

Ministry of  
Municipal Affairs  
and Housing

Municipal Services Office -  
Western

659 Exeter Road, 2<sup>nd</sup> Floor  
London ON N6E 1L3  
Tel. (519) 873-4020  
Toll Free 1-800-265-4736  
Fax (519) 873-4018

Ministère des  
Affaires municipales  
et du Logement

Bureau des services aux municipalités -  
région de l'Ouest

659, rue Exeter, 2<sup>e</sup> étage  
London ON N6E 1L3  
Tél. (519) 873-4020  
Sans frais 1 800 265-4736  
Télééc (519) 873-4018



November 1, 2013

Donna Ethier, CAO/Clerk  
Township of Southwold  
35663 Fingal Line  
General Delivery  
Fingal, ON N0L 1K0



**Subject: Status of Decision  
for the new Official Plan, Township of Southwold  
Our File No.: 34-OP-0156-1100**

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Dear Ms. Ethier:

This letter is further to the Notice of Decision given on October 11, 2013 pursuant to subsections 17(34) and (35) of the *Planning Act* with respect to the approval of the new Official Plan for the Township of Southwold.

It is intended to provide you with the status of the decision on the Official Plan pursuant to subsections 17(36) and (38) of the *Planning Act* which pertain to appeals, when decisions become final and when approvals come into effect.

Please be advised that no appeals have been lodged within the 20 day appeal period, and therefore all of the Official Plan, adopted by By-law No. 2011-13, and as modified by the Ministry, is approved and came into force on November 1, 2013.

If you have any questions regarding the above information, please contact Tammie Ryall, Planner, by telephone at 519- 873-4031 or by email at [tammie.ryall@ontario.ca](mailto:tammie.ryall@ontario.ca).

Yours truly,

  
Bruce Curtis, MCIP, RPP  
Manager, Community Planning and Development  
Municipal Services Office - Western

Copy: Steve Evans, County of Elgin  
Bill Armstrong, MOE  
Penny Young, MTCS  
Amanda McCloskey, MNR  
Drew Crinklaw, OMAFRA  
Heather Doyle, MTO  
Joe Gordon, KCCA  
Val Towsley, LTVCA  
Patrick Keenan, City of St. Thomas  
Jim McCoomb, Central Elgin Planning Office



**SWORN DECLARATION**

**Subsection 17(28) of the Planning Act**

**Official Plan for the Township of Southwold**

**Applicant:** Southwold  
**Municipality:** Southwold

**MMAH File No.:** 34-OP-0156-1100

I, Tammie Ryall, of the Ministry of Municipal Affairs and Housing, solemnly declare,

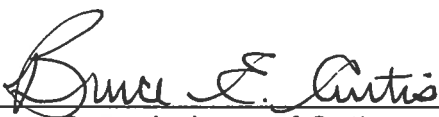
1. That notice of the proposed decision in respect of the above-noted matter made on October 8, 2013 was given as required by subsection 17(35) of the *Planning Act* on October 11, 2013.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter made on October 8, 2013 was received under subsection 17(36) of the *Planning Act* within the time specified for submitting an appeal.

and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

Declared before me

at the City of London

this 15 day of NOVEMBER, 2013.

  
\_\_\_\_\_  
Commissioner of Oaths

  
\_\_\_\_\_  
Declarant

BRUCE EDWARD CURTIS, a Commissioner, etc.,  
County of Middlesex, for the Government of Ontario,  
Ministry of Municipal Affairs and Housing.  
Expires September 25, 2015.



Ministry of  
Municipal Affairs  
and Housing

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Western

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Télééc (519) 873-4018



October 11, 2013

Donna Ethier, CAO/Clerk  
Township of Southwold  
35663 Fingal Line  
General Delivery  
Fingal, ON N0L 1K0

**Subject: Approval of the new Official Plan  
For the Township of Southwold  
Our File No.: 34-OP-0156-1100**

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Dear Ms. Ethier:

I am pleased to inform you that the above-noted Official Plan was approved on October 8, 2013. Enclosed please find a copy of the decision, and the Notice of Decision which sets out the appeal period for the decision.

Please do not hesitate to contact Tammie Ryall, Planner by telephone at 519-873-4031 or by email at [tammie.ryall@ontario.ca](mailto:tammie.ryall@ontario.ca) if there are any questions or concerns.

