

9.

**AGRICULTURE, RURAL SETTLEMENT AND URBAN RESERVE
LAND USE DESIGNATIONS**

(Title amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

INTRODUCTION

The Agriculture land use designation is applied to lands outside of the urban community, rural settlement areas and areas designated for urban growth over the planning period, where agriculture and farm-related activities are the predominant land use. In addition to productive farm land the agricultural area includes lands of lesser or marginal value for crop production as well as woodlots and other natural features. The objectives and policies of this Chapter are intended to protect the agricultural land resource and maintain the viability of farming within these areas so that agriculture continues to make a significant contribution to London's economy. The policies recognize the need for a long term commitment to agriculture and are intended to prohibit the fragmentation of land holdings, minimize the loss of prime agricultural land to non-farm development, and prohibit the introduction of land uses that are incompatible with, or may potentially constrain farm operations.

Existing clusters or strips of non-farm settlements outside of the urban community and outside areas designated for urban growth shall be designated Rural Settlement. The areas designated Rural Settlement on Schedule `A' include the hamlets of Glanworth and Scottsville, which have historically developed as farm service centres and currently exist as small residential communities with a mix of small-scale commercial uses. The hamlets are not regarded as centres for growth, and development will be limited to uses that can be accommodated on an infill basis and adequately served by individual waste disposal systems and water supply.

There are also strips of existing residential uses along some sections of roads within the agricultural area. While it is the general intent of this Plan to discourage new residential lot creation in agricultural areas, there are opportunities for infill lot creation within these identified established strips. New residential dwellings in these areas are unlikely to place further constraints on farm operations on nearby lands and are a preferred alternative to the creation of scattered non-farm residential uses in the agricultural areas.

The Urban Reserve land use designation is intended to apply to large, mostly undeveloped and unserviced parcels of land which may be proposed for development during the life of this Plan, but where the detailed land use pattern has not been established. While it is recognized that areas designated Urban Reserve will ultimately be developed, it is considered premature to apply individual land use designations to these areas, given the large sizes of these areas and the level of information that is currently available. A restrictive approach to lot creation and development in the Urban Reserve designation is taken in order to avoid patterns of land ownership and use that will detract from the community planning process.

Policies contained in this Section of the Plan provide a framework which will guide future development decisions for Urban Reserve areas and ensure that an appropriate level of comprehensive planning has been undertaken prior to designating these areas for urban development.

(Introduction added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.1.

OBJECTIVES FOR THE AGRICULTURE, RURAL SETTLEMENT AND URBAN RESERVE DESIGNATION

9.1.1. Objectives for the Agriculture Designation

The use of areas designated "Agriculture" shall be directed towards the following objectives:

- i) Protect, maintain and improve the prime agriculture land base for future generations. Prime agricultural land consists of Classes 1, 2, and 3 soils according to the Canada Land Inventory Capability Classification for Agriculture mapping and specialty croplands.
- ii) Promote and support a healthy and productive agricultural industry as a key component of the City's economic base and heritage.
- iii) Promote farm practices which encourage the conservation of surface and ground water resources, aquatic habitat, woodlands, wetlands, wildlife habitat and other natural features, where such practices do not impose undue limitations on the farming community.
- iv) Support a pattern of agricultural land holdings that increases the viability of farm operations and avoids the fragmentation of land ownership.
- v) Discourage uses which are not supportive of agriculture from locating in areas designated for agricultural purposes.
- vi) Direct permitted agriculturally-related development in agricultural areas to lands that have a marginal or lesser capability for agriculture, and where the potential for conflict between agricultural and non-agricultural uses will be minimized.
- vii) Minimize the potential for land use conflicts between residential uses in the settlement area and livestock operations.
- viii) Discourage the creation of non-farm residential lots in the agricultural area.

(Subsection 9.1.1 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.1.2. Objectives for the Rural Settlement Designation

The use of areas designated "Rural Settlement" shall be directed towards the following objectives:

- i) Provide opportunities for the location of new non-farm residential uses in the rural areas on an infill basis, thereby avoiding the loss

of productive agricultural lands.

- ii) Allow for the infill development of small-scale commercial, industrial and institutional uses that serve the rural settlement and surrounding rural community, can be accommodated on individual on-site services and are compatible with existing uses.
- iii) Recognize that the primary intent of the Official Plan is to direct urban development to the urban community and designated growth areas, and to discourage the creation of new rural settlement areas.

