington should be implemented with respect to its compatibility with existing uses. These policies are intended to be read in conjunction with the other policies of this Plan.

## 2. LAND USE

### 2.1 Introduction

This Part of the Secondary Plan constitutes the framework for land use planning in Wellington to the year 2030. To provide context, the evolution of Wellington is described and land use in the urban centre is summarized. The guiding principles of the land use framework, the land use classification system, and the Secondary Plan land use schedule are then presented. This is the heart of the Plan as it is the guiding and implementing policies that are intended to guide community development for the next 20 years.

### 2.2 Evolution of Wellington

#### 2.2.1 SETTLEMENT STRUCTURE

European and American settlers first came to the Wellington area in the 1790s, the first known settler being Daniel Reynolds. As the first incorporated village in the County in 1862, Wellington developed as a farming service community on the shores of Lake Ontario. Wellington's picturesque waterfront setting, coupled with its largely unchanged historic character, are significant attributes that continue to shape the role and identity of the Village in the County, Eastern Ontario, and beyond.

The settlement structure of Wellington has been largely determined by Main Street which runs east-west along the Lake Ontario shoreline. The linear development pattern of the downtown area can be attributed not only to its location on the Lake, but also to the early relocation of the Village port to a location further west. This relocation had the effect of stretching the commercial core in that direction and resulted in a significant portion of the street being developed for residential use.

Just as Lake Ontario provides the southern limit of existing development in Wellington, the former CN mainline—now the multi-use pathway called the Millennium Trail—generally forms the northern limit. With the exception of the linear residential development north of the Millennium Trail along Consecun Street, the majority of development in Wellington has remained to the south of the Trail. North of the Trail, the land is primarily in rural use.

Figure 2-1 illustrates existing land use in Wellington and the clear distinction in settlement patterns between older traditional and more recent suburban development. The traditional pattern is represented by the long and narrow lotting between Main Street and south to the Lake Ontario shoreline. North of Main Street, smaller lot sizes and setbacks and a grid-like pattern of streets is prevalent between Maple Street in the east and Consecun Street in the west. In contrast, more recent development east of Maple Street and west of Consecun Street reflects a more suburban pattern represented by cul-de-sacs, and looped roads. This is particularly apparent in recent residential development along Prince Edward Drive.

#### 2.2.2 POPULATION GROWTH

Relative to other settlement areas in the County, Wellington has experienced significant permanent population growth in recent decades. According to the Statistics Canada and MPAC data, the population of Wellington nearly doubled between 1981 and 2010, from 1,080 to 2,000 residents. It should be noted that within this timeframe, the population actually declined slightly between 2006 and 2010, according to MPAC.

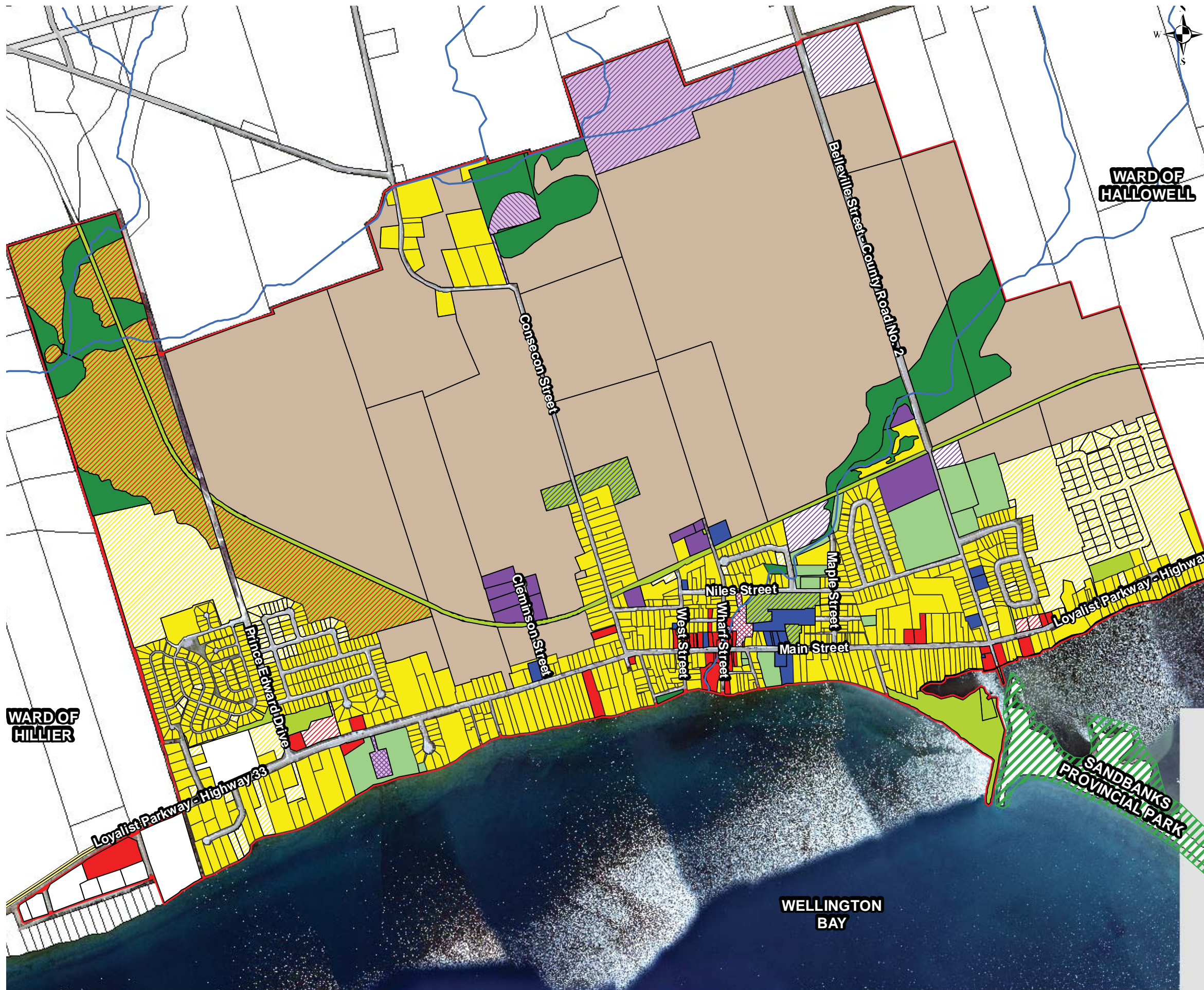
# Wellington Planning Area



Figure 2-1:  
Land Use and  
Settlement

## Legend

- Planning Area Boundary
- Provincial Parks
- Wellington Land Use**
- Residential
- Commercial
- Industrial
- Parks & Recreation
- Environmental Protection
- Open Space
- Open Space - Commercial
- Open Space - Institutional
- Institutional
- Rural
- Vacant/Undeveloped
- Provincial Highway
- Roads
- Rivers & Streams



Despite this recent slowdown, Wellington appears to be poised for another period of strong growth with several major landholdings currently in various stages of planning approval. The developments proposed could result in the construction of some 805 new residential units and the addition of some 1,750 new residents. This activity speaks to the high level of development interest in Wellington and to the potential for future expansion.

2.2.3 LAND USE FRAMEWORK

The current land use framework in Wellington based on land area is illustrated by Figure 2-2. Combined, the large tracts of rural and vacant land in Wellington represent more than 60 percent of the total land area. Residential uses account for 19 percent while Wellington’s green infrastructure—including its parkland, open space areas, and environmental protection areas—represent about 9 percent of the total land area, while about 5 percent is in industrial use. The remaining developed land area includes waste (three percent), institutional (one percent), and commercial (one percent) uses.

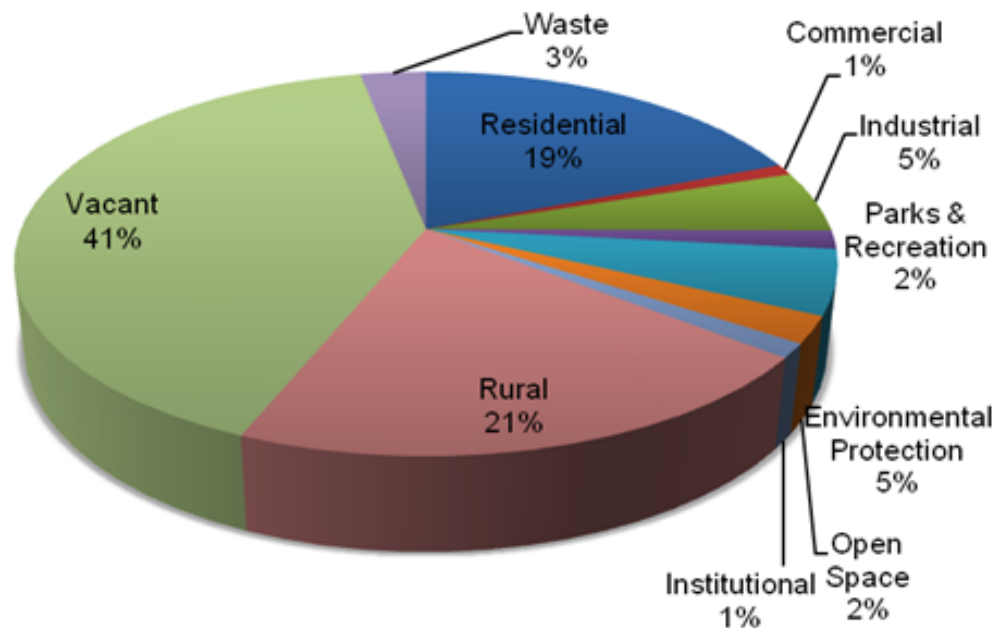


Figure 2-2: Wellington Land Use Framework

2.3 Secondary Plan Map and Designations

2.3.1 THE MAP

The land use framework of the Secondary Plan is illustrated by Schedule A: Secondary Plan Land Use Map, attached to and part of this Plan. The Map is a graphic representation of the principles and policies of the Plan. It designates the proposed general location, distribution, and extent of land uses. These designations specify a density range for residential land uses and may specify a building intensity range for non-residential land uses. These standards allow transportation and other public facility needs to be determined.

The Map is to be used and interpreted only in conjunction with the text and other figures contained in the Plan. The legend of the Map abbreviates the land use designations described below, which represent an adopted part of the Secondary Plan.

### 2.3.2 THE DESIGNATIONS

The Secondary Plan land use designations are intended to be broad enough to give the County flexibility in implementing its policy, but clear enough to provide sufficient direction to implement the Plan. Detailed provisions and standards will be included in future zoning for Wellington as appropriate and consistent with the Secondary Plan.

There are eight Secondary Plan land use designations for the Wellington Urban Centre. These designations include:

- Village Residential Area;
- Neighbourhood Development Area;
- Village Core Area;
- Village Corridor Area;
- Employment Area;
- Park and Open Space Area (refer to Part Four of the Plan);
- Environmental Protection Area (refer to Part Four of the Plan); and
- Waste Management Area (refer to Part Three of the Plan).

## 2.4 Residential Areas

The land use framework of the Secondary Plan includes two designations intended to manage growth in the residential neighbourhoods of Wellington. The Village Residential Area designation is intended to maintain and enhance the already established neighbourhoods of the community by encouraging compatible infill development and the extension of these neighbourhoods into surrounding undeveloped areas south of the Millennium Trail. It is recognized that residential development south of the Millennium Trail will result primarily from the extension of existing neighbourhoods and not from the redevelopment of these neighbourhoods.

The Neighbourhood Development Area designation is intended to guide the future development of new neighbourhoods on the large blocks of undeveloped land north of the Millennium Trail. This designation requires that new neighbourhood development will be fully serviced and contiguous to existing neighbourhoods. It is recognized that the focus for intensification will be in the Village Residential Area first and the Neighbourhood Development Area second.

These designations are intended to preserve and enhance the quality of place by ensuring that new residential neighbourhoods are more like Wellington's existing traditional neighbourhoods in terms of design, walkability, range of services, and proximity to the Village Core. These designations also support increased residential densities as a means of increasing the mix of housing types in Wellington, encouraging the provision of more affordable forms of housing, and maximizing the use of existing County services and facilities.

#### 2.4.1 VILLAGE RESIDENTIAL AREA

As shown on Schedule A: Secondary Plan Land Use Map, the Village Residential Area designation is the predominant land use south of the Millennium Trail. This designation includes existing neighbourhoods where minor infilling and intensification is encouraged. It also includes the undeveloped areas surrounding the existing neighbourhoods where new development will occur as an extension of the village fabric.

This designation permits all residential uses at all densities. It also permits a number of neighbourhood-scale non-residential uses intended to serve the local neighbourhood, including schools, libraries, places of worship, home-based business, and convenience retail. These uses are permitted as a means of creating and encouraging complete neighbourhoods that make efficient use of existing services and infrastructure and reduce environmental impact. All development in the Village Residential Area must maintain and enhance existing neighbourhood and be consistent with the village design policies of Section 4.1 of this Plan.

#### **Guiding Policies**

1. Support a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community.
2. Encourage the creation of complete neighbourhoods that make efficient use of existing services and infrastructure and reduce environmental impact.
3. Support the intensification of existing neighbourhoods south of the Millennium Trail by encouraging compatible infill development and the extension of these neighbourhoods into surrounding undeveloped areas within the Urban Centre.

#### **Implementing Policies**

##### 2.4.1.1 Existing Neighbourhoods

1. Maintain and enhance the built form and character of existing neighbourhoods in Wellington.
2. Permit a mix of residential unit types in existing neighbourhoods, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted. Converted dwellings resulting in no more than three units shall also be permitted.
3. Permit a mix of neighbourhood-scale non-family residential uses in existing neighbourhoods, as appropriate, including assisted and special needs housing, senior housing, and nursing homes as a means of meeting the full range of community housing needs. Permitting such uses will encourage the creation of complete neighbourhoods.
4. Permit a mix of neighbourhood-scale community uses in existing neighbourhoods, as appropriate, including schools, places of worship, libraries, community centres, parks, and day cares. Neighbourhood-scale commercial uses are also permitted, including home-based business and neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street. Permitting such uses will encourage the creation of complete neighbourhoods.
5. Ensure that opportunities for intensification in existing neighbourhoods are consistent with the policies of Section 2.4.1.3 of this Plan with respect to intensity of use, built form, urban

design, and streetscape. Intensification includes redevelopment and the development of vacant and/or underutilized lots.

#### 2.4.1.2 Extension of Existing Neighbourhoods

1. Ensure that new neighbourhood development on greenfield lands occurs as an extension of the surrounding existing village fabric and blends the built form and character of existing neighbourhoods in Wellington.
2. Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted.
3. Require a minimum residential density of 14.5 units/gross hectare (6.0 units/gross acre) in new neighbourhood development with a preferred target residential density of 25 units/gross hectare (10 units/gross acre). Permit a maximum residential density of 37 units/gross hectare (15 units/gross acre) in new neighbourhood development.
4. Permit a mix of neighbourhood-scale non-family residential uses in new neighbourhood development, including assisted and special needs housing, senior housing, and nursing homes as a means of meeting the full range of community housing needs.
5. Permit a mix of neighbourhood-scale community uses in new neighbourhood development, including schools, places of worship, libraries, community centres, parks, and day cares. Neighbourhood-scale commercial uses are also permitted, including home-based business and neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses should ideally have direct access to a collector street.
6. Ensure that new neighbourhood development seamlessly connects with existing neighbourhoods by means of streets, sidewalks, walkways or bicycle paths, and open space. Such connections will provide access to schools, parks, shopping, and work places and integrate new development in the existing village fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.1.4). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.
7. Ensure that new neighbourhood development is consistent with the village design policies of Section 4.1 of this Plan.

#### 2.4.1.3 Residential Intensification

Intensification is the development of a property, site, or area at a higher density or intensity than currently exists. Intensification generally occurs by means of redevelopment, development of vacant and/or underutilized lots within built up areas, or expansion or conversion of existing buildings. Intensification is encouraged in most of the land use designations of this Plan.

Intensification provides an important means of achieving the community vision for future growth and development in Wellington. The process of intensification can be used to create complete neighbourhoods. Complete neighbourhoods maximize the use of existing municipal services and facilities, encourage the provision of more affordable forms of housing, provide a broader mix of uses in close proximity, and encourage active modes of transportation. Complete neighbourhoods are vibrant, safe, and healthy places, and in the end, a collection of complete neighbourhoods results in a complete community overall.

In the Village Residential Area, it is recognized that intensification will result primarily from the extension of existing neighbourhoods into surrounding greenfield lands and not from minor infilling on existing lots of record in built areas.

1. Encourage intensification in the Village Residential Area as a means of creating complete neighbourhoods that maximize the use of existing municipal services and facilities, encourage the provision of affordable forms of housing, provide a broader mix of uses in close proximity, and encourage active modes of transportation.
2. Recognize that intensification in the Village Residential Area will result primarily from new neighbourhood development and the extension of existing neighbourhoods into surrounding greenfield lands. The redevelopment of former industrial lands for residential uses is also encouraged where such underutilized sites would otherwise result in the juxtaposition of incompatible uses.
3. Encourage minor infilling on existing lots of record and the rounding out of existing development patterns in existing neighbourhood areas. Minor infilling includes the expansion or conversion of existing buildings.
4. Consider the following when evaluating applications for intensification in the Village Residential Area:
  - a) Proposed development is consistent with the policies of the Village Residential Area and the relevant goals and policies of this Secondary Plan;
  - b) Proposed property, site, or area is suited for intensification in the context of the surrounding neighbourhood;
  - c) Existing municipal services and proposed stormwater management measures can accommodate the additional development;
  - d) Existing street network can accommodate the additional development;
  - e) Proposed development is compatible with the built form and character of the surrounding neighbourhood with respect to height, massing, landscape, and streetscape;
  - f) Proposed development provides adequate privacy, sunlight, and views of the sky for existing and new residents; and
  - g) Proposed development is consistent with the village design policies of Section 4.1 of this Plan.
5. Monitor the level of intensification in existing neighbourhood areas to ensure the continued suitability of the policies of this Plan and the regulations of the implementing zoning to achieve the community vision, reduce the potential for land use conflicts, and provide adequate municipal services.

#### 2.4.2 NEIGHBOURHOOD DEVELOPMENT AREA

The Neighbourhood Development Area designation encompasses significant blocks of undeveloped land north of the Millennium Trail, as shown on Schedule A: Secondary Plan Land Use Map. These lands are within the urban boundary and are strategically located in the logical path of full municipal services extension.

It is recognized that the lands within this designation will be needed for village development at some point in the future. It is also recognized that the future development of new neighbourhoods on these lands should represent a logical extension of the existing

neighbourhoods south of the Millennium Trail and that strong linkages to the Village Core are provided. The policies of the Neighbourhood Development Area designation are intended to manage and accommodate the development of new neighbourhoods while maintaining and enhancing the built form and character of surrounding neighbourhoods.