Yours truly,

Scott Oliver, MCIP, RPP  
Team Lead  
Municipal Services Office - Western

Copy: Steve Evans, County of Elgin  
Bill Armstrong, MOE  
Penny Young, MTCS  
Amanda McCloskey, MNR  
Drew Crinklaw, OMAFRA  
Heather Doyle, MTO  
Joe Gordon, KCCA  
Val Towsley, LTVCA  
Patrick Keenan, City of St. Thomas  
Jim McCoomb, Central Elgin Planning Office

File No.: 34-OP-0156-1100  
Municipality: Township of Southwold  
Subject Lands: Applies to the entire  
Township of Southwold

Date of Decision: October 8, 2013  
Date of Notice: October 11, 2013  
Last Date of Appeal: October 31, 2013

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**NOTICE OF DECISION**  
**With respect to an Official Plan**  
**Subsection 17(35) of the *Planning Act***

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A decision was made on the date noted above to modify and approve, as modified, the new Official Plan for the Township of Southwold adopted by the Council of the Township of Southwold by By-law No. 2011-13. A total of thirty-five (35) modifications were made.

**Purpose and Effect of the Official Plan**

The key updates which the new Official Plan addresses are: protection of prime agricultural land and natural heritage features; the introduction of population, land supply, and housing demand numbers; the introduction of a 20 year planning period of the Official Plan (to the year 2031); and the introduction of affordable housing targets. A number of Ministry modifications were made to implement the outcome of a municipal servicing study. The remainder of modifications provide clarification to the Plan. The Map Schedules were changed to implement the modifications to the text and reflect newly identified Provincially Significant Wetlands.

**When and How to File An Appeal**

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

**Who Can File An Appeal**

Only individuals, corporations or public bodies may appeal the decision of the Ministry of Municipal Affairs and Housing to the Ontario Municipal Board. An appeal may not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of the association or group.

**When the Decision is Final**

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

**Other Related Applications: none**

**Getting Additional Information**

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing office at the address noted below or from the Township of Southwold Municipal Office.

**Mailing Address for Filing a Notice of Appeal**

Ministry of Municipal Affairs and Housing  
Municipal Services Office - Western  
659 Exeter Road, 2nd Floor  
London ON N6E 1L3

Submit notice of appeal to the attention of:

Tammie Ryall, Planner  
Tel: (519) 873-4031  
Fax: (519) 873-4018

# DECISION

## With respect to the Official Plan of the Township of Southwold pursuant to 17(34) of the *Planning Act*

I hereby approve the repeal of the Official Plan for the Township of Southwold and all subsequent amendments thereto, pursuant to By-law No. 2011-13, in so far as the new Official Plan is approved.

I hereby approve, and approve as modified, all of the Official Plan for the Township of Southwold, adopted by Council of the 14<sup>th</sup> day of February, 2011 by By-law No. 2011-13, as follows:

1. **Section 1.7, GROWTH STRATEGY AND COMMUNITY STRUCTURE, Policies**, is modified by:

- i) Deleting the words "and Fingal" and replacing them with "Fingal and North Port Stanley" in the second sentence of the second paragraph.
- ii) Deleting the third paragraph under the heading "Policies" and replacing it with:

"New development in Settlement Areas is intended to take place on municipal services where possible. If such services are not available, Council may consider development which uses alternate, interim services, where it can be justified. Proponents may be required to prepare an Interim Servicing Study as described in Sections 4.3.4 and 5.7.1 of this Plan."

2. **Section 1.7, GROWTH STRATEGY AND COMMUNITY STRUCTURE, Population and Housing**, is modified by deleting the third, fourth and fifth paragraphs and replacing them with:

"A growth projection over 20 years that assumes the Township will capture a higher share of residential activity in the London CMA as a result of the provision of municipal services results in a forecast of 8,400 persons, an increase in population of 3,676 persons. Forecasted increase in housing of all types in this scenario is 1,500 dwelling units."

3. **Section 1.7, GROWTH STRATEGY AND COMMUNITY STRUCTURE, Land Supply**, is modified by deleting the first and second paragraphs and replacing them with:

"The Schedule A Series maps designate 217 ha of land for residential and associated uses. There is a surplus of land available for residential use over the planning period of this Plan.

Land designated for residential and associated uses, including a small area for commercial use and existing residential uses comprise an expansion of approximately 32 ha to the Talbotville Settlement Area

located adjacent to the existing, fully serviced Ferndale/Lynhurst community. Approximately 28 ha of this expansion area is vacant.

