
**COUNTY
OF
PRINCE EDWARD**
THE SECONDARY PLAN
OF THE
VILLAGE OF WELLINGTON URBAN AREA
Office Consolidation – November 2006

As recommended by the Council of the Village of Wellington on October 4, 1978, by the County of Prince Edward Planning Board on October 16, 1978, adopted by the Corporation of the County of Prince Edward by By-law No. 1389 on November 21, 1978, and approved by the Minister of Housing, as modified, on April 9, 1980 as Amendment No. 15 to the Official Plan of the County of Prince Edward Planning Area.

**AMENDMENT NO. 15 TO THE
OFFICIAL PLAN OF THE
COUNTY OF PRINCE EDWARD**

WELLINGTON SECONDARY PLAN

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The following text and schedules constitute The Secondary Plan for the Village of Wellington Urban Area.

SECTION 1 - INTRODUCTION

1.1 Title And Components Of The Plan

This Plan shall be referred to as the "Secondary Plan for the Village of Wellington Urban Area" of the County of Prince Edward Planning Area.

The following document, including Sections 1 to 17 inclusive and the attached Schedules "A" and "B" constitute this Secondary Plan.

The Planning Background Study is the technical appendix explaining and supporting the Secondary Plan but is not to be construed as part of the Secondary Plan.

SECTION 2 - PURPOSE AND SCOPE OF THE PLAN

The purpose of this Plan is to provide general policies that will guide both the public and private sectors in the economic, social, and physical development of the Village of Wellington.

It is the intention of the Planning Board and Council that the policies and land use plan contained herein will reduce uncertainty within the private and public sectors and will guide Municipal and County officials, administrators, committees, and private interests, etc. in such a way as to support growth trends and to ensure the best possible development strategy for the Village of Wellington.

In addition, the plan provides for a variety of lifestyles within a sound planning strategy.

The Secondary Plan shall apply to the whole of the Village of Wellington.

SECTION 3 - BASIS OF THE PLAN

This Secondary Plan is based on the fact that the County of Prince Edward Official Plan has designated the Village of Wellington as an urban development centre or "Urban Area" which is, at present, and will be, in the future, developed with urban infrastructure, buildings, structures, and community facilities.

Also, the Secondary Plan is, in part, based upon the findings and results of planning background studies, interviews with local residents, questionnaires, public meetings and input, meetings from the County of Prince Edward Planning Board and the Council of the Village of Wellington.

The Background Studies conducted, primarily in 1975 and 1976, include: existing land use studies, population, transportation, servicing, community facilities, senior citizen housing, municipal assessment data, the Village's role, historic buildings, and the attitude of local residents regarding various local concerns.

The Background Studies do not form a part of this Secondary Plan.

Those aspects of the studies which most directly affect the policies set out in this Plan are summarized as follows:

Population

A number of factors are expected to affect future population trends in the Village, including:

1. Any expansion of the tourist service and light manufacturing industries in the Village will affect employment opportunities and consequently the population base of the community;
2. As the employment opportunities in the neighbouring large urban centres of Picton, Belleville, and Trenton expand, the population of Wellington may in turn increase due to the Village's role as a dormitory centre;
3. The construction of the proposed sanitary sewage system will enhance the Village's potential for growth.

The actual changes in the population of Wellington will be affected by various other factors that pertain to the region in which the Village is situated and to the County of Prince Edward.

Economy

The business, commercial, and industrial assessment in the Village of Wellington has declined over the years and there is a general lack of municipal revenue from this type of activity.

Primary industry in Wellington is linked to agricultural production in the surrounding Townships of Hillier and Hallowell. There are two canning companies in the Village. Other industrial activities are mainly of the tertiary nature, being service industries.

Commercial establishments are a major source of employment in Wellington. However, employment will be largely seasonal in nature as much of the business would be generated by the summer tourist season. Therefore, it would appear that there will not be a significant increase in population or in the number of new residences constructed in connection with seasonal tourist activity.

It would appear that a major source of employment will be related to the establishment of light industrial activities within the community, a forecast that will be enhanced by the construction of the proposed sanitary sewage system.

Land Use

There are seven basic land use categories in the Village of Wellington.

- These include:
- Residential (three types)
 - Commercial (two types)
 - Industrial
 - Open Space
 - Institutional
 - Environmental Protection
 - Rural

SECTION 4 - GOALS AND OBJECTIVES

The goals are the ultimate aims or intentions of the Plan while the objectives are the means to accomplish the goals.

In the event that a development situation should arise which is not directly covered by the detailed policies of this Plan, it is the intention of Planning Board and Council that the general policies and goals and objectives should be used to assess the proposal.

The goals and objectives are stated as follows:

4.1 **Economic Goal**

To develop the economic potential of the Village of Wellington by providing outlines for the various economic activities and future activity, to ensure that they function well and constitute a sound financial base for the community.

OBJECTIVES

- to attract new commercial and industrial activity to the Village of Wellington;
- to promote the existence of a strong and vital central business district and to provide for the development of small neighbourhood commercial facilities in various areas of the Village to compliment, but not detract from the central business district;
- to encourage residents of Wellington to do their business and to seek employment in the Village itself, so that the self sufficiency of the Village is promoted and the economic viability of the community is improved;
- to discourage premature development which would create an adverse economic burden on the Village;
- to encourage the establishment of Tourist Commercial establishments in the Village.

4.2 **Environmental Goal**

To enhance the quality of the environment in the Village of Wellington and immediate area and to provide policies to inhibit deterioration of environmental quality by improper utilization of land and water resources and various forms of pollution.

OBJECTIVES

- to protect and preserve the existing environmentally sensitive areas in the Village;
- to ensure that industrial activities are located away from shorelines and are not permitted to emit noxious or harmful contaminants into the air or water.

4.3 **Residential Goal**

To provide a full variety and range of residential accommodation for present and future inhabitants of Wellington.

OBJECTIVES

- to encourage residential growth in depth rather than a linear fashion;
- to provide Senior Citizen accommodation close to the central business district;
- to continue to strengthen the Village's role as a housing centre;
- to allow new residential development to take place that will not adversely alter the character of the Village.

4.4 **Transportation Goal**

To provide an adequate and efficient transportation system in the Village to enable safe and easy movement of people and goods.

OBJECTIVES

- to provide adequate links between the Village of Wellington and the County and Provincial transportation networks;
- to develop transportation routes that efficiently service all areas of the Village;
- to improve parking and loading facilities in the central business district of the Village;
- to provide public transportation links, i.e. buses, taxi, etc. with other areas of the County and Province;
- to provide efficient and accessible links between residential, commercial, and industrial districts.