This designation permits residential uses at all densities. It also permits neighbourhood-scale community uses—including schools, libraries, places of worship—as well as creative rural economic uses and neighbourhood-serving convenience retail. These uses are permitted as a means of creating and encouraging complete neighbourhoods that make efficient use of municipal services and infrastructure and reduce environmental impact.

Prior to the development of lands within the Neighbourhood Development Area designation, a Neighbourhood Concept Plan (NCP) is required. The NCP is a master plan for the lands to be developed and provides direction on the development of the area in terms of land use, design, servicing, and the configuration of the road and active transportation networks. The NCP is to be completed by the development proponent and is subject to approval by the County.

### **Guiding Policies**

1. Support the development of new neighbourhoods north of the Millennium Trail that represent logical extensions of existing neighbourhoods, maintain and enhance the built form and character of Wellington, and support the continued viability of the Village Core area.
2. Support a diverse range of housing types at a range of residential densities that meet the existing and future needs of the community.
3. Encourage the creation of complete neighbourhoods that make efficient use of existing services and infrastructure and minimize environmental impact.

### **Implementing Policies**

1. Recognize that the focus for residential intensification in Wellington will be in the Village Residential Area first and the Neighbourhood Development Area second.
2. Permit a mix of residential unit types in new neighbourhood development, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units, provided no more than two units exist on one lot, shall also be permitted.
3. Require a minimum residential density of 14.5 units/gross hectare (6.0 units/gross acre) in new neighbourhood development with a preferred target residential density of 25 units/gross hectare (10 units/gross acre). Permit a maximum residential density of 37 units/gross hectare (15 units/gross acre) in new neighbourhood development.
4. Permit a mix of neighbourhood-scale non-family residential uses in new neighbourhood development, including assisted and special needs housing, senior housing, and nursing homes as a means of meeting the full range of community housing needs.
5. Permit a mix of neighbourhood-scale community uses in new neighbourhood development, including schools, places of worship, libraries, community centres, parks, and day cares. Neighbourhood-scale commercial uses are also permitted, including home-based business and neighbourhood-serving convenience retail. Neighbourhood-scale community and commercial uses shall have direct access to a collector street.

6. Permit the continuation of agricultural uses as appropriate, including those associated with the creative rural economy such as horticulture, viticulture, and other specialty agriculture.
7. Ensure that new neighbourhood development seamlessly connects with existing neighbourhoods by means of streets, sidewalks, walkways or bicycle paths, and open space. Such connections will provide access to schools, parks, shopping, and work places and integrate new development in the existing village fabric. Connections shall encourage modes of active transportation and facilitate the safe separation of pedestrian and vehicular traffic (refer to Section 3.1.4). The removal of any existing connection with surrounding neighbourhoods is strongly discouraged.
8. Ensure that new neighbourhood development is consistent with the village design policies of Section 4.1 of this Plan.
9. Require the completion of a Neighbourhood Concept Plan (NCP) prior to the development of lands within the Neighbourhood Development Area. The NCP will provide direction on the development of the area in terms of land use, design, servicing, and the configuration of the road and active transportation networks.
10. Require that the completion of a Neighbourhood Concept Plan (NCP) be the responsibility of the development proponent and that it incorporate all lands upon which development is proposed. Development proponents may choose to work together with abutting landowners to prepare a NCP for the combined land area.
11. Require that a completed Neighbourhood Concept Plan (NCP) is consistent with and reflects the following development principles. These development principles are intended to ensure that proposed development in the Neighbourhood Development Area:
  - a) Is fully serviced by municipal water and sewer;
  - b) Develops, at least in part, in a manner that is contiguous with and represents a logical extension of the surrounding existing village fabric;
  - c) Encourages a compact form and the efficient expansion of municipal services;
  - d) Provides a high degree of road and active transportation connectivity in a grid-like pattern of streets that allows for contiguity and connectivity;
  - e) Incorporates a diversity of residential unit types and levels of affordability;
  - f) Achieves the residential density requirements of this Plan;
  - g) Incorporates neighbourhood-scale non-residential uses, as appropriate, as a means of creating a complete neighbourhood, provides such uses do not compete with or duplicate those in the Village Core area; and
  - h) Blends the built form and character of existing neighbourhoods in Wellington and is consistent with the village design policies of Section 4.1 of this Plan.
12. Require appropriate studies, information, and materials to be prepared in support of a Neighbourhood Concept Plan (NCP) in accordance with Section 5.1.8 of this Plan.
13. Encourage the preparation of a Neighbourhood Concept Plan (NCP) in consultation with the community and the County. A NCP shall require County Council approval and Council will consult the community in the course of approval of the plan.
14. Adopt a Neighbourhood Concept Plan (NCP) as an amendment to the Secondary Plan.

## 2.5 Mixed Use Areas

The land use framework of the Secondary Plan includes two designations intended to manage growth in the mixed use areas of Wellington. The mixed use area designations are intended to preserve and enhance the quality of place by ensuring that Wellington provides a range of convenient services for its residents and visitors in commercial areas that are compatible with surrounding neighbourhoods and of high quality design.

The Village Core Area designation is intended to maintain and enhance this area as the primary retail and service centre of the community. It is recognized that the Village Core Area will need to accommodate mixed-use intensification as a means of meeting the future needs of the community while providing a vibrant and pedestrian-oriented traditional main street. As a primary contributor to the sense of identity for the community, future development in the Village Core Area must be of high quality design.

The Village Corridor Area designation is intended to encourage a compatible mix of land uses and infill development along Main Street as it extends both east and west of the Village Core Area. While the corridor is already home to a range of uses, it is important that future development establish Main Street as a gateway to Wellington and respect the village design goals of the community. Instead of duplicating or competing with the Village Core Area, the Village Corridor Area is intended accommodate commercial uses in a setting that does not reflect the traditional main street style of development. These uses often occur in residential buildings or require a larger building or more off-street parking than is appropriate in a Village Core location.

### 2.5.1 VILLAGE CORE AREA

As shown on Schedule A: Secondary Plan Land Use Map, the Village Core Area designation extends along Main Street from Belleville Street in the east to Consecon Street in the west. The boundary of the Village Core Area generally extends to the rear of the properties that front on Main Street and the cross streets of Maple, Wharf, and West.

This designation permits a full range of commercial uses intended to serve residents and visitors in a pedestrian-oriented main street format of development with buildings located close to the sidewalk. Higher density residential uses are also permitted above street-level commercial uses. Intensification in the Village Core Area is encouraged provided such development is consistent with the village design policies of Section 4.1 of this Plan and the commercial centre is maintained and enhanced.

### **Guiding Policies**

1. Concentrate commercial shopping, business, office, tourism, and storefront creative rural economy uses in the Village Core.
2. Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Village Core.
3. Support the adaptive re-use and conversion of existing buildings in the Village Core while encouraging appropriate infill development.
4. Enhance the waterfront area and strengthen the link between it and the Village Core.

### Implementing Policies

1. Recognize the Village Core as the primary traditional main street shopping, business, office, and tourism centre of the community. Future development of this type should be focused here and intensification should be encouraged. The role of the Village Core as the community centre should be supported by considering the area as the focal point for public gatherings, festive and civic occasions, cultural events, tourism, and social interaction in Wellington.
2. Support the development of tourism-related uses and activities in the Village Core to support local business and create a healthy and vibrant commercial area.
3. Permit a mix of commercial and community uses in the Village Core, including but not limited to: retail; personal service; business service; tourism service; office; arts and entertainment; workshops; restaurant; museum; library; parks and open space. Multi-unit single-use non-residential buildings are permitted.
4. Permit traditional smaller-scale retail storefront floorplates of less than 460 square metres (5,000 square feet) for individual businesses. Consider larger-scale retail floorplates only if such development is consistent with the village design policies of Section 4.1 of this Plan and the commercial centre is maintained and enhanced.
5. Focus higher density residential development in the Village Core as a means of supporting the long term viability of local businesses, strengthening the live/work relationship, and ensuring that the Village Core is a vibrant district after business hours.
6. Permit a mix of higher density residential unit types in the Village Core, including townhouse, stacked townhouse, and apartment. Secondary and accessory units shall also be permitted, as appropriate.
7. Encourage the development of mixed use buildings in the Village Core. While the use of upper floors for residential purposes in new and existing buildings is encouraged, ground floor residential use is discouraged for buildings with frontage on Main Street.
8. Recognize that intensification in the Village Core will include infilling on existing lots of record and from redevelopment of key sites. Intensification in the Village Core shall be consistent with the village design policies of Section 4.1 of this Plan. Refer to Subsection 4.5.1.1 for the redevelopment principles associated with the Midtown Meats site.
9. Permit new buildings in the Village Core of up to four storeys in height. It is recognized that some flexibility in building height may be necessary to accommodate mixed use buildings with varying floor heights and to support the redevelopment of key sites such as gateway locations.
10. Consider bonusing to encourage intensification in the Village Core in exchange for facilities, services, or matters of community benefit, provided such development is consistent with the village design policies of Section 4.1 of this Plan and the commercial centre is maintained and enhanced. Refer to Subsection 5.1.1.4 of this Plan regarding bonusing.
11. Permit limited additions to existing listed or designated heritage buildings as a means of encouraging their adaptive re-use, provided such additions are architecturally compatible with the existing building and are sensitive to and support the historical nature of the Village Core.

12. Require that new development in the Village Core be of high quality design and support the image of the area as an enjoyable, safe, and pedestrian-oriented place of historical significance.
13. Establish design guidelines for the Village Core as a means of guiding and evaluating applications for new development, ensuring that it is sensitive to and supports the historical nature of the commercial centre, and that it adheres to the vision for the Village Core as established by the community as part of the Secondary Plan process. Design elements to be considered by the guidelines include:
  - a) Built form, including: building location, intensification, lot size, building setbacks, use, building height, massing and scale, upper window openings, storefront display windows, entrances, cornice lines and roof form;
  - b) Architectural details, including: building material; building colour; awnings; signage; lighting;
  - c) Streetscape, including: lighting, walkways, street trees and planting, wayfinding, gateway signage, street furniture, open space and linkages (including waterfront), public art; and
  - d) Parking and access, including: parking location and design, planting and screening, pedestrian safety, Crime Prevention Through Environmental Design (CPTED) principles, barrier free access.

Refer to Section 4.1 of this Plan.

14. Ensure that all new development in the Village Core provides adequate off-street parking. Alternative means of meeting this policy should be considered, such as shared parking, public parking in private facilities, remote parking with free shuttles, etc. It is important that vehicle access and parking in the Village Core is carefully balanced with the provision of enhance pedestrian-oriented access and amenity.
15. Recognize the importance of the waterfront as an important part of the Village Core and as a contributor to the economic and social success of the area. The waterfront area should be enhanced and the links between it and the Village Core strengthened by means of visual and physical connections, signage, etc.
16. Review the status of County-owned properties in the Village Core to determine if there is potential for development to enhance the function of the area.

#### 2.5.2 VILLAGE CORRIDOR AREA

As shown on Schedule A: Secondary Plan Land Use Map, the Village Corridor Area designation includes the properties that front on Main Street as it extends both east and west of the Village Core Area. This designation permits a range of commercial uses intended to serve residents and visitors in a setting that does not reflect the traditional main street style of development typical of the Village Core Area. Instead, most uses occur as home businesses or are located in converted dwellings. In some cases, these commercial uses require a larger building or more off-street parking than is appropriate in a Village Core location but are still very much in keeping with scale of the surrounding neighbourhood. A range of residential uses continue to be permitted.

Intensification in the Village Corridor Area is encouraged provided such development is consistent with the village design policies of Section 4.1 of this Plan and establishes Main Street as a gateway to Wellington.

**Guiding Policies**

1. Concentrate neighbourhood-scale business, office, tourism, and creative rural economy uses that do not reflect the traditional main street style of development in the Village Corridor Area.
2. Support a diverse mix of complementary residential and community uses that meet the existing and future needs of the community and encourage a healthy and vibrant Village Corridor Area.
3. Support the adaptive re-use and conversion of existing buildings in the Village Corridor Area while encouraging appropriate infill development.
4. Establish the Village Corridor Area as the gateway to the community with development that is of high quality design and compatible with surrounding neighbourhoods.

**Implementing Policies**

1. Recognize the Village Corridor Area as the gateway to Wellington and the ancillary mixed use area to the Village Core with neighbourhood-scale personal and business service, tourism, and creative rural economy uses. While most of these uses will continue to be provided in residential or converted residential buildings, some uses may require a larger building or more off-street parking than is appropriate for a residential lot. Intensification should be encouraged.
2. Support the development of tourism-related uses and activities in the Village Corridor to support local business and create a healthy and vibrant commercial area.
3. Permit a mix of commercial and community uses in the Village Corridor, including but not limited to: personal service; business service; tourism service; office; parks and open space. Neighbourhood-scale auto-related sales and service uses are discouraged.
4. Permit smaller-scale commercial floorplates of less than 460 square metres (5,000 square feet) for individual businesses. Consider larger-scale retail floorplates only if such development is consistent with the village design policies of Section 4.1 of this Plan and the mixed use corridor is maintained and enhanced.
5. Focus higher density residential development in the Village Corridor as a means of supporting the long term viability of local businesses, strengthening the live/work relationship, and encouraging the provision of more affordable forms of housing.
6. Permit a mix of residential unit types in the Village Corridor, including single detached, semi-detached, duplex, triplex, townhouse, and apartment. Secondary and accessory units shall also be permitted.
7. Recognize that intensification in the Village Corridor will result from minor infilling, commercial conversion of existing residential buildings, and from redevelopment of key commercial sites on the north side of Main Street east of Belleville Street and east of Prince Edward Drive. Intensification in the Village Corridor shall be consistent with the village design policies of Section 4.1 of this Plan.
8. Permit new buildings in the Village Corridor of up to three storeys in height. It is recognized that some flexibility in building height may be necessary to accommodate mixed use

buildings with varying floor heights and to support the redevelopment of key commercial sites.

9. Permit limited additions to existing buildings with heritage value as a means of encouraging their adaptive re-use, provided such additions are architecturally compatible with the existing building and are sensitive to and support the gateway role of the Village Corridor.
10. Require that new development in the Village Corridor be of high quality design and support the role of the area as the gateway to the community.
11. Discourage “strip” development in the Village Corridor whereby commercial uses are auto-oriented and disconnected from the surrounding neighbourhood. “Strip” development may be discouraged by:
  - a) Identifying the key intersections of Main Street, including Belleville Street, Cleminson Street, and Prince Edward Drive, for more intense mixed use development in future zoning so as to establish distinct activity nodes;
  - b) Encouraging new development to locate parking at the side or rear of a property so as to reduce negative visual impacts;
  - c) Encouraging new development to locate buildings nearer the street, while considering the setback of existing neighbouring buildings, to create a sense of enclosure consistent with compact village form;
  - d) Requiring new development to minimize driveways to improve pedestrian safety and vehicular flow, and to landscape areas along the back of the sidewalk to improve pedestrian comfort;
  - e) Considering the preparation of design guidelines for the Corridor as a means of guiding and evaluating applications for new development and ensuring that it is sensitive to and supports the role of the area as the gateway to the community; and
  - f) Encouraging compatible development on adjacent side streets.
12. Minimize the potential off-site impacts of new commercial development on adjacent residential properties by buffering and screening new development. Potential off-site impacts to be minimized include noise and light.
13. Ensure that all new development in the Village Corridor provides adequate off-street parking.
14. Strengthen the links between the waterfront and the Village Corridor by means of visual and physical connections, signage, etc.

## 2.6 Employment Area

The land use framework of the Secondary Plan includes a designation intended to manage growth in employment development in Wellington. The Employment Area designation is intended to accommodate commercial, industrial, manufacturing, and creative rural economy uses that typically require a larger building or outdoor storage area than is appropriate for a mixed use designation. These uses often require separation from sensitive land uses to ensure compatibility and minimize off-site impacts.

As shown on Schedule A: Secondary Plan Land Use Map, the Employment Area designation is located at the terminus of Cleminson Street to cluster like uses and to maximize the efficient use of land and municipal infrastructure.

### **Guiding Policies**

1. Support a diverse range of commercial and industrial uses that meet local and regional service needs, create employment, maximize the use of the land, encourage revitalization of existing industrial areas, and foster opportunities for economic development.
2. Encourage employment development that is located with like uses, is carefully designed to minimize off-site impacts, and is adequately serviced by infrastructure.
3. Ensure the compatibility of employment development with surrounding neighbourhoods while permitting such development the opportunity to expand as needed.
4. Prevent employment development from detracting from the image and character of the Wellington.

### **Implementing Policies**

1. Provide sufficient employment-designated land to meet the ongoing need for commercial and industrial space and services that can be supported by local residents, businesses, and workers. Sufficiency should be considered during five-year updates to this Plan.
2. Permit a mix of commercial and industrial uses in the Employment Area, including but not limited to: warehousing and storage; freight forwarding; light manufacturing, assembly, and processing; research and development; office; communications; utilities; transportation; printing and publishing; and building supply.
3. Permit secondary non-employment uses in the Employment Area, such as showroom retail and daytime convenience retail, provided such uses:
  - a) Are commercial, industrial, or open space related uses;
  - b) Are ancillary to the primary use;
  - c) Comprise no more than 10 percent of the gross floor area any single building; and
  - d) Will not interfere with existing employment uses or limit future employment expansion opportunities.
4. Recognize that while most employment uses will typically occur within enclosed buildings, some outdoor operations and storage may be necessary.
5. Ensure that all new and infill employment development provides adequate off-street parking and loading. Access points to parking and loading should be designed to minimize the potential conflict between pedestrian and vehicular traffic. Access to employment development from residential streets is prohibited.
6. Prevent the encroachment of incompatible land uses on the Employment Area to protect future employment expansion opportunities and minimize the potential for future development conflicts.
7. Ensure compatibility between employment development and surrounding neighbourhoods by establishing setbacks in accordance with relevant Ministry of the Environment guidelines

related to land use compatibility and by screening outdoor storage areas from neighbouring properties and public streets as a means of reducing or eliminating the potential for adverse offsite effects, such as noise, vibration, odour, dust, lighting, and glare.

8. Consider the preparation of design guidelines for development in the Employment Area. These guidelines could address:
  - a) Building orientation, design, and setbacks;
  - b) Landscaping, screening, and fencing;
  - c) Outdoor storage;
  - d) Signage;
  - e) Access controls;
  - f) Parking and loading;
  - g) Outdoor eating areas; and
  - h) District gateways, entry features.

## 2.7 Park and Open Space Area

The land use framework of the Secondary Plan includes a designation intended to preserve and enhance the network of park and open space lands in Wellington. The Park and Open Space Area designation is intended to accommodate recreational facilities, community centres, parks, private recreational facilities such as golf courses, and other public open space areas.

