

Springwater Official Plan

Section 18 – Rural Policies

[This entire section was appealed to the OMB by Mayer and withdrawn on April 7/98]

18.1. Introduction

18.1.1. The Rural designation of land shall mean that the predominant uses of land shall be natural areas, agricultural and forestry. The lands designated “Rural” do not have high resource capability for agriculture, aggregate or natural heritage purposes. Limited rural residential development exists in the form of individual dwelling units and small plans of subdivision.

18.2. Objectives

18.2.1. To preserve the rural character of the Township and the maintenance of the open countryside.

18.2.2. To prevent the intrusion of land uses which are incompatible with the rural and/or resource activities of the area.

18.2.3. To prevent uncontrolled, scattered and ribbon development.

18.2.4. To implement the Growth Management Strategy in terms of directing new growth to urban settlement areas.

18.2.5. The Rural designation of land is intended to indicate marginal agricultural lands which are not good agricultural lands as defined in Section 17 of this Plan and are not otherwise designated.

18.2.6. A further purpose is to permit farm related and certain non-farm related development which would be appropriate to the area and consistent with the policies of this Plan.

18.3. Permitted Uses

18.3.1. All uses permitted under Section 17, “Agricultural”, shall be allowed within the area designated “Rural” on the attached schedules. The policies of Section 17 pertaining to such permitted uses shall apply.

18.3.2. **[Deleted by Mod. #54 - Jan.28/98]**

18.3.3. Agriculturally related commercial and industrial uses such as farm implement dealers, agricultural equipment repair and service outlets, farm supply dealership, livestock assembly point, animal husbandry service, grain drying

service, custom machinery operator, apiary, kennel, forestry operation, market garden, agricultural supply outlets, feedmills, sawmills, abattoirs, veterinarian clinic, market garden, plant nurseries, greenhouse production, and agricultural product warehousing, conservation area and such uses as a railway, public utility and home occupation may be permitted.

- 18.3.4. Minor non-agricultural rural uses such as highway and service commercial uses, tourist and recreational commercial uses, light industrial uses, public uses, private clubs, open space uses, golf courses and driving ranges may be permitted. Institutional uses such as churches, schools, cemeteries and government offices are also permitted, however, they should wherever possible be located adjacent to urban settlement areas. Public Commercial Tent and Trailer Parks are not included as a permitted use in terms of this section, however private, non-profit and community group campgrounds and accessory uses may be permitted by amendment to this Plan as an exception within the "Rural" designation.
- 18.3.5. Bed and breakfast establishments may be permitted without rezoning depending on lot size determined in the Zoning By-law.
- 18.3.6. Home occupations and home based industries as defined in this Plan and the implementing Zoning By-law may be permitted.
- 18.3.7. Accessory uses to the above including a single detached dwelling may be permitted.
- 18.3.8. The construction of a dwelling and accessory uses may be permitted on a vacant lot, which shall front on an existing public highway which is maintained year-round and is of a reasonable standard of construction as may be defined by the Township.

18.4. **Policies**

- 18.4.1. Existing agricultural uses shall be preserved and protected wherever possible and such uses shall take precedence over all other uses. The policies of Section 17 shall apply to such uses.
- 18.4.2. **[Deleted by Mod. # 55 - Jan.28/98]**
- 18.4.3. When considering non-agricultural development proposals which require a determination of agricultural capabilities within the "Rural" designation, the Township shall establish to its satisfaction that the lands involved are not good agricultural lands. This generally will be based on local knowledge and a review of any available information on the soil's agricultural capability such as crop records or soil tests. Where the land's agricultural capabilities cannot be conclusively determined using the above criteria the opinion of the

appropriate government agency or other qualified professional should be sought.

- 18.4.4. The implementing Zoning By-law may use a rural or agricultural zone in regard to this designation. Agricultural uses permitted under this Section of the Plan may be allowed to develop without the requirement of an amendment to the implementing Zoning By-law. Generally, non-agricultural uses permitted under the policies of this section shall require an amendment to the implementing Zoning Bylaw. Both good and poor agricultural land can be included in the agricultural zone in the implementing by-law.
- 18.4.5. The Township shall pass by-laws regulating the removal of topsoil.
- 18.4.6. Section 18.3.4 permits minor non-agricultural rural uses. For the purposes of this Plan the term “minor” shall be generally defined as a use having low traffic generation, no nuisance effects on the surrounding uses, a scale consistent with existing uses, and no significant environmental impact. In addition to any other policies of this plan, consideration shall be given to the scale, proposed floor size, multiplicity of ownership and uses, and traffic generation and volume on adjacent traffic routes. The implementing Zoning By-law may further define this relative to certain specific types of uses and the size of such uses.
- 18.4.7. No new non-agricultural use shall be permitted that would interfere with or hinder existing or future agricultural operations. **The Provincial Minimum Distance Separation Formula will be used to establish [Mod. #56 - Jan.28.98]** the location of non-agricultural uses.
- 18.4.8. Farm related commercial and industrial uses should wherever possible be encouraged to locate within the urban settlement areas of the Township. Such compatible uses may however be permitted within the “Rural” area based on the following criteria:
 - 18.4.8.1. The primary consideration in the location and development of any permitted use in the “Rural” area shall be that the absolute minimum productive or potentially productive agricultural land is consumed or sterilized by the use.
 - 18.4.8.2. Permitted farm related commercial and industrial uses shall be encouraged wherever possible to develop in groups and shall be discouraged from scattering individually throughout the Township.
 - 18.4.8.3. Adequate buffering shall be provided between the permitted uses of this section and any adjacent residential uses.
 - 18.4.8.4. A dwelling as an accessory use to a permitted use may be permitted subject to the provisions of the Zoning By-law.

