



NOTICE OF OPEN HOUSE AND PUBLIC MEETING

OFFICIAL PLAN REVIEW

TOWN OF PLYMPTON-WYOMING

The Town of the Plympton-Wyoming is releasing for public comment and feedback an update to the Town's Official Plan. The Town is inviting members of the community to learn more and participate in the update to the Town's Official Plan at upcoming public engagement events.

The update of the Official Plan is being undertaken in accordance with Section 26 of the *Planning Act*.

One Open House and one Statutory Public Meeting will be held to provide residents, business owners, and members of the community with the opportunity to review the draft Official Plan Amendment and text, to provide feedback, and to learn more about the Official Plan Update. The Open House and Public Meeting are to hear from residents. No decision is being made on the Official Plan Update at the April open house and public meeting.

Both the Open House and Public Meeting will be virtual.

The Open House will be held on:

**MONDAY APRIL 19, 2021
6:00 P.M.**

VIRTUAL

The Statutory Public Meeting will be held on:

**MONDAY APRIL 26, 2021
6:00 P.M.**

VIRTUAL

The Draft of the Official Plan Update (text) and associated Schedules will be available on the Town's website starting on April 1, 2021.

To register for the Open House, the Public Meeting, or both, please contact:

Lisa Smeekens, Planning Technician, by 12:00 p.m. (noon) on April 19th, 2021 for the Open House and by 12:00 p.m. (noon) on April 26, 2021 for the Public Meeting for instructions. Note: A personal internet or a telephone connection will be required.

If you have questions regarding the Official Plan Update, please contact NPG Planning Solutions, the consultant working with the Town on this update, via the following:

Mary Lou Tanner, FCIP, RPP
Principal Planner
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Dated this 19th day of March 2021

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DRAFT AMENDMENT NO. 54

TOWN OF PLYMPTON-WYOMING

**AN AMENDMENT TO COMPLETE THE FIVE-YEAR REVIEW OF
THE OFFICIAL PLAN**

DECLARATION

IN THE MATTER OF OFFICIAL PLAN AMENDMENT NUMBER 54 IN THE TOWN OF
PLYMPTON-WYOMING, COUNTY OF LAMBTON

I, Erin Kwarciak, in my capacity as Clerk for the Town of Plympton-Wyoming, hereby declare that the attached text and schedules constituting Official Plan Amendment No. 54 to the Town of Plympton-Wyoming Official Plan was adopted by Council for the Town of Plympton-Wyoming on X, 2021 by By-law No. X-XX, as amended, in accordance with Section 17(22) of the *Planning Act*, R.S.O., 1990, c.P. 13.

Erin Kwarciak
Town Clerk

Date

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THE CONSTITUTIONAL STATEMENT

Part A, The Preamble, does not constitute part of this Amendment.

Part B, The Amendment, consisting of 319 items, constitutes Amendment No. 54 to the Official Plan for the Plympton-Wyoming Planning Area, County of Lambton. The title of Amendment No. 54 is “An Amendment to Complete the Five-Year Review of the Official Plan”.

Part C, The Appendices, does not constitute part of this Amendment.

PART A THE PREAMBLE

Purpose

The purpose of this Official Plan Amendment is to complete the Five-Year Review of the Official Plan for the Town of Plympton-Wyoming. In undertaking the Five-Year Review, additional requirements for updates including conformity to the Provincial Policy Statement and the County of Lambton Official Plan were completed. As well, legislative changes in Ontario provided new opportunities and issues for the Town, all of which have been incorporated into this Amendment.

Location

The area to which this Amendment applies is all lands within the Town of Plympton-Wyoming.

Basis

This Official Plan Update was developed based on the following:

- Information and feedback provided at the Special Council Meeting held in September, 2020;
- Written submissions received regarding the Official Plan issues and opportunities;
- The research and review information in the Background Report prepared by NPG Planning Solutions;
- The community survey held in the fall of 2020 to identify community issues, concerns, and opportunities;
- Identification of emerging issues whether through Provincial legislation (additional dwelling units is an example) or planning practice in Ontario (cannabis/green energy are examples);
- Reviews of required policies and plans – the Provincial Policy Statement (2020); the County of Lambton Official Plan; and the Source Protection Plans covering Lambton County.

This Official Plan Update confirmed that the Town's Official Plan provides a strong foundation for future planned growth and community development in Plympton-Wyoming. This foundation will be enhanced and built upon through the following key components of this Amendment:

1. The Amendment creates a 25-year community plan for growth and community development founded on the community structure in the Town;
2. The Amendment recognizes the importance of agriculture and farm operations in the Town and provides updated policies on agriculture-related uses and on-farm diversified uses consistent with the Provincial Policy Statement (2020) and in conformity with the Lambton County Official Plan;

3. The Amendment confirms the importance of the existing commercial areas in the Town and strengthens urban design guidelines and encouragement of mixed use development for Wyoming's central commercial area. The Amendment also reaffirms the importance of the commercial area in Camlachie to the Lakeshore area;
4. The Amendment recognizes the importance of Reece's Corners and the lands within the Highway 402 Service Centre area north of Wyoming to the long-term growth and economic development of the Town by designating these lands as an Employment Area;
5. The Amendment creates opportunities for new housing through updated policies for housing and the provision of policies supporting intensification and additional dwelling units;
6. The Amendment includes significant updates to the Natural Heritage System Policies consistent with the Provincial Policy Statement (2020) and in conformity with the Lambton County Official Plan;
7. The Amendment addresses community feedback related to green energy; cannabis growing; and short-term vacation rentals;
8. The Amendment achieves the following to assist in administering the Plan:
 - a. Flexibility in Application, Interpretation, and Updating of the Plan
 - b. Enhanced readability and understanding of the Plan

PART B THE AMENDMENT

Introductory Statement

All of this part constitutes Amendment No. 54 to the Official Plan for Town of Plympton-Wyoming Planning Area, County of Lambton.

Details of the Amendment

The Amendment consists of 319 items.

The Official Plan is amended as follows:

1. Items 1 through 306 (changes to text and tables)
Specified sections of the Plan are amended as per the following tables of this Amendment:
 - a) Table A – General Wording Amendments
 - b) Table B – Amendments to Part 1 of the Official Plan
 - c) Table C – Amendments to Part 2 of the Official Plan
 - d) Table D – Amendments to Part 3 of the Official Plan
 - e) Table E – Amendments to Part 4 of the Official Plan
 - f) Table F – Amendments to Part 5 of the Official Plan
2. Items 307 through 319 changes to and addition of schedules, maps and appendices – are found in Table G. Specified schedules, maps, and appendices of the Plan are amended as per Table G of this Amendment and as shown on Attachments 1 through 41.

TABLE A – General Wording Amendments

Item No.	Policy Number	Details of the Amendment
1	N/A	The word “Municipality” is changed to “Town” in all instances in the Official Plan.
2	N/A	The name of the designation ‘Highway Service Centre Commercial Area’ is changed to ‘Highway 402 Service Centre’ in all instances in the Official Plan.

TABLE B – Amendments to Part 1 of the Official Plan

Item No.	Policy Number	Details of the Amendment
3	1.2	<p>Add the following policy before the existing wording:</p> <p>The Plan will provide guidance for the development and planning of land uses within the Town of Plympton-Wyoming for a period extending to the year 2046.</p> <p>Add the following policy after the existing wording:</p> <p>Amendments to this Plan will be made to ensure conformity to the County of Lambton Official Plan and consistency with Provincial Policy Statements. No amendment will be made to this plan, which would not be in conformity with the County Official Plan Policies.</p>
4	1.3	<p>Add “the” before “more detailed policies”</p> <p>After “more detailed policies” add “of this Plan”</p>
5	1.4	<p>After “land use patterns which” add “build strong, liveable and healthy communities that are resilient to climate change, and”</p>
6	1.5	<p>The following policy is added:</p> <p>This Plan is organized into five parts, as follows:</p> <p>Part 1: The introduction details the purpose, effect, and basis underlying the Plan.</p> <p>Part 2: This part contains sections that describe the land use designations that apply across the Town. Together with the land use maps, these designations will help implement the strategy for managing change set out in Part 1.</p> <p>Part 3: This part includes policies for Municipal systems: transportation, public utilities, municipal services, and energy systems.</p> <p>Part 4: This part contains policies to guide decision making based on the Town’s goals for the human, built, economic and natural environments.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Part 5: This part explains how the Town will implement the Official Plan using development approval processes and planning tools.</p> <p>Schedules, Maps and Appendices: Schedules, Maps and Appendices are found at the end of the Plan. The Schedules, which form part of this Plan, provide an illustration of the overall growth strategy and natural heritage system for the Town and the settlement areas of Wyoming, Camlachie, Wanstead, Errol and Blue Point. The appendices provide additional mapping of features the geography of which is relevant to the Plan but maintained by others external to the Town.</p>
7	1.6	<p>The following policy is added:</p> <p>The Town of Plympton-Wyoming is planning for growth on the following basis as identified in the County of Lambton Official Plan:</p> <p style="padding-left: 40px;">a. To 2031:</p> <p>Projected Population: 6,846 to 7,830 people Projected Annual Dwelling Units: 42</p> <p>The projected population and projected annual dwelling units are targets and are not considered maximum figures or caps.</p> <p style="padding-left: 40px;">b. From 2031 to 2046, growth shall be addressed as follows:</p> <ol style="list-style-type: none"> i. A land supply for growth in excess of 25 years was determined to be available for the Town as part of the preparation of the County of Lambton Official Plan approved in 2018; ii. The County of Lambton will prepare an updated projection of population growth and housing growth prior to 2031 as part of a planned update to the County Official Plan; iii. The Town of Plympton-Wyoming Official Plan will be updated to include projected population and dwelling units upon the conclusion of the update by the County of Lambton.
8	1.7	<p>The following policy is added:</p> <p>A Role for Process: Development Applications</p>

Item No.	Policy Number	Details of the Amendment
		<p>The role of the Official Plan is to provide general guidance for development that applies on a Town wide basis related to land use including designations and permissions. The policies of this Plan also provide guidance to inform development application processes and area-specific planning processes. The specific role for development applications like Official Plan Amendments, Zoning By-law Amendments and minor variance applications acknowledge that Town wide policy cannot anticipate every circumstance related to a site or a development. The Official Plan has policies to ensure that development applications are considered against the policies of this Plan so that the outcome of a development application addresses the public interest.</p>

TABLE C – Amendments to Part 2 of the Official Plan

Item No.	Policy Number	Details of the Amendment
9	2.1	<p>Revise paragraph as follows:</p> <ul style="list-style-type: none"> • Add “, biomass,” after “nursery” • Delete “or” before “fur” and “,” after “fur” • Add a “,” at the end of “apiaries” • Add “or fibre” after the word fur” • Add “apiaries;” after the word “aquaculture;” • Remove “accessory farm dwellings” and replace with “but not limited to accessory farm dwellings, livestock facilities, manure storages, crop storage facilities, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”
10	2.2 a)	<p>Delete the existing wording and replace with:</p> <p>On-farm diversified uses that are secondary to the principal agricultural use of the property and are limited in area. Such uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.</p>
11	2.2 b)	<p>Delete the existing wording and replace with:</p> <p>On-farm diversified uses that are secondary to the principal agricultural use of the property and are limited in area. Such uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.</p>
12	2.2 c)	<p>Delete the existing wording and add the following wording:</p> <p>Recreational, cultural, and open space uses are discouraged in the Agricultural Area, but may be permitted, provided it is demonstrated that all of the following criteria are met:</p>

Item No.	Policy Number	Details of the Amendment
		<p>a) there is an identified need or demand for additional land to be designated within the planning horizon to accommodate the proposed use;</p> <p>b) the proposed location is not in a specialty crop area;</p> <p>c) alternative locations have been evaluated and:</p> <p style="padding-left: 40px;">i) there are no reasonable alternative locations which avoid prime agricultural areas; and,</p> <p style="padding-left: 40px;">ii) there are no reasonable alternative locations with lower priority agricultural lands;</p> <p>d) the use will have a minimal negative impact on farming activities and will be subject to the natural heritage policies of this Plan;</p> <p>e) the proposed use complies with the minimum distance separation formulae;</p> <p>f) an adequate potable water supply and sewage treatment and disposal system can be provided;</p> <p>g) the lands are designated in the local Town's official plan and zoning by-law as a site-specific "agricultural exception" specific to the proposed use;</p> <p>h) the lands remain part of the Agricultural Area designation and the long-term intended use of the lands remains agricultural;</p>
13	2.3	<p>Delete the existing second sentence and replace with:</p> <p>Land uses that do not require a location in the Agricultural Area and most non-farm development will be directed to Urban Centres, Urban Settlements, or Secondary Settlements in order to preserve agricultural land and to avoid conflicts between farm and non-farm uses.</p>
14	2.4	Delete the number "40" and replace with "38"
15	2.5	After "noise" in the third sentence replace "and dust" with ", dust, light, vibration, smoke, and flies"
16	2.6	Delete the existing policy wording and replace with the following:

Item No.	Policy Number	Details of the Amendment
		<p>New land uses, including the creation of lots, and new or expanding livestock facilities will comply with the Minimum Distance Separation (MDS) formulae as implemented through the Zoning By-law. The MDS formulae are formulae developed by the Province to separate livestock facilities and other land uses so as to reduce incompatibility concerns about odour from livestock facilities. The MDS I formula provides minimum distance separation for new development from existing livestock facilities. The MDS II formula provides minimum distance separation for new or expanding livestock facilities from existing or approved development.</p> <p>Notwithstanding anything to the contrary, when implementing this Section:</p> <ul style="list-style-type: none"> a) The MDS I formula will be applied to all new non-farm lots whether or not an existing building is already located on a parcel of land separate from the subject livestock facility. MDS I shall be applied to development on all existing lots of record, although exceptions respecting the alteration or replacement of existing non-farm uses may be permitted, subject to a minor variance. b) More restrictive setbacks on non-farm uses than the provincial MDS I calculation may be required. c) the calculated MDS II distances shall not be modified except by minor variance.
17	2.8	In policy d) delete “40” and replace with “38”
18	2.9	<p>Revise section heading to “On-farm diversified uses”</p> <p>Delete the first sentence: “On-farm economic diversification will be encouraged as a means of contributing to the economy of the Agricultural Area.” and replace with: “On-farm diversified uses will be strongly encouraged in order to provide farmers greater opportunity to obtain additional sources of income and to promote entrepreneurship, innovation, and business incubation.”</p> <p>Delete and replace policy a) wording as follows:</p> <p>“the activity is limited in area and secondary to the main farm operation or residence;”</p> <p>Revise policy g) wording as follows:</p>

Item No.	Policy Number	Details of the Amendment
		<p>Delete “etc.” and add “separations from sensitive uses, and other appropriate restrictions” after the word “outside storage”.</p> <p>Revise policy i) wording as follows: replace “secondary uses” with “on-farm diversified uses”</p> <p>Add the following policies after policy i):</p> <ul style="list-style-type: none"> j) the rural character and the long-term agricultural viability of the site and area is protected; k) the use will be compatible with and not hinder surrounding agricultural operations; l) Adaptive re-use of surplus farm facilities on existing farms for on-farm diversified uses, and agri-tourism uses at a scale that is appropriate to the farm operation will be encouraged to conserve built heritage resources and cultural heritage landscapes that would otherwise disappear as a result of no longer being required for farm purposes.
19	2.10	<p>Delete existing policy c) wording and replace with “the use is not located in a specialty crop area. Otherwise, the use is to be located on the least productive agricultural land, where possible;”</p> <p>Re-letter second c) as d)</p> <p>Revise policy g) wording by deleting “agriculture activities” and replacing with “agricultural operations”</p> <p>Revise policy f) wording to add “specifically permitting the agriculture-related use” after the word “obtained”</p> <p>Revise policy h) wording by deleting “affect environmental features” and replacing with “impact the Natural Heritage System”.</p> <p>Revise policy i) by deleting “and,” after “;”</p> <p>Revise policy j) by moving the existing policy wording after the first sentence to k)</p> <p>Revise the portion of j) moved to k) as follows:</p> <ul style="list-style-type: none"> • Delete “may be considered” in the first sentence and replace with “is discouraged but may only be permitted”. • Delete “40” and replace with “38” in the first sentence.

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • Delete “40” and replace with “38” in the second sentence. • Add as last sentence “The new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.” <p>Add the following policies after policy k):</p> <ul style="list-style-type: none"> l) the nature of the use complies with any limits specified in this Plan, particularly respecting the types of uses that shall qualify as agriculture-related uses; m) a minimum of land is removed from agricultural crop production; n) the use would maintain the agricultural character of the area; o) Adaptive re-use of surplus farm facilities on existing farms for agricultural related uses will be encouraged to conserve built heritage resources and cultural heritage landscapes that would otherwise disappear as a result of no longer being required for farm purposes.
20	2.11	<p>Delete existing policy wording for 2.11 d) and replace with the following:</p> <p>The creation of an accessory dwelling unit within an existing single detached dwelling or existing accessory farm building shall be subject to the following requirements:</p> <ul style="list-style-type: none"> a) The lot size and configuration are sufficient to accommodate adequate parking and open spaces; b) The building age and condition are capable of supporting the intensified use and the building code requirements as well as health and safety requirements, can be satisfied; c) Accessory dwelling units shall be permitted in compliance with all relevant Zoning By-law provisions; d) Accessory dwelling units, while permitted in basements, are not to be permitted in the cellar area of a dwelling; e) The availability and adequacy of municipal services to accommodate the increased density; f) There is sustainable private sewage disposal and water available for the additional unit.
21	2.11	<p>Add the following as policy 2.11 e):</p> <p>The creation of new residential lots shall be prohibited, except:</p>

Item No.	Policy Number	Details of the Amendment
		<p>a) Where a habitable dwelling existed prior to the adoption of this Plan, a consent to sever a lot containing the dwelling may be granted if that residence becomes surplus to a farming operation as a result of a farm consolidation provided that:</p> <ul style="list-style-type: none"> i. The zoning prohibits in perpetuity any new residential use on the retained parcel of farmland created by the severance, and that the zoning ensures the parcel will continue to be used for agricultural purposes; ii. The size of any new lot does not exceed an area of 0.4 hectares (1 acre) except to the extent of any additional area deemed necessary by the appropriate authority to support a well and private sewage disposal system; iii. The farms are both located within the Town; iv. The new lot is located to minimize the impact on the remaining farm operation; and v. The new lot complies with the MDS Formula. <p>b) The following process shall be required for a surplus farm dwelling to be approved:</p> <ul style="list-style-type: none"> i. The rezoning application for the proposed surplus farm dwelling and the rezoning application for the retained lands shall be approved by Council; ii. No application for consent for the surplus farm dwelling will be accepted nor will a decision be made on the consent application until Council has approved the rezoning as identified in Clause b)i).
22	2.12	<p>Rename heading "Lot Adjustments"</p> <p>Delete first paragraph.</p>
23	2.15	<ul style="list-style-type: none"> • Replace "major woodlots" with "significant woodlands" in the first sentence. • In the second paragraph second sentence, after "in accordance with the" add "most current" • Add the following policy: <p>In accordance with the natural heritage policies of this Plan, new development in significant woodlands shall only be allowed in accordance with the requirements of the Provincial Policy Statement.</p>
24	2.17	<p>Revise policy as follows:</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> • To policy 2.17 a), after “right-of-way” add “or easements” • To policy 2.17 b), after “lots” add “provided it does not result in the creation of an undersized farm parcel” • To policy 2.17 d), after “adjustments” add “having regard to County Official Plan Section 4.2.2 and including but not limited to minor boundary adjustments to increase the size of a non-farm lot where necessary to accommodate private services;” <p>Add the following policies after policy d):</p> <p>e) for infrastructure in compliance with the policies of this Plan;</p> <p>f) to create farm parcels that, in order to discourage the unwarranted fragmentation of farmland, are not less than 38 hectares in the Town.</p> <p>A different minimum farm parcel size may be considered through an amendment to this Plan and the Lambton County Official Plan provided that a study is carried out by the proponent with the guidance and assistance of the Province, to demonstrate that the different farm parcel size is appropriate for the type of agricultural uses common in the local area, yet is sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations.</p> <p>g) to sever a surplus farm dwelling in accordance with the policies of this Plan.</p>
25	2.18	<p>Revise policy as follows:</p> <p>In the first sentence, delete “counteract declines in rural population” and replace with “support rural population growth”</p> <p>Replace “on-farm businesses” in i) with “on-farm diversified uses”</p> <p>Add the following:</p> <p>iv) forms of agriculture that provides more employment on a per acre basis;</p> <p>v) identification and exploitation of non-traditional, non-local, and niche markets;</p> <p>vi) on-farm and local processing and/or retail of agricultural products and by-products;</p> <p>vii) promotion of unique local foods;</p>

Item No.	Policy Number	Details of the Amendment
		viii) stronger linkages between local food producers and major local food distributors and consumers within settlements, including restaurants; ix) agri-tourism; and, x) on-farm economic diversification.
26	2.19	Delete wording “secondary uses” and replace with “on-farm diversified uses” in third sentence.
27	2.22	In the second sentence delete wording “Alternatively, the site plan may prohibit a retail component and/or access to the site by the general public” and replace with “A retail component is permitted provided the requirements of Section 2.9 of this Plan are met”
28	2.23	At the end of the first sentence, add “, subject to policy 2.4 in this Plan.
29	2.24	<p>The following policy is added:</p> <p>Agri-tourism uses mean farm-related tourism and commercial uses associated with and sited on a functioning farm operation or associated with a value-added business and conforming with Section 6.1.8 of the Lambton County Official Plan. The Zoning By-law shall be updated to implement these uses.</p> <p>a) These uses may include farm markets, restaurants related to a winery, limited bed and breakfast, on-farm tours, road side produce stands, pick your own facilities, farm mazes, agriculture related special event facilities, agriculture education and research facilities, and uses and practices necessary to support the day to day farm operation.</p> <p>b) Agri-tourism uses shall only be permitted subject to the following:</p> <ul style="list-style-type: none"> i. they are to be secondary and subordinate to the principal farm operation and activities on the property; ii. the size of such uses are to be small in scale, and limited and appropriate to the site, surrounding area and the scale of the farm operation; iii. agri-tourism uses, with the exception of short-term vacation rentals, shall be subject to site plan control where greater than 93 square metres in gross floor area. iv. the display and retail sales of off-farm products shall be permitted, provided that the display and retail sales area is no greater than one-third of total gross floor area devoted

Item No.	Policy Number	Details of the Amendment
		<p>to commercial use of an agri-tourism use, to a maximum 93 square metres in size;</p> <p>v. short-term vacation rentals shall comply with the policies in Section 4.1 of this Plan;</p> <p>vi. they be adequately served by on-site services, including sustainable private services and parking; compatible with surrounding uses; not cause or generate off-site negative impacts related to infrastructure, noise or traffic, and not negatively impact the agricultural viability of the subject property, surrounding area, or natural areas, features or functions.</p>
30	2.25	<p>The following policy is added:</p> <p>Oil, (natural) gas, and salt extraction under agricultural lands shall be conducted so as to minimize disruption to agricultural uses, minimize the amount of land taken out of agricultural production, and prevent contamination of agricultural lands. Rehabilitation of exhausted or abandoned wells and oil fields must be compatible with the surrounding agricultural area and should be rehabilitated to appropriate standards for agricultural use unless specifically rehabilitated for another purpose.</p>
31	2A	Rename section “2.1 Restricted Agricultural Area” as “2A Restricted Agricultural Area”
32	2A.1.1	<p>Replace “Agricultural activities” with “Agricultural operations”</p> <p>Delete “which may include one accessory dwelling”</p>
33	2A.1.3	<p>Delete the wording “Uses accessory” and replace with “Agriculture-related uses and on-farm-diversified uses linked”</p> <p>Delete “(such as produce stands)”</p>
34	2A.1.6	<p>After “home occupations” add “, additional dwelling units, short-term vacation rentals”</p> <p>At the end of the first sentence add “, in accordance with the policies of Section 4.1 in this Plan.”</p>
35	3.1.2 b)	<ul style="list-style-type: none"> • Replace word “built up area” with “settlement area” • Remove “to be contiguous to them”

Item No.	Policy Number	Details of the Amendment
36	3.1.2 e)	Add the following policy "Where development is permitted to occur on municipal water in combination with either private septic systems or communal sewage systems, it shall be conditional upon compliance with the County Official Plan Section 3.2.6
37	3.2.1	Add the following permitted use in the first sentence: "additional dwelling units"
38	3.2.1 b)	Add "additional dwelling units" in the sentence.
39	3.2.1 c)	Replace "units per net hectare" with "units per net residential hectare" Delete "(6 units per net acre)"
40	3.2.1 d)	Replace "units per net hectare" with "units per net residential hectare" Delete "(4.8 units/net acre)"
41	3.2.1 e)	In the first sentence, add "net residential" after "8 units per" Replace "units per net hectare" with "units per net residential hectare" wherever it appears. Delete "(3.2 units/net acre)" Delete "(4.8 units per net acre)"
42	3.3.2 b)	<ul style="list-style-type: none"> Delete the first sentence and replace with the following: "Access points will be limited in number and designed to enable segregation, and the safe movement of pedestrians and vehicles." Remove the following phrase: "Continuous open access to the road will be discouraged" and replace with "Shared access among commercial establishments will be provided wherever possible;"
43	3.3.2	Add the following as policy d): New development should conform to the amenity and design policies, urban design policies, and compatibility criteria in Part 4 of this Plan.
44	3.4.2 a)	Remove the following phrase: "Continuous open access to the road will be discouraged" and replace with "Shared access among industrial establishments will be provided wherever possible;"
45	3.4.2 b)	Change the word "should" to "shall" in the first line.
46	3.4.2	Add the following as policy e):

Item No.	Policy Number	Details of the Amendment
		New development should conform to the amenity and design policies, urban design policies, and compatibility criteria in Part 4 of this Plan.
47	3.5.2 a)	Add the following to the existing wording: Access points will be limited in number and designed to enable segregation, and the safe movement of pedestrians and vehicles.”
48	3.5.2	Add as policy d): New development should conform to the amenity and design policies, urban design policies, and compatibility criteria in Part 4 of this Plan.
49	3.6.1	Add the following to the existing policy “The policies in Section 8 regarding redevelopment of golf courses shall apply to Open Space Uses in Hamlets.”
50	3.6.4	Delete the word “necessarily”
51	4.0	Replace “main Urban Settlement Area” with “Urban Centre” Revise the second paragraph to read as follows: “The residential, commercial, industrial, mixed commercial/industrial, institutional and open space provisions shall apply more generally to such uses within settlement areas in the Town.”
52	4.1.1.2.1	Delete the current policy and replace with: For the purposes of policy 4.1.1.4 below, residential density shall exclude any lands determined to be undevelopable due to natural hazards (e.g. Floodplain and steep slopes) but should include planned roads (public and private) and developable open space and amenity areas (common and private).
53	4.1.1.3	After “primary residential uses permitted within the Residential areas are” delete existing wording and replace with “low density housing types, not exceeding 25 units per net residential hectare, including single detached, semi-detached, and duplex dwellings.”
54	4.1.1.4 a)	This policy is deleted.
55	4.1.1.4 b)	This policy is deleted.
56	4.1.1.4 c)	Replace “units per net hectare” with “units per net residential hectare”. Delete “(15 units per net acre)”. Add the words “and triplexes” after “townhouses,”
57	4.1.1.4 d)	Replace “units per net hectare” with “units per net residential hectare”.