(Subsection 9.1.2 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**9.1.3.
Objectives for
Urban Reserve
Designation**

The use of areas designated Urban Reserve shall be directed towards the following objectives:

- i) Provide for a degree of guidance with respect to the designation and future use of large, undeveloped parcels of land which may be proposed for urban development.
- ii) Provide a process for developing detailed land use patterns for areas designated "Urban Reserve".

(Subsection 9.1.3 renumbered by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.2.

AGRICULTURE

(Section 9.2 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**9.2.1.
Primary
Permitted Uses**

Within areas designated "Agriculture" on Schedule "A", the primary permitted use of land shall be for the cultivation of land and the raising of livestock. A full range of farming types shall be permitted including, but not limited to, general farming, livestock farming, cash crop farming, market gardening, specialty crops, nurseries, forestry, aquaculture and agricultural research.

A farm residence is permitted as is a home occupation and a secondary farm occupation in accordance with the provisions of policies 9.2.5. and 9.2.6. of this Plan.

**9.2.2.
Secondary
Permitted Uses**

Secondary permitted uses in the Agriculture designation include secondary farm dwellings in accordance with the provisions of policy 9.2.7., agriculturally-related commercial and industrial uses, subject to the provisions of policy 9.2.8.; public open space and conservation uses subject to the provisions of policy 9.2.12.; public utilities and storm water management facilities subject to the provisions of Chapter 17. Oil and gas extraction may be permitted in accordance with the provisions of Chapter 15 of this Plan.

**9.2.2.1
Small Wind
Energy
Conversion
System**

A small wind energy conversion system (SWECS), consisting of one wind turbine and blades, one supporting tower and associated control or conversion electronics, may be a permitted use in the Agriculture designation. Zoning standards are established to govern compatibility with the main dwelling as well as the surrounding land uses. Where listed as a

permitted use, one SWECS may be erected on a lot subject to the following provisions:

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| Site Plan | i) An application for a SWECS shall be subject to Site Plan Control. A site plan drawing shall be submitted illustrating the location of the SWECS, as well as the location of all existing buildings and structures on the subject property and the location of all existing buildings and structures on adjacent properties. |
| Zoning By-law | ii) Setbacks from road allowances, lot lines, and structures as well as maximum height provisions shall be established in the Zoning By-law. |
| Impact Mitigation | iii) The colour of the SWECS, including the mast and the blades, as well as any accessory buildings shall be finished externally in a colour acceptable to the Municipality. Required cables and/or transformers associated with the SWECS shall be located within each turbine tower structure and/or shall be located underground beside the tower. Adverse impacts associated with shadow flicker and overshadowing on neighbouring buildings and land uses will be avoided. |
| Proximity to London International Airport | iv) Where a SWECS is constructed within 5,000m of London International Airport, written approval from Transport Canada will be required to provide assurance that there will be no adverse effect on the safe operation of the Airport. |

9.2.3. Existing Uses

Subject to the provisions of Section 19.5, uses not permitted as primary or secondary uses but which legally exist on the date of Council adoption of this policy, may be regarded as permitted uses. These uses include institutional uses such as schools, churches, group homes, cemeteries, and specialized care facilities; recreational facilities such as golf courses, campgrounds, trailer parks and recreational vehicle facilities; non-farm residential uses; and aggregate resource uses. New institutional and recreational uses such as those listed in this subsection are not considered to be primary or secondary permitted uses in the Agriculture designation and are encouraged to locate within the urban community or areas designated for urban growth.

9.2.4. Applications to Expand or Add New Pits or Quarries

Applications to expand or add new pits or quarries in areas identified as Aggregate Resource Areas, as shown on Schedule "B" - Flood Plain and Environmental Features, may be permitted by Official Plan amendment and shall be subject to the policies of Section 15.10.

9.2.5. Home Occupations

Home occupations not directly related to, but supportive of, a principle farm operation may be permitted provided they are secondary to the primary use of the property, operated only by those residing on the property on which the home occupation is located, and conducted entirely within the dwelling.

The type of home occupation permitted and the standards applying to these uses shall be set out in the Zoning By-law and may include the

range of activities, floor area limits, parking and signage requirements.