4.5 **Municipal Services Goal**

To provide adequate and efficient systems of municipal services for water supply and sanitary sewage disposal in the Village wherever possible, and to provide policies and guidelines for private sanitary disposal systems.

OBJECTIVES

- to plan all new development on full municipal services where possible;
- to recognize the servicing capabilities of the Village and to scale development accordingly.

4.6 **Recreation Goal**

To maximize the quality of the Village by ensuring that sufficient land is preserved for recreational purposes by maximizing the recreational areas and natural features already existing and by providing the necessary areas to meet the future needs of the residents of the Secondary Planning Area.

To preserve existing parkland and to develop new parkland and open space areas in the future.

To promote the efficient use of the recreational resources (i.e. West Lake) and to expand the role of the Village as a recreational centre.

4.7 **Community Environment Goal**

To create a healthy and stimulating community environment by protecting and restoring, wherever possible, the architecturally important and historically significant buildings and/or structures in order to enhance the historic atmosphere and attractiveness of the Village for the local residents and the vacationing public.

OBJECTIVES

- to consider the ways and means in which local officials may co-operate in the protection and restoration of these buildings or structures within the overall fabric of the community.

SECTION 5 - LAND USE POLICIES

5.1 Introduction

The Land Use Plan, Schedule (A), together with the following text forms the amendment. It is intended that lands in the Village of Wellington will be developed in accordance with the land use pattern shown on Schedule A and in accordance with the following policies:

5.2 General Development Policies

The establishment of further development of farming operations shall be guided by the Agricultural Code of Practice.

It is a policy of this Plan to prohibit the establishment of single wide mobile homes throughout the Village. However, modular homes shall be permitted to locate in areas which are designated for modular home park development.

With respect to this plan, the following definitions shall apply:

□Mobile Home□ means any dwelling which is designed in one unit to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer otherwise designed.

□Modular Home□ means any dwelling which is designed in more than one unit to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer otherwise designed.

It is the policy of this Plan to encourage the establishment of Senior Citizen Housing.

It is a policy of this of this Plan to ensure the continued development of a strong and vital Central Business District with adequate parking and loading facilities.

Residential development on lots separated by consent shall generally be discouraged and such applications for consent will be subject to the policies of Section 17.4 of this Plan.

SECTION 6 - RESIDENTIAL

The Residential land use designation consists of the existing built-up area of the Village together with certain large parcels of land where residential development by registered plan of subdivision will be permitted.

A major purpose of this designation shall be to protect the existing character of the Village and to generally upgrade and improve the quality of existing uses within the existing built-up area of Wellington.

The policies to be considered in the development and control of such lands are as follows:

6.1 Permitted Uses

Permitted uses may include existing uses, the infilling of vacant lots within the built-up area, home occupations, single-family residential development by registered plan of subdivision, public and community facilities such as schools, places of worship, parks and playgrounds, institutional, and open space uses. Neighbourhood commercial uses may be permitted as part of a proposed plan of subdivision development.

6.2 Home Occupations

In addition to the conventional type of home occupation (i.e. doctor, dentist, real estate, lawyer) which is carried on within a dwelling unit by some members of the family residing therein, special types of home occupations which may not utilize a portion of the residence for personal purposes but which are located within an older existing dwelling unit will be permitted under this provision provided that such occupation is compatible with and does not detract from the character of the residential neighbourhood. Examples of special home occupation uses might include such uses as a dining room, antique shop (excluding automobiles), a pottery, or artist shop.

6.3 Municipal Services

Development shall take place primarily on full municipal water supply and sanitary sewage systems provided that minor infilling may be permitted on private wells and septic tanks in areas that have not been serviced subject to the policies of Section 17.4 of this plan.

However, prior to the issuance of a building permit the owner of the subject parcel of land shall be required to enter into an agreement with the Municipality.

This agreement shall require the said owner, his/her heirs, executors, administrators, successors assigns to [hook-up] to the municipal system when it becomes available.

6.4 Lot Size

In general, the minimum lot size for single family residential development should be as follows:

(a) where municipal water supply and sewage disposal are available:

Minimum Lot Area	-	450 m ²
Minimum Lot Frontage	-	15 m

(b) where one municipal service is available:

Minimum Lot Area	-	900 m ²
Minimum Lot Frontage	-	30 m

(c) where individual water supply and septic systems are available:

Minimum Lot Area	-	2,000 m ²
Minimum Lot Frontage	-	30 m

6.5 **Parking**

Adequate off-street parking shall be provided for all permitted uses.

6.6 **Plan Of Subdivision Development**

It is intended that the development of the large vacant parcels within this designation shall only occur by registered plan of subdivision and by an amendment to the Implementing Restricted Area (Zoning) By-law.

Development shall take place on full municipal water supply and sewage disposal systems with the density not exceeding 20 units per net hectare.

Not more than 15% of the number of dwelling units in any registered plan of subdivision shall be for duplex and/or semi-detached dwellings.

Neighbourhood (or local) commercial uses such as a clinic or convenience store that are compatible with the residential neighbourhood may be permitted within a plan of subdivision development.

The commercial use shall be sited so as to minimize its effect on adjacent residential uses and shall not endanger the safety of pedestrian traffic in the neighbourhood.

In addition, the commercial uses shall have the same minimum front yard requirement as the residential uses. Also, adequate off-street parking and loading areas shall be required.

6.7 **Zoning**

Single family and two unit dwellings, public and community facilities together with existing uses, where desirable, may be zoned in separate classifications in the Implementing Restricted Area (Zoning) By-law.

6.8 **Site Specific Amendments**

Lands designated [Residential] and fronting on West Lake shall be flood proofed to the elevation of 76.4 m. (G.S.C.). All openings (including windows and doors) and electrical and heating equipment must be above the minimum elevation of 76.4 m (G.S.C.).

SECTION 7

7.1 Medium Density Residential

Areas designated as Medium Density Residential are intended primarily for various types of medium density residential uses such as triplexes, row dwellings, and low rise apartments and Senior Citizen Housing.

The policies to be considered in the development and control of such lands are as follows:

7.1.1 Permitted Uses

Permitted uses may include such uses as triplexes, semi-detached duplexes, four-plexes, row dwellings, low rise apartments, and Senior Citizen housing. Institutional and community facilities such as places of worship, schools, parks, and playgrounds may also be permitted.

Single family detached dwellings, semi-detached, or duplexes may also be permitted.

High density residential development shall be directed to locate within this designation subject to an amendment to this plan.

7.1.2 Municipal Services

Development shall take place on full municipal water supply and sewage disposal systems.