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		Delete "(40 units per net acre)".
58	4.1.1.4 f)	This policy is deleted.
59	4.1.1.7. c)	<p>Delete the following words: "permitting second units in existing detached dwellings, encouraging"</p> <p>Add the following policy:</p> <p>It is a goal of this Plan that 20% of the new housing units provided in the Town be provided through intensification and redevelopment.</p>
60	4.1.1.8	This policy is deleted.
61	4.1.1.9	<p>Delete the first sentence: Infilling in Residential Areas will be undertaken by means of planned subdivision development, or where a plan of subdivision is not required, by severance of lands to make the most efficient use of municipal services"</p> <p>And replace with: Intensification, including infill development and redevelopment, in Residential Areas may be undertaken either by means of a plan of subdivision, plan of condominium, or where neither subdivision nor condominium is appropriate, by consent, provided the means selected is intended to make the most efficient use of municipal services. Such development may also be subject to site plan control.</p>
62	4.1.1.10	<p>Delete the existing wording and replace with:</p> <p>The design of new roads in new subdivisions and/or areas subject to plans of condominium and/or severances will be carried out so as to permit development of landlocked parcels in existing developed areas wherever possible. Access roads to such parcels or condominium units may be dedicated as public roads but may also be considered as private roads where such roads are owned by a condominium corporation(s).</p>
63	4.1.1.11	Delete the phrase "low income, medium income and upper tier income households" and replace with "affordable housing and housing for persons with special needs."
64	4.1.1.12	<p>Delete the existing text and replace with the following sentence:</p> <p>Senior-focused developments are encouraged to locate in communities in the Town with amenities, such as groceries, open spaces and locations nearest to larger urban centres with shopping and health facilities.</p>
65	4.1.1.14	Delete existing wording after "The Municipality will" and replace with:

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		<p>maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p> <p>Add the following sentence to policy 4.1.1.14:</p> <p>An adequate supply of housing will be ensured by maintaining the ability to accommodate residential growth for a minimum of 15 years through intensification and redevelopment, and if necessary, lands designated for residential development.</p>
66	4.1.1.15.1	Delete the wording “green fields” and replace with “low density subdivision development”
67	4.1.1.15.3	<p>After the wording “semi-detached” delete “ and” and replace with “ , “</p> <p>After the word “duplex” add “and triplex”</p>
68	4.1.1.16	<p>Delete the existing wording and replace with:</p> <p>Residential development may be phased, but final approvals shall be subject to the availability of servicing capacity and required infrastructure.</p>
69	4.1.1.19 c)	<p>Add the following policies after the existing wording:</p> <p>The Town will consider ways in which to encourage affordable housing through the utilization of existing housing stock and intensification of existing residential areas. Owners of surplus housing stock, including farmhouses, should be encouraged to consider the potential for conversion to affordable housing rather than demolition.</p>
70	4.1.1.19	<p>Add the following as d):</p> <p>reducing the time to process residential applications, to the greatest extent practical</p> <p>Add the following as e)</p> <p>encouraging and supporting partnerships in the provision of affordable and supportive housing needs in locations which are appropriate to the community and surrounding services. Preference shall be for locations and communities that are accessible to municipal goods and services, healthy food, commercial areas, employment, medical and health facilities, recreation, transit, and trails and non-motorized transportation. Locations within mixed use</p>

Item No.	Policy Number	Details of the Amendment																		
		developments are encouraged. Affordable housing units shall take into consideration accessibility needs.																		
71	4.1.1.19.1	<p>The following policies are added:</p> <p>The Town will utilize the most current County Housing and Homelessness Plan, when setting targets for affordable housing units.</p> <p>As per the County's Housing and Homelessness Plan 2014 – 2023, the Town will consider the following distribution to create affordable rental and ownership housing. The projected number of dwellings are intended to provide a sense of scale and should not be considered as limits.”</p> <table> <tr> <td>Low Range Forecast</td><td>Rental Housing</td><td>6</td></tr> <tr> <td></td><td>Ownership Dwellings</td><td>4</td></tr> <tr> <td>Medium Range Forecast</td><td>Rental Housing</td><td>16</td></tr> <tr> <td></td><td>Ownership Dwellings</td><td>7</td></tr> <tr> <td>High Range Forecast</td><td>Rental Housing</td><td>240</td></tr> <tr> <td></td><td>Ownership Dwellings</td><td>8</td></tr> </table>	Low Range Forecast	Rental Housing	6		Ownership Dwellings	4	Medium Range Forecast	Rental Housing	16		Ownership Dwellings	7	High Range Forecast	Rental Housing	240		Ownership Dwellings	8
Low Range Forecast	Rental Housing	6																		
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72	4.1.1.20	<p>Delete the first sentence and replace with the following sentence:</p> <p>This Plan will accommodate a mix of housing types, densities, design and tenure, including affordable housing to meet projected demographic and market requirements of future and current residents.</p>																		
73	4.1.1.20.1	This policy is deleted.																		
74	4.1.1.21 c)	Delete “units/net hectare” and replace with “units per net residential hectare”																		
75	4.1.1.21 d)	Delete “units per residential hectare” and replace with “units per net residential hectare”																		
76	4.1.1.21 f)	<p>Add the following words to the existing sentence:</p> <p>or other relevant land use and design review processes enacted by Council (eg. Community Planning Permit System).</p>																		

Item No.	Policy Number	Details of the Amendment
77	4.1.1.22 e)	Delete “units/net hectare” and replace with “units per net residential hectare”
78	4.1.1.23	<p>Delete the existing first paragraph and replace with the following:</p> <p>a) Group homes shall be permitted in any residential area. The types of group homes which are permitted include:</p> <ul style="list-style-type: none"> i. Approved homes; ii. Homes for special care; iii. Supportive housing programs; iv. Accommodation for youth and adult mental health programs; v. Accommodation services for individuals with a developmental disability; vi. Satellite residences for seniors; and, vii. Homes for individuals who have physical disabilities. <p>Delete the last paragraph.</p>
79	4.1.1.24	In the second sentence after “In general, densities up to” delete “15 units/gross hectare (excluding major parks)” and replace with “25 units per net residential hectare”.
80	4.1.1.29	This policy is deleted.
81	4.1.1.30	<p>Delete the existing policy wording and replace with:</p> <p>Additional Dwelling Units</p> <p>a) Notwithstanding any other policy in this Plan, the use of ‘additional dwelling units’ is authorized in accordance with the <i>Planning Act</i> and its associated regulations, by permitting the following:</p> <ul style="list-style-type: none"> i. The use of two residential units in a detached house, semi-detached house or rowhouse; and, ii. The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse. <p>For the purpose of calculating residential density and implementing the policies of this Plan, ‘additional units’ or the potential for ‘additional units’ shall not be included in maximum density calculations. However, these units may be considered when assessing servicing capacity associated with site development. As well, additional units approved for occupancy (per Ontario <i>Building Code</i>) may be used to demonstrate achievement of minimum densities when applicable, either for</p>

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		<p>implementation of policies in this Plan or for use in an implementing Zoning By-law.</p> <p>b) The Town shall permit additional dwelling units in a residential area on a residential lot occupied by a single detached, semi-detached, or townhouse dwelling, and an additional dwelling unit in an accessory building. Additional dwelling units shall be limited in scale and secondary to the main dwelling. In location, layout and character, additional dwelling units must not conflict with the physical character of the neighbourhood and must not negatively impact the amenity or enjoyment of neighbouring properties, especially rear yard spaces.</p> <p>c) An additional dwelling may not be permitted as accessory to a main dwelling unit in certain situations. These prohibitions include units within a plan of condominium, and lots where a dwelling is only permitted as accessory to another use. Within rural areas new additional dwelling units shall be located within the farm building cluster and shall be required to meet reasonable use guidelines regarding sewage disposal. Additional dwelling units may be prohibited within areas with sewage capacity constraints.</p> <p>d) Preference shall be for additional dwelling units to be within or attached to the main dwelling and convertible to use as part of the main dwelling. Additional dwelling units in detached accessory buildings may be subject to greater lot line setbacks than normally applied to detached accessory buildings. The permitted size shall be less than second units contained within or attached to a main dwelling. Additional dwelling units in detached accessory buildings do not, in themselves, provide justification for larger accessory building sizes, numbers or coverage than otherwise allowed on a residential lot.</p> <p>e) The Zoning By-law shall set out applicable standards for additional dwelling units. The Committee of Adjustment may consider exceptions where the intent of this Plan's policies applicable to additional dwelling units and policies 4.1.1.27 and 4.1.1.28 is maintained. In particular, greater flexibility may be given regarding size and form on larger lots that are more rural or recreational in character and provide greater separations to neighbouring uses. Creation of a separate building lot may be more appropriate in some cases than variances for size. The severance of additional dwelling units in the "Agricultural" designation however is prohibited.</p>

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82	4.1.1.31	This policy is deleted.
83	4.1.1.32	This policy is deleted.
84	4.1.1.33	This policy is deleted.
85	4.1.1.34	<p>The following policy is added:</p> <p>The Town will consider the demographics and projected demographics of the local population as part of any application to designate, zone, or subdivide lands for residential purposes.</p>
86	4.1.1.35	<p>The following policy is added:</p> <p>Residential developments, including proposals that would result in the creation of affordable housing will be located to have access to community services and facilities including public transit facilities where available, and should be in proximity to commercial hubs and cultural nodes when possible.</p>
87	4.1.2.2	<p>Delete existing wording and replace with:</p> <p>A limited amount of local professional offices will be permitted in existing residential dwellings within the residential areas.</p>
88	4.1.2.17	<p>Change heading to: Short Term Vacation Rentals</p> <p>Add the following wording:</p> <p>The Town may establish, through the Comprehensive Zoning By-law and/or a municipal licensing framework, appropriate provisions related to the nature, scale, and density of Short-Term Vacation Rentals that are compatible with surrounding land uses, to ensure these uses remain appropriately integrated in the Town's residential areas, providing for the continued availability of suitable short-term accommodations in the community.</p> <p>Short-Term Vacation Rentals (STVRs) recognized by this Plan include Bed and Breakfast Establishments, owner-occupied partial dwelling or dwelling unit rentals (i.e. a principal residence), and entire-dwelling or dwelling unit rentals (i.e. not a principal residence). STVRs may be permitted in commercial areas but should generally be subject to the same land use policies as those permitted in residential areas and shall be subject to the same licensing requirements.</p>

Item No.	Policy Number	Details of the Amendment
		<p>Goals and Objectives for Short-Term Vacation Rentals:</p> <p>The Town's goals and objectives related to Short-Term Vacation Rentals (STVRs) are as follows:</p> <ul style="list-style-type: none"> a) STVRs should respect and be compatible with the residential character, amenity, and quality of residential neighbourhoods. This may be achieved through establishing densities for STVRs, mitigation measures to adjacent residential properties, and municipal regulations intended to ensure the orderly management of STVRs; b) All roads used to access lots with an STVR shall be of sound construction and conform to the Town's road design standards; c) Guests shall be provided with accommodations conforming to current health and life safety standards; d) Facilities will be operated and maintained in acceptable conditions as detailed in the Town's relevant By-laws; and e) Operators of STVRs shall acknowledge their responsibilities in complying with the Town's by-laws and licensing provisions. <p>Policies:</p> <ul style="list-style-type: none"> 1. The Town may, on an area-specific or case-by-case basis, prohibit STVRs in areas that are not considered to be consistent with this Plan; 2. Any short-term rental not operated by residents permanently residing in the dwelling may only be licensed for such use if the use is permitted by the comprehensive zoning bylaw or is a legal non-conforming use; 3. Guest rooms shall only be available for temporary, short term accommodation to the general public; 4. Subject to any other requirements of the zoning or licensing by-law, STVRs shall not contain more than three (3) guest rooms. STVRs with four or more guest rooms may be permitted without amendment to this Plan but shall require a site-specific Zoning By-law amendment;