As shown on Schedule A: Secondary Plan Land Use Map, the Park and Open Space Area designation represents a significant component of the green infrastructure in Wellington. While the policies of this Section of the Plan relate specifically to land use and development of these lands, the policies of Section 4.6.1 provide additional direction regarding the goals and objectives of the Plan for parks and open space in Wellington. As such, the policies of this Section are to be read in conjunction with those of Section 4.6.1.

### **Guiding Policies**

1. Recognize park and open space lands as valuable resources that help define the community identity and image of Wellington.
2. Ensure that park and open space development conserves and enhances the role of these lands for recreation, cultural pursuits, and environmental protection.

### **Implementing Policies**

1. Provide an adequate supply and equitable distribution of parks and open space land, and support a wide range of recreation leisure opportunities throughout Wellington.
2. Permit a mix of recreation and conservation related land uses in the Park and Open Space Areas, including but not limited to: community centers; indoor/outdoor sports fields, courts, pools, and arenas; playgrounds; golf courses; cemeteries; marinas and docks; environmental education/interpretive facilities; nature preserves; trails; and necessary utilities.

3. Ensure that the potential environmental impacts associated with any permitted development or site alteration on open space lands in Wellington is identified prior to the development proceeding. Ideally, park and open space development should enhance existing natural features.
4. Recognize that privately-owned lands within the Park and Open Space Areas designation may not be open to public access and use and that there is no obligation for the County or any other public agency to purchase such lands.
5. Consider the preparation of a Parks Master Plan for Wellington to establish a park classification scheme, determine the amount of parkland to be provided in the village, and identify a distribution of parkland by park type.

## 2.8 Environmental Protection Area

The land use framework of the Secondary Plan includes a designation intended to preserve and enhance lands in Wellington with inherent environmental sensitivity and to protect life and property from potentially hazardous lands. As shown on Schedule A: Secondary Plan Land Use Map, the Environmental Protection Area designation represents a significant component of the green infrastructure in Wellington.

The boundaries of the Environmental Protection Area are based on ecological land classification (ELC) mapping completed in support of the preparation of this Secondary Plan. These boundaries may change as a result of more detailed analysis being completed by Quinte Conservation, Ministry of Natural Resources, and the County to prepare a regional Natural Heritage Strategy.

Areas designated Environmental Protection Area shall be maintained in their natural state. While the policies of this Section of the Plan relate specifically to land use and development of these lands, the policies of Sections 4.6 and 4.7 provide additional direction regarding the goals and objectives of the Plan for green infrastructure and environmental management in Wellington. As such, the policies of this Section are to be read in conjunction with those of Sections 4.6 and 4.7.

### **Guiding Policies**

1. Preserve and enhance the ecological function and value of potentially significant environmental lands in Wellington.
2. Protect residents and properties in Wellington from potential natural and built environmental hazards.

### **Implementing Policies**

1. Recognize that the Environmental Protection Area designation may include the following lands:
  - a) Provincially and locally significant wetlands;
  - b) Areas of natural and scientific interest (ANSIs);
  - c) Habitat of endangered and threatened species;
  - d) Significant wildlife or aquatic habitat areas;
  - e) Significant woodlands;

- f) Areas within or adjacent the regulatory floodplain;
  - g) Areas within or adjacent steep or unstable slopes;
  - h) Dynamic beach areas; and
  - i) Areas with inherent environmental sensitivity yet to be evaluated.
2. Recognize that the boundaries of the Environmental Protection Area designation may change as a result of more detailed analysis being completed by Quinte Conservation and the County to prepare a regional Natural Heritage Strategy. As such, these boundaries are approximate and will be specifically delineated on a case-by-case basis in consultation with Quinte Conservation and the Ministry of Natural Resources, as appropriate.
  3. Limit uses within the Environmental Protection Area to those related to open space, conservation, or flood protection, including: educational and interpretive activities; passive recreational activities; flood control structures or works; erosion control structures or works; and existing agricultural activities. Such development must be approved in consultation with Quinte Conservation and the Ministry of Natural Resources, as appropriate.
  4. Require preparation of an environmental impact study (EIS) in support of any development or site alteration proposed on lands within or adjacent an Environmental Protection Area. For the purposes of this policy, adjacent lands are those within 30 metres of the boundary of an Environmental Protection Area. The EIS shall address the requirements outlined in Policy 4.7.3.2 of this Plan. The applicant shall pre-consult with the County and Quinte Conservation pursuant to Policy 5.1.8.1 of this Plan prior to commencing the EIS.
  5. Establish appropriate development setbacks from lands designated Environmental Protection Area. The setback shall be determined by an environmental impact study (EIS) as outlined in the policy above. The generic development setback of 30 metres shall apply in the absence of an EIS that identifies a specific requirement.
  6. Recognize that lands within the Environmental Protection Area will not be considered in fulfilment of the parkland dedication requirements of the Official Plan, except in cases where the land to be dedicated contributes to the goals and objectives of active transportation in Wellington. Refer to Section 3.1.4 of this Plan.
  7. Recognize that privately-owned lands within the Environmental Protection Area designation may not be open to public access and use and that there is no obligation for the County or any other public agency to purchase such lands.
  8. Direct development away from natural hazards in Wellington that may adversely affect public health, safety, or property. Such hazards include the Lane Creek floodplain and the Lake Ontario shoreline which may represent a dynamic beach hazard (refer to Schedule C: Secondary Plan Hazards Map).
  9. Establish a development setback of 15 metres from Lane Creek south of the Millennium Trail until such time that updated floodplain mapping is completed. North of the Millennium Trail, a generic development setback of 30 metres from the floodplain boundary shall apply in the absence of an EIS that identifies a specific requirement. The setback area shall be maintained in a natural state.
  10. Establish a development setback of 30 metres from the Lake Ontario shoreline to prevent potential damage from flood inundation, wave uprush, erosion, and dynamic beach hazard. The setback area shall be maintained in a natural state.

11. Consider development or site alteration on existing lots of record located within the Lane Creek floodplain only if:
  - a) The development cannot be located outside of the regulatory floodplain;
  - b) The development does not encroach into the 100-year peak flow floodplain;
  - c) The existing and proposed development footprint is minimized;
  - d) Adequate flood proofing measures are incorporated into the development; and
  - e) In all cases:
    - Safe ingress and egress for individuals and vehicles is provided;
    - No new flooding hazards are created and existing ones are not expanded;
    - Development and site alteration is undertaken in accordance with flood proofing standards; and
    - No adverse environmental impacts shall result.
12. Prohibit certain uses on existing lots of record located within the Lane Creek floodplain, including:
  - a) Waste facilities, waste storage, or the storage of materials and equipment that are toxic, flammable, or explosive;
  - b) Institutional uses including schools, health clinics or health services, and residential care facilities; and
  - c) Commercial parking or loading areas.
13. Ensure that development or site alteration within 15 metres of the boundary of the Lane Creek floodplain is regulated and approved by Quinte Conservation.

## 2.9 Waste Management Area

The land use framework of the Secondary Plan includes a designation intended to provide the land and facilities necessary to manage waste generated by the residents and businesses of Wellington. As shown on Schedule A: Secondary Plan Land Use Map, the Waste Management Area designation includes the land and facilities associated with the sanitary landfill site, the County's wastewater treatment plant, and the former Townline Foods sewage lagoon.

While the policies of this Section of the Plan relate specifically to land use and development of these lands, the policies of Section 3.2.1 provide additional direction regarding the goals and objectives of the Plan for waste management and diversion in Wellington. As such, the policies of this Section are to be read in conjunction with those of Section 3.2.1.

### Guiding Policies

1. Ensure the compatibility of waste management development with surrounding uses while permitting such development the opportunity to expand as needed.
2. Prevent waste management development from detracting from the image and character of the Wellington.

### **Implementing Policies**

1. Limit uses within the Waste Management Area to those associated with the current operations of the lands and facilities within the designation, including: sanitary landfill; wastewater treatment; and sewage lagoon.
2. Require preparation of an impact study in support of any development or site alteration proposed on lands within the 500-metre influence area of an active landfill facility in accordance with relevant Ministry of the Environment guidelines (refer to Schedule C: Secondary Plan Hazards Map). The study shall demonstrate that the landfill will not impact the proposed use and that there will be no adverse impacts from the proposed use on continuing landfill operations. The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing such a study.
3. Ensure compatibility between waste management site and surrounding neighbourhoods. Development setbacks from a waste management site, where such development is proposed within the influence area, shall be determined by an impact study as outlined in the policy above and in accordance with relevant Ministry of the Environment guidelines.
4. Prohibit change in the use of any land that has been used for waste disposal for 25 years from the date that such use ceased operations. A change in use will require approval of the Ministry of Environment. The County shall continue to identify such lands as a former waste disposal site.
5. Consider redesignation of lands from Waste Management Area to another land use once the site has been decommissioned and remediated to the satisfaction of the Ministry of Environment.
6. Recognize that the expansion of existing waste facilities in Wellington may be required to meet future waste management needs of the community. Expansions will require an amendment to this Plan and the completion of supporting studies consistent with the policies, regulations, and guidelines of relevant agencies having jurisdiction.

## **PART THREE: COMMUNITY FACILITIES AND SERVICES**

This Part of the Plan provides policies governing community facilities and services—including traffic and circulation, municipal services and utilities, and waste management—that are the basis for future development in Wellington. These policies are intended to be read in conjunction with the other policies of this Plan.

### 3. PART THREE: COMMUNITY FACILITIES AND SERVICES

#### 3.1 Transportation and Circulation

The transportation system in Wellington is an essential part of achieving the community vision and goals of the Secondary Plan and has a direct influence on land use and quality of life. The transportation system in Wellington is comprised of several components for the movement of goods and people in the village with connections to other communities in the County. These components include a network of roads and trails as well as water by means of Wellington Harbour as shown on Schedule B: Secondary Plan Transportation Map.

While the majority of traffic using the transportation system is vehicle-based, there are opportunities to increase the modal share for forms of active transportation in Wellington, including walking, cycling, wheelchair, rollerblading, skateboarding, and paddling/rowing. Such opportunities are worth pursuing if the transportation system in Wellington is to be safe, efficient, equitable, and sustainable.

##### **Guiding Policies**

1. Integrate transportation and land use decision-making to support the continued development of Wellington as a compact and complete community.
2. Enhance the connectivity of the transportation network in Wellington for both motorized and active modes of transportation.
3. Utilize transportation demand management to influence travel patterns and reduce auto dependency in Wellington.
4. Encourage active transportation in Wellington by providing safe and barrier-free access, human-scaled built environments, pedestrian-oriented streetscapes and amenities, and a network of connected destinations.

##### 3.1.1 TRANSPORTATION SYSTEM PLANNING

Transportation system planning is an important part of community development. System planning that incorporates the consideration of land use, alternative modes of transportation, and connectivity is most likely to achieve the long term vision of a community.

##### **Implementing Policies**

1. Ensure that all services comprising the transportation system in Wellington, including their planning and construction, supports the principles, goals, and policies of this Secondary Plan. The harbour is recognized as an integral part of the transportation system in Wellington.
2. Provide adequate transportation system capacity to meet local needs taking into consideration changes in seasonal demand. Consider addressing changes in seasonal demand by means of transportation demand management practices (refer to Section 3.1.3).
3. Accommodate and integrate both motorized and active modes of transportation system planning and construction in Wellington. Refer to Section 3.1.4 regarding active transportation.

4. Develop a scheduled data collection program that is undertaken every three-to-five years that includes vehicular, parking, and pedestrian counts at all major roadways and intersections. The scheduled data collection program may be integrated with the development approval process, whereby developers are required to complete traffic counts of nearby intersections impacted by their development to supplement the inventory.
5. Protect corridors and rights-of-way for significant transportation facilities in Wellington as required to implement the principles, goals, and policies of this Secondary Plan. Corridors and rights-of-way shall be maximized such that multiple modes of transportation and joint use with other utilities are accommodated, as appropriate. Such efforts shall be explored prior to acquiring new rights-of-way and/or building new roads.
6. Mandate a more grid-like pattern of streets in the planning of new development as a means of encouraging compact development, providing more direct and accessible routes for pedestrians and cyclists, and distributing vehicle traffic more evenly.
7. Establish connections between the developed neighbourhoods south of the Millennium Trail and future development in the Neighbourhood Development Area north of the Trail. East-west connections within the Neighbourhood Development Area shall also be established to provide the framework for a grid-like pattern of streets (refer to Schedule B: Secondary Plan Transportation Map).
8. Recognize that the potential future routes and extensions to the transportation system in Wellington as shown on Schedule B: Secondary Plan Transportation Map, are illustrative only and may not occur precisely as indicated. Such studies as may be required will be completed in conjunction with any proposed system improvements.
9. Consider potential environmental impacts when evaluating improvements to the transportation system. Such impacts may include noise, vibration, air quality, and protection of environmental resources. Adverse impacts on the environment, public safety, or quality of life shall be mitigated in the planning, design, and construction of the improvement.
10. Require that the potential impact of proposed development on the transportation system in Wellington be determined by means of a traffic impact study to be completed by the applicant. Where the transportation system is deemed inadequate, the applicant shall be required to:
  - a) Improve the system at no cost to the County to accommodate the development;
  - b) Make the necessary financial contributions for the required improvement; and/or
  - c) Dedicate rights-of-way for the development of roads.

The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing the traffic impact study.

11. Require that land to be conveyed for the purpose of widening an existing right-of-way as a condition of consent, subdivision, or site plan approval occur at no cost to the County. Widening shall generally be equal on both sides of the right-of-way, except where site-specific conditions necessitate an unequal widening.
12. Consider alternative forms of intersection control, including roundabouts or other similar roadway features, subject to an evaluation by the County of the functional, operational, servicing, and financial issues associated with their use.

13. Coordinate transportation system planning in Wellington with the Province as necessary to ensure compatibility and effectiveness of future County and Provincial initiatives and improvements.
14. Coordinate the planning and development of Wellington Harbour in association with relevant government agencies and the private sector to ensure that the tourism and recreational principles, objectives, and policies of this Plan are achieved. Matters to be considered in the planning and development of port, docking, harbour, and associated facilities include, but are not limited to:
  - a) Potential environmental impacts of construction and operation;
  - b) Public use and access to facilities;
  - c) Integration multi-use facilities and multi-modal linkages;
  - d) Potential land use impacts, including compatibility and consistency with village design objectives;
  - e) Potential traffic and parking impacts;
  - f) Potential economic and municipal fiscal impacts;
  - g) Marine archaeology; and
  - h) Secondary Plan consistency.

### 3.1.2 ROAD NETWORK HIERARCHY

Public roads in Wellington are classified into a hierarchy on the basis of function, user characteristics, speed, and connections. The classification of existing and proposed roads of the Wellington road network is shown on Schedule B: Secondary Plan Transportation Map.

#### Implementing Policies

1. Continue to utilize a functional classification system for roads to aid in the planning, development, and maintenance of the transportation and circulation system in Wellington. Road classifications include Arterial Roads, Collector Roads, Local Roads, and Activity Routes.
  - a) **Arterial Roads** are designed to carry relatively high traffic volumes and provide for the movement between principal traffic generators and the interconnection of County Highways. Arterial Roads have a design right-of-way width of 30.0 metres, include two-to-four traffic lanes, and accommodate normal traffic speeds of 50 km/hr or more.
  - b) **Collector Roads** are designed to collect and distribute traffic at relatively low operating speeds to and from Local Roads and Arterial Roads. Collector roads have a design right-of-way of width of 26 metres, include two lanes, and accommodate normal traffic speeds of 50 km/hr or more.
  - c) **Local Roads** are designed to provide access to abutting properties at low operating speeds. Local Roads have a design right-of-way width of 20 metres, unless otherwise approved by the County, include two lanes, and accommodate normal traffic speeds of 50 km/hr or less.
  - d) **Activity Routes** are designed to accommodate non-vehicular modes of transportation (walking, cycling, wheelchair, etc.) on facilities that include sidewalks, paths, and trails. Activity Routes may use a road right-of-way or a dedicated right-of-way. Motorized non-vehicular modes of transportation are permitted on the Millennium Trail.

2. Permit a change in the function of a road by means of an amendment to the classification system shown on Schedule B: Secondary Plan Transportation Map. Such changes to the Plan may be completed at the time of review in accordance with Section 5.2.3 of this Plan.
3. Recognize that alternatives to the minimum right-of-way widths required for each road classification may be considered in cases where the reconstruction of existing roads to required standards may be physically or economically infeasible due to the location of existing services, buildings, driveways, etc. Alternative development standards may be considered in new neighbourhood development, provided such standards support the goals and objectives of the Plan encouraging the provision of more affordable forms of housing and compact development.

### 3.1.3 TRANSPORTATION DEMAND MANAGEMENT, TRAFFIC CALMING AND DESIGN STRATEGIES

Transportation Demand Management (TDM) refers to a wide range of policies, programs, services, and products that influence how, why, when, and where people travel as a means of making travel more sustainable. TDM can be used to make more efficient use of the transportation system, such as shifting travel from peak to off-peak periods, shifting from automobile to alternative means of transportation, and shifting from dispersed to closer destinations. It can also be used to alleviate seasonal congestion.

#### **Implementing Policies**

1. Continue to recognize the Village Core as the primary shopping, service, and high-density residential centre of Wellington as a means of reducing the number of vehicle trips required for residents to go about their daily lives. Concentrating shopping, services, and residential units in the Village Core increases transportation options while reducing auto-dependency.
2. Design streets to encourage slower speeds by including traffic calming measures. New neighbourhood development shall incorporate traffic calming measures, as appropriate. Such measures may include, but are not limited to:
  - a) Roadway narrowing;
  - b) Speed tables/humps;
  - c) Crosswalks;
  - d) Trails;
  - e) Bicycle lanes;
  - f) Curb extensions; or
  - g) Tree planting.
3. Improve the pedestrian realm on public streets in Wellington through the use of landscape features that provide shade and make the road seem narrower to drivers thus slowing traffic speed.
4. Encourage the use of commuter carpools to reduce single occupancy vehicle trips into and out of Wellington by means of dedicated parking facilities in strategic locations. Existing online resources to assist in the formation and management of carpools should be encouraged including use of the County Website for such purposes.
5. Explore the possibility of shared taxi service with existing providers to provide transportation options for residents who do not own a car or who are no longer able to drive. Such a

service would prolong the ability of residents to stay in Wellington and maintain their independence.

6. Support a community-initiated “walking school bus” or “bicycle train” program. A walking school bus or bicycle train is a group of children with one or more adults that walks or cycles as a group through neighbourhoods arriving at the school. Walking school buses and bicycle trains promote physical activity and foster healthy behaviour in children.
7. Implement a County Bike Week program to promote and encourage cycling as viable means of transportation in Wellington and elsewhere.

#### 3.1.4 ACTIVE TRANSPORTATION SYSTEM

Promoting active transportation in Wellington is important to the health and well-being of all residents. Active transportation includes any mode that is non-motorized, including walking, cycling, skateboarding, rollerblading, wheelchair, and paddling/rowing. Not only is active transportation important for human health, but also it contributes to Transportation Demand Management (TDM) by providing safe, efficient, and sustainable means of traveling without the need to drive. Active transportation in Wellington must be safe, accessible, and an integrated part of community development.