7.1.3 Density

The maximum density for medium density residential uses excluding Senior Citizen Residential uses shall not exceed 30 units per net hectare with full municipal services.

The maximum density for a Senior Citizen Residential development shall not exceed 75 units per net hectare with full municipal services.

7.1.4 Parking

Adequate off-street parking facilities shall be provided for all permitted uses.

7.2 High Density Residential Development

7.2.1 Permitted Uses

Permitted uses may include such uses as elevator type apartment buildings or medium density residential uses which exceed the medium density residential density criteria.

7.2.2 **Municipal Services**

Development shall take place on full municipal water supply and sewage disposal systems.

7.2.3 **Parking And Loading**

Adequate off-street parking and loading facilities shall be provided for all permitted uses.

7.2.4 **Locational Criteria**

High Density Residential development shall take into consideration the following factors:

- (a) the type of high density use proposed for the site;
- (b) the nature and extent of existing land uses within an area or in proximity to a site to be developed;
- (c) the adequacy of municipal services available to an area or to a site;
- (d) the total extent of the area to be developed;
- (e) the provision of amenities to serve the residents of the development;
- (f) direct access should be available to collector or arterial streets. Local streets may provide access provided that the local street is of adequate standard which connects directly with an arterial or collector street in order to prevent the movement of traffic onto local streets.
- (g) Amendment

A High Density Residential development shall require an amendment to this plan.

7.3 **Zoning**

Medium Density Residential and High Density Residential uses may be zoned in separate zoning classifications in the Implementing Restricted Area (Zoning) By-law.

SECTION 8 - SPECIAL RESIDENTIAL

Areas designated as Special Residential are intended primarily for modular home park development.

The policies to be considered in the development and control of such lands are as follows:

8.1 Permitted Uses

Permitted Uses may include modular and on-site built homes on individual rental sites, local commercial uses including an administration and a modular home sales office, recreational facilities such as private or public parks, playgrounds, or recreational centres and open space uses and a storage compound area and/or service area for the storage of park patron boats, travel trailers, etc. and of park maintenance supplies and equipment.

As an alternative type of development for this area of the Village, conventional single family detached dwellings, duplexes, and semi-detached dwellings may be permitted by registered plan of subdivision. Neighbourhood commercial uses, home occupations, and public and community facilities such as places of worship, schools, parks, and open space uses may also be permitted.

8.2 Municipal Services

Development shall take place on full municipal water supply and sewage disposal systems.

8.3 Density

The maximum density for a Modular Home Park development shall not exceed 18 units per net ha.

The maximum density for the conventional single family detached dwelling, duplexes, and semi-detached dwellings shall not exceed the density established by Section 6.6 of this plan.

8.4 Development Agreement

The owner of the Modular Home Park shall enter into a development agreement with the municipality. The agreement shall contain provisions related to such matters as:

- internal road standard
- street lights
- garbage collection
- water system, sewage system
- general maintenance
- hydro, telephone, and television service

- setbacks or buffers from a railway or any other measures required by the appropriate railway company

The modular home shall not be less than 6.5 m wide.

8.5 **Zoning**

Prior to the development of a Modular Home Park, an amendment to the Implementing Restricted Area (Zoning) By-law shall be required.

Special Residential Modular Home Park Uses may be zoned in a separate classification in the Implementing Restricted Area (Zoning) By-law.

8.6 **Site Specific Official Plan Amendment**

- (i) **Special Residential – Daimler Retirement Parks Ltd. – Freehold Development
Part of Lot 202, Registered Plan No. 8 – Village of Wellington, County of Prince Edward –
Old OPA No. 139**

The specific principles to be considered in the development and zoning of approximately 12.48 hectares of land located east of Prince Edward Drive and constituting Part of Lot 202, Registered Plan No. 8 in the Village of Wellington as shown on Schedule ‘A’ attached hereto are as follows:

- (a) The uses permitted shall be limited to single detached and two-unit dwellings, which may be either modular or on site built, on individual freehold lots. Home occupations and open space uses may also be permitted.
- (b) The development of the lands designated Special Residential located east of Prince Edward Drive shall be by registered plan of subdivision only.
- (c) The minimum lot size for single detached and two-unit dwelling lots shall be as follows:
 - (i) Single Detached Dwelling Lots:

Minimum Lot Area	-	450 m ²
Minimum Lot Frontage	-	15 m.
 - (ii) Two-Unit Dwelling Lots:

Minimum Lot Area	-	674 m ²
Minimum Lot Frontage	-	18 m.
- (d) The maximum density for a plan of subdivision development on full municipal services shall not exceed 20 units per net hectare.

- (e) The registered plan of subdivision may provide for access to the individual lots by means of a privately owned and maintained road network having a minimum road allowance width of 15.0 metres. The provision and maintenance of all required above and below ground services shall remain with the owner of the private road network if the plan of subdivision is registered on the basis of private access. The municipality recognizes its obligation to own, assume and /or maintain the private roads within the plan of subdivision if the road network is not constructed and/or maintained to the standards set out in the executed subdivision agreement for this development.
- (f) Prior to final approval of the subdivision, the owner shall complete an archaeological resources assessment of the property which shall include measures for the mitigation, through avoidance or documentation, of adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (g) Prior to development taking place the owner shall enter into a subdivision agreement with the municipality addressing all municipal requirements, financial and otherwise. This agreement shall include, among other things:
 - (i) the completion of a detailed stormwater management report to the satisfaction of Council and the Quinte Conservation Services Alliance/Stormwater Management Co-ordinator, which shall include the provision of any works deemed necessary to implement the recommendations of said report;
 - (ii) provisions for implementation of the recommendations, if any, of the completed archaeological resources assessment for the property, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
 - (iii) provisions relating to the granting of sufficient securities to the municipality for the regular inspection and continued maintenance of the private road network.
- (h) Development shall occur on the basis of full municipal services, including water, sanitary sewer and stormwater control services.
- (i) Except as specifically provided for in policies (a) through (g) above, development of the lands designated Special Residential in Part of Lot 202, Registered Plan No. 8, Village of Wellington shall be in accordance with the policies, purpose and intent of this Plan.