Lands designated for predominately residential use also includes a boundary expansion of approximately 16 ha of developable land in North Port Stanley. The bulk of these lands about the north-west part of the Hamlet area in the former Official Plan. North Port Stanley is an area where adverse topography may hinder agricultural activity and the soils have lower capability than predominate in the remainder of the Township. These lands about Port Stanley, a fully serviced community in the Municipality of Central Elgin, with a full range of community services and amenities. Development in this area must carefully consider the impact on natural heritage features."

4. **Section 1.7, GROWTH STRATEGY AND COMMUNITY STRUCTURE, Settlement Area Boundaries**, is modified by deleting the title and paragraph in its entirety and replacing them with:

**"Settlement Area and Hamlet Boundaries**

Settlement area boundaries for Shedden and Fingal encompass existing designated areas and existing built up areas. The Settlement area boundaries of Talbotville and North Port Stanley include expansion areas and existing built up areas. The expansion areas are comprised of land relocated from designated growth areas around the Hamlets of Frome, Iona Station, Lawrence Station, Paynes Mills and Southwold Station. These lands far exceeded the existing built up areas of the Hamlets and are designated Agricultural in this Plan.

The Hamlet boundaries have been significantly reduced to encompass only the existing built up areas.

5. **Section 1.7, GROWTH STRATEGY AND COMMUNITY STRUCTURE, Settlement Areas Servicing**, is modified by:

i) Deleting the title "Settlement Areas Servicing" and replacing it with the title "Servicing".

ii) Adding the following sentence at the end of the first paragraph:

"All new development which is not minor infilling or rounding out will require an Interim Servicing Study in accordance with subsection 4.3.4, Development of Lands in Settlement Areas."

iii) The second, third, and fourth paragraphs are deleted and replaced with:

"The Township has completed a Small Settlement Servicing Study to determine alternatives for providing municipal services to Settlement Areas. The Small Settlement Servicing Study provides an overview of water and sanitary servicing and of stormwater management policies.



The study found that water supply should be adequate for future development within the Settlement Areas and the current Township Stormwater Management policy generally addresses the requirements of future development. A Stormwater Management strategy for each Settlement Area is recommended based on objectives contained in this study. The objectives reflect current best management practices.

The study contains options for the provision of sanitary services to the Settlement Areas, recommends local/individual servicing solutions for each Settlement Area, and serves as background information for the preparation of future Class Environmental Assessments.”

6. **Section 2.1, NATURAL HERITAGE FEATURES AND AREAS AND HAZARD LANDS, Environmental Impact Study**, is modified by deleting the phrase “major disturbance, including” from the first sentence and adding the phrase “and site alteration” after the word “development” in the first sentence.
  
7.
  - i) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, Permitted Uses**, is modified by adding the phrase “Development and” to the beginning of the first sentence of paragraph three, and “Species” is added after “Endangered” in the first sentence of paragraph three and paragraph five. Further, “in” is deleted from paragraph five.
  - ii) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, Existing Agriculture**, is modified by deleting the phrase “permitted in, or adjacent to, a natural heritage feature, area, or system if it has been demonstrated to the satisfaction of the Township that there will be no negative impact on the natural heritage feature or their ecological functions” in the second sentence and replacing it with “subject to the Official Plan policies under Section 2.2 Natural Heritage Features and Areas”.

iii) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, TABLE 1 – Lands Subject to Natural Heritage Features and Areas Policies**, is modified by deleting the table in its entirety and replacing it with the following:

Natural Heritage Feature and Area	Development and Site Alteration (within the feature or area)	Definition of Adjacent Lands	Development and Site Alteration (within adjacent lands)
Significant Habitat of Endangered Species and Threatened Species	Development and Site Alteration will not be permitted within the feature or area.	120m	Development and site alteration will not be permitted on adjacent lands to natural heritage features or areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or on their ecological functions.
Significant Wetlands	Development and Site Alteration will not be permitted within the feature or area.	120m	
Significant Coastal Wetlands	Development and Site Alteration will not be permitted within the feature or area.	120m	
Significant Woodlands	Development and Site Alteration may be permitted within the feature subject to the Environmental Impact Study (EIS) demonstrating no negative impacts to the feature and its ecological function.	120m	
Significant Valleylands	Development and Site Alteration may be permitted within the feature subject to the Environmental Impact Study (EIS) demonstrating no negative impacts to the feature and its ecological function.	120m	
Significant Wildlife Habitat	Development and Site Alteration may be permitted within the feature subject to the Environmental Impact Study (EIS) demonstrating no negative impacts to the feature and its ecological function.	120m	
Significant Areas of Natural and Scientific Interest	Development and Site Alteration may be permitted within the feature subject to the Environmental Impact Study (EIS) demonstrating no negative impacts to the feature and its ecological function.	120m- Life Science 50m- Earth Science	
Fish Habitat	Development and Site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.	120m	