**9.2.6.
Secondary Farm
Occupations**

Secondary farm occupations are to be carried on as part of the farm unit as a means of providing supplemental income to support the farm family and the viability of the primary farming operation. A secondary farm occupation conducted with a building other than a dwelling may be permitted provided it remains secondary to the agricultural use on the farm. Secondary farm occupations are differentiated from "home occupations" by the larger size and scale of the activity. A secondary farm occupation may be permitted by an amendment to the Zoning By-law subject to the following criteria:

Permitted
Occupations

i) A secondary farm occupation may include the processing or retailing of goods produced on the farm, a welding or fabricating shop, a vehicle repair establishment, a contractor or trade shop, a personal service establishment, a craftsperson's shop, a day care facility, a seasonal roadside produce stand, a bed and breakfast or farm vacation establishment, a small business office, or any other occupation which is directly related to agriculture.

Number of
Activities

ii) One permanent secondary farm occupation will be permitted per farm lot in addition to seasonal or intermittent uses permitted in conjunction with the primary farm operation.

Size

iii) Existing buildings or structures may be used for a secondary farm occupation. New buildings or structures, or additions to buildings or structures may be constructed for the purposes of the secondary farm occupation as part of the farm cluster but shall be of comparatively small scale relative to the farm operation, as established through the Zoning By-law.

Employees

iv) A secondary farm occupation shall be operated directly by the resident farmer and immediate family members and a maximum of two additional employees.

Location

v) A secondary farm occupation shall be conducted in conjunction with the existing farm cluster including any new buildings or facilities constructed for the secondary use. Access to secondary farm occupations shall be restricted to an existing driveway and no new driveway will be permitted.

Servicing

vi) Adequate on-site sewage and water systems can be provided to accommodate the secondary farm occupation.

**9.2.6.1.
Existing Uses**

Existing secondary farm occupations will be recognized and zoned in the Zoning By-law.

**9.2.6.2.
Severance
Consent**

The severance of land to separate a secondary farm occupation from a farm property will not be permitted.

**9.2.7.
Secondary Farm
Dwelling**

The establishment of one additional single detached dwelling on the farm unit for the farm owner, an immediate family member engaged in full-time employment on the farm or a full-time farm employee, or living quarters for seasonal farm help, may be permitted by an amendment to the Zoning By-law subject to the following conditions:

- i) The size of farm parcel and type of farm operation warrants an additional dwelling unit to provide for the close proximity of farm personnel to farm operations.
- ii) A factory built or manufactured home may be permitted as an additional dwelling unit provided the home is placed on a permanent foundation and meets all requirements of the Zoning By-law and Building Code.
- iii) The dwelling unit or living quarters for seasonal farm help shall be clustered with the existing single detached dwelling and farm related buildings and structures. Access to the secondary farm dwelling or living quarters for seasonal farm help shall be restricted to an existing driveway and no new driveway will be permitted.
- iv) A secondary farm dwelling shall not be severed from the farm unit.

**9.2.8.
Agriculturally-
Related
Commercial and
Industrial Uses**

Agriculturally-related commercial and industrial uses that are supportive of the farm community and that require a location in close proximity to farm operations are permitted in areas designated "Agriculture". Such uses include grain drying, handling and storage facilities; livestock, marketing or sales yards, fertilizer plants, animal husbandry services, farm implement dealers, and farm market uses. Legally existing agriculturally-related commercial and industrial uses will be recognized in the Zoning By-law. New agriculturally-related commercial and industrial uses may be permitted by an amendment to the Zoning By-law to apply the appropriate agricultural commercial or agricultural industrial zone, subject to the following policies:

- Size
 - i) The amount of land devoted to the activity includes only the minimum necessary to support the activity and its servicing requirements.
- Need
 - ii) It can be demonstrated that the use is supportive of the farm community and requires a location in close proximity to farm operations to function successfully.
- Location
 - iii) The location of the facility should not impose any operating constraints or result in a reduction of the efficiency of existing farms in the vicinity. Agriculturally-related commercial and industrial uses should be directed to sites having soil capability, drainage, topographic, site size or configuration limitations for agriculture.