(ii) Special Medium Density Residential – Daimler Retirement Parks Ltd. – Extended Care Facility – Part of Lot 201, Registered Plan No. 8 – Village of Wellington

The specific principles to be considered in the development and zoning of approximately 2.5 hectares of land constituting Part of Lot 201, Registered Plan No. 8, in the Village of Wellington, as shown on Schedule ‘A’ attached here to are as follows:

- (a) The uses permitted shall be limited to an “Extended Care Facility”. For the purposes of this section an Extended Care Facility shall be defined as a special care residential building (not greater than 3 stories in height) for the accommodation of the aged wherein special care in the form of medical supervision, meal preparation and serving, housekeeping services, laundry services, leisure services and recreational facilities, is provided for the residents as part of a comprehensively designed and operated facility, which may be either publicly or privately owned.
- (b) The primary access to the 2.5 hectare subject land may be by means of a privately owned and maintained road network within a registered plan of subdivision and having a road allowance width of 15.0 metres. The provision and maintenance of all required above and below ground services shall remain with the owner of the private road network if the plan of subdivision is registered on the basis of private access. The municipality recognizes its obligation to own, assume, and/or maintain the private roads within the plan of subdivision if the road network is not constructed and/or maintained to the standards set out in the executed subdivision agreement for this development.
- (c) The maximum density for development of an “Extended Care Facility” shall not exceed 75 units per net hectare with full municipal services.
- (d) Prior to any Site Plan Control approvals being issued for the Extended Care Facility, the owner shall complete an archaeological resources assessment of the property which shall include measures for the mitigation, through avoidance or documentation, of adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (e) Prior to development of the Extended Care Facility a Site Plan Agreement shall be entered into with the municipality addressing all requirements of the municipality, financial or otherwise in accordance with the provisions of Section 41 of the Planning Act, R.S.O. 1990 c.P.13. This agreement shall include, among other things:
 - (i) the completion of a detailed stormwater management report to the satisfaction of Council and the Quinte Conservation Services Alliance/Stormwater Management Co-ordinator, which shall include the provision of any works deemed necessary to implement the recommendation of said report;

- (ii) provisions for implementation of the recommendations, if any, of the completed archaeological resources assessment for the property, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (f) Development shall occur on the basis of full municipal services, including water, sanitary sewer and stormwater control services.
- (iii) Special Medium Density Residential – Daimler Retirement Parks – Townhouse/Low-Rise Apartment Block – Part of Lot 202, Registered Plan No. 8, Village of Wellington

The specific principles to be considered in the development and zoning of approximately 0.7 hectares of land constituting Part of Lot 202, Registered Plan No. 8, in the Village of Wellington, as shown on Schedule 'A' attached hereto are as follows:

- (a) The uses permitted shall be limited to single detached dwellings, semi-detached or duplex dwellings, row dwellings and low rise apartments (not greater than three stories). Single and two unit dwellings may be modular homes which are transported to or on-site constructed. Home occupations and open space uses may also be permitted.
- (b) Prior to final approval of a plan of subdivision or any Site Plan Control approvals being issued for this 0.7 ha. site, the owner shall complete an archaeological resources assessment of the property which shall include measures for the mitigation, through avoidance or documentation, of adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (c) Prior to development of any row dwellings or apartments on the 0.7 ha subject lands, a plan of subdivision shall be approved and registered wherein the subject lands are identified as a block for the said uses and a Site Plan Agreement shall be entered into in accordance with the provisions of Section 41 of the Planning Act, R.S.O. 1990, c.P.13. Prior to development of any single or two-unit dwellings on the subject lands, a plan of subdivision shall be approved and registered and a subdivision agreement shall be entered into. These Agreements shall include, among other things:
 - (i) the completion of a detailed stormwater management report to the satisfaction of Council and the Quinte Conservation Services Alliance/Stormwater Management Co-ordinator, including the provision of any works deemed necessary to implement the recommendations of said study;

- (ii) provisions for implementation of the recommendations, if any, of the completed archaeological resources assessment for the property, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
 - (d) Access may be provided in accordance with the policies of Section 8.6 (ii)(b) above.
 - (e) The maximum densities for development of this 0.67 ha block shall be in accordance with those established under Section 7.3 of this Plan for medium density residential dwellings and those established under Section 6.6 of this Plan for single and two unit dwellings. The minimum lot size for single and two-unit dwellings shall be in accordance with the policies of Section 8.6 (i)(c) above.
 - (f) Except as specifically provided for in (a) through (d) above, development of the lands designated Special Medium Density Residential shall take place in accordance with the policies, purpose and intent of this Plan.
1. Schedule 'A' Land Use of the Secondary Plan of the Village of Wellington Urban Area is hereby amended by redesignation from Rural to Special Residential (with special policies) and Special Medium Density Residential (with special policies) those lands in Part of Lots 201 and 202, Registered Plan No. 8, Village of Wellington, as shown on Schedule 'A' of the Amendment.
 3. Schedule 'B', Transportation and Servicing Area Plan of the Secondary Plan of the Village of Wellington Urban Area is hereby amended by redesignating from Service Area '2' to Service Area '1' those lands in Part of Lots 201 and 202, Registered Plan No. 8, Village of Wellington, as shown on Schedule 'B' of the Amendment.

SECTION 9 - COMMERCIAL

The commercial classification of land means that the predominant use of land in the areas so designated shall be for general and tourist commercial uses.

The policies to be considered in the development and control of these lands shall be as follows:

9.1 **General Commercial**

(a) Permitted Uses

The uses permitted are those uses which are normally associated with the downtown area (or central business district) and provide for the sale of goods and services to meet the needs of the community in which they are located, as well as the surrounding market area and those commercial uses situated outside of the downtown area which primarily serve the traveling public and rely heavily upon such traffic for their existence.

Within the downtown area, permitted uses may include retail commercial establishments, personal service shops, hotels, places of entertainment, business and professional offices, eating establishments excluding all fast-food restaurants with or without curb service, existing service stations, institutional, public, and community facilities and uses, and a residence in part of a commercial use or apartments over stores except that in the case of an existing service station, a new residence shall not be permitted.

Outside the downtown area permitted uses may include such uses as motels, motor hotels, eating establishments including fast-food restaurants with or without curb service, automotive, trailer, marine or farm machinery uses and dealerships with sales and service, convenience stores, service shops, medical clinics, service station and motor vehicle repair garage, dry cleaning distribution outlet and accessory retail uses together with a residence for the owner or caretaker except that in the case of a service station, such residence shall not be permitted.

(b) Location

Those commercial uses which have been designated for location outside of the downtown area shall not be permitted to locate within the area bounded by Consecon and Maple Streets.

(c) Parking

Adequate off-street parking and loading facilities shall be provided for all permitted uses. Access points to such parking shall be limited in number so as to minimize the danger to vehicular and pedestrian traffic.

(d) Open Storage

No open storage of goods or materials shall be permitted within the downtown commercial area.

(e) Appearance

In order that the central business area may continue to attract trade from the market area it serves, a high quality of development and an attractive appearance should be created within the area.

