

- iii) The natural systems should be adequate to service the residential use.
  - iv) The residential development should not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands.
  - v) There should be no unreasonable conflict created due to residential uses being established adjacent to agricultural activities; the Agricultural Code of Practice and minimum distance separation formulae should apply.
  - vi) There should be safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential use, generally having at minimum 50 metres of frontage on an open public road.
- i) In considering any application to amend this Plan to re-designate Agricultural lands to any other land use designation, the Municipality will consider whether the proposed development or land use necessitating the amendment:
- has demonstrated a need for additional land to be designated to accommodate the proposed use;
  - has shown there are no reasonable alternative locations which avoid lands designated Agricultural land use; and
  - has shown there are no reasonable alternative locations in the areas designated Agricultural land use that avoid Class 1, 2 and 3 agricultural soils; impacts from any new non-agricultural uses on surrounding agricultural operations and lands will be mitigated.
- Within the Agricultural land use designation, there may be small pockets of land that are marginally productive or of lower priority for agriculture due to their size, shape, topography, soil, drainage and other physical characteristics. However, these physical limitations and site characteristics alone do not merit consideration for an amendment to this Plan to a non-agricultural designation.
- j) This Plan encourages the Municipality and the Conservation Authority to monitor groundwater conditions within areas designated Agricultural land use.

### **3.3 Rural Land Use**

Lands designated Rural land use in the land use schedules are characterized by a rural landscape which reflects the historical relationship between settlement areas and farm and rural community to which the settlement areas provide basic services. Lands designated Rural land use are predominantly comprised of soil classes 4, 5, 6, and 7 according to C.L.I. mapping for agriculture. These rural lands may include areas which have strong intermix of existing non-farm uses, and the agricultural land base may be fragmented to such a degree that it is no longer useful for agriculture. The amount and type of development in the Rural designation should be consistent with maintaining its rural landscape including maintenance of large open space areas.

### 3.3.1 Permitted Uses

Within areas designated Rural land use, a variety of land uses will be permitted including those permitted uses within the Agricultural land use designation, as well as limited residential, commercial/industrial and conservation and small-scale outdoor recreation uses. However, not all land designated Rural land use is appropriate for development; constraints to development or certain land uses include site specific conditions such as exposed bedrock, poor drainage, organic soils, steep and/or unstable slopes, high water table, natural areas, and groundwater recharge or discharge areas.

### 3.3.2 Agricultural Policies

- a) Retention of existing agricultural uses and the establishment of new agricultural uses is encouraged in areas designated Rural land use.
- b) The policies of the Agricultural land use designation set out in Section 3.2 of this Plan with respect to agricultural uses shall apply to such uses within areas designated Rural land use.

### 3.3.3 Residential Policies

- a) While the majority of residential development will be directed to the urban serviced area and Hamlets, lands designated Rural land use may be used for limited low density residential development.
- b) Only residential development that has minimal impact on natural environmental features and the rural character should be permitted. To that end, residential uses in areas designated Rural land use should reflect the character of existing development in the area, and should be encouraged on lots minimum .4 hectares in size with at least 50 metres of frontage on a public street.

Such development may be approved provided that:

- there is sufficient capacity in the natural systems to adequately service the residential use;
  - the development does not interfere unreasonably with the normal functioning and the quality of natural features such as drainage courses and wetlands;
  - the development fully complies with the minimum distance separation formulae discussed in Section 3.2.2 a) of this Plan;
  - there is safe access to an open publicly maintained road that is designed to accommodate traffic generated by the residential development; and
  - it does not preclude or hinder aggregate extraction in areas designated Mineral Aggregate (licensed and reserve areas) according to the policies of Section 3.7.2 of this Plan.
- c) Estate residential subdivisions within areas designated Rural land use should only be permitted pursuant to an amendment to this Plan, based on an analysis of:
    - the quantity and quality of the water supply;

- the means by which sewage will be managed;
- the necessity and advisability of using communal services;
- stormwater management;
- the adequacy of roads leading to the development;
- the impact upon the character of the rural landscape;
- the impact of the development on natural systems;
- the need for the proposed development; and
- the impact of the development on traditional rural land uses and mineral resource extraction according to Section 3.7.2 of this Plan.