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| Servicing | iv) The facility does not require municipal water or sewage disposal services and can meet all requirements for the provision of individual on-site services. |
| Transportation | v) Access shall be available from a public highway or public road. The access must not create a potential traffic hazard due to poor sight lines or proximity to an intersection, steep grade or curve. An agriculturally-related commercial or industrial use shall be located on a road capable of accommodating, on a year round basis, the volume and type of traffic, including truck traffic, that the proposed use is likely to generate. |
| Environment | vi) Adequate drainage and suitable outlets for storm water runoff can be provided. |
| Site Plan | vii) Agriculturally-related commercial and industrial uses are subject to site plan control. The site plan and development agreement shall address the following: <ul style="list-style-type: none"> (a) dimensions of the lot; (b) building areas and location on the lot including surrounding land uses and buildings; (c) ingress and egress to and from the site, including parking facilities; (d) the location of outdoor storage facilities; (e) servicing provisions; (f) compliance with the Minimum Distance Separation requirements; (g) site grading and fencing; and (h) on-site stormwater management facilities. |

**9.2.9.
Existing
Agricultural Lots**

It is the intent of this Plan, as set out in the agricultural land consent policies in policy 9.2.14., to encourage the retention or consolidation of farm parcels so that farms are of sufficient size to promote efficient operations and responsible environmental management, and to maintain long term viability and flexibility. A minimum farm parcel size of 40 hectares shall be establishment in the Zoning By-law in keeping with this intent.

It is recognized, however, that there are existing land holdings in the Agriculture designation that do not meet the minimum farm parcel size.

Existing lots which are under separate ownership from abutting parcels of land at the date of adoption of this Plan, may be used for agricultural

purposes, including one single detached dwelling, subject to the minimum distance separation requirements described in policy 9.2.10. Single detached dwellings are also subject to the following policies:

- i) An adequate and potable water supply is available or can be made available on the site subject to the approval of the authority having jurisdiction.
- ii) The lot size is sufficient and the soils are suitable to support an individual on-site waste disposal system subject to the approval of the authority having jurisdiction.

**9.2.10.
Minimum
Distance
Separation
Requirements**

The creation or expansion of any livestock operation within the Agriculture, Rural Settlement and Urban Reserve designation will be required to comply with the Minimum Distance separation (MDSII Formula) requirements established by the Ontario Ministry of Agriculture, Food and Rural Affairs.

Livestock operations that exist within the Agriculture or Rural Settlement designation will be provided protection from the encroachment of new development within the Agriculture, Rural Settlement or Urban Reserve designations, through the application of Minimum Distance Separation (MDS I Formula) requirements. Within the Agriculture, Rural Settlement and Urban Reserve designation, MDS I requirements will be applied in the review of all applications for Official Plan amendment, Zoning By-law amendment, plan of subdivisions or condominium, or land severance where the subject livestock operation exists within the Agriculture or Rural Settlement designation.

Lands within the Urban Reserve designation that cannot be developed for urban purposes due to MDS I requirements may be permitted to develop for municipal infrastructure that does not allow for passive/active recreation uses. Lands within the Urban Reserve designation that cannot be developed for urban uses due to MDS I requirements may be draft approved for plans of subdivision or condominium only where a holding zone or draft plan conditions requiring phasing are applied to these lands to preclude development until such time as the subject livestock facility is removed.

(OPA No. 212 - OMB Order No. 1222 - approved 01/07/30)

**9.2.11.
Building Permit
Applications for
Livestock
Operations**

Prior to the issuance of any building permit for the establishment of a new livestock building or structure, or an expansion to an existing livestock building or structure including manure storage and other waste handling facilities, the City shall require compliance with the Minimum Distance Separation (MDS) requirements and with the provisions of the Zoning By-law.

In addition, Council may require that a certificate of compliance dealing with the MDS requirements, manure storage capacity, land base for manure spreading or alternative manure disposal method, water and noise pollution potential and dead animal disposal, be issued by the Ministry of

the Environment and Energy. Where the proposed building or structure or expansion is not capable of being certified, the City will request the applicant to alter or abandon the project, unless the project results in an improvement to the farm operation.

**9.2.12.
Public Open
Space and
Conservation
Uses**

Public open space and conservation uses will be permitted within areas designated "Agriculture". Public open space uses may include outdoor recreational activities of a passive nature and conservation areas, as well as any ancillary facilities that are associated with these uses. Public open space and conservation uses are subject to the following:

- i) Public open space and conservation uses will be conducive to the retention or enhancement of natural features and functions of the site and will not alter the soil or topography adversely.
- ii) Public open space and conservation uses will be supportive of, or neutral to agriculture and free from buildings or structures except those necessary for a permitted recreational activity. In areas that have significant natural features or functions, recreational activities shall be limited to those of an educational or instructive nature which involve minimal impact on the feature or function.