- iv) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, Natural Heritage Features and Areas and Environmental Impact Study (EIS)**, is modified by deleting "detrimental" and replacing it with "negative" in paragraph seven. Further, paragraph eight is modified by adding "and site alteration" after the word "development".
  - v) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, Other Natural Features and Areas Identification and Designation**, is modified by deleting "and the appropriate Conservation Authority" from the second sentence of the second paragraph.
  - vi) **Section 2.2, NATURAL HERITAGE FEATURES AND AREAS, Watercourses**, is modified by adding the following new sentence at the end of this subsection, "Conservation Authority approval is required for any development on a watercourse or adjacent to a watercourse".
8. **Section 2.3, HAZARD LANDS, Regulatory Flood Standard**, is modified by deleting "River" in the first sentence and replacing it with "Valley".
9. **Section 2.4, LAKESHORE AREA**, is modified by:
- i) In the first sentence, deleting the underline under 'B-1', and by deleting the phrase "Natural Resources and".
  - ii) Deleting the word "designation" from the second sentence of the first paragraph under the title "**Shoreline Management Plan**".
  - iii) Deleting the title "**Accessory Uses**" and the two paragraphs under the title in its entirety.
10. i) **Section 2.6.1, SOURCE WATER PROTECTION, Aquifers and Groundwater Recharge Areas**, is modified by deleting, "are shown on Appendix Map 1 and 2. These".
- ii) **Section 2.6.1, SOURCE WATER PROTECTION, Intent to Update Mapping and Incorporate**, is modified by replacing the word "is" with the phrase "may be" from the last paragraph.
11. **Section 2.7.1, MINERALS, Wayside Pits, Portable Asphalt Plants and Portable Concrete Plants**, is modified by replacing the phrase "Cultural Heritage Resource Reports" with the phrase "Archaeological Assessments and Heritage Impact Assessments".
12. **Section 2.7.2, PETROLEUM RESOURCES**, is modified as follows:
- i) In the first paragraph, the word "future" is replaced with the phrase "the long-term".

- ii) The third and fourth paragraphs are deleted in their entirety and replaced with the following:

"Development and changes in land uses which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible;
- b) the proposed land use or development serves a greater long term public interest; and
- c) issues of public health, public safety and environmental impacts are addressed.

As a condition of approving a development proposal, the Township will require that improperly decommissioned (plugged) wells or associated works that are known or discovered on the land during development will be properly decommissioned in accordance with the Act, regulations and Provincial Operating Standards. Areas where wells are located should be avoided when siting buildings, unless it can be demonstrated that development can safely occur."

- iii) The fifth and sixth paragraphs are deleted in their entirety.
- iv) Paragraph seven is modified by adding the phrase ", regulations and Provincial Operating Standards" after the word "Act" at the end of the sentence.
- v) The following new paragraph is added to the end of Section 2.7.2:

"New development will be set back 75m from existing wells and any associated works. The Schedules of this Plan will be revised through Official Plan Amendment by the Township as new mapping becomes available."

13. **Section 3.2, CULTURAL HERITAGE**, is modified by:

- i) Replacing the word "preservation" with the word "conservation" in the first paragraph.
- ii) Deleting the word "significant" in paragraph six.
- iii) The following sentence is added after the first sentence in the tenth paragraph:  
*"Engagement with Aboriginal communities as a result of archaeological assessment is required where indicated in the Archaeological Standards and Guidelines for Consultant Archaeologists."*
- iv) The word "significant" is deleted, and the phrase "preserved on site" is replaced with "preserved in situ" in the eleventh paragraph.