#### **Implementing Policies**

1. Create a network of activity routes in Wellington as shown on Schedule B: Secondary Plan Transportation Map that includes sidewalks, paths, and trails to accommodate all forms of active transportation. Activity routes should connect neighbourhoods to various activity centres, including the Village Core, waterfront, park and open space areas, and the Millennium Trail.
2. Engage community members in the process of creating the active transportation network in Wellington by conducting street inventories that examine existing physical elements, such as sidewalks, parking, parks and open space, and zones of community activity, and note physical conditions and the need for improvements.
3. Consider adapting existing roads to provide safer travel for pedestrians and cyclists, as appropriate. Adaptation could include the addition of or repair to sidewalks making them barrier free and consistent with the *Accessibility for Ontarians with Disabilities Act (2005)*. It should also include the removal and/or relocation of obstacles to pedestrians and cyclists such as light standards and utility poles. Other improvements may be identified as part of the street inventory process as noted in the policy above.
4. Ensure that all new roads in Wellington accommodate active transportation facilities including sidewalks and on-road bicycle lanes, as appropriate. Ensure that activity routes incorporate enhanced facilities, including but not limited to: sidewalks; on-road bicycle lanes; pedestrian-oriented lighting; pedestrian-oriented signage/wayfinding; seating areas; bicycle lock-up at activity centres; and high-quality landscape materials.
5. Improve access to and use of the Millennium Trail by creating a trailhead in the area of the Wellington and District Community Centre and by improving and maintaining the conditions of the Trail. The trailhead could include a designated parking area, information kiosk with maps and updated trail information, interpretive displays, and potable water.
6. Promote opportunities for increased public access to the waterfront and the development of a continuous waterfront trail system and open space linkages along the lake.

7. Require that traffic signals in Wellington include a push-button or sensor control for pedestrians and cyclists located at standard wheelchair height and located free from barriers.
8. Educate the general public, pedestrians, motorists, the County and enforcement agencies regarding the safe practices, rights and responsibilities of pedestrians and motorists.

#### 3.1.5 PARKING

Parking management should support future development in Wellington that is accessible, integrated, compact, and accommodating of multiple modes of transportation.

#### **Implementing Policies**

1. Require adequate off-street parking and loading for all development in the village in accordance with standards established in the Zoning By-law.
2. Explore parking management programs and strategies to reduce demand for parking in the Village Core, primarily in the summer months. Prior to building new parking stalls/facilities, the County should pursue alternative strategies for parking including, but not limited to:
  - a) Shared parking facilities at C.M.L Snider School or other locations as identified by the County; and
  - b) Reduced parking requirements for mixed-use buildings located within the Village Core area.
3. Consider shared parking only in areas where the peak parking demand characteristics for the land uses are complementary and the parking area is located within 50 metres of buildings they are intended to serve. A parking study should be completed to demonstrate the complementary nature of parking demands for the existing and proposed uses, the ability to provide safe movement of pedestrians between uses, and the means by which the long term commitment to sharing is to be achieved.
4. Promote active transportation as a means of reducing parking demand in Wellington.
5. Encourage local businesses in the Village Core to accept off-hour deliveries to reduce congestion, travel delays, and parking difficulties on Main Street in the summer months.
6. Develop standards for the design and layout of parking areas in Wellington that encourage compact form, screening and buffering from streets and adjacent properties using landscape treatment, and reduced conflicts between vehicles and pedestrians.

## 3.2 Municipal Services and Utilities

As Wellington develops there will be continuing demand for various municipal services and utilities such as water, sewer, hydro, gas, cable, and telephone. These services should be provided concurrently in a coordinated, efficient, and cost-effective manner to meet the current and projected needs of Wellington. Such services must also be provided and paid for in an equitable manner without an undue financial burden on the County.

#### **Guiding Policies**

1. Provide adequate public utilities and services for existing and future residents and businesses in Wellington.

2. Ensure that provision of public utilities and services occurs in an environmentally and fiscally sound manner now and in the future.

### **Implementing Policies**

1. Require that all new development in Wellington, including lot creation, proceed on full municipal services.
2. Require that new development provides either directly or through fees all new infrastructure, facilities, and services that must be created, expanded, or modified to serve such development that are not otherwise subsidized by the County.
3. Base the timing and priority of development in Wellington on the following principles of serviceability and location:
  - a) There is a logical extension of municipal services to contiguous development areas such that large undeveloped tracts of land do not have to be crossed;
  - b) A compact form and pattern of development is maintained;
  - c) The impacts on any environmental features are considered and adequately mitigated;
  - d) The provision of all municipal services proceeds in an economically viable manner; and
  - e) Priority is given first to reserving servicing capacity for infilling, intensification, and redevelopment.
4. Allocate water and wastewater servicing capacity only if there is or will be sufficient capacity to do so and only in the following instances:
  - a) Issuance of a building permit under the *Building Code Act* for the connection;
  - b) Registration of a Plan of Subdivision or Plan of Condominium under the *Planning Act*;
  - c) Granting of a consent for a new lot under the *Planning Act*;
  - d) Approving a Site Plan Control agreement under the *Planning Act*;
  - e) Payment of the connection charge; and
  - f) By a separate resolution passed by Council.
5. Ensure that the decision-making process for allocating water and wastewater servicing capacity considers the following:
  - a) Recognition of responsible environmental protection;
  - b) Responsible fiscal management;
  - c) Economic opportunities for the County;
  - d) Development of a responsible servicing strategy; and
  - e) Matching the financial benefit of planning approvals with the financial commitments necessary to construct and expand municipal infrastructure.
6. Consider at the discretion of Council, requests by a property owner to transfer the water and wastewater servicing capacity allocated to one property to another property under the same ownership.

7. Consider the reallocation of servicing capacity from lapsed development approvals to other developments or areas of Wellington. Refer to the policies of Section 5.1.3.1 of this Plan regarding lapsing approvals and deeming of registered plans of subdivision.
8. Consider reserving a portion of unallocated water and wastewater servicing capacity to ensure that important County projects may proceed.
9. Monitor water and wastewater servicing capacity to ensure that sufficient capacity exists to accommodate the 3- and 10-year housing supply targets required under Policy 1.4.1 of the Provincial Policy Statement (refer to Section 4.3 of this Plan).
10. Ensure that the existence of a public utility or service does not entitle, justify, or otherwise permit the creation of a new use or the expansion of an existing use that is otherwise inconsistent with this Secondary Plan.
11. Work with utility and service providers in Wellington to ensure that any future expansion of local facilities is designed and planned in a manner that is cost-effective and efficient with minimal impact on existing and future residents, including:
  - a) Encouraging shared and multiple use of corridors and towers for utilities;
  - b) Ensuring that utility and service providers can adequately service proposed development; and
  - c) Requiring that all utilities serving new development be located underground, as appropriate.

### 3.3 Waste Management

The County is required to manage the solid waste generated by the residents and businesses of Wellington. Waste management includes the process of collecting, processing, diverting, and disposing of solid waste. Reducing the volume of solid waste through diversion is an important contributor to the County's future environmental and financial sustainability.

#### **Implementing Policies**

1. Work with Waste Diversion Ontario to reduce waste in Wellington. All available funding mechanisms to increase waste diversion should be pursued.
2. Establish partnerships with the private sector to reduce waste, including working with Wellington business owners in coordinating the collection of hazardous waste.
3. Continue to participate in the household hazardous waste program.
4. Consider banning the disposal of recyclable materials at the Wellington landfill, including construction and demolition materials.
5. Consider adopting a pay-as-you-throw program to reduce the amount of household waste.
6. Encourage recycling in new development by requiring interior and exterior storage areas for recycling and composting facilities.
7. Encourage Wellington residents to compost yard and kitchen waste in backyard composters.

8. Consider creating a special County program for residents to purchase backyard composters and to the development of an organic waste pick-up program.
9. Explore opportunities for energy-from-waste at the Wellington landfill.
10. Track diversion success and report back to the community about diversion milestones.

## PART FOUR: QUALITY OF PLACE

This Part outlines policies and guidelines for the preservation and enhancement of Wellington's quality of place with respect to village design, cultural heritage, housing, economic development, community improvement, green infrastructure (park, open space, and environmental lands), and environmental management. These policies are intended to be read in conjunction with the other policies of this Plan.

## 4. PART FOUR: QUALITY OF PLACE

### 4.1 Village Design

Village design is an important element of community building and of creating a sense of place since it shapes the look and feel of a place. Design is not simply about buildings but also the public spaces around them, including streets. There is an increasing awareness in Wellington about design, and with that, an expectation that new development needs to “fit” better with the existing context.

The Secondary Plan is intended to provide a coherent approach to design within the village that can be used to guide the creation of compatible and creative places. The Secondary Plan is intended to identify key elements of design to be considered in new development and redevelopment in Wellington. This identification of the key elements of design should not be construed as design guidelines but as interim direction until such time as the County provides more detailed design direction and objectives or prepares guidelines.

#### **Guiding Policies**

1. Recognize design as an integral contributor to the quality of place and ensure that new development and redevelopment in Wellington enhances community look and feel.
2. Recognize that design relates to the many physical elements that comprise a community, including buildings, public spaces, streets, open space, and natural heritage features.
3. Recognize design as an important part of achieving the Community Vision for Wellington with respect to sustainability.

#### **Implementing Policies**

1. Consider design an integral component of new development and redevelopment in Wellington. Council should require a design statement with all planning applications to ensure that the design considerations of this Plan, and relevant design guidelines that may be prepared, are addressed.
2. Establish design guidelines for specific types of development, for specific areas, or for the entire village as means of guiding and evaluating applications for new development in Wellington. Priority areas for the preparation of design guidelines include Neighbourhood Development Area, Village Core Area, and Village Corridor Area. The priority for specific types of development includes residential intensification.
3. Ensure that the design of new development and redevelopment is visually compatible with the surrounding neighbourhood, including its cultural and natural heritage features. Elements of compatibility to be considered include:
  - a) Siting, scale, and design of new development in relation to the characteristics of the surrounding neighbourhood, such as: scale, massing, setbacks, access, landscape treatment, building materials, exterior design elements, and lighting;
  - b) Protection and enhancement of cultural and natural heritage features by means of siting, building design, and landscape design; and

- c) Architectural style, street pattern, and site arrangement where such style or arrangement represents a defining component of the surrounding neighbourhood or the historic or cultural significance of the area.
4. Ensure that new development and redevelopment considers the range of elements that contribute to accessible, safe, and sustainable development in Wellington. Future design guidelines should also reflect these elements, including:
    - a) Pedestrian amenities that cater to people of a range of ages, abilities, and needs in terms of access, signage, visual or auditory aids, landscape, seating, etc.;
    - b) Site safety and security including enhanced lighting, visibility from the street, well-located and clearly marked building entries, accessibility for emergency services, limited pedestrian and vehicle interface, and other principles of Crime Prevention Through Environmental Design (CPTED);
    - c) Integration and interface between public spaces and private development, including pedestrian circulation to and through the site, streetscape and landscape, buffering and screening of yards;
    - d) Green design of buildings, landscapes, active transportation facilities, and the preservation of natural features and areas; and
    - e) Integration, preservation, and enhancement of cultural heritage resources.
  5. Establish standards to manage signage in Wellington to ensure that it contributes to the character and sense of place and does not detract from the architectural, heritage, and rural background of the community. Key considerations should include type, location, size, material, and lighting. No signage should dominate a building, streetscape, viewscape or landscape.
  6. Preserve and enhance views to the waterfront from Main Street in the Village Core and Village Corridor areas by ensuring that new development and redevelopment does not interrupt sitelines. Both public and private development should enhance views by means of built form, landscape design, pedestrian amenity, and public access.
  7. Implement the village design policies of this Plan by one or more of the following means:
    - a) Zoning, site plan control (exterior design control), plan of subdivision, village design guidelines, sign by-law, any other relevant development approval process or guideline adopted by the County;
    - b) Preparation and implementation of Community Improvement Plans (CIP) and programs;
    - c) Preparation and implementation of Heritage Conservation District (HCD) Plans, streetscape plans, or other County planning exercises; and
    - d) Design, construction, and installation of County works and facilities.

#### 4.1.1 RESIDENTIAL DESIGN

As noted in Section 2.4 of this Plan, future residential development in Wellington will generally occur in two ways. First, it will occur in the already established neighbourhoods of the Village Residential Area by means of infill development and the extension of the neighbourhoods into surrounding undeveloped areas south of the Millennium Trail. Second, it will occur in the creation of new neighbourhoods in the Neighbourhood Development Area north of the Millennium Trail.

With respect to future development in the Village Residential Area, compatibility of design is a primary concern. In the Neighbourhood Development Area, compact design and connectivity are the primary concerns.

1. Ensure that infill development reflects the scale, function, and character of existing development. Intensification should integrate seamlessly with the existing low-rise fabric of the neighbourhood.
2. Ensure that additions and renovations to existing buildings are consistent with the neighbourhood character and do not result in adverse impacts on neighbouring properties. Additions and renovations should reflect the height, scale, and massing of adjacent buildings.
3. Consider slightly taller buildings of three and four stories in the extension of existing neighbourhoods and in new neighbourhoods, but locate such buildings together on interior streets away from existing low-rise development. Intensification using three and four storey buildings in existing neighbourhoods should occur at the periphery of these areas and at major intersections.
4. Encourage the extension of existing neighbourhoods in the Village Residential Area and new neighbourhoods within the Neighbourhood Development Area based on a grid-like pattern of streets so as to provide a strong circulation network. Such a network should link local residents with important community elements, amenities, and adjacent neighbourhoods and provide sufficient access for both vehicular and active modes of transportation.
5. Ensure that community uses in the extension of existing neighbourhoods in the Village Residential Area and new neighbourhoods within the Neighbourhood Development Area are at a neighbourhood scale and are visually compatible with surrounding development. Such uses should be seamlessly connected with surrounding development by means of streets, sidewalks, walkways or bicycle paths, and open space. Planting should be used to buffer parking and service areas from surrounding development.
6. Recognize the potential for laneways as a means of removing garages from the front and side of new homes to provide visual diversity and allow buildings to be located closer to the street. Consider laneways for potential location of utilities within the right-of-way.
7. Establish residential design guidelines for infill development in the Village Residential Area to ensure that the design and development intent of this Plan are achieved (refer to Section 2.4.1). Design elements to be considered by the guidelines include:
  - a) Site design and building orientation, including: orientation to the street; prevailing setbacks; prevailing lotting and grading; orientation to reduce shadows, improve privacy, increase solar gain; tree and landscape preservation;
  - b) Built form, height, and massing, including: building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; visual stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);
  - c) Building articulation and detailing, including: architectural style; preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; heritage building alterations/additions; parking and garage location/design; screening of parking and service areas/utilities;

- d) Street design, including: prevailing front yard landscaping; landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; landscaped buffer/noise attenuation on major corridors; active transportation network integration/connections;
  - e) Community and commercial uses, including: site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; pathway and trail connections.
8. Establish residential design guidelines for new development in the Neighbourhood Development Area to ensure that the design and development intent of this Plan are achieved (refer to Section 2.4.2). Design elements to be considered by the guidelines include:
- a) Neighbourhood structure and layout, including: green infrastructure (natural heritage system, park and open space lands); natural connections and corridors; tree and landform preservation; stormwater management; neighbourhood activity centres (community and commercial uses); street, pathway, and trails network and connections; development block dimensions; school location and dimensions; park type location and dimensions;
  - b) Street design, including: street cross-section (vehicle lanes, bicycle/parking lanes, boulevard, utilities locations, sidewalks, street tree/median planting, building setbacks); landscaped buffer/noise attenuation on major corridors; neighbourhood gateways/arrival elements; traffic calming/accessibility elements; active transportation network integration/connections;
  - c) Site design and building orientation, including: orientation to streets and open space; setback averaging; mix of building types; orientation to reduce shadows, improve privacy, increase solar gain;
  - d) Built form, height, and massing, including: building height and local context; landmark building locations; stepbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);
  - e) Building articulation and detailing, including: preferred finishing materials; accesses and entrances; façade design; windows; roofs, gables, and dormers; porches and building projections; garage and driveway location/design; screening of parking and service areas/utilities;
  - f) Community and commercial uses, including: site design and building orientation; built form, height, and massing; building articulation and detailing; parking location and design; pathway and trail connections; and
  - g) Greenspaces, including: accessible frontages and views from neighbourhood; landscape buffers around natural features/stormwater facilities; pathway and lighting design.

#### 4.1.2 MIXED USE DESIGN

As noted in Section 2.5 of this Plan, future mixed use development in Wellington will generally occur in the already established Village Core and Village Corridor areas by means of infill development and the redevelopment of key sites such as the former Midtown Meats site (refer to Section 4.5.1.1). As such, compatibility of design is a primary concern in these areas.

1. Ensure that mixed use development reflects the scale, function, and character of existing development on Main Street. Intensification should integrate seamlessly with the existing

low-rise fabric of the existing neighbourhood which generally includes buildings of between one and three stories.

2. Ensure that mixed use development reflects a high-quality built form to strengthen continuity along Main Street, is compact and pedestrian-oriented with linkages to street-level amenities, and can accommodate a broad range of uses now or through conversion in the future.
3. Ensure that additions and renovations to existing buildings are consistent with the neighbourhood character and do not result in adverse impacts on neighbouring properties. Additions and renovations should reflect the height, scale, and massing of adjacent buildings.
4. Consider slightly taller buildings of three and four stories in key Main Street locations, including:
  - a) Key intersections in the Village Core Area, including at Belleville Street, Wharf Street, West Street, and Consecon Street;
  - b) Key known redevelopment sites, such as the former Midtown Meats property in the Village Core Area; and
  - c) Key gateway sites in the Village Corridor Area, such as the commercial sites on the north side of Main Street east of Belleville Street and east of Prince Edward Drive.
5. Establish design guidelines for mixed use development in the Village Core and Village Corridor areas to ensure that the design and development intent of this Plan are achieved (refer to Section 2.5). Design elements to be considered by the guidelines include:
  - a) Site design and building orientation, including: orientation to the street; prevailing setbacks/streetwall; parking location; orientation to reduce shadows, improve privacy, increase solar gain; tree and landscape preservation;
  - b) Built form, height, and massing, including: building height and local context; separation distance and window offsetting; outdoor amenity views/privacy; visual setbacks to reduce building mass and reduce shadows; transition from taller to shorter buildings (45° angular plane);
  - c) Building articulation and detailing, including: architectural style; preferred finishing materials; accesses and entrances; façade design; street-level windows/glazing; pedestrian weather protection; heritage building alterations/additions; parking design; screening of parking and service areas/utilities; and
  - d) Street design, including: landscape/streetscape integration; private walkway/sidewalk connection; street tree planting; lighting; signage; bicycle parking; mid-block connections; active transportation network integration/connections.