However, in context with Section 3.4.2 j) of this Plan, for lands in the general vicinity of Highway 37/Harmony Road, potential exists for more intense development, and estate residential subdivisions may be permitted in this area without amendment to this Plan provided that the above issues are considered.

2004-192

(O.P. #6) d)

Notwithstanding the policies of Subsection 3.3.3 of this Plan, within the area described as Part of Lot 20, Registered Plan 21M-175, and Part of Lot 14, Concession 7, Township of Thurlow, now City of Belleville, County of Hastings, development of estate residential lots shall be permitted by registered plan of subdivision.

2008-105

(O.P. #12) e)

In accordance with the provisions of Subsection 3.3.3 c) and the other pertinent policies of this Plan, an estate residential subdivision comprising a total five (5) lots may be permitted on approximately 7.8 hectares of land located on Sills Road in Part of Lots 18 and 19, Concession 6, Thurlow Ward, City of Belleville.

2014-06

(O.P. #21) f)

In accordance with the provisions of Subsection 3.3.3 c) and the other pertinent policies of this Plan, an estate residential subdivision comprising a total of thirty seven (37) lots may be permitted on approximately 20 hectares of land located in Part of Lot 13, Concession 7, Thurlow Ward, City of Belleville.

### 3.3.4 Rural Commercial/Industrial and Outdoor Recreation Policies

- a) While the majority of commercial/industrial development would be directed to the urban serviced area and Hamlets, there may be a need for small scale commercial/industrial development in the Rural area.
- b) Rural commercial uses which provide for the basic and immediate needs of the rural population and of tourists and the traveling public may be permitted as would such uses as small-scale resort and recreation commercial uses, tourist facilities, auction barns, farm related commercial and convenience commercial and other similar uses. Also permitted would be agricultural and food processing plants, including cheese factories, builder's supply yards, bulk storage yards, contractor yards, transportation terminals, motor vehicle repair garage, saw mill and lumber yard, warehousing and other similar industrial uses; generally such uses would not include heavy water users.

- c) Outdoor recreation uses permitted in areas designated Rural land use should be restricted to small-scale uses such as small seasonal campgrounds and RV parks, small open spaces or parks that provide athletic facilities and passive recreational activities, and conservation areas.
- d) The following policies apply to rural commercial and outdoor recreation uses in areas designated Rural land use:
  - i) The use should be appropriate for the proposed location and be compatible with surrounding land uses.
  - ii) Access to uses should be located to avoid creating any traffic hazard, with adequate off-street parking and loading spaces.
  - iii) The use should be appropriately screened and buffered from adjacent lands with landscaping, fencing and/or distance separation as required.
  - iv) Signage and outdoor storage of goods and materials should not detract from adjoining lands or be out of character with the setting.
  - v) Appropriate servicing must be provided.
  - vi) The use does not preclude or hinder aggregate extraction in areas designated Mineral Aggregate (licensed and reserve areas) according to the policies of Section 3.7.2 of this Plan.
  - vii) It should be determined that no suitable sites to accommodate the use are available within the urban serviced area or Hamlets.
  - viii) The lands to be utilized for the proposed use will be rezoned as per the Comprehensive Zoning By-law.

### 3.3.5 Natural Areas

- a) Within areas designated Rural land use, drainage courses and streams, municipal drains, woodlots and small wetland areas exist. This Plan encourages the use of good land stewardship and resource management practices to help sustain natural resources and to ensure that such resources are protected; fencing of streams to prevent bank erosion from livestock, woodlot management to encourage healthy forest ecosystems and rapid tree growth, maintenance of wetland areas which enhances water quality are examples of the types of initiatives supported by this Plan. The Environmental Protection policies of this Plan should be applied to the most significant of such areas within lands designated Rural land use.
- b) This Plan encourages the Municipality and the Conservation Authority to monitor groundwater conditions within areas designated Rural land use.

## 3.4 Recreation Commercial Land Use

Lands as shown on the land use schedules as Recreation Commercial land use are intended to be used for large scale or space extensive developments and land uses which