- v) The phrase "the Ministry of Culture and the Ministry of Government Services" is deleted in paragraph twelve and replaced with "Ministry of Tourism, Culture and Sport and the Cemeteries Registrar Unit of the Ministry of Consumer Services". All further references to "Ministry of Culture" are modified and replaced with "Ministry of Tourism, Culture and Sport".
14. **Section 3.2, CULTURAL HERITAGE, Marine Archaeological Resources**, is modified by:
- i) Deleting the word "high" from the second sentence.
  - ii) Adding a new sentence at the end of the paragraph that reads:  
"Marine archaeological remains may currently be under water or were, at one time, under water but may no longer be submerged".
15. i) **Section 3.6, COMMUNITY IMPROVEMENT, General Criteria**, is modified by adding a new bullet after "c)" that reads, "d) areas where there is a potential for reuse or redevelopment of underutilized land that may be contaminated". Further, the word "and" is deleted from the end of bullet "b)" and "and" is added at the end of bullet "c)".
- ii) **Section 3.6, COMMUNITY IMPROVEMENT, Demolition Control Area**, is modified by deleting the phrase "preservation of historic and/or architecturally significant buildings" and replacing it with "conservation of the buildings with cultural heritage value or interest".
- iii) **Section 3.6, COMMUNITY IMPROVEMENT, Cultural and Natural Heritage**, is modified by deleting the phrase "preservation of historic buildings" and replacing it with: "conservation of resources with cultural heritage value or interest" in the first sentence of the first paragraph.
- iv) **Section 3.6, COMMUNITY IMPROVEMENT, Cultural and Natural Heritage**, is modified by deleting the word "form" and replacing it with "from" in the first sentence of the second paragraph.
16. **Section 3.6, COMMUNITY IMPROVEMENT, Property Maintenance**, is modified by deleting paragraph two and bullets a) through c) in their entirety.
17. **Section 3.9, HOME OCCUPATION AND HOME-BASED BUSINESSES**, is modified by:
- i) Deleting the title "HOME OCCUPATION AND HOME-BASED BUSINESSES" and replacing it with: "HOME OCCUPATION AND HOME INDUSTRY".

- ii) Deleting the first three sentences of Section 3.9 in their entirety and replacing them with the following:  
 "Home Occupations are permitted in Agricultural Areas, Hamlets and Settlement Areas. Home Occupations are occupations or businesses conducted for gain or profit generally within a dwelling unit.  
 A Home Industry is permitted in Agricultural areas. An agricultural Home Industry may be conducted in whole or in part in an accessory building.  
 A Home Industry may be permitted in Hamlets, or parts of Settlement Areas characterized by mixed uses, subject to an amendment to the Zoning By-law. The Home Industry may be conducted in whole or in part in dwelling units and an accessory building."
  - iii) Replacing the term "home based business" with the term "home industry" throughout the remainder of Section 3.9.
  - iv) In subsection "d)", the words "within settlement areas" and "primary", are deleted and the comma is removed after the word "alterations".
  - v) In subsection "e)", the word "may" is replaced with the word "will", and the words "or other by-law or licensing procedure" are deleted.
18. **Section 4.1, AGRICULTURAL, Other Permitted Uses**, is modified by replacing the term "home based business" with the term "home industries" in subsection "a)".
19. **Section 4.1, AGRICULTURAL, Secondary Uses**, is modified by:
- i) Deleting the word "Such" in the second sentence, and replacing it with the word "Secondary".
  - ii) Deleting subsections "g)", "h)", and "i)" and replacing them with the following:
    - "g) home industries will be operated or undertaken by residents of the site. The number of non-residents assisting in the operation of the home industry will be limited in the Zoning By-law.
    - h) home industries will not create a nuisance or conditions inconsistent or incompatible with nearby agricultural uses or the agricultural character of the area."

20. **Section 4.1, AGRICULTURAL, Agricultural Related Commercial and Industrial Uses, not Secondary, is modified by:**

- i) Deleting the title, "Agricultural Related Commercial and Industrial Uses, not Secondary" and replacing it with the title "Non-Secondary Agricultural Related Commercial and Industrial Uses".
- ii) Adding the following at the end of subsection "Non-Secondary Agricultural Related Commercial and Industrial Uses":

**"Development Adjacent to Agricultural Designation**

"Development proposals at the boundary between Settlement Areas or Hamlets and the Agricultural designation, shall include design measures to reduce impacts on an adjacent Agricultural operation, including, but not limited to incorporation of existing natural features and man-made features to provide for separation and buffering between rural and urban land uses.

Development agreements will be registered which will identify that agricultural operations are on-going in the area and that agricultural practices in the area may result in noise, odours, dust and other potential nuisances which are associated with normal farm practices.