#### 4.1.3 GREEN DESIGN

Green design is an important part of reducing greenhouse gas emissions community-wide and mitigating the impacts of community development on climate change. Green design can also provide the means for a community to prepare for and adapt to changes that are likely to result from climate change. By incorporating green design in new development and redevelopment in Wellington, the community contributes locally to addressing a global issue while creating a more desirable and sustainable place to live, work, shopping, and playing. Green design can improve the following environmental aspects:

- Air quality;
- Water use and quality;
- Energy efficiency and greenhouse gases;
- Urban agriculture and local food;
- Transportation;
- Waste materials; and
- Local environmental impact.

### **Guiding Policies**

1. Encourage green design in Wellington to support clean air, water, energy, food, transportation, waste materials, and the environment.
2. Encourage the use of the Leadership in Energy and Environmental Design New Construction (LEED-NC) standard for new buildings and LEED Neighbourhood Development (LEED-ND) standard for new neighbourhoods.
3. Lead by example by adopting and implementing green design in new County facilities within Wellington.
4. Provide incentives to private development and redevelopment to encourage green design and construction.

### **Implementing Policies**

1. Support green design initiatives to improve air quality in Wellington, including:
  - a) Developing or expanding active transportation facilities inclusive of bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb ramps, etc.;
  - b) Planting trees to improve air quality and provide shade for pedestrians;
  - c) Using locally-sourced materials in construction to reduce transportation related emissions; and
  - d) Building compact, higher density developments that consume less land.
2. Support green design initiatives that reduce water use and improve water quality in Wellington, including:
  - a) Exploring greater efficiencies in municipal water treatment and distribution;
  - b) Reducing demand for water use within buildings through the use of water-saving fixtures and appliances;
  - c) Reducing demand for water for landscaping by using drought-tolerant plants, high-efficiency irrigation technology, captured rainwater, or recycled site water;
  - d) Installing rain barrels;
  - e) Reducing the amount of stormwater runoff through design mechanisms such as site permeability; and
  - f) Improving the quality of stormwater runoff by increasing on-site infiltration and eliminating contaminants.

3. Support green design initiatives that increase energy efficiency, including:
  - a) Orientating and designing buildings to promote daylighting to minimize energy demand through passive solar heating and lighting;
  - b) Encouraging on-site renewable energy generation such as geothermal, solar, and small scale wind power;
  - c) Using energy efficient light fixtures and home appliances;
  - d) Minimizing air leakage through the use of energy efficient windows and ensuring doors are properly sealed; and
  - e) Encouraging the use of high efficiency heating and cooling equipment.
4. Foster a culture of urban agriculture and local food production that supports long-term food security. Green design initiatives that support urban agriculture and local food systems include:
  - a) Incorporating community gardens / shared garden plots into existing County properties and new parkland space in Wellington;
  - b) Permitting the keeping of livestock or poultry for personal use;
  - c) Encouraging development both within the public and private realm that incorporates edible landscaping (the use of ornamental plants that also produce edible vegetation);
  - d) Encouraging the use of composting containers as part residential development, implementing composting units that service neighbourhoods, and implementing a composting program to serve Wellington.
5. Support green design initiatives that reduce the need to drive, including:
  - a) Creating walkable streets to promote walking by providing continuous sidewalks on both sides of the street, supporting connectivity through the provision of a grid-like pattern of streets, and setting a maximum speed limit of 40 km/h on new residential-only streets;
  - b) Supporting carpooling through the provision of dedicated carpooling spaces; and
  - c) Developing or expanding active transportation facilities inclusive of bicycle parking, bicycle racks, sidewalk connectivity, sidewalk curb ramps, etc.
6. Support green design initiatives that reduce waste materials, including:
  - a) Reducing waste generated from construction by diverting waste to recycling facilities and / or salvaging materials;
  - b) Reusing salvaged, refurbished or reused materials as part of building materials in new buildings;
  - c) Constructing durable buildings to maximize the building's life by minimizing the need to replace materials and assemblies;
  - d) Encouraging the use of composting containers as part residential development, implementing composting units that service neighbourhoods, and implementing a composting program to serve Wellington.

7. Support green design initiatives that reduce the impacts of village development, including:
  - a) Moderating heat island effect by reducing the area of impervious surfaces, providing shade through landscaping, and using light-coloured / high albedo materials; and
  - b) Mitigating light pollution by ensuring that exterior lighting is properly shielded and does not fall outside of the building envelope and that interior lighting does not extend to the exterior of the building.
8. Consider giving development applications incorporating green design elements priority by streamlining the review and approval process. To be considered for priority processing, the proposed development shall be consistent with the sustainability policies of the Plan and LEED-NC or LEED-ND.

## 4.2 Cultural Heritage

Heritage contributes to the formation of community identity – it bestows a sense of place, pride, and history on its residents and visitors. Heritage provides a framework for shared experiences and community values. Wellington is rich in built, cultural, archaeological, and natural heritage, making it a place that people want to live in and visit. Preserving Wellington's heritage is about celebrating the past, incorporating it into the present, and looking to the future.

### Guiding Policies

1. Encourage the preservation of cultural heritage resources in Wellington to enhance the quality of life, sense of place, cultural and economic vitality, and support local economic development through the mechanisms available in the *Ontario Heritage Act* and consistent with the *Provincial Policy Statement*.
2. Support the adaptive re-use and repurposing of existing heritage buildings in Wellington, provided the heritage value of such buildings is conserved and enhanced.

### Implementing Policies

1. Implement the guiding principle, strategic directions, and actions of the Heritage Conservation Strategy to preserve the County's cultural, built, and archaeological heritage resources.
2. Preserve significant cultural heritage resources in Wellington including individual buildings, structures, sites (land and marine), landscapes, and vistas consistent with the *Provincial Policy Statement* and using the *Ontario Heritage Act*, as appropriate. This includes preventing the demolition, destruction, relocation, or inappropriate alteration or use of cultural heritage resources.
3. Require the completion of a heritage impact assessment (HIA) prior to considering any application to demolish, relocate, or alter cultural heritage resources in Wellington. The HIS shall investigate alternative development scenarios, such as adaptive reuse and repurposing, identify potential mitigation measures, and determine requirements for archival documentation and sharing.
4. Work with the Prince Edward County Heritage Advisory Committee (PEHAC) to maintain a cultural heritage resources database that inventories significant heritage buildings, heritage districts, heritage landscapes, vistas, archaeological sites (land and marine), and areas of

archaeological potential in Wellington. Based on the completed inventory, pursue the listing or designation of heritage properties and conservation districts worthy of designation.

5. Require preparation of a heritage impact assessment (HIA) in support of any development or site alteration proposed that has the potential to impact a cultural heritage resource, including the construction, alteration, or addition to a property located within a heritage conservation district. A heritage impact assessment (HIA) shall be required in support of any development or site alteration that abuts a significant cultural heritage resource. The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing the HIA.
6. Require preparation of an archaeological impact study (AIS) in support of any development or site alteration proposed that has the potential to impact an archaeological resource or is within an area of archaeological potential. Such a study shall be prepared by a licensed archaeologist under the *Ontario Heritage Act* and shall be in compliance with guidelines set out by the Ministry of Tourism and Culture. The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing the HIS.
7. Ensure that applicants work with the County and the Ministry of Tourism and Culture should any archaeological resources be discovered during development. Such a discovery may warrant on-site archaeological preservation to maintain the integrity of the resource, or rescue excavation to remove the resource.
8. Consider preparation of a cultural heritage master plan which may address matters such as:
  - a) Cultural heritage resource mapping and inventories, including: potential heritage conservation districts; potential cultural heritage landscapes; known archaeological sites; and areas of archaeological potential. Such mapping may be result in amendments to the Schedules of this Secondary Plan;
  - b) Identification and evaluation of cultural heritage resources, cultural facilities and organizations;
  - c) Strategies for conserving and enhancing identified resources;
  - d) Programs to foster interpretation and promotion; and
  - e) Education and public participation in cultural heritage conservation.
9. Consider enacting the powers provided the County under the *Ontario Heritage Act* to incentivize the preservation of significant cultural heritage resources in Wellington, including but not limited to:
  - a) Establishing or participating in a heritage grant or loan program to encourage the conservation and preservation of historic features;
  - b) Implementing a heritage property tax relief program to provide on-going tax relief for heritage properties;
  - c) Waiving or reducing development and permit fees; and
  - d) Issuing notices of intention to designate to prevent the demolition or alteration of a threatened property that may be worthy of designation as a heritage building.
10. Support the creation of programs that seek to increase the profile of cultural heritage resources within Wellington. Such programs could include:

- a) Working with the Economic Development staff to jointly promote heritage and other aspects of County life;
  - b) Developing a walking tour that highlights Wellington's cultural and natural resources;
  - c) Working with the Ontario Heritage Trust to implement a local marker program in Wellington to commemorate and celebrate cultural heritage resources; and
  - d) Establishing an annual event that highlights the heritage in Wellington by opening properties to the public. Consider creating annual heritage themes such as built heritage, cultural heritage, natural heritage, adaptively reusing heritage resources, viticulture heritage, etc.
11. Designate, restore, rehabilitate, enhance, and maintain County-owned heritage properties in Wellington as appropriate and as consistent with the policies of this Plan. Disposition of such properties shall require a heritage conservation easement to ensure continued protection by the new owner.
  12. Prepare design guidelines for the Village Core Area to ensure that new development is compatible and complementary of existing heritage design pursuant to Policy 2.5.1.13 of this Plan. Development in the Village Core shall be consistent with the policies of Section 2.5.1 of this Plan.

### 4.3 Housing

The availability of housing is an important contributor to a community's quality of place. Many factors affect the supply of and the demand for housing in Wellington and the County has influence on only a few. However, the County can influence the location, timing, and scale of housing development through the provision of municipal services and the review and approval of projects. It is the intent of this Secondary Plan to support and encourage sufficient, diverse, and affordable housing in Wellington and contribute to a stable residential market.

#### **Guiding Policies**

1. Maintain an appropriate supply of land in Wellington to accommodate residential growth.
2. Encourage the production of affordable housing for low and moderate income households in Wellington.
3. Recognize the importance of special needs and forms of housing in meeting the needs of Wellington residents.

#### **Implementing Policies**

1. Maintain the ability to accommodate future residential growth for a minimum of 10 years through intensification, redevelopment, and land designated and available for residential development. Refer to Sections 2.4 and 2.5 of this Plan regarding development in residential and mixed use areas.
2. Maintain available servicing capacity to provide a minimum three-year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned and available for development, as required by the Provincial Policy Statement.

3. Monitor the County's ability to accommodate future residential growth and available servicing capacity for residential development to ensure that the housing targets of this Plan are achieved.
4. Work with the Prince Edward Lennox and Addington Social Services (PELASS) to implement the Strategic Action Plan for Affordable Housing in Prince Edward County.
5. Work toward achieving a target of 33 percent of existing housing stock and new housing to be developed is affordable to households within the lowest 60 percent of local income distribution, as determined by the Province from time to time.
6. Encourage the provision of affordable housing by:
  - a) Supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;
  - b) Providing infrastructure in a timely manner;
  - c) Supporting the reduction of housing costs by streamlining the development approvals process;
  - d) Negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
  - e) Considering a Municipal Housing Capital Facilities By-law under the *Municipal Act* to enter into agreements with private and non-profit partners for the provision of affordable rental housing;
  - f) Considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and
  - g) Considering innovative housing models and housing design, including cohousing, life-lease housing, and flex-housing.
7. Ensure that the provisions of the County Zoning By-law are sufficiently flexible to permit a range of housing forms, types, sizes, and tenures.
8. Encourage opportunities for affordable housing to be provided in the Village Core Area so as to be located near human services and as a means of supporting mixed-use development necessary to support a viable and vibrant commercial centre.
9. Encourage opportunities for affordable housing in older established neighbourhoods as a means of maintaining and improving older housing stock in Wellington.
10. Consider opportunities for permitting additional units in existing dwellings.
11. Encourage the development of low income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.
12. Consider affordable housing as a priority use for surplus municipal land in Wellington and work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.

13. Work with local groups and other agencies to assess the need for special needs housing in the community and support such groups and agencies interested in pursuing the provision of special needs housing in Wellington.
14. Consider the following in the review of any development or redevelopment for the purposes of special needs housing:
  - a) Traffic generated by the facility can be accommodated by the road network and will not have a significant impact on neighbouring land uses;
  - b) Design of the facility maintains the scale, density, appearance, character, and continuity of existing land uses in the immediate neighbourhood;
  - c) Land, buildings, and structures of the proposed facility conform to the provisions of the Zoning By-law;
  - d) On-site parking is sufficient to meet the needs of residents, support staff, and visitors; and
  - e) Provincial or Federal licensing has been granted, as appropriate.
15. Permit garden suites on single-detached residential lots in the Village Residential Area and Neighbourhood Development Area. Garden suites shall conform to the provisions of the Zoning By-law regarding required lot area and setbacks. Garden suites shall be permitted by means of a temporary use permit (refer to Section 5.1.1.2 of this Plan).
16. Consider the following in the review of any application for the purposes of a garden suite:
  - a) A legitimate and justified need exists to accommodate a person who is elderly or is disabled in a separate suite unit that is in close proximity to the principal dwelling;
  - b) The unit is connected to full municipal services to the satisfaction of the County;
  - c) The exterior design of the unit is compatible with neighbouring residential land uses with respect to scale, character, and layout;
  - d) The unit is located such that it will have minimal effect on light, view, and privacy of adjacent properties and conforms with all applicable zoning provisions;
  - e) The use is temporary and will only be required for a limited period of time;
  - f) The unit will be removed within a reasonable time, as determined by the County, once the legitimate need no longer exists; and
  - g) Financial security may be required in the amount equal to the estimated cost of removing the unit and restoring the property to its pre-development conditions.
17. Permit converted dwellings provided not more than three separate dwelling units are contained within the existing structure of a single-detached residential dwelling, and not more than two separate dwelling units are contained within the existing structure of a semi-detached residential dwelling. Conversion shall only occur if the structural stability of the building is adequate and minimal exterior changes are required. Converted dwellings shall comply with the provisions of the *Ontario Building Code* and the *Ontario Fire Code*.
18. Discourage the conversion of rental housing stock to condominium tenure if such conversion results in a reduction in the amount of comparable rental housing available to a level less than three percent as established by Canada Mortgage and Housing Corporation. Notwithstanding the current vacancy rate, conversion may be considered if:

- a) 75 percent of existing tenants in the development proposed for conversion have signed an agreement to purchase their units and are given first right to purchase their units at a price no higher than that offered to the general public;
- b) The development proposed for conversion is inspected by an Ontario licensed architect and/or professional engineer, as appropriate, and a report describing the building condition and listing any required repairs and improvements is prepared and submitted to the County. Required repairs and improvements shall be made a condition of draft plan of condominium approval;
- c) The applicant provides assistance to each tenant who must relocate as a result of the conversion in finding comparable and mutually agreed upon alternate accommodation within Wellington and the payment of moving costs; and
- d) Parkland dedication is provided in accordance with Section 5.1.3.1 of this Plan where no parkland was previously dedicated at the time of construction.

## 4.4 Economic Development

Wellington residents clearly envision living in a community that provides economic opportunities, attracts year-round tourism, and has a thriving village core. While these three elements represent a small part of the overall vision, they are directly related to others, including providing for a range of lifestyle opportunities, providing a place to grow up and grow older in, and becoming a complete full service community. Economic development has always been an important consideration in the County and Wellington will continue to play an important role in contributing to the local sense of community and quality of place.

### Guiding Policies

1. Continue the commitment to local economic development in the County by supporting the creative rural economy, tourism, and sustainable commerce in Wellington.
2. Focus economic development efforts in Wellington on the preservation of the community's built and natural heritage features and enhancing their role in creating new opportunities for residents.

### Implementing Policies

1. Focus on the Village Core Area as the primary retail, service, and employment centre of the community. The proximity of the Village Core Area to the waterfront and the location of most historic and cultural attractions here make it the logical place to generate new economic activity (refer to Section 2.5.1 of this Plan).
2. Continue to support the development of tourism in Wellington by encouraging a wide range of tourism-related services and activities, including:
  - a) Commercial lodging, including hotels, motels, and bed and breakfasts;
  - b) Dining and food-related uses, including restaurants and pubs, cafes, specialty food stores, local market, wine tasting rooms, etc.;
  - c) Family entertainment uses, including theatres, museums, etc.;
  - d) Adventure- and sport-related services and activities for cyclists, hikers, golfers, boaters, paddlers, divers, etc.; and

- e) Using existing recreational facilities as tourist amenities, including Wellington Beach and the Harbour.

The maintenance and improvement of existing tourism and tourist destination-oriented uses in Wellington shall be encouraged.

3. Focus tourism efforts on attractions and activities that contribute to the identity of Wellington and to its quality of place, including the lake, the land, and the historical built heritage of the community. Activities and attractions shall be encouraged in close proximity to areas of recreational amenity, areas of natural, cultural, and built heritage appreciation, and the waterfront, as appropriate.
4. Ensure that the location of tourism-related services and activities in Wellington is clearly indicated by means of street signage, maps, and local tourism publications.
5. Focus revitalization efforts in the Village Core area on the redevelopment of the Midtown Meats site (refer to Section 4.5.1 of this Plan). In the Village Corridor area, revitalization should focus on the redevelopment of underutilized commercial sites on the north side of Main Street east of Belleville Street (refer to Section 2.5.2 of this Plan). These efforts will contribute significantly to local economic development efforts in Wellington and to community improvement.
6. Support the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation, and revitalization of areas in need of improvement (refer to Section 4.5 of this Plan).
7. Support the creative rural economy by permitting land use flexibility and opportunities for live/work arrangements in Wellington.
8. Promote innovation and growth of the local energy and environmental industry sectors.
9. Encourage and explore opportunities to attract economic growth through the development of environmental, technology, communication, and entertainment industries that could benefit from the area's quality of place.
10. Provide sufficient employment land to meet the need for commercial and industrial space and services that can be supported by local and regional residents, businesses, workers, and visitors.
11. Continue to protect the social and environmental well-being of the community in the pursuit of economic development efforts.
12. Work with the Wellington and District Business Association, Prince Edward County Chamber of Tourism and Commerce, and provincial agencies on local and regional economic development initiatives that benefit Wellington.

## 4.5 Redevelopment and Community Improvement

Redevelopment and community improvement will play an important role in achieving the community vision for future growth and development in Wellington. Redevelopment and community improvement can be used to create complete neighbourhoods. Complete neighbourhoods maximize the use of existing municipal services, encourage the provision of more affordable forms of housing, provide a broader mix of uses in close proximity, and encourage active modes of transportation.