(f) Zoning

The General Commercial uses may be included in a separate zoning classification in the Implementing Restricted Area (Zoning) By-law.

(g) Buffering

It is the policy of this plan to ensure that adequate buffering shall be provided for the purposes of reducing and eliminating the adverse effects of one land use upon the other. A buffer may be an open space, a berm, wall, fence, plantings, land use different from the conflicting one but compatible with both or any combination of the aforementioned, sufficient to accomplish the intended purpose.

9.2 **Tourist Commercial**

(a) Permitted Uses

The uses permitted are those commercial uses generally oriented to the waterfront and which serve the vacationing public.

Permitted uses may include motels, motor hotels, tourist lodges, eating establishments, rental cabin and cottage establishments on West Lake only, boat launching facilities on West Lake only, accessory retail uses and a residence for the owner, caretaker, or similar person. A marina facility shall only be permitted within the West Lake Area.

(b) Parking

Adequate off-street parking shall be provided for all permitted uses and access points to such parking shall be limited and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.

(c) Zoning

The Tourist Commercial uses may be included in a separate zoning classification in the Implementing Restricted Area (Zoning) By-law.

9.3 **Site Specific Official Plan Amendment**

- (i) Daimler Retirement Parks Limited-Neighbourhood Commercial
Part of Lot 202, Registered Plan No. 8
Village of Wellington, County of Prince Edward – (Old OPA No. 140)

The specific principles to be considered in the development and zoning of approximately 1.17 hectares of land constituting Part of Lot 202, Registered Plan 8 in the Village of Wellington as shown on Schedule 'A' attached hereto are as follows:

- (a) The uses permitted shall be limited to a convenience store, a restaurant and a medical clinic. The combined total gross floor area for the permitted commercial uses shall not exceed approximately 1301 m² (14,000 ft.²) across the site. The permitted uses and the floor area shall be controlled through a site specific Highway Commercial Zone in the local Zoning By-law.
- (b) The development of the lands designated General Commercial located at the northeast corner of Prince Edward Drive and Main Street (the Loyalist Parkway) shall be subject to the provisions of Site Plan Control as provided under Section 41 of the Planning Act, R.S.O. 1990. The required Site Plans shall incorporate sufficient landscape buffers and plantings along the Loyalist Parkway frontage of the site to enhance the development and the character of the Loyalist Parkway.
- (c) Prior to any Site Plan Control approvals being issued for the commercial development, the owner shall complete an archaeological resources assessment of the property which shall include measures for the mitigation, through avoidance or documentation, of adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (d) Prior to development taking place the owner shall enter into a Site Plan Agreement with the municipality. This Agreement shall address all municipal requirements, financial and otherwise, including, but not limited to:

- (i) the completion of a detailed Traffic Study to the satisfaction of Council and the provision of any works deemed necessary to implement the recommendations of said study; and
 - (ii) the completion of a detailed stormwater management report to the satisfaction of Council and the Quinte Conservation Services Alliance/Stormwater Management Co-ordinator and the provision to implement the recommendations of said study;
 - (iii) provisions for implementation of the recommendations, if any, of the completed archaeological resources assessment for the property, to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (e) Development shall occur on the basis of full municipal services, including water, sanitary sewer and stormwater control services.

SECTION 10 - INDUSTRIAL

The industrial classification of land means that the predominant use of land in the areas so designated shall be for industrial uses.

It shall be the policy of this Plan to actively encourage the location of industry in those areas set aside for this purpose.

10.1 Permitted Uses

The permitted uses shall include those light and medium industrial uses having minimal pollution hazards. It is the intent of this plan not to permit the location of noxious or hazardous industries considered harmful to the local environment. Commercial uses which are either accessory to or directly serve the industrial uses may be permitted.

10.2 Industrial Park

Industrial development shall be encouraged to take place in the form of Industrial Parks as opposed to strip development.

10.3 Buffering

The buffering policies of Section 9.1(g) of this Plan shall apply.

10.4 Parking And Loading Facilities

Adequate off-street parking and loading facilities shall be provided for all permitted uses.

10.5 Servicing

New industries shall, wherever possible, locate where municipal sanitary sewer and municipal water services are provided. Areas within the Village which cannot be serviced due to physical and economic constraints may be developed using private services. The physical and economic feasibility of providing full services shall be determined by Council after consultation with the Ministry of the Environment. The Health Unit and the Ministry of the Environment shall be consulted by Council to determine the feasibility of providing alternate forms of sewage disposal and water supply for the particular site.

The approval of all industries not on full municipal services locating within the Village limits shall be subject to Section 12.1, 12.3, and 12.4 of the Official Plan of the County of Prince Edward Planning Area.

10.6 **Zoning**

As a means of encouraging new industry to locate in the Village of Wellington, vacant lands which have been designated for industrial use and which will have full municipal services, may be zoned for this purpose provided that the lands shall be subject to Development Control as per Section 35(a) of the Planning Act. Industries locating on designated lands which are not at present used for industrial purposes and which are not fully serviced will be subject to Section 10.5, 10.7, and 10.8 of this Plan, prior to rezoning for final use.

Industrial uses may be zoned in a separate zoning classification in the implementing zoning by-law.

In order to ensure that pollution does not occur, industrial uses, not on full municipal services, shall be zoned for specific industrial use proposed at the time of approval of that industry. Any subsequent change in use shall require a rezoning. The rezoning shall only be approved by Council after consultation with the Ministry of the Environment.

10.7 **Site Development Plans**

Section 12.3 of the Official Plan of the County of Prince Edward Planning Area shall apply.

10.8 **Development Agreement**

Section 12.4 of the Official Plan of the County of Prince Edward Planning Area shall apply. In addition, provisions shall be made to ensure that all industries satisfy the requirements of Council as to water supply and disposal of waste material. The agreement shall also require that the said owner, successors, and assigns to "hook up" to municipal sewer and water services when they become available.

SECTION 11 - OPEN SPACE

Areas designated as Open Space are intended primarily for resource management and passive and active recreational land uses.

The policies to be considered in the development and control of such lands shall be as follows:

11.1 Permitted Uses

The uses permitted may include private and public parks, playgrounds and picnic areas, resource management uses, and similar uses including associated commercial uses clearly oriented to the needs of persons using the open space facilities. In addition, an accessory residence for the owner, caretaker, or other similar person.

11.2 Local Parks Policy

Local parks will be provided throughout the Village on the basis of not less than one hectare per 1000 people.

The acquisition of lands for parks will include the 5% land dedication under Section 33 of The Planning Act and by direct purchase which may include the 5% funds collected as a condition of urban consents granted under Section 17.4 of this Plan.