The Zoning By-law will establish setbacks between residential dwellings proposed within Settlement Area or Hamlet designations adjacent to the boundary of the Agricultural designation."

21. **Section 4.2, HAMLETS IN AGRICULTURAL AREAS, is modified by:**

- i) Deleting the title, "Hamlets in Agricultural Areas" and replacing it with the title "Hamlets".
- ii) Deleting the words: "Lawrence Station, and the area north of Port Stanley" and replacing them with "and Lawrence Station" in the first paragraph.
- iii) adding the following at the end of Section 4.2 'Hamlets':  
"Development proposals will generally be in accordance with the Development Adjacent to Agricultural Designation provisions found in Section 4.1, Agricultural."

22. **Section 4.3, SETTLEMENT AREA, is modified by:**

- i) Adding the phrase "in Talbotville, Shedden and Fingal" after the words "New development" in the first sentence of the third paragraph.
- ii) Adding the following after the third paragraph:  
"Schedule A-4 identifies the North Port Stanley Settlement Area.

New development may include low density residential, home occupation and open space uses. Development proposals are subject to Section 4.3.4 and 5.7 of this Plan".

- iii) Deleting the phrase "generally in accordance with Section 5.7 of this Plan" in the fourth paragraph and replacing it with: ", in accordance with Sections 4.3.4 and 5.7 of this Plan."
- iv) Adding the following at the end of Section 4.3 'Settlement Area': "Development proposals will generally be in accordance with the Development Adjacent to Agricultural Designation provisions found in Section 4.1, Agricultural."

23. **Section 4.3.4, UNDEVELOPED LANDS IN SETTLEMENT AREAS, is modified by:**

- i) Deleting the title, "Undeveloped Lands in Settlement Areas" and replacing it with the title "Development of Lands in Settlement Areas".
- ii) Deleting the words: "Where there are larger, contiguous, undeveloped and unserviced lands in Settlement Areas" in the first sentence.
- iii) Inserting the following after the last bullet point in the Section:

**"Justification for Interim Services in the Settlement Areas**

Settlement Areas are intended to be serviced with full municipal services. Where development is proposed to be serviced by other than full municipal services, justification will be provided by an Interim Servicing Study to demonstrate that private services will be acceptable for an interim period until full services are available.

An Interim Servicing Study will be required where a plan of subdivision or condominium creating 5 or more lots/units is proposed and may be required where the total number of new developable lots within the settlement area created through the consent process exceeds 5 lots/units.

The Interim Servicing Study will demonstrate the following:

- That the development will not preclude the efficient use of land when full services become available;
- That there is sufficient available reserve sewage system capacity and water system capacity, consistent with the definitions in the Provincial Policy Statement;
- That the development will not have a significant cumulative impact upon groundwater and the ability of the soils to assimilate effluent;



- That the proposed systems will satisfy the applicable development standards of the Township and the approval of the appropriate approval authority.

The landowner, at their expense, will be required to connect to the municipal water and/or sewage services at such time as the municipal water and/or sewage services become(s) available and will be required to decommission the interim service.

The Township will prepare Interim Servicing Studies. The preparation of Interim Servicing Studies by qualified professionals who are familiar with the preparation of such studies will generally be born by the owner or owners of properties that require the preparation of an Interim Servicing Study in support of a development proposal. Property owners are encouraged to cooperate and share the cost of the preparation of Interim Servicing Studies.”

- iv) The paragraph before the heading “permitted uses” which reads “Council may undertake...” is deleted and replaced with the following:

“The Township has completed a Small Settlement Servicing Options study and will initiate Municipal Class Environmental Assessments in Settlement Areas in response to development pressures.”

24. **Section 5.7.1, Sanitary Sewage and Water Service**, is modified by:

- i) Deleting the second, third, fourth, fifth and sixth paragraphs and replacing them with the following subtitle and paragraphs.

**“Sanitary Sewage**

The Township has completed a Small Settlement Servicing Study to determine alternatives for providing municipal services to Settlement Areas. The Township will identify feasible servicing options for the Settlement Area communities of Talbotville, Ferndale and Lynhurst, Shedden, Fingal and North Port Stanley. The Settlement Area communities are identified on Schedules A, A-1, A-2, A-3 and A-4.

The Settlement Area communities of Ferndale and Lynhurst have full municipal services. The Settlement Area communities of Talbotville, Shedden and Fingal and North Port Stanley are serviced by municipal water supply systems and individual on-site sewage systems.