Item No.	Policy Number	Details of the Amendment
		<ol style="list-style-type: none"> 5. Any proposed external or internal alterations of a home utilized as an STVR that requires a planning application, including but not limited to a minor variance, such alteration(s) shall ensure that the physical character of the building is consistent with the physical character of the surrounding neighbourhood; 6. The site area of all STVRs shall be sufficient to provide for off-street parking (i.e. on-site parking) and buffering from abutting residential uses; 7. Special provisions applicable to Bed and Breakfast Establishments include: <ol style="list-style-type: none"> a. Separate kitchen or dining areas for guests may be provided. Establishment of a restaurant catering to persons other than guests shall not be permitted; b. Only persons permanently residing in the dwelling shall operate a Bed and Breakfast Establishment; and c. Construction or conversion of buildings accessory to the home to accommodate guests shall not be permitted. 8. Prior to approving any STVR use with more than three guest rooms for a site, and as part of the assessment of the suitability of the proposal, consideration by Council shall include the following: <ol style="list-style-type: none"> 1. All licenced and approved STVRs shall be subject to a municipally approved STVR Code of Conduct; 2. Any STVRs with more than three guest rooms shall be defined in the zoning bylaw and subject to site plan control to ensure: <ol style="list-style-type: none"> a. Sufficient on-site parking is available; b. Occupancy Loads of the dwelling are not exceeded; c. Appropriate water and wastewater services are provided to the dwelling; d. Operational fire and safety plans are approved by qualified municipal Inspectors;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> e. Appropriate on-site signage is provided; f. Appropriate site landscaping and buffering is provided to mitigate potential impacts on neighbouring properties; g. Suitable privacy fences and/or screening is provided to further buffer and mitigate any potential impacts of the proposal on abutting and other nearby properties; h. Suitable on-site amenity area is provided for guests and residents; i. A development agreement is registered on title to ensure there are appropriate controls in place to ensure the site remains in good condition while operating as a short-term vacation rental; and j. Establish that a Property Manager shall be on call 24/7 to address noise complaints, property maintenance, and any other nuisance related complaints arising through the use of residential properties for this purpose. <p>9. As part of a submission in support of a site-specific zoning amendment for STVRs with more than three guest rooms, a proponent shall be required to:</p> <ul style="list-style-type: none"> a. Provide a planning justification report prepared by a qualified professional land use planner to be submitted with the rezoning application and provided to and reviewed by the Town's Planners. This report shall provide an assessment of how the proposed use may impact the use and enjoyment of neighbouring properties, and how any negative impacts will be mitigated, including a proposal for ongoing management of the property, for property standards, noise, and any other potential nuisances that may be associated with short term vacation rentals. Such on-site management proposals may later be addressed in specific detail in the site plan development agreement; and b. Demonstrate availability and suitability of on-site and nearby public amenities and services for residents and guests. <p>10. "Additional dwelling units" (per <i>Planning Act</i>) approved for the site shall not be used for any form of temporary accommodation (i.e.</p>

Item No.	Policy Number	Details of the Amendment
		<p>additional units shall only be provided for permanent, long term housing supply); and</p> <p>11. STVRs should be encouraged to locate in proximity to established commercial areas, tourist areas or local attractions.</p>
89	4.2.1.2	<p>Delete the second sentence and replace with:</p> <p>Establishments most consistent with this designation include retail uses, medical and dental clinics, convenience stores, daycare centres, eating establishments, personal service uses, specialty shops, financial institutions, libraries, post offices, municipal buildings and professional offices.</p>
90		<p>Delete the following wording “various public buildings such as the local library, the post office and the municipal offices will also be encouraged.” And replace with “the highest concentration of and the greatest mix of uses including residential, institutional, retail, office and community services appropriate to the size of the community will be permitted.”</p>
91		<p>Add the following sentence:</p> <p>Mixed use development is encouraged throughout the Central Commercial Area including within buildings.</p>
92	4.2.1.3	<p>Revise the policy as follows:</p> <ul style="list-style-type: none"> • Delete the title “secondary uses” • Delete wording “Secondary uses shall include residential uses” and replace with “Residential uses are permitted in a mixed-use format (such as residential units on the second storey of a two-storey building).”
93	4.2.1.8	<p>Modify title to “Built Form and Design”</p> <p>Delete “may take the form of a shopping centre” and replace with “should implement the Downtown Wyoming Design Guidelines”.</p>
94	4.2.1.10	<p>The following policy is added:</p> <p>Proposals for development of new or peripheral shopping areas will demonstrate that the viability of existing mainstreets and commercial areas will not be threatened. Existing mainstreets and commercial areas should be given first priority for development or redevelopment for commercial purposes.</p>
95	4.2.1.11	<p>The following policy is added:</p>

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		<ul style="list-style-type: none"> a) The Town encourages the development of its mainstreets and commercial areas in a way that fosters activities associated with a creative economy and strengthens these areas as cultural nodes; b) Where feasible and the opportunity exists, mainstreets and commercial areas will be connected to natural heritage systems; c) The Town will promote activities and events in the areas around mainstreets and commercial areas in a manner that does not detract from the viability of these areas; d) Wherever feasible, heritage buildings and structures will be conserved, and any new development will complement the cultural heritage landscape of the mainstreet or commercial area; e) The Town encourages tourism and leisure related activities to be located on mainstreets and commercial areas f) The Town encourages the renovation of second and third floor spaces in older commercial buildings for such uses as apartments, studios, and professional offices; and, g) The revitalization strategies must conform with Section 6.6 of the County Official Plan.
96	4.2.1.12	<p>The following policy is added:</p> <p>All new development within Commercial Areas shall be subject to Site Plan Control. In addition, the implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement the urban design policies of this Official Plan.</p>
97	4.2.2.2 a)	<ul style="list-style-type: none"> • Delete the sentence “Individual access points will be limited in number and designed to minimize any danger to vehicular and pedestrian traffic.” and replace with the following: “Access points will be limited in number and designed to enable segregation, and the safe movement of pedestrians and vehicles.” • Delete the following sentence: “Continuous access will be discouraged in favour of a curb and designated ingress and egress points.”
98	4.2.2.3	<p>Add the following wording as policy 4.3.3 d):</p> <p>Siting, scale and massing of buildings are such that it respects the adjacent land uses, provides for a safer pedestrian environment and enhances the existing community character.</p>
99	4.3.1.3	<p>Revise subtitle to the following: “Accessory and Complementary Uses”</p>
100	4.3.1.5	<p>Add the following wording to the existing policy:</p>

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		<p>The Town shall ensure that the physical needs of businesses are addressed, which includes ensuring that:</p> <ul style="list-style-type: none"> a) a diversity of zoned and serviced sites are available to support a range of industrial activities; b) The sites are well designed and have a high level of available amenities, including access to major transportation routes that are attractive to new investors.
101	4.3.1.8	<p>The following policy is added:</p> <p>In circumstances where an industrial use cannot be accommodated in the designated Industrial areas due to parcel size or separation requirements, any such industry may locate outside of an existing Urban Centre, Urban Settlement designation, by amendment to the County and Town Official Plans, provided that the following criteria are met:</p> <ul style="list-style-type: none"> a) There is an identified need or demand for additional land to be designated to accommodate the proposed use; b) Alternative locations have been evaluated and <ul style="list-style-type: none"> i. there are no reasonable alternative locations available within an Urban Centre or Urban Settlement designation; ii. there are no reasonable alternative locations which avoid prime agricultural areas; and iii. there are no reasonable alternative locations with lower priority agricultural lands; c) The proposed location is not in a specialty crop area; d) The proposed location complies with the Minimum Distance Separation formulae; e) The proposed use is compatible with existing and anticipated future uses in the immediate area and any impacts on surrounding agricultural operations are mitigated to the extent feasible; f) The proposed use can be fully serviced with municipal water and can provide adequate sanitary sewage disposal and treatment g) The site is located in proximity to a major transportation corridor; h) The site should preferably be contiguous to existing industrial lands; i) The site is compatible with the Natural Heritage policies of this Plan;
102	4.3.1.9	<p>The following policy is added:</p> <p>New industrial uses which involve handling of toxic or other hazardous materials will not be permitted within susceptible areas to</p>

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		groundwater contamination as identified in Appendix Map A of Lambton County Official Plan and Appendix 3 of this Plan.
103	4.3.2.2 a)	<ul style="list-style-type: none"> Delete wording “designed in a manner that will minimize the danger to vehicular and pedestrian traffic “and replace with the following: “designed to enable segregation, and the safe movement of pedestrians and vehicles.” Delete the following sentence: “Continuous access will be discouraged in favour of a curb and designated ingress and egress points.”
104	4.3.2.3 b)	<p>Revise the wording as follows:</p> <ul style="list-style-type: none"> After the word “loading” add “,” and delete “and” After the word “lighting” add “,” noise, vibration, dust/debris, odour and other contaminants”
105	4.4.3 a)	<ul style="list-style-type: none"> Delete wording “designed in a manner that will minimize the danger to vehicular and pedestrian traffic “and replace with the following: “designed to enable segregation, and the safe movement of pedestrians and vehicles.” Delete the following sentence: “Continuous open access to a road will be discouraged.”
106	4.4.3 c)	<p>Revise the policy wording as follows:</p> <ul style="list-style-type: none"> After the word “commercial” add “and/or industrial” in the last sentence. Add as a new policy “New development should conform to the policies in Part 4 of this Plan.”
107	4.6.2	Change the word “may” to “shall”
108	5.1	<p>Add the following as a new paragraph:</p> <p>The additional dwelling unit policies and short-term vacation rental policies of Section 4.1 of this plan shall also apply in Lakeshore Residential Areas.</p>
109	5.2	<p>Replace “units/net hectare” with “units per net residential hectare” where it appears.</p> <p>Delete “urban centres and” and after “amenities” and add “north of Queen Street.”</p>
110	5.5	Replace “units per net hectare” with “units per net residential hectare” where it appears.
111	6.1	Delete: “such as a convenience store of not more than 90 square metres.”

Item No.	Policy Number	Details of the Amendment
112	7.0.1	<p>Add the following policy:</p> <p>Institutional uses will include any recognized public, non-profit or charitable organization, elementary and secondary schools, community facilities, places of worship, daycare centres, nursing homes, libraries, and offices and cemeteries. Certain uses operated for profit such as nursing homes or day nurseries may also be considered as institutional uses provided Council is satisfied that the use is compatible with surrounding uses.</p>
113	7.1	<p>Add as policy 7.1 e):</p> <p>The development of institutional uses shall conform to the amenity and design, urban design, and compatibility criteria policies in Part 4 of this Plan.</p>
114	7.1	<p>Add the following as policy 7.1 f):</p> <p>New institutional uses shall be subject to site plan control in accordance with the policies in Section 17.4 of this Plan. The site plan agreement may, among other things, ensure that adequate buffering is provided where an institutional use adjoins a residential use.</p>
115	7.1	<p>Add the following as policy 7.1 g):</p> <p>New development should have access to a public road capable of accommodating any increase in traffic flow that may result. Access points should be limited in number and designed to enhance pedestrian safety and safe vehicular movement.</p>
116	8.1.1	Add after colon add the following: “publicly owned lands and facilities; and, privately operated parks, open spaces and facilities.”
117	8.1.2	Remove “and,” at the end of the existing policy.
118	8.1.3	<p>Renumber the existing policy as a)</p> <p>Add the following policy as b):</p> <p>Proposals to redesignate a golf course for residential use shall only be considered as part of the Lambton County and Town Municipal Comprehensive Review and shall meet the requirements of Part 5 of this Plan. Every such proposal to redesignate a golf course for residential use shall require an amendment to this Plan to implement the Municipal Comprehensive Review.</p>
119	8.1.5	Add the following to the existing policy:

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		<p>However, where a publicly owned neighbourhood park is deemed to be surplus to the Town's needs for the purposes of selling to others, prior to entering into an agreement of purchase and sale, the Town shall process a site-specific official plan and zoning amendment that specifically removes 'neighbourhood park' (or similar defined use) from the list of permitted uses applicable to the affected site. This process will be in addition to any other public policy that the Town follows prior to the declaration of lands being surplus to the Town's needs.</p>
120	8.1.7 a)	<p>After the wording "or cash in lieu" delete "thereof" and replace with "to the value of the land otherwise required to be conveyed or calculated by using a rate of 1 hectare for each 500 dwelling units proposed."</p>
121	8.1.10	<p>In the first sentence, delete the word "generally"</p>
122	8.1.11	<p>Delete "or bonusing as described in the implementation section of the Plan".</p>
123	8.1.16	<p>Revise policy d) as follows:</p> <p>Cemeteries; Crematoria shall only be permitted with cemeteries outside of settlement areas</p>
124	9.0	<p>Delete existing wording and replace with:</p> <p>Plympton-Wyoming contains environmental features and sites that are valued for their physical beauty and ecological function. Many of these environmental features and sites are identified by the Lambton County Official Plan and this Plan as significant natural areas that combined with their functions, and the corridors that connect them, form a natural heritage system to be protected, restored, and where possible, improved.</p> <p>The Natural Heritage System and associated policies are not intended to limit the ability of agricultural uses to continue.</p> <p>The Town also contains areas that are subject to natural hazards such as flooding and/or instability due to erosion and excessive slopes where development must be prohibited or restricted to protect against loss of life, damage to public and private property, and undue financial burdens for the Town, County, and Province.</p> <p>The Conservation Authority Regulation governs the extent of regulated areas, including around shorelines, wetlands, watercourses or hazardous lands, where development or site alteration is</p>