The location of large public park areas shall be encouraged throughout the Village.

Small tot lot public park areas shall not be totally discouraged but it may be more beneficial for Council to receive the cash-in-lieu of parkland payment when evaluating a new residential development so that a larger public park area may be realized at a later date.

11.3 Status Of Open Space Lands

Where any lands designated for Open Space are under private ownership, this Plan does not intend that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that open space areas are free and open to the general public or will be purchased by the municipality. If proposals to develop any such lands that are in private ownership are made and the municipality does not wish to purchase such lands in order to maintain the open space, then an application for the redesignation of such land for other purposes will be given due consideration by the municipality.

11.4 **Zoning**

Open space uses shall be included in a separate zoning classification in the Implementing Restricted Area (Zoning) By-law.

11.5 **Site Specific Official Plan Amendment**

- (i) Daimler Retirement Parks Limited – SWM Facility
Part of Lot 202, Registered Plan No. 8, Village of Wellington, County of Prince Edward
(Old OPA No. 140)

The specific principles to be considered in the development and zoning of approximately 0.92 ha of land located in Part of Lot 202, Registered Plan No. 8 in the Village of Wellington as shown on Schedule 'A' attached hereto are as follows:

- (a) The uses permitted shall be limited to a stormwater management facility that is owned and maintained by the municipality, private or public parks, playgrounds and picnic areas that do not detract from the stormwater management function and passive open space uses. No buildings or structures shall be permitted except as necessary for stormwater management purposes.
- (b) Prior to the construction of a stormwater management facility on the subject lands:
- (i) a detailed study outlining stormwater quality and quantity control requirements to service the upstream catchment areas be finalized by Daimler Retirement Parks Limited and approved by Council and the Quinte Conservation Services Alliance;
 - (ii) an archaeological resources assessment of the property be completed, which shall include measures for the mitigation, through avoidance or documentation, of adverse impacts to any significant archaeological resources found to the satisfaction of the Ministry of Citizenship, Culture and Recreation.
- (c) Development of the stormwater management facility shall be subject to the provisions of Site Plan Control as provided for under Section 41 of the Planning Act, R.S.O. 1990.
- (d) The lands shall be rezoned to an appropriate Open Space category which reflects the Stormwater management function. Minor adjustments to the boundary of the Open Space Zone, following approval of a final stormwater management plan may be permitted without the need for amendment to the Secondary Plan.

SECTION 12 - INSTITUTIONAL

Areas designated as Institutional are intended primarily for institutional, public, or community facilities and uses.

The policies to be considered in the development and control of such lands are as follows:

12.1 **Permitted Uses**

The uses permitted may include:

- hospitals
- municipal office
- senior citizen home
- community centre
- school
- places of worship and cemeteries
- fire hall
- assembly hall

12.2 **Adjacent Uses**

Adequate precautions shall be taken so that the permitted uses will have no adverse effect on adjacent land uses.

12.3 **Buffering**

The buffering policies of Section 9.1(g) of this Plan shall apply.

12.4 **Zoning**

Institutional uses shall be zoned in a separate classification in the Implementing Restricted Area (Zoning) By-law.

SECTION 13 - ENVIRONMENTAL PROTECTION

The Environmental Protection Land Designation includes all lands having inherent environmental hazards, such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes, or any other physical condition which leads to the deterioration or degradation of the environment. Lands so designated are intended primarily for preservation and conservation of the natural land and/or environment.

The policies to be considered in the development and control of such lands shall be as follows:

13.1 Permitted Uses

Such uses as agriculture, outdoor recreation, nursery gardening, and resource management uses may be permitted.

In addition, public or private parks or other outdoor recreational uses shall be permitted.

No permanent buildings nor the placing or removal of fill of any kind, whether originating on the site or elsewhere shall be permitted in areas subject to periodic flooding or physical limitations of any kind except in accordance with the regulations of the Prince Edward Region Conservation Authority.

It is recognized that the Environmental Protection areas are to be managed in such a fashion as to compliment adjacent land uses and protect them from any physical hazards or their effects.

13.2 Private Ownership

Where land designated Environmental Protection is under private ownership, this Plan does not intend that this land will necessarily remain as such indefinitely, nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the municipality or other public agency.

An application for the redesignation of Environmental Protection Lands for other purposes may be given due consideration by the municipality after taking into account:

- (a) the existing environmental and/or physical nature of the land;
- (b) the potential impacts of these environmental protection lands; and
- (c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resources management practices.

There is no public obligation, however, either to redesignate or to purchase any land if there is an existing or potential environmental situation that would be difficult or costly to overcome.

13.3 **5% Park Dedication**

Where new development is proposed on a site, part of which has physical or environmental hazards, then such environmental control lands shall not necessarily be acceptable as part of the 5% dedication for Open Space under The Planning Act. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Municipality. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.

13.4 **Zoning**

Environmental Protection Lands shall be included in a separate zoning classification in the Implementing Restricted Area (Zoning) By-law.

SECTION 14 - RURAL

The Rural designation shall mean that the predominant use of land in the areas so designated shall be for agricultural, resource management, or recreational uses.

The Rural designation is not necessarily a permanent designation and, whenever it is applied, the main purpose is to prevent uncontrolled and scattered development.

14.1 Permitted Uses

The uses permitted are those uses directly related to agricultural production excluding specialized farms related to agricultural production and may include limited accessory residential uses, public uses which do not detract from the rural character, home occupations, resource management uses, recreational uses, and limited non-farm residential uses permitted by consent of the Land Division Committee under the policies of Section 17.4 of this Plan.

14.2 Non-Farm Residential Development

Existing non-farm permanent residential development may be zoned in the implementing Zoning By-law and where such development has been zoned, non-farm residential infilling may be permitted by consent only if the consent conforms to the Agricultural Code of Practice.

14.3 Agricultural Code Of Practice

Agricultural uses in close proximity to residential areas shall be developed in accordance with the Agricultural Code of Practice.

14.4 Zoning

Rural lands shall be included in a separate zoning classification in the Implementing Restricted Area (Zoning) By-law.

SECTION 15 - TRANSPORTATION

15.1 General

The Transportation Plan as set out in Schedule [B] is based on the interrelationship of land use and transportation. The roads are intended to be compatible with the land use form and to promote and serve orderly growth. According to this policy, the road pattern is designed to facilitate the safe and efficient movement of both people and goods to and from the various land use districts within the Village as well as traffic movement through the County of Prince Edward.