**9.2.13.
Environmental
Protection and
Enhancement**

City Council may develop programs in cooperation with the Province, the Conservation Authorities and other agencies or groups and landowners to promote the protection and enhancement of natural areas located in the "Agriculture" designation. Such areas or features include habitat for plants, fish and wildlife; ground water recharge and discharge areas; stream corridors; wetlands and woodlots. The intent of these programs is to promote environmental benefits without creating constraints for agricultural land management and farming operations. No project or works will be undertaken that would adversely affect the functioning of agricultural land drainage systems, or impede the management or maintenance of land drainage systems.

City Council, in cooperation with the Conservation Authorities, other agencies or groups and landowners, may wish to promote the retention, responsible management and expansion of woodlots by:

- i) encouraging the expansion or creation of woodlots on lands having poorer soil capability or other limitations for agriculture, and on publicly owned lands;
- ii) supporting a tree planting program for rural areas;
- iii) implementing and monitoring a by-law under the *Trees Act* to limit the destruction of trees and to assist in ensuring the long term health and productivity of woodlots;
- iv) requiring studies, when necessary, to be carried out on the impact of development on significant forest and woodlots;

- v) encouraging landowners to make use of programs and services provided by the Ministry of Natural Resources and the Conservation Authorities for the management of forests and woodlots; and
- vi) considering the use of other incentives for woodlot retention by private landowners.

9.2.14. AGRICULTURAL LAND CONSENT POLICIES

**9.2.14.1.
Introduction**

The severance of land within the Agriculture designation will be controlled in accordance with the objectives of limiting farmland fragmentation, promoting the consolidation of farm holdings and discouraging lot creation for non-farm related uses.

Non-farm residential development is considered to be incompatible with agriculture as it creates the potential for land use conflicts between non-farm uses and agricultural and agricultural-related activities. In recognition of these potential conflicts and resulting constraints on farm operations, Council will prohibit the creation of lots for non-farm residential uses, retirement lots for farmers, lots for full-time hired help and infilling lots between existing farm dwellings or non-farm residential dwellings.

**9.2.14.2.
General Consent
Policies**

Within the Agriculture designation a consent to sever shall only be granted if the use of the land is in conformity with all applicable policies of the Plan, and with the provisions of the Zoning By-law; and it is clear that a plan of subdivision is not required for the orderly development of the lands. Where a consent contravenes the Zoning By-law, the granting of a consent would be conditional upon the Zoning By-law having been amended and approved by the authority having jurisdiction.

Applications for consent will be reviewed for conformity to the following criteria:

- i) An uneconomic extension of any major municipal service will not be required.
- ii) That ribbon development of any type along highways or major roads will be discouraged.
- iii) As a condition of a consent being granted, proof must be provided that adequate potable water is available on the site or can be made available.
- iv) As a condition of a consent being granted, soils shall be suitable or made suitable to support an individual on-site wastewater treatment system subject to the approval of the authority having jurisdiction.
- v) All parcels must have access to a public highway.

- vi) The Minimum Distance Separation requirements referred to in policy 9.2.10. are complied with.
- vii) Both the severed and retained parcels created by the consent would conform to the provisions of the Zoning By-law and are appropriate for the use proposed.
- viii) The proposed consent will not detract from or result in the loss of area of any wetland woodlot or other environmental feature shown on Schedule "B".
- ix) Both the severed and retained parcels would conform to the criteria set out in policy 19.7.1 of this Plan, where applicable.

**9.2.14.3.
Permitted
Consents to
Sever**

A consent to sever land in the agriculture designation may only be granted under the following circumstances:

- i) consent for farming operations in accordance with 9.2.14.4.;
- ii) consent for mortgage purposes in accordance with 9.2.14.5.;
- iii) lot corrections in accordance with 9.2.14.6.;
- iv) surplus farm dwellings in accordance with 9.2.14.7.; and
- v) agricultural commercial and industrial uses in accordance with 9.2.14.8.