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		<p>prohibited subject to written approval from the Conservation Authority.</p> <p>Not all features or areas identified as part of the Natural Heritage System for Plympton-Wyoming contain inherent hazards and not all hazard areas contain natural heritage features or areas, but they can be coincident. Where there is overlap between policies in this section of the Plan, all of the applicable policies are to be addressed, with the more restrictive applying where there are conflicts.</p>
125	9.1.1	<p>Delete existing policy and replace with the following:</p> <p>Natural Heritage System</p> <p>The Town's Natural Heritage System is a combination of significant natural areas, their functions, and the corridors that connect them. The system includes:</p> <p>Group A features:</p> <ul style="list-style-type: none"> • provincially significant wetlands • provincially significant coastal wetlands • locally significant wetlands • locally significant coastal wetlands • habitat of endangered species and threatened species • fish habitat <p>Group B features:</p> <ul style="list-style-type: none"> • lands adjacent to Group A features and adjacent to certain Group B features as noted in these policies • significant woodlands • significant valleylands • significant wildlife habitat • provincially significant areas of natural and scientific interest (ANSIs) • regionally significant ANSIs <p>Group C features:</p> <ul style="list-style-type: none"> • lands adjacent to other Group B features • primary corridors, including core areas • linkage features • highly vulnerable aquifers

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		<ul style="list-style-type: none"> • significant groundwater recharge areas • other surface water features • woodlots other than significant woodlands • other significant natural areas, including shrublands, meadows and prairies <p>These features can overlap and the habitat of endangered species and threatened species, fish habitat, and wildlife habitat are functions associated with the habitat features of wetlands, woodlands, ANSIs, valleylands, and watershed systems.</p> <p>When considering new land use planning applications, the following constraints apply:</p> <ul style="list-style-type: none"> • For Group A features, no development or site alteration is permitted, except that in the case of fish habitat and habitat of endangered species or threatened species, development may be permitted in accordance with provincial and federal requirements, and infrastructure may also be permitted in some circumstances in accordance with applicable legislation and regulations; • For Group B features, development may be permitted if it can be demonstrated through an Environmental Impact Study that no negative impacts on the features or their associated ecological functions will result; • For Group C features, the policies of this Plan provide general controls on development with the aim of improving the overall health of the natural heritage system including the improvement of linkages within corridors. <p>The features of the Town's Natural Heritage System are identified on Schedule C.</p> <p>The Natural Heritage System identified on Schedule C or otherwise identified by the policies of this Plan are to be considered as overlays to the designations on Schedule A in this Plan. Despite the designation that lands may have in Schedule A of this Plan, development of lands will be directed away from the Natural Heritage System and/or subject to such evaluations or conditions as required by the policies of this Plan and the County Official Plan.</p>

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		Some natural heritage features are not identified on Schedule C that are otherwise identified by the policies of this Plan. These include natural heritage features that require further work to identify, constitute sensitive information that cannot be displayed, or are too small or numerous to be specifically identified on Schedule C.
126	9.1.2	<p>Delete heading "Floodplain policies"</p> <p>After the words "Development within" delete the wording "Hazard and Environmental Protection Area is" and replace with "the Natural Heritage System shall be"</p> <p>After the word "policies" add the wording "9.3 and 9.4" and after the word "regarding" delete remainder of the existing policy wording and replace with "shore protection, flood plains, unstable land, and the lakeshore area."</p>
127	9.1.3	In the first sentence delete the words "Hazard and Environmental Protection Areas" and replace with "the Natural Heritage System"
128	9.1.4	<p>Change "Hazard and Environmental Protection Areas" to "the Natural Heritage System";</p> <p>Change "detailed assessment" to "Environmental Impact Study"</p>
129	9.1.5	<p>Delete the existing policy wording and replace with:</p> <p>The designation of land as part of the Natural Heritage System in this Plan does not imply:</p> <ul style="list-style-type: none"> a) that those lands are available or open for public use; or b) that the Town or any other public agency intends to purchase those lands.
130	9.1.6	In the first sentence delete the words "Hazard and Environmental Protection Areas" and replace with "lands in the Natural Heritage System"
131	9.1.7	<p>Delete the existing policy wording and replace with:</p> <p>The Natural Heritage System identified on Schedule C may coincide with hazardous lands, including areas of subject to flooding or erosion, but it is not to be construed as delineating the boundaries of these hazards.</p>
132	9.1.8	<p>Replace wording "a Hazard and Environmental Protection Area" with "the Natural Heritage System"</p> <p>Change the word "may" to "shall" and delete the word "necessarily"</p>
133	9.1.9	Revise wording to read as follows:

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		Building setbacks shall be imposed in accordance with the Natural Heritage System policies of this plan, including buffer areas. Setbacks shall be set out in the implementing Zoning By-law.
134	9.1.10	Delete the wording "Hazard and Environmental Protection Areas" and replace with "the Natural Heritage System"
135	9.1.11	This policy is deleted.
136	9.1.12	After the wording "roads and services within" delete remainder of existing policy and replace with: "Group C features of the Natural Heritage System without demonstration by an Environment Impact Study prepared in accordance with 9.5 of this Plan that there will be no significant negative impacts."
137	9.1.13	In the first sentence delete the words "Hazard and Environmental Protection Areas" and replace with "the Natural Heritage System" After the first sentence delete the existing policy wording and create as new policy 9.1.13.1 with the following wording: As detailed mapping of the Natural Heritage System and/or its features becomes available the Conservation Authority and the Province will be consulted. Where there is an approved Environmental Impact Study prepared in accordance with the policies of section 9.5 of this Plan an update of this Plan will be made through an office consolidation without amendment to the Plan, otherwise the Plan will be amended as required. Wherever designation boundaries of the Natural Heritage System are amended in this Plan, the implementing Zoning By-law will be amended as required.
138	9.1.14	Delete the wording "Hazard and Environmental Protection Areas" and replace with "Group A and Group B features of the Natural Heritage System"
139	9.2.1	After the wording "will designate Significant Natural Areas as" delete "Environment Protection" and replace with "Natural Heritage System according to their identification in this Plan as Group A features, Group B features, or Group C features" Delete existing policy wording after first sentence.
140	9.2.1.1	In the second sentence of the existing policy delete "environmental evaluations" and replace with "Environmental Impact Studies"
141	9.2.2	Delete existing policy and replace with new policy:

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		Significant natural areas shall include features and boundaries that are identified or evaluated as further studies or evaluations are completed subsequent to the adoption of this Plan, including features that have not been comprehensively assessed on a County-wide level such as significant valleylands, habitat of endangered species and threatened species, and significant wildlife habitat. This Plan will reflect the most up-to-date information when adopted and when formally reviewed under Section 26 of the <i>Planning Act</i> .
142	9.2.2.1	<p>The following policy is added:</p> <p>The Town will designate provincially and locally significant wetlands, including coastal wetlands in this Plan as identified and delineated by the Ontario Wetland Evaluation System (OWES).</p>
143	9.2.2.2	<p>The following policy is added:</p> <p>The Town will identify significant woodlands in this Plan and its zoning by-law using the criteria and mapping contained in the draft Lambton County Natural Heritage Study (2014)."</p>
144	9.2.2.3	<p>The following policy is added:</p> <p>Endangered species and threatened species and their habitat are protected by the <i>Endangered Species Act, 2007</i>. Delineations of these areas represent sensitive information and the Species at Risk in Ontario List is subject to change. These areas therefore are not shown on Schedule C of this Plan and will include areas not specifically designated as natural heritage features in this Plan and/or areas not known by the County or Town to be habitat of endangered species or threatened species. Where there is reason to believe that proposed development will be located in or adjacent to the habitat of endangered species or threatened species, the proponent will be notified of the requirement to ensure their due diligence under the <i>Endangered Species Act, 2007</i>, which should include consulting with the Province regarding the need for further investigations."</p>
145	9.2.2.4	<p>The following policy is added:</p> <p>Fish habitat is not specifically designated on Schedule C in this Plan. Development within 120 metres of surface water features (excluding off-stream, man-made ponds) will be directed to the province for screening for fish habitat. Fish habitat will be protected from harmful alteration, disruption or destruction unless authorized under the <i>Fisheries Act</i>. In all cases, the guiding principle of no net loss of productive capacity will be utilized.</p>
146	9.2.2.5	The following policy is added:

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		Significant valley lands are not specifically designated on Schedule C in this Plan. For purposes of identification, they are lands having a slope of 10 percent or more over a sustained area.
147	9.2.2.6	<p>The following policy is added:</p> <p>Significant wildlife habitat is not specifically designated on Schedule C in this Plan, but may be coincident with other significant natural areas identified by this Plan. Specific wildlife habitats of concern may include areas where species concentrate at vulnerable times in their annual or life cycle or areas which are important to a species' migration or wintering. The Province of Ontario's Significant Wildlife Habitat Technical Guide shall be used to identify and determine significant wildlife habitat on a site-specific basis when development or site alteration requires an environmental impact study.</p>
148	9.2.3	This policy is deleted.
149	9.2.4	<p>After the existing policy wording "For the purposes of this Section," delete remainder of existing policy and replace with:</p> <p>Adjacent Lands are generally within 120 metres of a feature unless an alternative standard for Adjacent Lands is established in the Lambton County Official Plan or provided for in the policies of 9.5 of this Plan.</p>
150	9.2.5	<p>In the first sentence, after the wording "areas designated as" delete the wording "Environmental Protection" and replace with "Natural Heritage System"</p> <p>Before the existing wording in the second sentence "will encourage development proponents" delete the wording "; and," and replace with ". Except where the policies of this Plan are more definitive as to what is required, the Town"</p>
151	9.2.9	In the third sentence of the second paragraph delete the wording "Environmental Protection or Hazard designations" and replace with "Natural Heritage System lands".
152	9.2.10	Delete "the Woodlands Improvement Act,"
153	9.2.11	<p>Change "Tree Saving Plan" to "Tree Inventory and Preservation Plan";</p> <p>Change "Environmental Evaluation" to "Environmental Impact Study" in g);</p> <p>Change "Environmental Protection" to "Natural Heritage System" in g)</p>
154	9.2.12	In the first sentence:

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		<p>Delete the words “The linking of Significant Natural Areas” and replace with “Improving linkages in the Natural Heritage System,”</p> <p>After “comprehensive system of” delete the wording “natural corridors” and replace with “primary corridors and linkage features,”</p> <p>In the second sentence, after “within these” delete the wordings “natural corridors” and replace with “Group C features of the Natural Heritage System”.</p>
155	9.3.1	<p>The following policy is added:</p> <p>Insert new subsection “General Policies” as 9.3.1 and renumber subsequent subsections “Shore Protection”, “Flood Plain Policies”, and “Unstable Land” accordingly.</p> <p>Add the following policies for this subsection:</p> <p>9.3.1.1:</p> <p>New development in the Town will be directed away from areas with known or suspected natural hazards, which include:</p> <ul style="list-style-type: none"> a) flooding, erosion, and dynamic beach hazards related to the Great Lakes System; b) flooding and erosion hazards related to rivers and streams; c) hazardous sites related to marine clay soils, organic soils, or unstable bedrock (karst); d) high water table areas and groundwater recharge areas; and e) hazardous forest types for wildland fires. <p>9.3.1.2:</p> <p>The Town may permit development and site alteration to occur on natural hazard lands and associated sites, except within a dynamic beach hazard (the policies of Section 9.4 of this Plan shall apply) or floodway (unless in a special policy area), if all the following can be achieved:</p> <ul style="list-style-type: none"> a) all policies are met with respect to any coincidental natural heritage features; b) hazards can be safely addressed and development and site alteration is carried out in accordance with floodproofing, protection, and access standards and procedures such as those related to coastal and geotechnical engineering practices;