#### 4.5.1 REDEVELOPMENT OF KEY SITES

Redevelopment can provide opportunities to revitalize vacant or underutilized lands for the purposes of community improvement. Key redevelopment sites are often located within the core area of a community. The former Midtown Meats and Wellington Arena sites have been identified for potential redevelopment. The former Midtown Meats site is located in the Village Core Area and represents a significant opportunity for redevelopment under a number of scenarios, including mixed use, commercial, and live/work. The former Wellington Arena site is located in the Village Residential Area and could be redeveloped for a range of residential and/or institutional uses.

It is important to note that there may be other sites in Wellington that are in transition and may change to other uses at some point in the future.

##### **Guiding Policies**

1. Redevelop vacant or underutilized lands to their highest and best use in a manner that is compatible and complementary with its surroundings; and
2. Consider community identified preferences for redevelopment in Wellington.

##### **Implementing Policies**

###### 4.5.1.1 Midtown Meats

1. Ensure that redevelopment contributes to the mixed-use intensification of the Village Core Area and enhances the vibrant and pedestrian-oriented commercial centre of the community.
2. Ensure that redevelopment is consistent with the Village Core Area policies of Section 2.5.1 of this Plan with respect to land use, built form, and village design. Redevelopment shall be consistent with the village design policies of Section 4.1 of this Plan.
3. Re-establish the street wall on Wellington Main Street by locating a building or portion thereof at the sidewalk and in-line with neighbouring buildings to improve walkability and the pedestrian experience.
4. Establish an active transportation link into the property from Main, Wharf, and Niles Streets and along Lane Creek, as appropriate. Such a link should connect the surrounding neighbourhood to the development site and to C.M.L. Snider School.
5. Enhance Lane Creek on the development site to the extent possible and ensure that development will result in no adverse impacts on the watercourse and that any risk to the development of flooding is addressed.

###### 4.5.1.2 Wellington Arena

1. Ensure that redevelopment contributes to the residential intensification of the Village Residential Area or includes other neighbourhood-scale uses that enhance the area and contribute to the creation of a complete neighbourhood.
2. Ensure that redevelopment is consistent with the Village Residential Area policies of Section 2.4.1 of this Plan with respect to land use, built form, village design, and residential intensification. Redevelopment shall be consistent with the village design policies of Section 4.1 of this Plan.

3. Establish an active transportation link into the property from Niles Street and along Lane Creek, as appropriate, to Maple Street. Such a link should connect the surrounding neighbourhood to the development site and to the Millennium Trail.
4. Enhance Lane Creek on the development site to the extent possible and ensure that development will result in no adverse impacts on the watercourse and that any risk to the development of flooding is addressed.

#### 4.5.2 COMMUNITY IMPROVEMENT

The *Planning Act* provides the County with the ability to stimulate community improvement, rehabilitation, and revitalization as a means of maintaining and promoting safe and attractive neighbourhoods. A countywide Community Improvement Plan (CIP) in support of the creative rural economy is currently being prepared. The following policies provide guidance for the preparation and implementation of CIPs in Wellington.

Community Improvement Plans are an important part of community development and serve several purposes, including:

- Focusing public attention on local priorities and municipal initiatives;
- Targeting areas in transition or in need of repair, rehabilitation, and redevelopment;
- Facilitating and encouraging community change in a co-ordinated manner; and
- Stimulating private sector investment through municipal incentive-based programs.

#### **Guiding Policies**

1. Maintain, rehabilitate, and revitalize the physical environment in Wellington to achieve the community vision.
2. Pursue community improvement as an opportunity to invest in Wellington for the benefit of both residents and visitors by supporting local economic development, tourism, commerce and industry.

#### **Implementing Policies**

1. Consider a range of potential benefits to the community in the preparation of a Community Improvement Plan in Wellington, including but not limited to:
  - a) Upgrading and maintaining municipal services, transportation systems, public utilities, and social and recreational facilities;
  - b) Encouraging improvement activities that contribute to the local economic development and the creative rural economy, tourism, commerce and industry;
  - c) Encouraging the maintenance of existing housing stock and promoting the rehabilitation, renovation, and adaptive reuse of older buildings, or buildings with heritage value;
  - d) Supporting infill development and redevelopment on existing residential lots;
  - e) Encouraging a range of housing types to meet the changing needs of residents and affordable housing;
  - f) Maintaining and improving public space and the active transportation system;

- g) Calming traffic in existing and new neighbourhoods;
  - h) Promoting sustainable development through green design;
  - i) Encouraging energy efficiency through compact development;
  - j) Improving the overall aesthetics, ongoing viability, and revitalization of the Village Core Area, Village Corridor Area, and Employment Area;
  - k) Preserving, restoring, or adaptively re-using heritage buildings, or buildings that may be eligible for heritage status;
  - l) Improving business and public spaces to remove barriers that may restrict their access;
  - m) Enacting improvements that are compatible with other goals and policies of this Secondary Plan and the County Official Plan;
  - n) Working with business and community leaders to identify and facilitate improvements; and
  - o) Addressing climate change mitigation and adaptation, such as building retrofits for energy efficiency, renewable and district energy systems, water conservation and efficiency systems.
2. Base the designation of Community Improvement Project Areas on one or more of the following conditions being present:
- a) Deficiencies in physical infrastructure including roads, sidewalks, curbs, gutters, water distribution system, sanitary collection system, and storm sewers;
  - b) Vacant lands or buildings that could be developed, redeveloped, or converted to another use;
  - c) Expansion of the housing stock through redevelopment or the conversion of underutilized land and / or buildings;
  - d) Inadequate mix of housing types and affordability;
  - e) Presence of incompatible, non-conforming, conflicting or encroaching land uses or activities;
  - f) Poor quality streetscaping or aesthetics;
  - g) Presence of sub-standard building conditions and housing in need of improvement and revitalization;
  - h) Presence of buildings or lands or architectural and/or historical merit in need of improvement or revitalization;
  - i) Areas requiring shoreline improvements to enhance public usability while furthering public efforts at shoreline management along Lake Ontario;
  - j) Protection and enhancement of views to the waterfront as they contribute to the overall quality of place in Wellington;
  - k) Any other environmental, social, or community economic development reasons.
3. Consider a number of actions to implement Community Improvement Plans, including:
- a) Designation by by-law of a Community Improvement Project Area and adoption of Community Improvement Plan for the area;
  - b) Acquisition of land and/or buildings by the County within the Community Improvement Project Areas and the subsequent: clearance; grading; environmental remediation;

- repair; rehabilitation; construction or improvement; sale, lease or disposition to others; other preparation of land or buildings for community improvement;
- c) Provision of County-level funding such as grants, loans, and other financial instruments;
  - d) Application for financial assistance from other levels of government (provincial and federal);
  - e) Encouragement of private sector use of government programs where they complement community improvement efforts; and
  - f) Supporting heritage conservation through *Ontario Heritage Act* and the Prince Edward County Heritage Advisory Committee.
4. Ensure that activities within a Community Improvement Project Area are consistent with the policies of this Secondary Plan, Zoning By-law, and all other related County policies and by-laws.

## 4.6 Green Infrastructure

Park, open space, and environmental areas comprise Wellington's green infrastructure and are important in supporting a healthy community and a healthy environment. Environmental areas also include known hazard lands. Not only does green infrastructure provide opportunities for recreation and leisure, but also for environmental protection and management.

### 4.6.1 PARKS AND OPEN SPACE

Park and open space areas can define a community more than any other physical element. Park and open space areas support exercise, play, community interaction, and provide contact with nature. These areas contribute greatly to quality of life in Wellington and portray it as a community that is healthy, green, and attractive to both residents and visitors.

In the next twenty years, the population of Wellington may increase by between 540 and 3,080 permanent residents. By current County standards, an additional 0.5 hectares (1.2 acres) to 3.0 hectares (7.4 acres) of parkland may be required. However, it is important to note that the provision of park and recreation facilities is not solely related to the provision of physical space – there also needs to be a diversity and equitable distribution of park and recreation facilities throughout the community.

While the policies of this section of the Plan provide direction regarding the goals and objectives of the Plan for parks and open space, the policies of Section 2.7 – Park and Open Space Area, relate specifically to the land use and development of these lands. As such, the policies of this section are to be read in conjunction with those of Section 2.7.

### Guiding Policies

1. Recognize park and open space lands as important contributors to the quality of place in Wellington and as invaluable to the long-term health and well-being of its residents; and
2. Work toward the creation of an interconnected network of park and open space lands linked by the active transportation system to surrounding neighbourhoods.

### Implementing Policies

1. Provide for a range of park types, recreation facilities, and open space areas in Wellington and their equitable distribution across the community to ensure access to a diversity of recreation opportunities.
2. Provide for both active and passive elements within all parks, as appropriate, to meet the recreation needs of all ages and interests.
3. Identify and secure active transportation connections between new and existing parkland and open space areas and new and existing neighbourhoods during the development approval process.
4. Encourage the co-location of future school and park sites, particularly for active recreational uses, as a means of maximizing the land and reducing the potential for duplication of services.
5. Consider acquisition or alternative means of maintaining existing park and open space areas in Wellington if a school property is declared surplus by the Hastings and Prince Edward District School Board.
6. Work with other levels of government and agencies to coordinate strategies and funding opportunities to acquire and preserve park and open spaces areas. Preference will be given to the acquisition of waterfront lands.
7. Require parkland dedication for residential development and redevelopment equivalent to 5 percent of the total site area, and/or dedication at a rate of one hectare per 300 units. For commercial and industrial development and redevelopment, require dedication equivalent to 2 percent of the total site area.
8. Consider cash-in-lieu of parkland dedication under the following circumstances;
  - a) The required dedication fails to provide an area of suitable size, location, and shape for parkland development to the satisfaction of the County;
  - b) The required dedication would render the remainder of the site unsuitable or impractical for development;
  - c) The area within which the development is proposed is well served by existing park and open space areas and no further areas are required; and
  - d) The County is pursuing other parkland initiatives for community or County facilities that would benefit from cash-in-lieu of parkland dedication.
9. Require that the land accepted for parkland dedication is usable land, can achieve the County's requirements for the type of parkland to be provided, and is consistent with the goals, policies, and schedules of this Plan.
10. Consider the provision of approved sustainability features to address climate change in proposed development in lieu of parkland conveyance where suitable lands are not available for parkland development. Such features may include: green roofs; permeable surfaces; tree planting; renewable energy technologies; and water efficiency and conservation measures.

11. Encourage private recreation development to complement public recreational opportunities and support the involvement of private recreation groups in the planning, operations, and maintenance of parkland in Wellington.
12. Consider the preparation of a Parks and Recreation Master Plan for Wellington to establish standards for the following:
  - a) Parkland classification scheme, including for neighbourhood, community, and County parks;
  - b) Parkland area required for each type of parkland by population;
  - c) Size and service area for each type of parkland;
  - d) Potential facilities and activities permitted within each type of parkland; and
  - e) Locational requirements for each type of parkland, including: access and parking, collocation with other facilities, etc.

#### 4.6.2 NATURAL HERITAGE SYSTEM

The management of environmental areas and features in Wellington is an important part of maintaining the enhancing the liveability and quality of place in the community. As such, these areas and features require careful consideration in the future growth and development. The areas and features in Wellington requiring consideration include wetlands, woodlands, watercourses, shorelines, and natural hazards. These areas and features should be considered as comprising the natural heritage system of Wellington, a series of connected natural spaces with long term ecological value. The policies of this section of Plan are intended to preserve and enhance the function and values of this system in Wellington.

While the policies of this section of the Plan provide direction regarding the goals and objectives of the Plan for the natural heritage system, the policies of Section 2.8 – Environmental Protection Area, relate specifically to the land use and development of these lands. As such, the policies of this section are to be read in conjunction with those of Section 2.8.

#### **Guiding Policies**

1. Recognize environmental areas and features as important contributors to the quality of place in Wellington and as invaluable to the long-term environmental health and sustainability of the community; and
2. Work toward the creation of a natural heritage system, an interconnected network of environmental features and areas linked by a series of connected natural spaces.

#### **Implementing Policies**

1. Work with Quinte Conservation and the Ministry of Natural Resources to establish a natural heritage and open space system in Wellington. Sharing the findings of the ecological land classification (ELC) mapping completed in support of the preparation of this Secondary Plan represents a significant contribution to this initiative.
2. Establish and implement a natural heritage and open space system strategy to identify, map, and detail natural heritage features including their form, function, development setbacks, and potential for connections to other features. Such a strategy shall reinforce the

protection, restoration, and enhancement of identified environmental features and their interconnectivity.

3. Recognize the importance of the natural heritage system in achieving the following:
  - a) Maintaining biological diversity;
  - b) Avoiding habitat fragmentation;
  - c) Maintaining water balance that sustains ecosystems;
  - d) Protecting life and property from potentially hazardous lands;
  - e) Addressing climate change mitigation and adaptation; and
  - f) Promoting corridors and linkages for the benefit of environmental and human health.
4. Recognize the benefits of environmental protection and public access resulting from the public ownership of the natural heritage system and consider all options for the acquisition of land or easements over private lands comprising the natural heritage system. Notwithstanding the options for acquisition, neither the County nor any other public agency shall be obligated to purchase land comprising the natural heritage system.
5. Encourage connections between environmental areas, features, and open space to re-establish and protect the natural heritage and open space system. These connections include integration of the following elements:
  - a) Environmental areas, features, and open space in public ownership, including land owned by the County, Quinte Conservation, Provincial government, Federal government, and land trusts;
  - b) Abandoned rail lines in public ownership;
  - c) Existing rights-of-way;
  - d) Established and proposed service and utility corridors;
  - e) Existing parkland and open space lands;
  - f) Sidewalks, pathways, and "green ways" (refer to Sections 3.1.4 and 4.6.1 of this Plan);
  - g) Linkages and open space provided through the draft plan of subdivision approval process;
  - h) Agreements with private land owners;
  - i) Retention or acquisition of access easements;
  - j) Land acquisition; and
  - k) Watercourses

Ideally such connections should have natural cover in whole or in part, as appropriate. Where no natural cover currently exists, the County will work with Quinte Conservation and land owners to restore cover.
6. Ensure that future development of lands within the Neighbourhood Development Area designation establishes connections with surrounding environmental areas, features, and open space. Such development should enhance and integrate such features not degrade and divide them. Refer to Section 2.4.2 of this Plan.

7. Encourage the integration of the natural heritage and open space system with the active transportation network in Wellington. Refer to Section 3.1.4 of this Plan.
8. Work with Quinte Conservation and the Ministry of Natural Resources to establish appropriate setbacks for development from environmental features and areas, including natural hazards. Until such time that more detailed analysis is completed, require preparation of an environmental impact study (EIS) in support of any development or site alteration proposed on lands adjacent an Environmental Protection Area. Refer to Section 4.7.3 of this Plan.
9. Encourage property owners and other public agencies to enter into voluntary stewardship agreements regarding the protection of natural features. Compensation programs such as “ecogifts” (the donation of an easement for conservation purposes) are also encouraged.
10. Ensure that future development of lands identified as natural hazards, including lands within or adjacent floodplains and steep or unstable slopes, is consistent with the policies of Section 2.8 of this Plan.

## 4.7 Environmental Management

Environmental management in the context of this plan refers to the protection of environmental resources in Wellington that are not captured by the Environmental Protection Area designation. It also relates to the various procedures and processes the County can use to ensure that Wellington continues to be both liveable and sustainable well into the future.

### 4.7.1 WATER RESOURCES

Water resources in Wellington include both surface and groundwater. Poor planning and management of water resources can lead to their contamination, degradation, and loss of supply. The protection and management of water resources is an important element in maintaining and enhancing the quality of life in Wellington.

#### **Guiding Policies**

1. Recognize water resources as important contributors to the quality of place in Wellington and as invaluable to the long-term environmental health and sustainability of the community;
2. Work to protect water resources in Wellington from their contamination and degradation.

#### **Implementing Policies**

1. Work with Quinte Conservation to manage land in watersheds draining to Lake Ontario, including those that extend beyond the boundaries of Wellington.
2. Recognize the importance of the natural heritage system in Wellington in improving water quality and quantity and achieving a sustainable water balance.
3. Require the use of stormwater management facilities downstream of new development to mitigate the impacts on stormwater quality and quantity. Refer to Policy 4.1.3.2 of this Plan.
4. Encourage the reduction of water consumption levels in Wellington by promoting the efficient use of water in homes and businesses. Conservation measures, including the

specification of low-flow fixtures in new development and redevelopment, should be established. Refer to Policy 4.1.3.2 of this Plan.

5. Work with Quinte Conservation to prepare a sourcewater protection plan in accordance with the *Clean Water Act* to ensure the long-term protection of drinking water in Wellington.
6. Consider the potential impact of new development on groundwater quality and quantity and ensure that the resource will not be negatively impacted.
7. Encourage the preservation and enhancement of natural stream bank vegetation along watercourses in Wellington. Active planting along watercourses will be promoted, as appropriate, as a means of improving natural corridor function, shading water to reduce water temperature, and protecting stream banks from erosion.
8. Work with Quinte Conservation to ensure that any development or alteration adjacent to watercourses in Wellington is carefully managed and includes best management practices to limit sedimentation and erosion.
9. Work with Quinte Conservation to establish an appropriate setback from the top of bank for all new development to prevent flooding and erosion hazards, improve water quality, enhance wildlife corridors, and protect fish habitat.
10. Discourage channelization or interference and disruption in watercourses and encourage the daylighting and naturalization of culverted segments of watercourses.

#### 4.7.2 VILLAGE FOREST

The village forest contributes greatly to quality of life in Wellington and helps portray the community as a healthy, green, and attractive place for both residents and visitors. The village forest is a vital part of the natural environment as well: it improves air and water quality; it provides shade and reduces energy consumption; it reduces village noise; and it increases property value.

#### **Guiding Policy**

1. Preserve and enhance the village forest in Wellington for its environmental, aesthetic, and economic benefits.

#### **Implementing Policies**

1. Establish an inventory of County trees in Wellington and expand the inventory annually as funds permit.
2. Encourage stewardship of the village forest in Wellington by increasing public awareness of the importance of trees, maintaining a list of appropriate native species, and establishing a tree planting program for home and business owners.
3. Require the completion of a tree survey/preservation plan in conjunction with any development application that will affect existing trees, including a replacement plan for those trees that cannot be saved.
4. Work with local landowners and developers to re-establish agricultural windrows along north-south roads north of the Millennium Trail. This effort should be coordinated with future development in the Neighbourhood Development Area. Refer to Section 2.4.2 of this Plan.

5. Focus street tree planting and landscaping on designated activity routes comprising the active transportation system to encourage walking and enhance pedestrian comfort. Refer to Sections 3.1.2 and 3.1.4 of this Plan.
6. Require that a street tree be planted for each residential lot in new subdivision development.

#### 4.7.3 ENVIRONMENTAL IMPACTS AND ANALYSIS

Environmental impact analysis identifies the potential effects of proposed development or other activities and recommends the appropriate measures to reduce or eliminate these effects. As such, environmental impact analysis is an important tool to preserving and enhancing the natural environment and quality of life in Wellington.