All new development, re-development, intensification and infill may be permitted where such development would constitute minor infilling or rounding out of existing development within the Settlement Area communities.

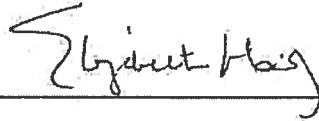
All new development which is not minor infilling or rounding out will require an Interim Servicing Study in accordance with subsection 4.3.4, Development of Lands in Settlement Areas.

Full municipal water and sanitary services are the preferred method of servicing new development in Settlement Area communities."

- ii) Deleting the title and all of the paragraphs under the title "Sanitary Sewage" on page 41.
  - iii) Deleting the title "Phasing of Development" and the first sentence under the title on page 42 and replacing it with:  
"Access to Municipal Sanitary Sewage Systems"  
"The Township will make no commitment or approve any development that would cause the capacity of the St. Thomas or Central Elgin's Port Stanley sewage treatment plant to be exceeded."
  - iv) Deleting the last sentence of the Section and replacing it with:  
"Such improvements may include the provision of a new pumping station and/or sewer line extensions and will require agreements with those municipalities."
25. **Section 5.7.3, MUNICIPAL AND AGRICULTURAL DRAINS**, is modified by adding the following at the end of bullet c):
- " Trees will be planted a suitable distance away from the drain in an appropriate location so as not to prohibit any required maintenance or work to the drain in the future; and"
26. **Section 6.1, OFFICIAL PLAN REVIEW AND AMENDMENTS, Settlement Area Boundary Expansion** is modified by:
- i) Deleting the second sentence in the first paragraph.
  - ii) Adding a new paragraph at the beginning of the section as follows:  
"The boundaries of all Settlement Areas and Hamlets are deemed to be precise. Adjustments to a Settlement Area boundary or Hamlet boundary or a change in total land area within a Settlement Area or Hamlet will be subject to an amendment to this Plan.
27. **Section 6.8.3, MULTIPLE CONSENTS**, is modified by deleting bullets e) and f) in their entirety and adding the word "and" at the end of bullet d) and adding a new bullet e) as follows:
- "e) The total number of lots created by consent from a parcel of land in existence as of October 7, 1985, will generally be limited to a total of five, including the retained lot."

35. **Schedule 'C', Transportation**, is modified by deleting it in its entirety and replacing it with the attached "Schedule 'C', Transportation" dated July 26, 2013.

Dated at Toronto this 8 day of October, 2013



Elizabeth Harding  
Assistant Deputy Minister  
Municipal Services Division  
Ministry of Municipal Affairs and Housing

28. **Section 6.13.1, LAND USE AND SETTLEMENT AREA BOUNDARIES**, is modified by:
- i) Deleting the words "and Settlement Area" so that it reads: "Land Use Boundaries" in the title.
  - ii) Deleting the second paragraph in its entirety and replacing it with the following:  
"The boundaries of all Settlement Areas and Hamlets are deemed to be precise in accordance with Section 6.1, Official Plan Review and Amendment".
29. **Section 6.13.3, MEANING**, is modified by adding the following sentence to the end of the first paragraph:  
"Changes to the text, tables, figures or schedules to this Plan to correct grammatical, spelling, or reference errors or updates, punctuation, formatting, numbering or sequencing or modification of illustrations may be made without an amendment to this Plan."
30. **Section 6.15, DOCUMENTS TO SUPPORT AN APPLICATION**, is modified by:
- i) Adding the phrase "and consent" after the phrase "draft Plan of Subdivision or Condominium" in the first and second paragraphs.
  - ii) Deleting the term "Cultural Heritage Report" and replacing it with "Heritage Impact Assessment" in subsection f).
  - iii) Adding a subsection o) as follows:  
"o) Interim Servicing Study"
31. **Schedule 'A', Land Use**, is modified by deleting it in its entirety and replacing it with the attached "Schedule 'A', Land Use" dated July 26, 2013.
32. **Schedule 'A-1', Talbot Settlement Area**, is modified by deleting it in its entirety and replacing it with the attached "Schedule 'A-1', Talbot Settlement Area" dated July 26, 2013.
33. **Schedule "A-4", North Port Stanley**, dated July 26, 2013, is added.
34. **Schedule 'B', Significant Natural Features**, is modified by deleting it in its entirety and replacing it with the attached "Schedule 'B', Significant Natural Features", dated July 26, 2013.