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		<p>c) new hazards are not created and existing hazards are not aggravated; d) no adverse environmental impacts will result; e) vehicle and pedestrian access is available during times of flooding, erosion, and other emergencies (unless the site access is appropriate for the nature of development); and f) the proposed use is not an institutional use, essential emergency services, or operations related to the disposal, manufacture, treatment or storage of hazardous substances.</p> <p>9.3.1.3:</p> <p>The Town will prepare appropriate zoning provisions for natural hazard lands that:</p> <p>a) prohibit uses other than agriculture, conservation, forestry and wildlife management; b) prohibit buildings or structures except where they are intended for flood or erosion control or are normally associated with protection works, bank stabilization projects, transmission or distribution pipelines approved by the National Energy Board or Ontario Energy Board, or electricity transmission and distribution systems; and, c) impose development setbacks in relation to the severity of existing and potential environmental hazards.</p> <p>9.3.1.4:</p> <p>For any development or site alteration proposed within Conservation Authority regulated areas, the proponent must obtain written permission from the Conservation Authority before the Town will issue a building permit.</p> <p>9.3.1.5:</p> <p>Where an existing legal non-conforming or non-complying building or structure lying within all or part of hazard lands is destroyed in a manner not related to the inherent environmental hazards of the land, the Town shall permit the building or structure to be rebuilt only if the Conservation Authority having jurisdiction permits the reconstruction.</p>
156	9.3.2.2	<p>Add the following as the second sentence:</p> <p>Permitted uses, development and site alteration are subject to the policies of 9.3.1 in this Plan.</p>
157	9.5	Environmental Impact Studies

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158	9.5.1	<p>The following policy is added:</p> <p>An Environmental Impact Study shall be required in accordance with the policies of this Plan for development and site alternation in the Natural Heritage System. The study shall demonstrate that no negative impact on the natural features or the ecological functions for which the feature is identified. The study may determine the nature and extent of the feature and its ecological function; may incorporate a buffer or setbacks from the feature; and may result in a site layout that addresses the study recommendations.</p>
159	9.5.2	<p>The following policy is added:</p> <p>An Environmental Impact Study (EIS) required under this Plan shall be submitted with the development application and shall be prepared and signed by a qualified biologist or environmental planner. A peer review of the EIS may be required by the Approval Authority.</p>
160	9.5.3	<p>The following policy is added:</p> <p>a) An Environmental Impact Study (EIS) shall be required for development on lands adjacent to natural heritage features – Group A, Group B, Group C features and Adjacent Lands. Adjacent Lands are generally within 120 metres of the feature unless an alternative standard for Adjacent Lands is established in the Lambton County Official Plan.</p> <p>b) Adjacent Lands may be reduced on a site-specific basis based on the scale of the development, the nature of the feature, details specific to the site and surrounding lands, and the likelihood of whether there would be a negative impact on the feature.</p>
161	9.5.4	<p>The following policy is added:</p> <p>Environmental Impact Studies shall be completed in accordance with the process requirements as outlined in the Lambton County Official Plan.</p>
162	9.5.5	<p>The following policy is added:</p> <p>The required scope and/or content of an EIS may be modified, through pre- consultation with the Town, County, and the Conservation Authority where the environmental impacts of a development application are thought to be limited, or if other environmental studies fulfilling some or all requirements of an EIS have been accepted by the Town and County.</p>
163	9.5.6	<p>The following policy is added:</p>

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		<p>An Environmental Impact Study may not be required where the Town, in consultation with the County and the Conservation Authority, determines that no negative impacts would be anticipated on the feature or adjacent lands. The requirements for an Environmental Impact Study may be reduced or removed in the following circumstances and only where no negative impact is anticipated:</p> <ul style="list-style-type: none"> a) Where the proposed development is small scale (non-agricultural development); or b) Where the proposed development is small or medium scale (agricultural development only); or c) Where the proposed development is not in an area regulated by the Conservation Authority; or d) Where the proposed development is on an existing lot of record; or e) Where the development is an addition located away from the feature; or f) Where the proposed development is separated from the feature by a road or existing development; or g) Where the development is wholly contained within the existing footprint or includes a minor addition that is > 15m from the feature.
164	9.5.7	<p>The following policy is added:</p> <p>An EIS is not required for uses authorised under an Environmental Assessment process carried out in accordance with Provincial or Federal legislation or a watershed plan carried out by Lambton County and/or a Conservation Authority.</p>
165	9.5.8	<p>The following policy is added:</p> <p>Where it is demonstrated that all, or a portion of, a Group B or Group C feature does not meet the criteria for designation under this Plan and thus the site of a proposed development or site alteration no longer is located within the Group B or Group C feature or adjacent land then the restrictions on development and site alteration set out do not apply. This policy requires an EIS or study through an Environmental Assessment process to determine whether the designation is still appropriate.</p>
166	9.5.9	<p>The following policy is added:</p> <p>The Town, in coordination with Lambton County, may develop guidelines for the evaluation of development proposals consistent with the policies of this Plan.</p>
167	9.5.10	<p>The following policy is added:</p>

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		<p>Tree and Woodland Protection</p> <p>a) The Town recognizes the importance of trees and woodlands to the health and quality of life in our community. The Town shall encourage sustainable forestry practices and the protection and restoration of trees and forests.</p> <p>b) Opportunities for tree planting on Town-owned lands (such as lands designated Open Space and inactive portions of parks) shall be identified and implemented in co-operation with government agencies and local interest groups. In restoration efforts, the Town shall plant only native species, preferably those of local origin.</p> <p>c) Where the Town is undertaking infrastructure work, existing woodland resources shall be protected and preserved, where feasible. If it is necessary for infrastructure works to destroy any trees, excluding trees that are listed as threatened or endangered species, the Town shall endeavour to compensate by re-planting on site and/or planting trees elsewhere.</p>
168	9.5.11	<p>The following policy is added:</p> <p>Any land dedication that may be accepted shall be managed consistently with the Natural Heritage Policies of this Plan.</p>
169	10.1	<p>The existing text remains and the following is added as the second paragraph:</p> <p>Resource extraction is discouraged in Provincially significant Natural Heritage Features as identified in the Lambton County Official Plan. The Town discourages resource extraction in locally significant natural heritage areas and the removal of sizable, healthy woodlots for extraction purposes. Where extraction is permitted, it should be contingent upon rehabilitation plans that re-establish a comparable or improved natural heritage feature and/or system.</p>
170	10.4	<p>Sub clauses a) to f) are deleted and the following added:</p> <p>a) The effect on the water resources, the Natural Heritage System and the Natural Environmental designations within 120 metres of the subject lands through the preparation of an EIS, and a hydrogeology study;</p> <p>b) The effect on ground water and existing wells surrounding the property including on or adjacent to potential recharge areas;</p> <p>c) A rehabilitation plan;</p>

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		<p>d) A site development plan, which includes the following information:</p> <ul style="list-style-type: none"> i. The shape, topography, contours, dimensions, size and location of the property to be redesignated and/or rezoned as well as the extent of adjacent property held for future pit or quarry operations, ii. A description of the surrounding lands including land uses, location and use of buildings and structures, fences, significant natural features and wells within a distance of 120 metres and other lands owned by the applicant; iii. The location, height, dimensions and use of all buildings or structures existing or proposed to be erected on the property, iv. Existing and anticipated final grades of excavation, shown by contours where necessary, as well as excavation setbacks, v. Drainage provisions, vi. All entrances and exits, vii. As far as possible, ultimate pit development or quarry development, progressive and ultimate road plan, any water diversion or storage, location of stockpiles for stripping and products, progressive and ultimate rehabilitation, and where possible intended use of the land after the extractive operations have ceased, and viii. Cross-sections through the deposit and the estimated quality and quantity of the resource; <p>e) The haulage routes proposed to and from the site, the traffic volumes anticipated and a traffic impact study;</p> <p>f) The effect of the operation on nearby residents including noise, dust and vibration concerns;</p> <p>g) The effect on archaeological resources and cultural resources;</p> <p>h) A Planning Assessment Report, which assesses land use compatibility and policy conformity issues including the relevant policies of this Plan, except that demonstration of need shall not be required;</p> <p>i) For applications on lands currently designated Agricultural Area, the applicant shall further demonstrate that the rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality, including soil capability for agriculture are restored; and</p> <p>j) Such other relevant matters, as Council deems necessary.</p> <p>The Zoning By-law may contain Holding provisions which will be used where it is necessary to zone lands for development where the future land use has been sufficiently justified but where there are</p>

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		<p>outstanding matters which cannot be handled through zoning and more specifically identified as:</p> <ul style="list-style-type: none"> a) Water, wastewater and/or storm water servicing requirements; b) Road improvements or extensions; c) Dedication of lands for park purposes or payment of cash-in-lieu for park land dedication; d) Verification of suitable environmental site conditions; e) Special land use policies, including but not limited to policies to guide redevelopment or certain lands and/or policies to guide appropriate urban design; f) Phasing of development; or g) An Environmental Impact Study which determines specific measures to prevent impact on natural heritage features.
171	10.5	<p>Delete clause e) and replace with the following:</p> <p>All proposals for new licensed mineral aggregate operations shall include plans for rehabilitation. These rehabilitation plans shall:</p> <ul style="list-style-type: none"> i. Provide for progressive sequential rehabilitation wherever feasible; ii. Be prepared in detail by a recognized expert under the <i>Aggregate Resources Act</i> prior to any approvals being given; iii. Be compatible with the long-term uses permitted by the Official Plan; iv. Provide a detailed agricultural rehabilitation plan where lands have a Class 1, 2 or 3 soil capability. Rehabilitation must ensure that substantially the same acreage and same average soil quality including soil capability for agriculture are restored; and v. Consider the surrounding land uses and approved land use designations and recognize the interim nature of extraction. <p>Add the following as sub-clause f)</p> <p>The requirements of Policy 11.4 of this Plan.</p>
172	10.6	<p>Add in the second line after the words “in accordance with the” the following “Official Plan for the Town and”</p>
173	10.7	<p>Add the following as the final paragraph after the numbered list:</p> <p>Where it is not feasible to return the lands to agriculture, priority should be given to assessing the feasibility of rehabilitation to a use</p>

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		which provides significant social and environmental benefits. The use should result in environmental improvement or net environmental gain. Features such as woodlots, wetlands, fish and wildlife habitat areas, integrated water systems or passive recreational opportunities may be appropriate.
174	10.9	<p>The following policy is added:</p> <p>Mineral aggregate resource operations and associated operations may be required to enter into a development agreement with the Town. Such an agreement may include, but not limited to the following:</p> <ul style="list-style-type: none"> a) Access routes to be used and requirements for the improvement and maintenance of access routes; b) Restoring damages; c) Arrangements for adequate screening to provide a visual buffer between the proposed aggregate operation and any road or surrounding sensitive land use. Such screening shall be established effectively prior to operations commence; d) Provision for acceptable discharge and storage practices; e) Issues of public safety, public health and environmental impacts; f) Other matters as Council may deem necessary and in the public interest. <p>Zoning</p> <p>Aggregate Resource Extraction shall be recognized in the comprehensive Zoning By-law. Any commencements or expansions shall require an amendment to the comprehensive Zoning By-law and where applicable a license from the Ministry of Natural Resources.</p>
175	10.10	<p>The following policy is added:</p> <p>Setback distances for licensed operations are set out by regulation in the <i>Aggregate Resources Act</i>. Similarly, all proposed development adjacent to a licensed quarry must maintain a minimum setback of 500 metres from the quarry operation. All proposed development adjacent to a licensed pit must maintain a minimum setback of 300 metres from the pit operation. The above distances may be reduced if proponents of any proposed adjacent development can demonstrate through studies that any potential hazards or land use conflicts with adjacent Extractive Industrial operations can be eliminated through the incorporation of special planning design and construction techniques like landscaping, buffering, setbacks or other mitigation measures. Proposed development shall demonstrate that it will not result in the preclusion or hindrance of the expansion of the</p>

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		mineral aggregate operation or its continued use or will not be incompatible for reasons of nuisance, public health, public safety or environmental impact.
176	10.11	<p>The following policy is added:</p> <p>In providing comments to the Ministry of Natural Resources on an application for license under the <i>Aggregate Resources Act</i>, the Town shall consider the need for screening, setbacks, fencing, hours of operation, surface and groundwater monitoring, noise, air quality, traffic control, rehabilitation, vibration from blasting, the cumulative effects of the proposed license area together with existing licensed areas on agriculture, environment features, commercial and residential areas and such other relevant matters as are considered appropriate by the Town.</p>
177	10.12	<p>The following policy is added:</p> <p>In considering an application to amend the Official Plan and Zoning By-law, Council shall consult with Provincial Ministries and any other agency having jurisdiction to ensure that the activities of, and rehabilitation of, an extractive operation will be carried out in accordance with the appropriate legislation and to ensure that the effects on the social and natural environment are properly considered.</p>
178	10.13	<p>The following policy is added:</p> <p>Planning decisions shall take into consideration the locations of oil and gas resources as identified in the County of Lambton Official Plan. The mapping of the resources in the County Official Plan is not definitive and may have historical inaccuracies. For sites with or near resource features, the Town and development proponents should reference the Ontario Oil, Gas, and Salt Resources Library for the most up to date information and specific feature details including estimated accuracy of well locations. In coordination with Lambton County, the Town shall consult with the Province:</p> <ul style="list-style-type: none"> a) Where new development is proposed adjacent to or in areas of known oil or gas pools; b) Regarding new non-petroleum developments located less than 75 metres from existing wells. This setback should ensure adequate spacing around the well head to provide access for maintenance and general safety;