#### **Guiding Policy**

1. Protect environmental resources in Wellington by identifying the potential impacts of new development and the measures necessary to mitigate.

#### **Implementing Policies**

1. Ensure that potential environmental impacts resulting from proposed development are considered during the application process. Any adverse impacts deemed excessive will be addressed by the applicant prior to any approval by the County.
2. Ensure that the preparation of an Environmental Impact Statement (EIS), where required by policies of this Plan, be completed by a qualified professional environmental scientist in accordance with the Ministry of Natural Resources Natural Heritage Reference Manual. The EIS shall focus on the following:
  - a) The nature and boundaries of any significant features, ecological functions, and values on or adjacent to the site;
  - b) Describe and map proposed development activities including building location, site grading, landscaping, drainage works, roadway construction, paving, sewer and water servicing in relation to various environmental considerations;
  - c) Predict the effects of the proposed development on the various components of the environment on and adjacent to the site, such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site disturbance;
  - d) Evaluate the significance of all predicted adverse and positive effects on the various environmental considerations;
  - e) Item and recommend all measures that can be taken to reduce or mitigate the predicted negative impacts; and
  - f) Evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural features and ecological functions identified for protection.
3. Require an applicant to pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing the EIS to ensure the document will be prepared to the satisfaction of Quinte Conservation and the Ministry of Natural Resources, as appropriate.

4. Direct the development of new residential or other sensitive land uses away from areas that may be noisy. A noise and vibration study may be required in accordance with Provincial Guidelines D-1 and D-6 to determine potential impacts and identify noise abatement measures. Refer to Policy 5.1.8.1 of this Plan.
5. Ensure that proposed live/work uses in primarily residential neighbourhoods meet Provincial sound level criteria for residential and other sensitive land uses. New employment uses shall also have regard to Provincial Guideline D-6 regarding the separation of industrial and sensitive land uses.
6. Require preparation of an impact study in support of any development or site alteration proposed on lands within 500 metres of an active or closed landfill facility in accordance with relevant Ministry of the Environment guidelines. Refer to Policy 2.9.2 of this Plan.
7. Require preparation of an impact study in support of any development or site alteration proposed on lands within 400 metres of the former Townline Foods sewage lagoon in accordance with Ministry of the Environment guidelines. The applicant shall pre-consult with the County pursuant to Policy 5.1.8.1 of this Plan prior to commencing the lagoon influence impact study.
8. Require that proposals for development that involve the storage, processing, or transporting of hazardous materials demonstrate compliance with all applicable Provincial or Federal regulations.

## **PART FIVE: IMPLEMENTING PLAN WELLINGTON**

This Part outlines how progress will be monitored and reviewed, how the Plan will be administered and interpreted, and how Plan implementation will be coordinated with the County's public works and financial management efforts. These policies are intended to be read in conjunction with the other policies of this Plan.

## 5. IMPLEMENTING PLAN WELLINGTON

### 5.1 Plan Administration

The County has a multitude of tools available to it to implement the goals, policies, and schedules of this Secondary Plan. Many of these tools relate to the use and division of land. These tools are conferred upon the County by means of the *Municipal Act* and the *Planning Act*. These tools provide the regulatory framework and decision-making procedures necessary to manage physical development in Wellington and to implement this Plan.

#### 5.1.1 ZONING BY-LAW

The zoning by-law is the regulatory tool that will be used to implement the policies of the Secondary Plan. The zoning by-law will contain provisions to regulate use, building size, building height, location of buildings on property, density of development, parking requirements, etc.

1. Amend and update the Zoning By-law, as necessary, to bring it into conformity with the goals, policies, and schedules of this Secondary Plan. Such amendments and updates shall include the establishment of zones specifying permitted uses and development standards enabling the implementation of this Plan.
2. Recognize that within each land use designation, more than one zone may be established to ensure that the goals, policies, and schedules of this Plan are implemented.
3. Recognize that not all land use areas designated in this Plan will be immediately zoned and available for such uses and that no provision of this Plan shall be interpreted to require the County to zone any land within Wellington so as to permit the immediate development of such lands for a designated use.

##### 5.1.1.1 Holding Zones

The County may use a holding zone to control development until it is satisfied that certain conditions have been met.

1. Consider including provisions in the updated Zoning By-law to permit the use of holding zones, pursuant to the provisions of the *Planning Act*, in order to ensure orderly development and the implementation of this Plan. The County may place a holding symbol on any zone to prevent development until such time that it is satisfied that certain conditions have been met. Such a provision allows the County to support the principle of development while identifying the need for additional actions prior to the development proceeding.
2. Remove a holding symbol at such time that the County is satisfied that the conditions for establishing the hold have been met. Such conditions could include:
  - a) The timing of the provision of municipal services;
  - b) The phasing and logical progression of development;
  - c) The provision of adequate service or road infrastructure and works;
  - d) The required land assembly;
  - e) The installation of noise attenuation measures, where required;

- f) The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the County;
- g) The completion of the appropriate supporting studies to the satisfaction of the County, in consultation with other agencies, as required;
- h) Confirmation that the requisite permits and approvals from external authorities have been received;
- i) The completion of a development or the subdivision of land, including the negotiation of a development or subdivision agreement;
- j) That site plan approval has been granted by the County, and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act*;
- k) That the specific policies of this Plan have been complied with; and/or
- l) Additional actions or requirements that may have been identified in the Official Plan through a site-specific or general amendment.

#### 5.1.1.2 Temporary Uses

The County may pass a temporary use by-law to permit the temporary use of land, buildings, or structures for a purpose otherwise not permitted in the Zoning By-law.

1. Consider including provisions in the updated Zoning By-law to permit the temporary use of land, buildings, or structures, pursuant to the provisions of the *Planning Act*, in situations where it is deemed inappropriate to permit the use on a permanent basis. The County may authorize a temporary use for a period of up to three years either on a one-time basis or for a short period of time on a periodic basis. The County may pass subsequent by-laws to extend a temporary use for up to three years.
2. Consider the following when evaluating any application for temporary use:
  - a) The proposed use shall be temporary in nature, compatible with and beneficial to the surrounding area, consistent with the intent of this Plan, and in the best interests of the public;
  - b) The availability of municipal services, off-street parking, and roadway capacity and the potential impact of the proposed use on such services and facilities. The extension or expansion of municipal services to the proposed use shall be prohibited;
  - c) The difficulty involved in terminating or extending the proposed use when the authorizing by-law expires;
  - d) The difficulty in restoring the subject lands, buildings, and structures to either their initial state or an improved state; and
  - e) The need for a site plan and/or temporary use agreement with the County prior to approval of the proposed use.

#### 5.1.1.3 Interim Control

The County may pass an interim control by-law to prohibit the use of land, buildings, or structures within an identified area until such time that a review or study of land use policies in the identified area is complete.

1. Consider including provisions in the updated Zoning By-law to permit the use of interim control, pursuant to the provisions of the *Planning Act*, to prohibit the use of land, buildings,

or structures within specifically identified areas until the review or study of land use policies relating to the identified areas is complete. The County may authorize interim control for a period of up to one year and may subsequently extend the period of interim control by one year.

2. Establish the planning justification and demonstrate the need to review or study land use policies relating to the identified areas when considering the adoption of an interim control by-law. The County shall ensure that such a review or study is completed expeditiously.

#### 5.1.1.4 Bonusing

The County may pass a site-specific zoning by-law amendment to allow increases in building height and/or density above that permitted in exchange for the provision of community benefits. Approval of bonusing shall be considered on a case-by-case basis.

1. Consider including provisions in the updated Zoning By-law to permit the use of bonusing, pursuant to the provisions of the *Planning Act*, in order to permit increases in the height and density of development beyond that allowed by zoning in exchange for facilities, services, or matters of community benefit.
2. Recognize that the facilities, services, or matters of community benefit could include:
  - a) Provision of affordable, rental, special needs, assisted, or other forms of special housing;
  - b) Provision of parkland dedication beyond the requirements of the Official Plan;
  - c) Protection of natural features, such as wetlands, beyond the parkland dedication requirements of the Official Plan;
  - d) Provision of public areas and walkways and connections to external public walkways/trail systems;
  - e) Provision of sustainable design features;
  - f) Provision of public parking;
  - g) Provision of public art;
  - h) Provision of community and open space facilities such as small parks, waterfront improvements, day care facilities, schools, community centres and recreational facilities, and other municipal facilities;
  - i) Conservation of cultural heritage resources, including but not limited to the undertaking of a Heritage District Study; and
  - j) Rehabilitation and redevelopment of any potentially contaminated site.
3. Ensure that any bonusing provisions in the updated Zoning By-law establish a nexus such that the facilities, services, or matters of community benefit provided are commensurate with the increased height and density permitted and are not already a requirement of this Plan.
4. Permit bonusing only in cases where the increased height and density complies with all other applicable Zoning By-law regulations, conforms to the intent of the Secondary Plan, is compatible with adjacent existing or proposed development, and is in line with priorities and interests of the County.

5. Ensure that the facilities, services, or matters of community benefit provided in exchange for increased height and density are directly linked or associated with the development proposed and are located onsite or in close proximity.
6. Prohibit the transfer of bonus height and density from one site to another or from one project to another.
7. Require an agreement between the County and the landowner as a condition of the application to be registered on title. Such an agreement would address, among other items, the facilities and services of public benefit to be provided, the timing of their provision, the operation and maintenance of such facilities and services, and the increased height and density permitted in exchange for the public benefit provided.
8. Establish Countywide guidelines and a protocol for negotiating community benefits with an owner/developer, pursuant to the provisions of the *Planning Act*. Bonusing should not be permitted until such time that guidelines are in place.

#### 5.1.2 MINOR VARIANCE

A minor variance is a variation from the requirements of the zoning by-law that allows a property owner to build even though the property does not comply precisely with the zoning by-law.

1. Grant an application for minor variance from the Zoning By-Law only if the Committee of Adjustment is satisfied that the variance:
  - a) Is minor in nature;
  - b) Is desirable for the appropriate development or use of land;
  - c) Maintains the general intent and purpose of the Official Plan and the Secondary Plan; and
  - d) Maintains the general intent and purpose of the Zoning By-law.

#### 5.1.3 LAND DIVISION

Land division in Wellington will be considered on the basis of the underlying land use designation and the relevant policies of this Plan. Applications that do not conform to the policies of this Plan shall not be approved.

1. Ensure that any application for land division meets the provisions of the *Planning Act*, is consistent with the Provincial Policy Statement, and is consistent with the goals, policies, and schedules of this Plan.
2. Confirm the availability of adequate public services and the ability to allocate such services prior to final approval of any application for land division. Should adequate public services be unavailable, such applications shall be deemed premature.

##### 5.1.3.1 Draft Plan Approval (Subdivision/Condominium)

1. Consider subdivision control as the primary means of land division in Wellington for the purposes of creating four or more lots.
2. Ensure that no land in Wellington is subdivided unless the County is satisfied that:

- a) The lots created are of an appropriate size, are not landlocked, and have adequate road frontage;
  - b) All lots have access to a publicly road maintained on a year-round basis, although it is recognized that development within a plan of condominium may occur on private roads owned and maintained by a condominium corporation. All roads shall be constructed to County standard;
  - c) Environmental resource features and functions are protected and preserved. The County may require the dedication of lands it determines to be an environmental or open space resource as a means of implementing the Healthy and Green Community policies of this Plan.
  - d) The plan of subdivision or condominium is appropriately phased and will result in orderly development.
  - e) Parkland dedication is provided pursuant to the requirements of this Plan. Land to be dedicated for parkland shall be in a form and location acceptable to the County.
  - f) Other relevant agencies having responsibility in the review of the application have been consulted and the input received has been incorporated, as appropriate.
  - g) A subdivision or condominium agreement between the County and the developer is executed.
3. Consider implementing a lapsing approval condition for plans of subdivision and condominium under which the approval will lapse at the expiration of a specified period of time being not less than three years. The County may extend the approval time period prior to its expiration at the request of the developer.
  4. Consider where deemed advisable and as permitted by the *Planning Act* adopting a by-law to deem part or all of a registered plan of subdivision not to be registered.

#### 5.1.3.2 Consents

1. Consider consent to sever land only if the County is satisfied that a plan of subdivision is unnecessary and only if:
  - a) No more than two additional lots will be created;
  - b) Extension of municipal water and sewer services or the creation of a new road is not required;
  - c) Safe access to and from both the severed and retained lots from a publicly owned and maintained road is possible and would not adversely affect traffic and parking conditions in the area;
  - d) The proposed use of both the severed and retained lots is compatible with the scale and intensity of development on the adjacent lots; and
  - e) The consent is consistent with the goals, policies, and schedules of this Plan and complies with the lot provisions of the Zoning By-law.
2. Ensure that conditions of approval are applied to a consent to sever, as appropriate, to ensure that various technical matters are addressed to the satisfaction of the County. Such technical matters may include:
  - a) Payment of taxes, development charges, or local improvements;
  - b) Provisions for stormwater management and connections to municipal services;

- c) Provisions for road widening and daylighting dedications;
- d) Provisions for parkland dedication; and
- e) Approval of related and required applications, including Zoning By-law amendment, minor variance, and site plan control.

#### 5.1.4 SITE PLAN CONTROL

Site plan control will be used to ensure that development in Wellington is appropriate and meets County standards and guidelines relating to building location, design, landscaping, drainage, parking, and pedestrian amenity.

1. Apply site plan control to all lands within Wellington and require site plan approval for all new or expanded non-residential development and new residential development of three units or more.
2. Exempt the following types of development from site plan control, except in cases where specifically required by this Plan:
  - a) A single unit dwelling;
  - b) A duplex or semi-detached dwelling;
  - c) A triplex;
  - d) Converted dwelling of up to three units;
  - e) Accessory buildings, minor renovations, and extensions to the above uses; and
  - f) Agricultural development.
3. Require that an application for site plan control approval include plans and drawings that show the location of all buildings and structures to be built and all facilities to be provided as part of the proposed development. Criteria for review of the application should include:
  - a) Compatibility with and buffer from adjacent uses;
  - b) Relevant urban design guidelines;
  - c) Function and efficiency;
  - d) Safety and accessibility;
  - e) Adequacy of servicing;
  - f) Grading and drainage;
  - g) Parking; and
  - h) Landscape and streetscape design, including lighting and signage.
4. Ensure that review of the application involves consultation with neighbouring landowners, other relevant agencies, and the community as appropriate. Ensure that the input received is incorporated in the design, as appropriate, and summarized in the staff report on the application.
5. Require the fulfillment of conditions and an agreement for site plan approval based on the provisions for site plan control as specified in the *Planning Act*. Financial securities may be required by the County prior to development.

#### 5.1.5 NON-CONFORMING USES

Non-conforming uses, buildings, or structures in Wellington should eventually cease so that the land affected can revert to a use, building, or structure that is consistent with the goals, policies, and schedules of this Plan.

1. Grant applications for the extension or enlargement of legal non-conforming uses, buildings, or structures provided the County is satisfied that the following criteria have been achieved:
  - a) It does not represent a change in use from the existing non-conforming use;
  - b) It does not represent an unreasonable increase to the size and intensity of the non-conforming use such that it would increase incompatibility with or adversely impact an adjacent use;
  - c) It will provide adequate measures to protect other uses through landscaping, buffering or screening; appropriate setbacks for buildings and structures; and/or devices and measures for reducing nuisance(s) caused by matters such as outside storage, lighting, and advertising;
  - d) It will substantially improve the conditions of the property and/or building;
  - e) It will be adequately served by municipal services that meet the additional needs resulting from the expansion or enlargement of the use;
  - f) It will provides adequate off-street parking areas, loading facilities, and screening;
  - g) It will not adversely affect traffic and parking conditions in the area; and
  - h) It is consistent with the intent of this Plan and complies with the provisions of the Zoning By-law.

#### 5.1.6 PROPERTY STANDARDS

The maintenance of property standards in Wellington will ensure that the community's quality of place is maintained and enhanced. Although the quality of property and its maintenance in Wellington is very high, there is an ongoing need to ensure that adequate standards are pursued and that the community's quality of place is maintained and enhanced.

1. Consider establishing a program of standards for the maintenance and occupancy of property in Wellington pursuant to the *Building Code Act*. Such a program should address both residential and non-residential properties and shall be consistent with the goals, policies, and schedules of this Plan. Such a program shall be implemented by means of a by-law with provisions that could relate to the following:
  - a) Physical condition of vacant land, yards and passageways, and shoreline areas, including the accumulation of debris and rubbish;
  - b) Adequacy of sanitation including drainage, waste disposal, garbage and pest control; and
  - c) Physical condition of dwellings or dwelling units; institutional, commercial and/or industrial buildings; accessory buildings and structures; and properties.
2. Require the repair and maintenance of substandard properties to comply with property standards and prohibit the use of a substandard property. The County may, where a property is deemed unsafe, require the demolition and clearing of a property that the owner does not intend to repair and maintain.

3. Ensure that the property standards program has no detrimental effect on the conservation of cultural heritage resources in the community. The County may prescribe minimum standards for the maintenance of heritage attributes for designated heritage properties.

#### 5.1.7 PROPERTY ACQUISITION

The County may acquire property as a means of implementing the goals, policies, and schedules of this Plan in accordance with the provisions of the *Municipal Act*, *Planning Act*, and other relevant legislation.

1. Consider all options for the acquisition of property, as appropriate, including:
  - a) Dedication;
  - b) Donations;
  - c) Assistance from other levels of government, agencies, and charitable foundations;
  - d) Bonus provisions of the *Planning Act*, subject to the other relevant policies of this Plan;
  - e) Density transfers;
  - f) Land exchange;
  - g) Long-term lease;
  - h) Easement agreements;
  - i) Purchase agreements;
  - j) Partnerships;
  - k) Land trusts;
  - l) Placing conditions on development approval; and
  - m) Expropriation.

#### 5.1.8 APPLICATION REQUIREMENTS

Development can be complicated. To ensure that the approval process is clearly understood by all involved, the County has identified a range of supporting studies, information, and materials that may be required as part of the process.