**9.2.14.4.
Farm Consent
Parcel Size**

It is the policy of this Plan to discourage the severing of smaller parcels from larger land holdings. In this regard, 40 hectares (100 acres) shall be regarded as the minimum size for a basic farm parcel. Council will discourage the severing of farm parcels which exceed 40 hectares in size; however, an application to sever may be permitted if the land is to be used for agricultural purposes and provided that the following criteria are met:

- i) Both the severed and retained parcels are of sufficient size for the intended agricultural use including consideration of the methods of proper manure storage and disposal if there is a livestock operation existing or proposed for either of the severed or retained parcels.
- ii) Both the severed and retained parcels are of a nature and size, and have soil and drainage characteristics that are suitable to support an efficient farm unit, including full-time farm employment on each parcel.
- iii) The size of both the severed and retained parcels conforms to the provisions of the Zoning By-law. Should the severed or retained parcel not conform to the minimum lot area requirements of the Zoning By-law, an amendment to the By-law will be required.

**9.2.14.5.
Consents for
Mortgage
Purposes**

A consent shall only be granted for mortgage purposes when the appropriate policies of this Plan and the Zoning By-law can be satisfied with respect to the use to which the lands would be put if the mortgage is foreclosed and a separate lot created.

**9.2.14.6.
Lot Corrections**

The granting of a consent for purposes of minor corrections or adjustments to lot boundaries shall be permitted provided:

- i) The conveyance does not lead to the creation of an undersized or irregularly shaped lot unsuited to the purpose for which it is being used or to be used.
- ii) The lands being conveyed will be registered in the same name and title as the lands to which they are being added and shall be deemed from that date to be one parcel.

**9.2.14.7.
Surplus Farm
Dwellings**

A consent to sever agricultural land to create a lot for an existing dwelling is permitted in accordance with the general consent policies in subsection 9.2.14., where the land being severed from the dwelling lot is to be added to an adjoining parcel, subject to the following:

- i) The land being severed from the dwelling lot parcel must be registered in the same style and manner as the adjoining parcel and shall be deemed from that date to be one parcel.
- ii) The dwelling lot will be kept to a minimum size necessary to comply with the Zoning By-law and to accommodate individual on-site waste water treatment and water supply.
- iii) The dwelling lot cannot be severed if it is part of the farm cluster.

**9.2.14.8.
Agricultural
Commercial and
Industrial Uses**

A consent to sever agricultural land to create a lot for an agriculturally-related commercial or industrial use may be permitted provided the lot is kept to the minimum required to support the use, and to accommodate individual on-site wastewater treatment and water supply.

(Section 9.2 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.3.

RURAL SETTLEMENT

(Section 9.3 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**9.3.1.
Primary
Permitted Uses**

Within areas designated Rural Settlement on Schedule "A" the primary use of land shall be single detached dwellings on lots suitably sized to allow for the proper siting and functioning of individual on-site water supply and wastewater treatment systems. Secondary residential units may be permitted subject to the ability of existing services to accommodate the proposed use.

**9.3.2.
Secondary Uses**

In addition to the primary residential use, small-scale institutional uses such as parks, community centres, day care centres, group homes, schools and churches will be permitted in areas designated as "Rural

Settlement' on Schedule "A". Small-scale commercial and industrial uses may also be permitted subject to policy 9.3.3.

**9.3.3.
Commercial and
Industrial Uses**

The establishment of new small-scale commercial or industrial uses or the conversion of an existing building to a small-scale commercial or industrial use may be permitted through a site-specific amendment to the Zoning By-law subject to compliance with the following criteria:

- i) the use does not require municipal water or sewer and any industrial operation shall be of a "dry" nature in that the use will not involve a significant number of employees, use significant amounts of water in its operations, or produce significant amounts of effluent;
- ii) the facility has direct access to a provincial highway or municipal road;
- iii) the adequacy and potability of water supply and the method of sewage disposal are satisfactory to the authority having approval jurisdiction;
- iv) adequate buffering in the form of screening, landscaping, setbacks, outdoor storage restrictions and similar measures to mitigate the potential adverse impacts of the proposed use on nearby residences can be provided;
- v) adequate off-street parking is provided;
- vi) adequate storm water retention and drainage is available; and
- vii) the policies of Chapter 17.

**9.3.4.
Residential Infill**

Residential infill within Rural Settlement areas will be permitted subject to the following criteria:

- i) Consents should be granted only in areas where there would be no undue extension of, or requirement for, any major service.
- ii) The adequacy and potability of the water supply and method of sewage disposal are satisfactory to the authority having approval jurisdiction.
- iii) The site of the infill development is located within the limits of the Rural Settlement designation and does not represent an extension of the existing strip or node of non-farm development into the agricultural area.
- iv) The policies of Chapter 17 are met.