15.2 Street Pattern

The road pattern is based on the following principles:

- (a) The overall pattern should be in harmony with the Provincial Highway System;
- (b) Arterial roads should permit the generally uninterrupted movement of large volumes of traffic at high speeds, to and from the major traffic generating areas;
- (c) Collector roads should permit the movement of medium volumes of traffic between arterial and local roads;
- (d) Local roads should provide for the movement of local traffic only from abutting properties to collector or arterial streets. Through traffic should be discouraged.

15.3 Street Classification

The following classification shall apply to all public streets in the Village as shown on Schedule [B]:

- Arterial Streets
- Collector Streets
- Local Streets

(a) Arterial Streets

Arterial streets are streets designed and improved to facilitate the inter-area or through movement of large volumes of traffic on 2 to 4 traffic lanes and provide limited land access to abutting properties. Kings Highway No. 33 (Main Street) under the jurisdiction of the Ministry of Transportation and Communications and County Road No. 2 (Belleville Street) are arterial streets.

Where possible a minimum right-of-way of 36 metres and 26 metres should be provided for Highway No. 33 and County Road No. 2 respectively.

On all arterial streets, except in the downtown area, property access should be controlled and parking should be restricted.

(b) Collector Streets

Collector streets (Consecon Street) are existing streets designed with a dual function of:

- connection and carrying moderate volumes of local traffic to arterial streets or distributing traffic to local streets on 2 and 4 traffic lanes; and
- providing access to abutting properties.

On-street parking should be permitted although location and time restrictions may be enforced in specific instances; for example, adjacent to schools or during peak periods of traffic demand. The minimum road right-of-way width for collector roads should be 26 metres where possible.

(c) Local Streets

The remaining streets in the street system are classified as local streets. These are two traffic lane streets with a minimum road right-of-way of 20 metres designed solely to provide land access to abutting properties. In all cases, through traffic should be discouraged on local streets.

15.4 **Street Parking**

This Plan proposes the establishment of sufficient off-street parking facilities as are required to serve the needs of the central business area. Whether an off-street parking program is developed entirely by the Village of Wellington, by private enterprise, or jointly by the Village and private enterprise, certain policies shall be established to develop reasonable parking facilities, consistent with demand and in accordance with demand and in accordance with the following general principles:

- (a) the parking facilities within the central business area should be primarily short-term parking with a high turnover and should be limited to parking for shopping and business purposes;
- (b) the area behind the stores and businesses should be developed in such a manner as to provide off-street parking spaces for customers and employees.

SECTION 16 - DEVELOPMENT POLICY

16.1 General

The Development Policies contained in Sections 16.1, 16.2, 16.3.1(a), (b), (c), 16.3.3, 16.4, 16.7, 16.8, 16.9, 16.10, and 16.11 of the County of Prince Edward Official Plan shall apply to the Secondary Plan for the Village of Wellington. In addition, the following specific policies shall apply:

16.2 Specific Policies

It is the policy of this Secondary Plan that development will take place on full municipal services within the area outlined on Schedule [B] provided that minor infilling may be permitted on private wells and septic tanks in areas that have not been serviced.

However, prior to the issuance of a building permit the owner of the subject parcel of land shall be required to enter into an agreement with the Municipality. Such agreement shall require the said owner, his/her heirs, executors, administrators, successors assigns to [hook-up] to the municipal system when it becomes available.

Service Area 1 on Schedule [B] includes most of the built-up area of the Village of Wellington. Development is permitted immediately in Service Area #1.

The development of Service Area #2 is dependent upon the construction of major extensions to the municipal service system. Major development shall be by Plan of Subdivision on full municipal services at such time as:

- (a) services can be economically extended by the municipality; or
- (b) the developer will provide the required services at no cost to the municipality.

Until such time, minor infilling may be permitted on private wells and septic tanks.

SECTION 17 - IMPLEMENTATION

- 17.1 The Secondary Plan provides policies for Municipal Council when initiating or permitting development within the Planning Area. It exercises the following controls:
- (a) Land use expressed in general terms.
 - (b) The standard and degree of access to roads.
 - (c) The phasing and timing of development.
 - (d) The public works which must be carried out in accordance with the Secondary Plan.
 - (e) It is intended that the Council will prepare a capital works programme in conformity with the proposals and policies of this plan, in order to assess its immediate and long-term requirements and plan its major expenditures within its financial resources. The program should be revised and updated annually.

17.2 Implementing Zoning By-Laws

Section 1.7.3 of the General Plan shall apply to the Secondary Plan of the Village of Wellington Urban Area.

17.3 Maintenance And Occupancy By-Law

Council intends to enact a maintenance and occupancy by-law under Section 36 of the Planning Act (RSO 1970 as amended). This by-law, by establishing minimum standards of maintenance and occupancy of buildings, will help conserve, sustain, and protect the existing and future development in the Village.

Prior to implementing such a by-law, Council may prepare background studies covering information deemed necessary for preparing such a maintenance and occupancy by-law.

Areas where substandard conditions of maintenance and occupancy of buildings exist should be specifically delineated on maps and the problem particular to each area discussed. Measures to be taken by a municipality to correct the existing conditions should also be indicated for each area.

Sections 17.4.5 to 17.4.9 of the County of Prince Edward Official Plan, which outlines the contents and administration of such a by-law, shall apply to the Secondary Plan of the Village of Wellington.

17.4 **Land Consents**

Consents shall generally be discouraged and shall only be granted when it is clearly not necessary in the public interest, that a plan of subdivision be registered. If a plan of subdivision is not necessary, regard shall be had to other policies in this Plan and to the following criteria when consideration is given to an application for consent:

- (a) Consents should be granted only in areas where the undue extension of any major road, sewer or water line, or other public service would not be required and subject to the policies of Section 6.3 of this Plan;
- (b) Consents should be granted only when the land fronts on an existing public road which is of a reasonable standard of construction;
- (c) Consents should not be granted where such development might restrict alternatives for future development;
- (d) The size of any parcel of land created by such consent shall be a size recommended in Section 6.4 of this Plan;
- (e) Direct access from major roads should be restricted and residential lots should, where possible, have access only from internal residential roads;
- (f) Consents should not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades;
- (g) No consent shall be granted where a use, by reason of its type of location, would be detrimental to the preservation of scenic areas within the community.

17.5 **Existing Land Use**

Any land use existing at the date of approval of this Plan that does not conform with the land use designations as shown on Schedule "A", Land Use, or the policies related thereto, as a general rule, should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that extensions and enlargements shall be handled through the use of Section 35(21) or Section 42(2) of The Planning Act.