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		<p>c) Where development is proposed above former and potential salt solution mining operations and resources; and</p> <p>d) Where assistance is needed in the identification of well sites, in areas suspected of containing improperly plugged wells.</p>
179	10.14	<p>The following policy is added:</p> <p>As a condition of development approval, the Town will require that improperly abandoned (plugged) wells that are known or discovered on the lands during the development process will be properly plugged, capped or otherwise made safe in accordance with Provincial requirements. Building locations should be examined for the presence of possible well sites using established standards, procedures, and mapping. Areas where wells are located should be avoided when siting buildings, unless it can be demonstrated that development can safely occur. If possible, building should not be located over known abandoned or plugged wells.</p>
180	Section 11 Introductory Paragraph	<p>The following policy is added:</p> <p>Reece's Corners and the Highway 402 Service Centre lands (at Oil Heritage Road and Highway 402) shall be an Employment Area in accordance with the Provincial Policy Statement (2020).</p>
181	11.1	<p>After "industrial area of" delete "the Urban Settlement Area" and replace with "Wyoming as the Urban Centre for the Town"</p>
182	11.2	<p>Add the following:</p> <p>New residential uses are prohibited. New sensitive land uses that are not ancillary to employment uses are prohibited.</p>
183	11.5	<p>In the first sentence, after "Permitted industrial uses will be limited to" delete the wording "small-scale industrial uses such as:" and replace with "industrial uses with operations and/or manufacturing processes that do not require direct consumption of water and discharge wastewater only from ancillary facilities such as washrooms."</p> <p>Create new policy starting with "Such uses may include" with remainder of first sentence of existing policy.</p> <p>Delete existing second sentence.</p>
184	11.8	<p>Remove "Continuous open access to a road will be discouraged"</p>
185	11.9	<p>The following policy is added:</p> <p>Lands designated Reece's Corners Policy Area shall not be redesignated or rezoned to any other non-employment land use,</p>

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		except through a Municipal Comprehensive Review in accordance with the policies of Section 17.1 of this Plan.
186	Section 12 Introductory Paragraph	The following policy is added: Reece's Corners and the Highway 402 Service Centre lands (at Oil Heritage Road and Highway 402) shall be an Employment Area in accordance with the Provincial Policy Statement (2020).
187	12.1	Revise second sentence as follows: <ul style="list-style-type: none"> • After "transport terminals," insert the word "and" • Delete the wording ", and accessory uses" Delete third sentence and replace with: Uses that are secondary, or supportive, to such principal uses (including offices and dwelling units) will also be permitted provided they are low sewage generators both at the time they are established and in the long-term.
188	12.1	Add the following: New residential uses are prohibited. New sensitive land uses that are not ancillary to employment uses are prohibited.
189	12.4	Remove "Continuous open access to a road will be discouraged"
190	12.5	Renumber the existing clause as i) with the following changes: <ul style="list-style-type: none"> • After "high standard of building and site design" add the following ", including signage and landscaping," before "will be required." Add the following as Clause ii): Site plans will show that adequate area is available for any necessary future upgrade or replacement of private septic systems.
191	12.6	Delete "under the <i>Environmental Protection Act</i> " and replace with: under <i>Ontario Building Code</i> , <i>Ontario Water Resources Act</i> , and/or <i>Safe Drinking Water Act</i> is satisfied with respect to private servicing.
192	12.8	The following policy is added: Servicing The Province and/or its delegate will be consulted in connection with the provision of adequate water supply and sewage disposal systems. The provision of adequate servicing, including potable

Item No.	Policy Number	Details of the Amendment
		water and sanitary sewage systems, to the site is required by the County.
193	12.9	<p>The following policy is added:</p> <p>Signage Signages greeting travellers exiting Highway 402 will be provided within road allowances and at private businesses that promote strong regional and local identity and attractions. Such signage will be coordinated between interchanges. The Province will be consulted with regard to the introduction of signage regulations which allow businesses along the highway to effectively advertise their uses.</p>
194	12.10	<p>The following policy is added:</p> <p>Site Design The design of new development shall be walkable, barrier-free and accessible, where possible. New development should conform to the urban design policies in Section 16.3 of this Plan</p>
195	12.11	<p>The following policy is added:</p> <p>New development in proximity to 402 Interchanges shall comply with the policies in Section 3.8 Highway 402 Service Centres of the County Official Plan.</p>
196	12.12	<p>The following policy is added:</p> <p>Lands designated Highway 402 Service Centre shall not be redesignated or rezoned to any other non-employment land use, except with the support of a Municipal Comprehensive Review in accordance with the policies of Section 17.1 of this Plan.</p>
197	13.1	<p>The following policy is added:</p> <p>Cannabis Production Facility: means any indoor building structure, or lands licensed by, Health Canada to undertake cultivation, processing, sale, analytical testing, and research of cannabis, pursuant to the Cannabis Regulations under the <i>Cannabis Act</i>, or successor legislation. A cannabis production facility excludes the outdoor cultivation and processing of cannabis.</p>
198	13.2	<p>The following policy is added:</p> <p>Cannabis production facilities may be permitted in the following land use designations subject to the policies of this Plan:</p> <ul style="list-style-type: none"> a) Mixed-Commercial Industrial b) Reece's Corner Policy Area

Item No.	Policy Number	Details of the Amendment
		Cannabis production facilities within all other land use designations, except Agricultural and Restricted Agricultural Area in accordance with Policy 13.3, are prohibited.
	13.3	<p>The following policy is added:</p> <p>Within the land use designations specified in Section 13.2 of this Plan, a cannabis production facility shall require a rezoning application and a Site Plan application to be approved by Council. Both the rezoning application and Site Plan shall address the following:</p> <ul style="list-style-type: none"> a) Conformity with the Province of Ontario's Sensitive Land Use Guidelines ("D-6") as amended from time to time; b) Noise, odour, and wind through studies prepared by a qualified professional; c) Photometric analysis including studies of night light and impacts prepared by a qualified professional; d) Servicing including stormwater management; e) Security plan and site design for security; f) Waste management plan; g) Mitigation plan including mitigation for sensitive land uses.
199	13.4	<p>The following policy is added:</p> <p>For lands designated "Agricultural Area" and "Restricted Agricultural Area", a cannabis production facility may be permitted in a building and shall require a rezoning application and a Site Plan application to be approved by Council. Both the rezoning application and the Site Plan application shall address the following:</p> <ul style="list-style-type: none"> a) Conformity with the Province of Ontario's Sensitive Land Use Guidelines ("D-6") as amended from time to time; b) Conformity with the Province of Ontario's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas; c) Minimum Distance Separation Analysis; d) Noise, odour, and wind through studies prepared by a qualified professional; e) Photometric analysis including studies of night light and impacts prepared by a qualified professional; f) Servicing including stormwater management; g) Security plan and site design for security; h) Waste management plan; i) Mitigation plan including mitigation for sensitive land uses.
200	13.5	The following policy is added:

Item No.	Policy Number	Details of the Amendment
		<p>A cannabis production facility is defined as an indoor facility in accordance with Policy 13.1 of this Plan. Outdoor cultivation and processing of cannabis shall require an amendment to this Plan, a rezoning, and a Site Plan application to be approved by Council. Outdoor cultivation and processing may be considered only in the Agricultural Area and no other land use designation. Applications for outdoor cultivation and processing shall address the requirements of Policy 13.5 of this Plan.</p>

TABLE D – Amendments to Part 3 of the Official Plan

Item No.	Policy Number	Details of the Amendment
201	13.1.6.6	Add the words “and consent” after “Site Plan Control”
202	13.1.6.15	<p>The following policy is added:</p> <p>Landscaping and other techniques that minimize the visual and noise impacts from roadways on adjacent residential development or in the immediate vicinity of existing or proposed arterial roads.</p>
203	13.1.6.16	<p>The following policy is added:</p> <p>New large scale development proposals that may generate significant traffic volumes may require a transportation study to assess the impacts on the road network and the local land uses.</p>
204	13.1.6.17	<p>The following policy is added:</p> <p>Proposed development adjacent to and in the vicinity of a Provincial Highway within the Ontario Ministry of Transportation permit control area will be subject to review and a permit by MTO. Early consultation with MTO is encouraged by development proponents.</p> <p>Proposed development adjacent to and in the vicinity of a County road will be subject to review by Lambton County. Early consultation with Lambton County is encouraged by development proponents.</p>
205	13.2.1 g)	<p>The following policy is added:</p> <p>g) Sensitive land uses will be prohibited within 300 metres of a rail yard.</p>
206	13.2.1 h)	<p>The following policy is added:</p> <p>h) The Town will work with Lambton County and adjoining municipalities to evaluate the potential for use of abandoned rail corridors as potential recreational trails. The Town shall ensure that consultation with stakeholders, the broader community and applicable utility organizations shall be undertaken in assessing abandoned rail corridors.</p>
207	13.3	<p>Add the following to Policy 5 as the second sentence:</p> <p>Off-street parking lots shall be satisfactorily screened and landscaped to minimize or mitigate any adverse effects on surrounding uses.</p>
208	13.4.5	Add the following policies:

Item No.	Policy Number	Details of the Amendment
		<p>The Town may prepare and implement a master plan for the development of a bicycle route system addressing such matters as location, design, education, enforcement and encouragement. Parts of this system may be located within the public open space network so that the safety and enjoyment of its users will be enhanced. Parts of the system may also be aligned along existing roads where necessary to provide linkages to major activity centres, employment nodes and commercial areas. Consideration will be given to the potential for linking the Town's bicycle routes with those of neighbouring municipalities.</p>
209	13.4.6	<p>The following policy is added:</p> <p>The provision of properly designed bicycle infrastructure may be required on planned collector and local streets serving the Town. The Town will implement its bicycle infrastructure through:</p> <ul style="list-style-type: none"> a) The construction of exclusive on-road bicycle lanes and widened curb lanes on collector lanes; b) The expansion of off-road paths through open space areas and corridors; c) The incorporation of appropriate signage, symbols or distinct surface treatments to demarcate bicycle infrastructure; d) Provision of bicycle parking in public and private sector projects
210	13.5	<p>The following policy is added:</p> <p>Trails</p> <p>The Town supports the development of an integrated trail system through the following means:</p> <ul style="list-style-type: none"> a) Working with Lambton County to review the potential of connecting natural heritage features where appropriate and more broadly links within settlement areas; b) Reviewing development proposals in partnership with Lambton County to identify opportunities for trail development. Land dedication for trail purposes may be a requirement of development approval.
211	13.6	<p>The following policy is added:</p> <p>Gas Pipelines</p> <ul style="list-style-type: none"> 1. Applications under the <i>Planning Act</i> shall consider implications to pipelines. The Town shall consult with the appropriate pipeline provider on applications incorporating the National Energy Board

Item No.	Policy Number	Details of the Amendment
		<p>and Canadian Standard Association requirements. No permanent building should be on or within 7m of a pipeline right of way.</p> <p>2. Proponents of any development within 200 metres of a pipeline right of way shall be encouraged to consult with the operator. Pipeline operators will be circulated applications within 200 metres of a known pipeline right of way.</p>
213	14.2.2	<p>Renumber the existing policy as a)</p> <p>Add the following as new policy b):</p> <p>Consents for new utility corridors should not fragment agricultural land parcels.</p>
214	14.2.3	<p>Renumber the existing policy as a)</p> <p>Add the following as new policy b):</p> <p>Where woodlot locations cannot be avoided, tree cover removed will be replaced with twice the area of tree cover that is removed at a location specified by affected landowner. The Town will work with the County to ensure an appropriate location is selected.</p> <p>Add the following as new policy c):</p> <p>The environmental policies of this Plan shall apply to the design, construction, site restoration and maintenance of public utilities.</p>
215	14.3	Delete the word "Notwithstanding," from Policy 1.1
216	15	<p>The following policy is added:</p> <p>Add the following as the Introduction to this Section:</p> <p>Infrastructure is important in achieving a number of priorities for the Town. Infrastructure policies will ensure that the Town:</p> <ul style="list-style-type: none"> • Plans for growth; • Integrates a life cycle approach to municipal infrastructure to support wise use of Town financial commitments; • Addresses the long term commitment to the Town's environment through infrastructure planning; • Promotes water conservation; • Promotes health and safety of the Town, its residents, and the natural environment; • Addresses the changing climate.
217	15.1	Reword the second paragraph to read as follows:

Item No.	Policy Number	Details of the Amendment
		This plan recognizes that in the event an expansion is required to the sewage treatment facility shown on Part 11 to Schedule A, an Environmental Impact Statement will be completed to assess the extent and function of the adjoining woodlot and to ensure no negative impact on the woodlot or its ecological function.
218	15.1.6	Add the following as Clause d): The proposed system is consistent with the natural heritage policies and the Source Water Protection policies of this Plan.
219	15.2.3	Add the word “or planned” after “available”
220	15.3.1	The following policy is added: Create the following as Policy 1 and renumber the balance: Planning for stormwater management shall: a) Be integrated with planning for water and wastewater; b) Address the changing climate; c) Promote water conservation and efficiency; d) Support the use of green infrastructure; e) Promote a healthier natural environment including water quantity and quality; f) Ensure financial viability of stormwater infrastructure.
221	15.3.4	Add the following: g) Best management practices for water conservation and efficiency; h) The use of Low Impact Development approaches.
222	15.3.6	Add the following: g) Minimizing the impact of large impervious surfaces through pervious surface treatments, landscaping, and other on-site design and management practices.
223	15.4.1	Change the reference to the “Ministry of Environment and Energy” to “Province of Ontario”.
224	15.4.2	The following policy is added: Add a new policy following the first paragraph: “Where appropriate, consideration may be given by the Town, at the Town’s sole discretion, to the use of the Class 4 area classification, as provided for in the applicable Provincial environmental noise guideline (currently MECP Environmental Noise Guideline NPC-300) for a residential site (or sites).