**9.3.5.
Home**

Home occupations which are secondary to a residential use may be permitted provided they are operated only by those residing on the

Occupations property on which the home occupation is located and provided they are conducted entirely within the dwelling. The types of home occupation permitted and the standards applying to these uses shall be set out in the Zoning By-law.

9.3.6. Minimum Distance Separation Requirements Any proposed rezoning or consent within a Rural Settlement designation that would reduce the distance between the built-up area and an existing livestock operation will be reviewed for its effects on the livestock operation in accordance with the Minimum Distance Separation (MDS) requirements. If the proposed rezoning or consent will result in a development that imposes operating constraints on the livestock operation, the rezoning or consent shall not be permitted.

9.3.7. Rural Settlement Areas Development or redevelopment may be permitted within areas designated Rural Settlement in accordance with the policies of 9.3.; however, the expansion of Rural Settlement areas will not be permitted.
(Section 9.3 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.4. URBAN RESERVE
(Section 9.4 renumbered by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.4.1. Areas Identified as Urban Reserve Areas designated Urban Reserve - Community Growth and Urban Reserve - Industrial Growth are shown on Schedule "A" - the Land Use Map. Council may designate new Urban Reserve areas, or redesignate Urban Reserve areas to alternative land use designations, by amendment to this Plan.
(Section 9.4.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.4.2. Permitted Uses Because of concerns regarding premature development, Urban Reserve areas will be zoned to allow a limited range of uses based on the nature of their existing use.

9.4.3. Proposals for a Change in Designation The "Urban Reserve - Community Growth" and "Urban Reserve - Industrial Growth" designations are intended to provide a general indication of the mix of urban land uses proposed for the area. "Community Growth" areas will be composed of predominantly residential uses but will include commercial, institutional, and open space uses that are supportive of the community as well as provide employment opportunities in a community setting. "Industrial Growth" areas will be composed generally of uses that are permitted in the "Light Industrial", "General Industrial" and "Office Business Park" designations in Chapter 7 of this Plan.

Notwithstanding this general intent, lands within the Urban Reserve designations may be redesignated by Council for any use through the community planning process and resulting amendment to this Plan.
(Section 9.4.3 deleted and replaced by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

9.4.4. Site Specific Amendments The preferred approach to planning areas designated "Urban Reserve" is through the Area Study process as described in Section 19.2. Council may, however, review and adopt site specific Official Plan Amendments for lands designated "Urban Reserve" provided it does not negatively

affect the community planning process on surrounding lands.
(Section 9.4.4 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**9.4.5.
Consent
Policies**

The severance of land within the Urban Reserve designation will be subject to the Agricultural Land Consent policies in policy 9.2.14. of this Plan.

(Section 9.4.5 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

**9.4.6.
Specific Policies**

The following specific policies serve as a guideline to the future development of Urban Reserve areas:

(Section 9.4.6 renumbered by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Jackson District
North

- i) Within the undeveloped Urban Reserve area bounded by the Thames River/Meadowlily Woods on the north, Commissioners Road on the south, Jackson Road on the east and Highbury Avenue on the west, it is anticipated that there will be proposals to provide higher density housing forms and some commercial services for the future residents of the area. Consideration will be given to redesignating the lands to permit an appropriate mix of residential development and some commercial development.

(Clause i) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

Byron Gravel Pits

- ii) Within the Urban Reserve area east of North Street, south of Base Line and Commissioners Road, known as the Byron Gravel Pits, it is anticipated that the long-term land use of this area will be a mix of medium and high density housing types and recreational uses. Redevelopment of this area will be based on a comprehensive rehabilitation and development plan. Expansion of the existing licensed aggregate area and the realignment of North Street may be considered if it can be demonstrated that this will assist in the rehabilitation of the existing gravel pits and that compatibility with surrounding land uses can be achieved.

Kilally Road /
Highbury Avenue

- iii) Within the Urban Reserve area bounded by the Thames River on the north, Fanshawe Conservation Area on the east and the former City boundary on the south, it is anticipated that the long-term land use for the area will be a mix of residential, commercial and open space. Future consideration will be given to amending the land use designations of this area to allow an appropriate mix of these uses.

(Clause iii) amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)
(deleted Section 9.4.6 (iv) by OPA No. 290 - (03/08/10))