1. Require applicants to pre-consult with County staff prior to the submission of any application for Official Plan Amendment, Zoning By-law Amendment, plan of subdivision, plan of condominium, minor variance, consent, site plan control, or any other plan or study required by this Plan. Pre-consultation will determine the need, timing, and scope of supporting studies, information, and materials required. Such determination will be made by the County on a case-by-case basis with consideration to the context and scope of the proposed development and the policy direction provided by this Plan.
2. Ensure that the following supporting studies, information, and materials are completed, as determined appropriate by the County, and received at the time of the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivision, plan of condominium, minor variance, consent, or site plan control:
  - a) Approved class environmental assessment;
  - b) Archaeological impact study;

- c) Condominium description;
  - d) Deed and/or offer of purchase;
  - e) Draft plan of subdivision;
  - f) Environmental impact study;
  - g) Floor plans and/or elevations;
  - h) Functional servicing report;
  - i) Geotechnical study;
  - j) Groundwater impact assessment;
  - k) Heritage impact assessment;
  - l) Hydrogeological study and/or terrain analysis;
  - m) Lighting plan/study;
  - n) Municipal financial impact assessment;
  - o) Noise/vibration study;
  - p) Phase I environmental site assessment;
  - q) Planning rationale report;
  - r) Record of site condition;
  - s) Retail market impact study;
  - t) Serviceability report;
  - u) Servicing options analysis;
  - v) Site plan (conceptual);
  - w) Stormwater management plan;
  - x) Sun/shadow study;
  - y) Topographic plan of survey;
  - z) Transportation/parking impact study;
  - aa) Tree survey/preservation plan;
  - bb) Urban design statement; and
  - cc) Other studies relevant to the development and lands impacted by the proposed development approval application.
3. Require that applications are deemed complete and fully consistent with County requirements, as determined by County staff during the required pre-consult with the applicant, prior to circulating the application for review and prior to scheduling the prescribed public meeting. The applicant shall be notified in writing that the application has been deemed complete.

## 5.2 Plan Monitoring and Review

To ensure the continued use, relevance, and effectiveness of this Secondary Plan, it is important that the goals, policies, and schedules of the Plan are clear, concise, and easily understood by all who use them. It is also important that the goals, policies, and schedules of the Plan are updated, as needed. The following policies regarding interpretation, amendments, and monitoring of the Secondary Plan will ensure that it remains a “living document” well into the future.

### Guiding Policies

1. Provide guidance in the interpretation of the goals, policies, and schedules of the Secondary Plan.
2. Evaluate the effectiveness of the Secondary Plan over time by monitoring the goals, policies, and schedules to ensure that the Plan remains relevant, effective, and can accommodate future circumstances.

### Implementing Policies

#### 5.2.1 INTERPRETATION

1. Apply the goals, policies, and schedules presented in this Plan to all lands within the Wellington Urban Centre, unless otherwise specified.
2. Recognize that the boundaries of land use designations illustrated on the Schedule A: Secondary Plan Map, are considered approximate and are subject to interpretation by the County, except where they coincide with fixed physical features such as roadways, railways, lot and concession lines. In cases where a property is affected by more than one land use designation, the policies of each land use designation shall apply only to the portion of the property so designated.
3. Recognize that the permitted uses associated with each land use designation in this Plan are considered illustrative and not intended as a comprehensive list of uses. Such comprehensive lists shall be established in the implementing zoning by-law.
4. Permit minor technical revisions in the text and schedules of this Plan without amendment to the Plan, provided the general intent of the Plan is maintained. Such technical revisions may include:
  - a) Change in the numbering, cross-referencing, and arrangement of text, tables, schedules, images, and diagrams in the Plan;
  - b) Correction of numerical values, including quantity, area, density, population and employment growth, etc.
  - c) Correction of names, including the naming of streets, parks, facilities, events, etc.;
  - d) Change in punctuation, grammar, and language for clarity, consistency, or correction of typographic errors; and
  - e) Addition of technical information to schedules.
5. Recognize that in the case of a discrepancy between the text and the schedules of this Plan, the text shall take precedence. In the case of discrepancy between site specific and general policies, the site specific policies shall take precedence. In the case of discrepancy

between policies, the more restrictive policy, as determined by the County, shall take precedence.

6. Recognize that references in the text and schedules of this Plan to any Act, guideline, manual, or portions thereof, shall be interpreted to include any subsequent Act, guideline, manual that may amend or replace the referenced document.
7. Ensure that no municipal public works shall be undertaken and no municipal by-law passed for any purpose that does not conform to and comply with this Plan.
8. Ensure that any public uses and works undertaken by any other level of government or public agency conforms to and complies with this Plan, except where exempted under specific Provincial or Federal legislation. Such public uses and works may include infrastructure and utility projects.
9. Amend this Plan, as necessary and required by Provincial legislation, should the Province amend the Provincial Policy Statement (2005) so as to ensure continued consistency with the Statement.

*This Plan has been prepared to be fully consistent with the Provincial Policy Statement (2005). Should the Province at any time amend the PPS, the intent is that the County update this Plan to implement the PPS at the earliest five year review unless otherwise directed by Provincial legislation.*

#### 5.2.2 AMENDMENTS TO THE PLAN

1. Recognize the need to amend this Plan from time to time in order to reflect changing conditions and trends originating in Wellington or beyond, or in response to a specific request.
2. Require a planning rationale report be prepared and submitted by an applicant requesting amendment of the Plan. Such a report shall address, among other matters: a description of the proposed use; how it would be serviced; density and floor area (if applicable); conceptual site plan; consistency with the intent of the Plan; consistency with the intent of the Official Plan; and a draft of the amendment being sought. Additional supporting studies, material, and information may be required pursuant to Section 6.1.8 of the Plan.
3. Consider the following criteria when evaluating any proposed amendment to the Secondary Plan:
  - a) The manner in which the proposed amendment is consistent with prevailing Provincial policy and regulations and the policies of this Plan;
  - b) The potential impact of the proposed amendment on the provision of and demand for municipal services, infrastructure, and facilities;
  - c) The potential impact of the proposed amendment on the built and natural heritage resources of the community;
  - d) The potential impact of the proposed amendment on the financial sustainability of the County; and
  - e) Any other criteria determined to be relevant and applicable by the County in consultation with the appropriate agencies.

### 5.2.3 MONITORING

1. Review the Secondary Plan at least once every five years and evaluate the need to update the Plan as necessary, pursuant to Section 26 of the *Planning Act*. This review shall determine if:
  - a) The principles, goals, and policies of the Plan remain valid and realistic in view of changing circumstances; and
  - b) The policies of the Plan are adequate to achieve the community vision and goals of the Plan.
2. Monitor the number of amendments to the Secondary Plan that have been processed and any challenges faced in dealing with proposals to change the Plan as a means of determining its effectiveness and evaluating the need to update the Plan as necessary.
3. Maintain an inventory of existing vacant lands and lands with the potential for redevelopment.
4. Monitor the supply of residentially-designated land within the Urban Centre to ensure that sufficient land exists to accommodate the 3- and 10-year housing supply targets required under Policy 1.4.1 of the Provincial Policy Statement.

## 5.3 Public Works and Financial Management

Implementation of the principles, goals, and policies of the Secondary Plan will involve the County directly in the financing of certain projects. The Plan outlines the nature and scope of these projects, such as the provision of piped water and sanitary sewers, the development of parks and playgrounds, the upgrading of roads, and the improvement of intersections. No public work will be undertaken unless it conforms to the Secondary Plan and meets the requirements of Section 24 of the *Planning Act*.

### Guiding Policies

1. Ensure that public works conform to the Secondary Plan and assist in implementing the principles, goals, and policies for the future physical development of Wellington.
2. Ensure that the implementation of the Secondary Plan is conducted in a fiscally efficient and prudent manner.

### Implementing Policies

#### 5.3.1 PUBLIC WORKS

1. Establish a priority list of projects and estimated costs, where possible, associated with implementation of the Secondary Plan.
2. Continue to utilize the 5-year capital works program as a key means of implementing the Secondary Plan.

#### 5.3.2 FINANCE

1. Strive to maintain a balanced taxable assessment ratio between residential and non-residential consistent with long term municipal financial planning.
2. Ensure that the cost of providing the additional facilities and services, or the extension of existing facilities and services, associated with growth are appropriately and equitably

covered by development proponents and in conformity and compliance with the Secondary Plan and Zoning By-law.

3. Ensure that the cost of providing additional facilities and services not associated with growth are funded from taxation, user fees, or other appropriate methods.
4. Require that all necessary agreements be executed prior to any development proceeding. Such agreements may include front-end, financial, and development agreements to provide the infrastructure necessary to serve the new development.
5. Continue to investigate financial mechanisms and initiatives to ease the burden on the general tax levy, including user fees, development charges, impost fees, public/private partnership, government grants and subsidies, and other funding sources.
6. Continue to monitor the fiscal impact of growth and development and ensure that current objectives and policies reflect changing fiscal circumstances.
7. Require the analysis of economic impacts associated with a significant development proposal, as determined by the County. The analysis will determine the likely short- and long-term impacts of the proposal on municipal operating and capital budget.

# Wellington Urban Centre

shaping tomorrow, today.  
PLAN WELLINGTON

## Schedule A: Secondary Plan Land Use Map

### Legend

-  Planning Area Boundary
-  Village Residential Area
-  Village Core Area
-  Village Corridor Area
-  Employment Area
-  Park and Open Space Area
-  Environmental Protection Area
-  Neighbourhood Development Area
-  Waste Management Area

### Sources

Prince Edward County  
Quinte Conservation Authority  
Parcel Fabric as of May 2011

### Projection

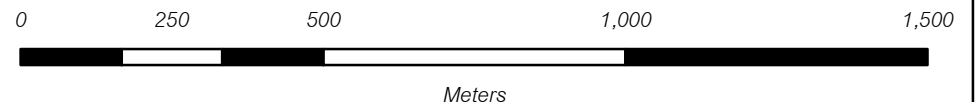
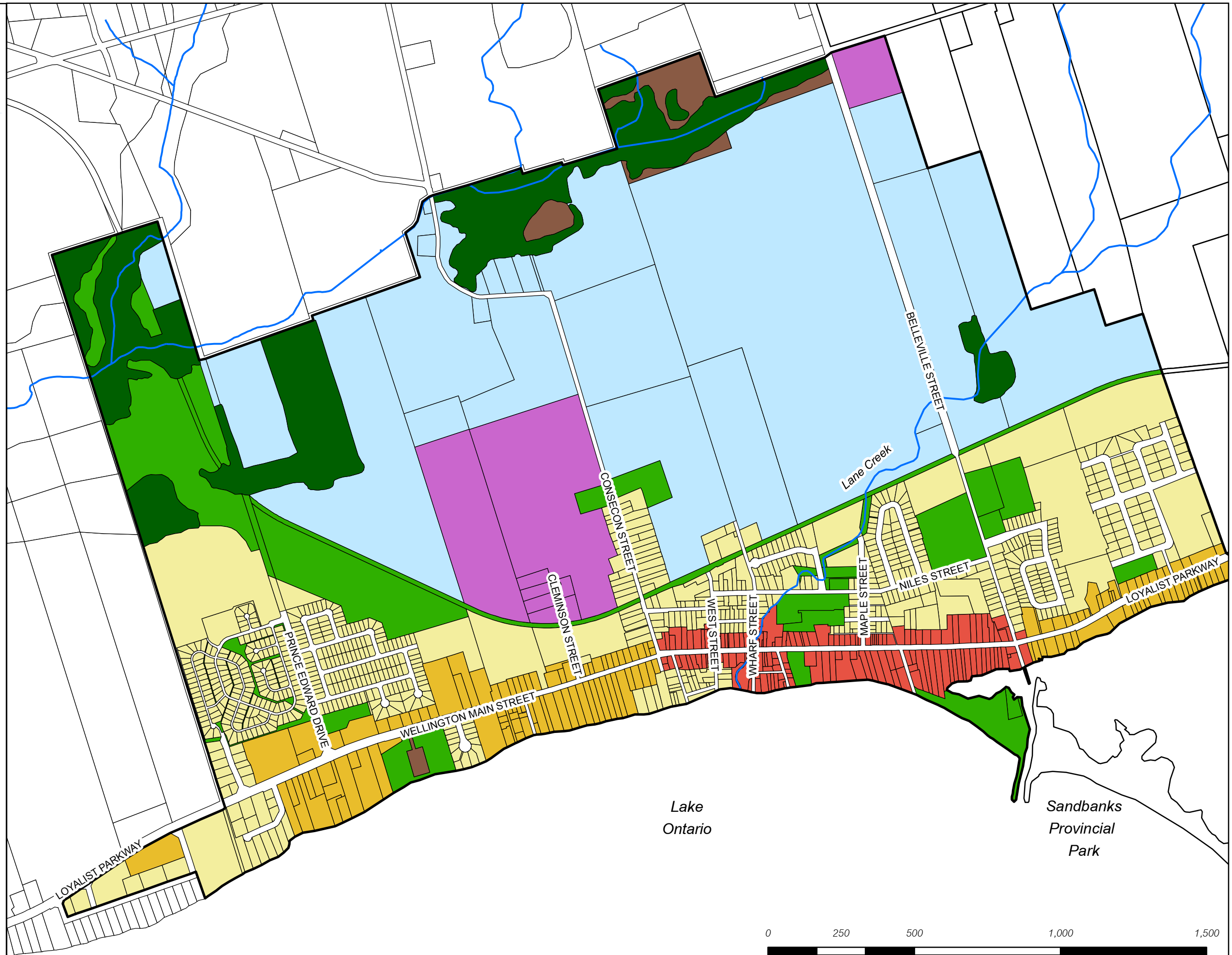
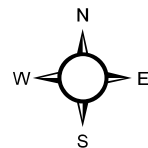
Universal Transverse Mercator (UTM)  
North American Datum 1983 (NAD83)  
Zone 18N

### Published

Date: May 2011  
Prepared: IBI Group



333 Preston Street  
Ottawa, Ontario  
Canada K1S 5N4  
Tel: (613) 241-3300  
Fax: (613) 241-1130









# Wellington Urban Centre

shaping tomorrow, today.  
PLAN WELLINGTON



## Schedule B: Secondary Plan Transportation Map

### Legend

-  Planning Area Boundary
-  Arterial Roads
-  Collector Roads
-  Local Roads
-  Activity Routes
-  Potential Future Routes/Extensions

### Sources

Prince Edward County  
Quinte Conservation Authority  
Parcel Fabric as of May 2011

### Projection

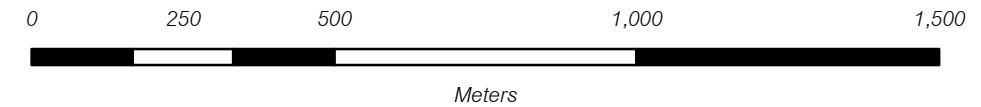
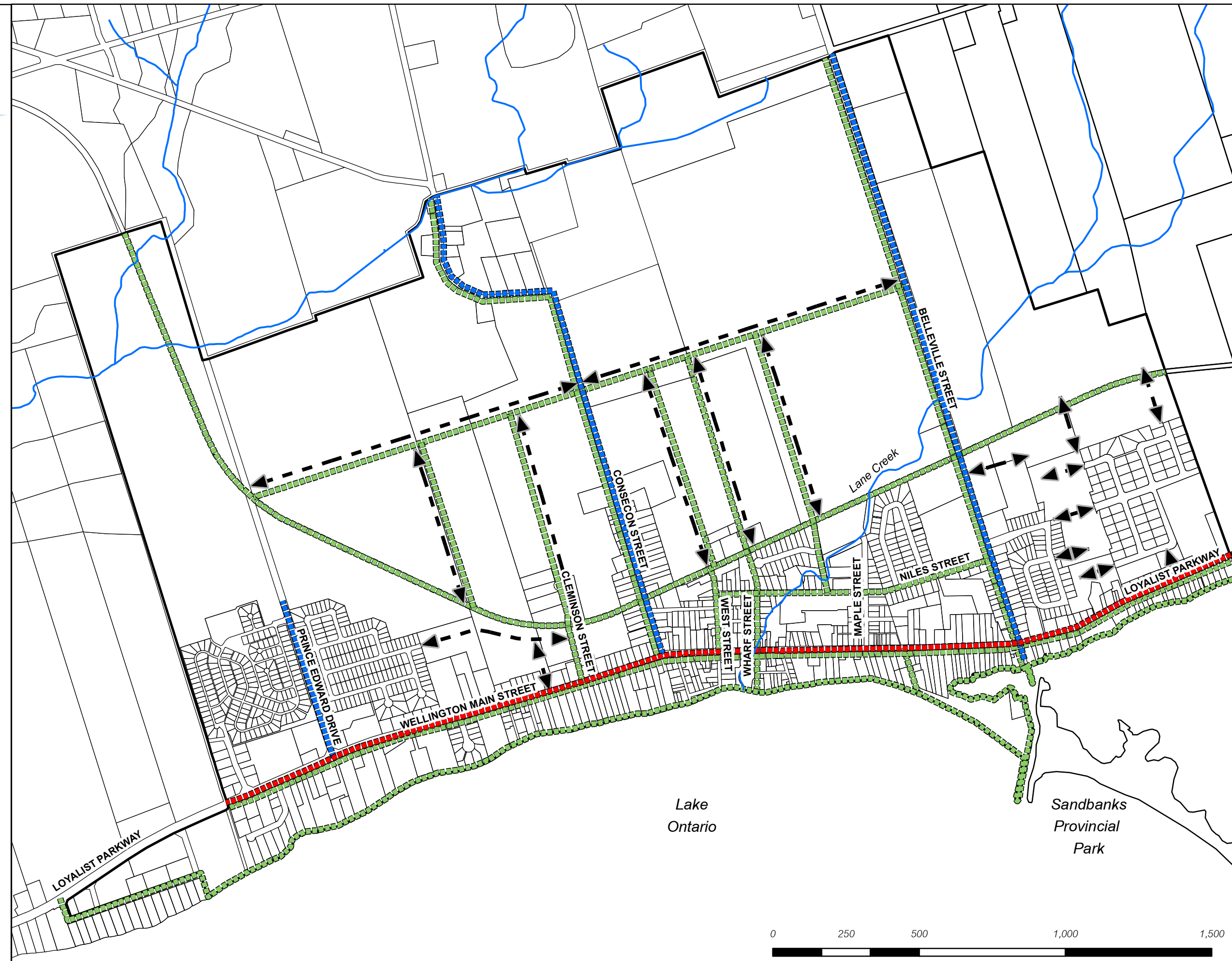
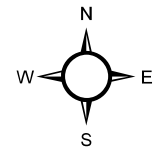
Universal Transverse Mercator (UTM)  
North American Datum 1983 (NAD83)  
Zone 18N

### Published

Date: May 2011  
Prepared: IBI Group



333 Preston Street  
Ottawa, Ontario  
Canada K1S 5N4  
Tel: (613) 241-3300  
Fax: (613) 241-1130



# Wellington Urban Centre

shaping tomorrow, today.  
PLAN WELLINGTON



## Schedule C: Secondary Plan Hazards Map

### Legend

- Planning Area Boundary
- Waste Management Influence Area - 500m
- Floodplain

### Sources

Prince Edward County  
Quinte Conservation Authority  
Parcel Fabric as of May 2011

### Projection

Universal Transverse Mercator (UTM)  
North American Datum 1983 (NAD83)  
Zone 18N

### Published

Date: May 2011  
Prepared: IBI Group



333 Preston Street  
Ottawa, Ontario  
Canada K1S 5N4  
Tel: (613) 241-3300  
Fax: (613) 241-1130