- (a) **Section 35(21) of The Planning Act**

Any application, in accordance with Section 35(21) of The Planning Act, for the extension or enlargement of a use, which is not permitted by the Implementing

Restricted Area (Zoning) By-law and which existed at the time of passing of such By-law shall be dealt with in the following manner:

(i) Possible Acquisition

The Planning Board and Municipal Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly at some future date and of holding, selling, leasing, or redeveloping the property in accordance with the provisions of The Planning Act. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with the policies of this Plan.

(ii) Amending By-law

If acquisition at this time does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the use, Council may consider the passing of an amending Restricted Area By-law pursuant to Section 35(21) of The Planning Act and such By-law may then be passed without the necessity to amend the Official Plan providing it complies with the policies of Section 19.4.1.3 below:

(iii) Planning Board and Council Consideration

Prior to making any decision on the application, the respective Council will refer such application to the Planning Board for a report on the various aspects of the matter for the information of Council. The Council, before passing such a By-law shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the use are, or will be, fulfilled in order to safeguard the wider interests of the general public:

- That the proposed extension or enlargement of the established use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Plan and the requirements of the Implementing Restricted Area By-law applying to the area.
- That the proposed extension or enlargement shall be in an appropriate proportion to the size of the use established prior to the passing of the Implementing Restricted Area By-law.

- That an application which would affect the boundary areas of different land use designations on the Land Use Plan will only be processed under these policies, if it can be considered as a "minor adjustment", permitted under Section 17.4, "Interpretation" of the Plan without the need for an amendment. Any major variances will require an amendment to the Secondary Plan.
- The characteristics of the existing use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odours, lighting, traffic generating capacity, public safety, and unsightly conditions. No amendment to the Implementing By-law shall be made if one or more of such nuisance factors will be created or increased so as to add essentially to the incompatibility of the use with the surrounding area.
- That the neighbouring uses will be protected, where necessary, by the provision of areas for landscaping, buffering, or screening, appropriate setbacks for buildings and structures, devices, and measures to reduce nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and, wherever feasible, be also extended to the established use in order to improve its compatibility with the surrounding area.
- That traffic and parking conditions of the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and improvement of sight conditions especially in proximity to intersections.
- That adequate provisions have been, or will be, made for off-street parking and loading facilities.
- That applicable municipal services such as storm drainage, water supply, and roads, etc. are adequate or can be made adequate.
- That all property owners in the area of the application are notified in order to obtain their views prior to a final decision.

(iv) Amending By-law

Council will not pass an amending Restricted Area By-law pursuant to Section 35(21) of The Planning Act before it is satisfied in regard to the policies contained above.

17.6 **Section 42(2) Of The Planning Act**

Section 42(2) of The Planning Act concerns application to the Committee of Adjustment. The Committee, provided the general intent and purpose of the Official Plan and implementing By-law are maintained, may authorize minor variances from the provision of the implementing Restricted Area (Zoning) By-law.

17.7 **Interpretation - Schedule [A]**

The boundaries between land uses designated on Schedule [A] Land Use are approximate except where they coincide with major roads, railway lines, rivers, transmission lines, or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan.

All numerical figures in the Plan should not be interpreted as absolute and rigid. Minor variations from them will be tolerated providing the intent and spirit of the Plan is maintained.

17.8 **Amendments**

The following circumstances call for an amendment to The Official Plan:

- (a) Major land use changes in which the boundary between two land use areas moves across a major road or a natural boundary;
- (b) Major changes in land use;
- (c) The alteration in the status or alignment of roads which leads to a re-assignment of traffic flows;
- (d) Major policy changes affecting the density of development, the standard of servicing, or the timing of development;
- (e) Future High Density Residential Development.

17.9 **Amendment Procedure**

The policies outlined in Section 18.3 of the General Plan shall apply to the Secondary Plan for the Village of Wellington Urban Area.

17.10 **Capital Works Program**

- (a) Implementation of the policies contained in the Plan involve the provision of community facilities together with other programs which require public financing. The text and schedules of this Plan outline the nature and scope of these projects, directly or by implication, and would include, for example, the development of neighbourhood and community parks, road construction and improvements, and development and implementation of master plans for water supply and distribution and for sanitary and storm sewer systems.
- (b) It is intended that the constituent municipalities of the County of Prince Edward shall establish a priority list for all capital works projects, with cost estimates, where possible, relating to land acquisition, development, and maintenance.
- (c) A 5-year Capital Works Program shall then be developed which the Council could carry out systematically, adopting initially the first of the program as part of their budget. Such a 5-year program would be reviewed annually as part of the Capital Budget procedure.
- (d) Similarly, the County shall establish a 5-year Capital Works Program based on the recommendations of the Plan, which Council could carry out.

17.11 **Future Studies**

Once the Secondary Plan has been adopted, the Planning Board may establish priorities for conducting further studies of individual areas within the Village for time and as the need arises.

APPENDIX

THE FOLLOWING TABLE IS FOR INFORMATION ONLY, NOT PART OF THE OFFICIAL PLAN.

TABLE SHOWING CONVERSION VALUES, METRIC TO IMPERIAL MEASURE

Metric Measurement	Approximate Equivalent	Metric Measurement	Approximate Equivalent
0.15 m	- 6 inches	30 m ²	- 325 sq. ft.
0.46 m	- 18 inches	140 m ²	- 1,500 sq. ft.
0.91 m	- 3 feet	180 m ²	- 2,000 sq. ft.
1.5 m	- 5 feet	225 m ²	- 2,500 sq. ft.
6 m	- 20 feet	280 m ²	- 3,000 sq. ft.
6.5 m	- 22 feet	450 m ²	- 5,000 sq. ft.
7.5 m	- 25 feet	900 m ²	- 10,000 sq. ft.
9 m	- 30 feet	2,000 m ²	- 22,000 sq. ft.
12.2 m	- 40 feet		
15 m	- 50 feet	0.2 ha	- ½ acre
20 m	- 66 feet	0.4 ha	- 1 acre
22.5 m	- 75 feet	0.8 ha	- 2 acres
26 m	- 86 feet	1 ha	- 2 ½ acres
30 m	- 100 feet	4 ha	- 10 acres
36 m	- 120 feet	4.5 ha	- 11 acres
45 m	- 150 feet	20 ha	- 50 acres
60 m	- 200 feet	37 ha	- 90 acres
75 m	- 250 feet	40 ha	- 100 acres
100 m	- 330 feet	50 ha	- 125 acres
105 m	- 350 feet	55 ha	- 135 acres
120 m	- 400 feet	220 ha	- 545 acres
150 m	- 500 feet	280 ha	- 700 acres
600 m	- 2,000 feet	295 ha	- 730 acres
		555 ha	- 1,370 acres

190 km - 120 miles 850 ha - 2,100 acres
1,000 km² - 390 sq. miles