- 18.4.8.5. The development of any public use or public utility shall wherever possible be located so that the impact of such a use on productive or potentially productive agricultural land or an agricultural operation shall be minimized wherever possible and that the consumption or sterilization of productive or potentially productive agricultural land shall be restricted to the absolute minimum possible
- 18.4.8.6. The development of uses permitted under this Section shall have regard to the policies of Section 19, Extractive Industrial in areas identified as “High Aggregate Potential” where there remains a potential for aggregate extraction.
- 18.4.8.7. Rural related commercial and industrial uses may be zoned as may be appropriate in the implementing Zoning By-law.
- 18.4.9. The implementing zoning by-law shall more precisely define such activities as outdoor recreational and open space uses. Generally, these are land extensive uses where the majority of the activities occur out of doors. Such uses include golf courses and driving ranges, conservation areas, cross country and downhill skiing, non motorized outdoor recreational tracks and trails, and recreational snowmobile trails and shall require an amendment to the implementing Zoning By-law.
- 18.4.10. Motorized outdoor recreational tracks shall require an Official Plan Amendment. The tests that are required for an Official Plan Amendment shall include not making excessive noise; generating heavy volumes of traffic; or creating a nuisance for the neighbourhood. Based on site specific circumstances, additional requirements may have to be met.
- 18.4.11. Light industrial uses permitted under Section 18.3.3 shall be restricted to Industries of a relatively “dry” nature to minimize sewage effluent and treatment problems. Industries of a “wet” nature shall generally be discouraged but when permitted shall be required to construct a suitable sewage treatment facility. Industries shall meet the requirements of the Ministry of the Environment and Energy and other agencies having jurisdiction with respect to solid and liquid waste disposal, air emissions including noise and vibrations, water taking, waste water and sewage treatment and disposal.
- 18.4.12. The policies of Section 28 Consent Policies, shall apply to all lands designated “Rural” in this Plan.
- 18.4.13. New non-residential uses including agriculturally related commercial, industrial, highway and service commercial, tourist and recreational commercial uses, private clubs, outdoor recreational and open space uses

and other commercial and industrial uses permitted by the policies of this section may be subject to site plan control. In addition to the above, the development or redevelopment of existing commercial and industrial uses located within the Rural designation, which would result in the significant expansion of usable floor area of the use, or lot area of the use may be subject to site plan control. For the purpose of this section, "significant expansion" is defined as an expansion of approximately 25% or greater. Reference should be made to Section 29 in regard to additional policies concerning site plan control.

18.5. **Special Urban Settlement Area Policies**

18.5.1. **All Urban Settlement Areas**

18.5.1.1. Notwithstanding Sections 18.3.3 and 18.3.4 of this Section, within the locations identified and set out on the various Land Use Schedules of this Official Plan as Urban Settlement Areas permitted uses shall be limited to existing animal husbandry in appropriate locations, plant nursery, greenhouse, golf course and driving range, Open Space and Institutional uses within those areas designated "Rural". Generally no new livestock operations should be permitted within the boundaries of the urban settlement areas where a potential conflict between existing or future urban type development can be anticipated.

18.5.2. **Orr Lake**

18.5.2.1. In addition to the policies concerning uses within the "Rural" designation, such recreation as golf, fishing, hiking, skiing and horseback riding is encouraged while activities involving vehicles such as mini bikes and snowmobiles shall be restricted to appropriate areas.

18.6. **Exceptions**

18.6.1. **East Part of Lot 6, Concession 4, (former Vespra)**

The above noted subject property may be used as a private, noncommercial campground including conservation and recreational uses together with an accessory dwelling. Accessory uses may include cabins/lodges, camping vehicles, tent trailers and tents for temporary non-permanent residential occupation together with other such accessory uses as pavilions, workshops, camp store, administration office and similar uses. The subject property may be subject to site plan control.

18.6.2. **Part of Lot 21, Concession 8, (former Flos) Schedule "A-1", 2999 County Road 92, Property Roll No. 43 41 030 007 071 00 0000 [OPA #7 - Feb. 7/01]**

No public access to the golf course is permitted from any street within the Township of Springwater. No buildings other than minor accessory structures such as rain shelters, convenience stations and pumphouses may be permitted.

18.6.3. **Part North Half Lot 6, Concession 9 (former Flos) Schedule "A-1", 120 Yonge Street North, Property Roll 4341 030 006 10110 0000 [OPA #43] April 8, 2014**

Notwithstanding any policies of this Plan to the contrary, those lands situated in Part North Half Lot 6, Concession 9 (formerly Flos Twp.) and identified by the reference "See Policy 18.6.3" may be permitted to develop as an area for outside storage as part of the abutting contractor's yard and shop, subject to the appropriate approvals.