Item No.	Policy Number	Details of the Amendment
		<p>The area (or sites) to be affected must be approved by Council or the relevant approval authority.</p> <p>The use of Class 4 will only be considered by Council where it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the development proposal is for a new noise sensitive land use in proximity to an existing, lawfully established stationary noise source; b) the development proposal for a new noise sensitive use does not impair the long-term viability and operation of an employment use; c) it is in the strategic interest of the Town, furthers the objectives of the Official Plan and supports community building goals; and d) all possible measures of noise attenuation have been assessed for both the proposed development site and the stationary noise source, including, but not limited to, building design and siting options for the proposed new noise sensitive use; <p>Notwithstanding the above, the use of Class 4 will receive more favourable consideration if the stationary noise source is a temporary situation and it is expected that the stationary noise source will be removed through future redevelopment.</p> <p>If Council supports the use of Class 4 for an area or site proposed for a new sensitive land use, proponents for noise sensitive land uses proposed in a Class 4 area shall, at a minimum, ensure that the following are addressed:</p> <ul style="list-style-type: none"> a) Appropriate noise impact assessments are conducted to verify that the applicable sound level limits will be met; b) Noise control measures are completed or in place, including receptor and source-based measures, as may be required to ensure compliance with the applicable sound level limits at the new noise sensitive land use; c) Enter into appropriate agreements with the Town (and any other relevant approval agencies), to confirm all relevant requirements have been met; and d) Registration on title of any recommended noise mitigation measures, including appropriate noise warning clauses to notify prospective purchasers that applicable Class 4 (as per Guideline NPC-300) area sound level limits for the affected dwelling are protective of indoor areas and are based on the assumption of closed windows.

Item No.	Policy Number	Details of the Amendment
225	15B.1	Retain only the following text: The Town will seek to implement the policies of this Section through public and municipal processes.
226	15B.1.1.3	Add the following as the final sentence in this policy: All wind turbines shall only be permitted by a rezoning approved by Council.
227	15B.1.2.1	Revise the wording to read as follows: The Town will assess proposed Wind Energy projects using the policies of this Plan and Municipal By-laws.
228	15.B.1.2.3	Delete the following words “generally be permitted in all areas of the municipality” and replace with “be permitted in agricultural areas, industrial areas and settlement areas subject to the policies of this Plan”. Add the following at the end of the first sentence: for noise control, potential tower collapse, and ice throw.
229	15.B.1.2.5	Add the following after the words “appropriate setbacks” - for noise control, potential tower collapse, and ice throw
230	15.B.1.2.6	Add the following at the end of the third sentence: where appropriate setbacks for noise control, potential tower collapse and ice throw can be met from neighbouring property lines and uses.
231	15B.1.2.9	Replace the word “displayed” with “achieved” in the 8 th line.
232	15B.1.3.1	Delete the subheading “Site Plan Control” and replace with “Development Control” Delete the words “over a certain height or rotor size”. Add the words “a rezoning and” after the words “will be subject to”

TABLE E – Amendments to Part 4 of the Official Plan

Item No.	Policy Number	Details of the Amendment
233	16.1.1	In the last sentence of the first paragraph following "... historic sites" add ", including marine archaeological sites,"
234	16.1.5	Add the following policy: Council may establish a Heritage Advisory Board to consult on issues related to cultural heritage resources and preservation.
235	16.1.7	Delete the first paragraph and replace with the following: The Town will require the completion of archaeological surveys for development and site alteration proposed in areas containing archaeological resources or where such-resources-are believed to exist-and require the excavation of these sites and/or where applicable significant archaeological resources have been conserved. Areas of archaeological potential or known or suspected to contain an archaeological site, cemetery, or burial site will be subject to the completion of an archaeological assessment by a licensed consultant in accordance with Ministry standards and the terms and conditions of the license.
236	16.1.8	Replace "may seek to protect" with "will conserve"
237	16.1.9	The following policy is added: The Town will not permit development and site alteration on adjacent lands to a protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
238	16.1.10	The following policy is added: The Town may consider preparing archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
239	16.1.11	The following policy is added: The Town will engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.
240	16.1.12	The following policy is added: Where significant cultural heritage features, including historical and architectural resources of cultural heritage value or interest, are known to exist, the Town may consider designating these properties

Item No.	Policy Number	Details of the Amendment
		under Part IV or Part V of the <i>Ontario Heritage Act</i> and adopt policies related to their conservation.
241	16.1.13	<p>The following policy is added:</p> <p>The Town may develop financial incentive programs and other efforts that promote private investment in preserving physical cultural heritage resources (archaeological, built heritage, and cultural heritage landscapes) and in improving cultural nodes.</p>
242	16.1.14	<p>The following policy is added:</p> <p>The Town will prepare and maintain comprehensive inventories of significant heritage resources, including significant built heritage and cultural heritage landscapes, as a basic tool for identifying and conserving these resources.</p>
243	16.1.15	<p>The following policy is added:</p> <p>The Town may consider appointing a Municipal Heritage Committee as provided for in the <i>Ontario Heritage Act</i>, to assist with cultural heritage matters.</p>
244	16.1.16	<p>The following policy is added:</p> <p>When a proposed development will impact a cultural heritage resource a heritage impact assessment will be required to guide mitigation of impacts to the resource. The County and the Town will ensure that cultural heritage resources are evaluated and conserved in public works projects, and where possible, restore, rehabilitate, improve, and maintain cultural heritage resources that they own.</p>
245	16.1.17	<p>The following policy is added:</p> <p>In considering applications for waterfront development, cultural heritage resources both on shore and in the water shall not be adversely affected. Where partially or fully submerged marine features such as ships, boats, vessels, artefacts from contents of boats, old piers, docks, wharfs, fishing traps, dwellings, aircraft, and other items of cultural heritage value are identified and may be impacted by shoreline and waterfront developments, a marine archaeological assessment is required. Satisfactory measures to mitigate any negative impacts will be required.</p>
246	16.1.18	<p>The following policy is added:</p> <p>In reviewing proposals for the construction, demolition, or removal of buildings and structures or the alteration of existing buildings, the Town shall be guided by the following general principles where there is potential to impact any cultural heritage resources:</p>

Item No.	Policy Number	Details of the Amendment
		<p>a) The Town shall encourage the adaptive reuse of heritage properties. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained, repaired, or restored rather than replaced;</p> <p>b) New additions and features should be no higher than the existing building and wherever possible be placed to the rear of the building or set back substantially from the principle façade; and</p> <p>c) New construction and/or infilling should be compatible with surrounding buildings and streetscapes by being of the same height, width and orientation as adjacent buildings; being of similar setback; and using similarly proportioned windows, doors, and roof shape.</p>
247	16.2.4	Delete “Hazard and Environmental Protection Areas” and replace with “the Natural Heritage System”
248	16.2.8, 16.2.9	<p>Revise policy wording as follows:</p> <ul style="list-style-type: none"> • After “Controlled Access Provincial Highways” add “and Major Facilities, as defined in the Provincial Policy Statement,” • Delete “and railway lines”
249	16.2.10	<p>The following policy is added:</p> <p>Class 4 Designations for new residential uses Notwithstanding Policy 16.2.3, and consistent with Policies 16.2.7 and 16.2.9, where adequate physical separation of Residential uses and areas is not possible, consideration may be given to approving a Class 4 designation for new residential land uses, as provided for in MECP Environmental Noise Guideline NPC-300. Further reference shall be made to Part 3 Section 15.4 of this Plan where additional policies are provided to guide relevant Class 4 designations.</p>
250	16.3.1	<p>The following policy is added:</p> <p>Introduction</p> <p>The following policies shall apply, as appropriate, to all development requiring a <i>Planning Act</i> approval within the Settlement Areas. Additional policies for certain areas of the Town are contained within the appropriate sections of this Plan containing the land use designations.</p>
251	16.3.2	The following policy is added:

Item No.	Policy Number	Details of the Amendment
		<p>Safety</p> <p>Personal safety for individuals shall be provided in new development through the provision of:</p> <ul style="list-style-type: none"> a) Appropriate lighting, visibility and opportunities for public surveillance for parking lots, walkways, parking garages and open space area; b) Unobstructed views into parks and open spaces from adjoining streets; c) Design and siting of new buildings shall provide opportunities for visual overlook and ease of public access to adjacent streets, parks and open space; d) Views into and out of publicly accessible buildings shall be encouraged; and, e) Landscaping that maintains views for safety and surveillance.
252	16.3.3	<p>The following policy is added:</p> <p>Barrier-free Access</p> <ul style="list-style-type: none"> a) Barrier-free access for persons using walking or mobility aids shall be provided in all public and publicly accessible buildings and facilities and along major pedestrian routes, in compliance with the <i>Accessibility for Ontarians with Disabilities Act</i> (AODA) and with reference to the Integrated Accessibility Standards Regulation (IASR). Such barrier-free access features may include level surfaces, ramps and curb cuts, railings, automatic door openers and rest areas. b) Barrier-free features shall be integrated with the functional and design components of the site and/or buildings.
253	16.3.4	<p>The following policy is added:</p> <p>Streetscapes</p> <ul style="list-style-type: none"> a) An integrated design and treatment of streetscape features shall be promoted throughout the settlement areas in the Town. Specialized streetscape designs and treatments may be adopted for particular areas of the Town. b) Streetscape features and sustainable design elements located within public rights-of-way, such as lighting fixtures, directional and street signs, parking meters, transit shelters, above ground infrastructure, signage and street furniture shall be complementary in their design and located in an integrated manner, so as to avoid visual clutter.

Item No.	Policy Number	Details of the Amendment
		c) Planned road reconstruction shall include improvements to the existing streetscape consistent with the policies of this Plan, any Council-adopted urban design guidelines, downtown revitalization plans, and other similarly adopted Council guidelines.
254	16.3.5	<p>The following policy is added:</p> <p>Building Design</p> <p>a) The design of new buildings should achieve a complementary design relationship to existing buildings, while accommodating a diversity of architectural styles, building materials and colours, energy conservation techniques and innovative built forms.</p> <p>b) The design of all buildings shall implement pedestrian safety and should provide direct street access.</p> <p>c) The Town will encourage the recessed placement of garages and discourage the protrusion of garages on residential buildings into the front yard, beyond the main front building wall. Other options for garage placement which deemphasize their appearance on the street are encouraged. In addition, the width of private driveways accessing private garages shall be controlled to ensure that there is an appropriate relationship between pavement and landscaping in the yards where the driveway is located. Such a relationship shall also take into account the desire to maximize the infiltration of rainwater. These policies shall be implemented through the Zoning By-law.</p> <p>d) Building entrances shall be located to be visible from the adjoining street(s) and, where possible, directly linked to the sidewalks through appropriately articulated walkways.</p> <p>e) Building functions that do not directly serve the public, such as loading areas, shall not face a public street and should be located away from noise sensitive land uses, such as residential areas, and buffered, as necessary.</p> <p>f) Buildings should employ devices such as awnings, canopies, building cantilevers/overhangs to improve the level of pedestrian comfort. Sheltered building entrances should be provided at primary building entrances to multi-storey residential, public, recreational, industrial, office and commercial buildings, where necessary.</p>

Item No.	Policy Number	Details of the Amendment
		<p>g) When a development is located adjacent to existing, or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as overlook and shadowing.</p> <p>h) Buildings should be massed to be architecturally articulated to provide visual variety and interest. Generally, building articulation features such as canopies, cornice lines and varying façade materials should be used to reinforce a pedestrian scale, and generous front porches are encouraged for residential built forms.</p> <p>i) Building massing should reinforce a continuous street wall frontage located close to the front property line to recognize pedestrian scale and provide an appropriate street wall height at the street line.</p> <p>j) Buildings on corner lots shall be located in close proximity to the street rights of way. Corner lots should emphasize their important community presence by employing appropriate strategies for major landscape treatments as well as building massing and articulation that emphasize the corner condition.</p> <p>k) The Town will encourage the adaptive reuse of existing buildings. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained, repaired, or restored rather than replaced. New construction and/or infilling should be compatible with surrounding buildings and streetscapes by being of the same height, width and orientation as adjacent buildings; being of similar setback; and using similarly proportioned windows, doors, and roof shape.</p> <p>l) Exterior signs should be uniform in appearance, in terms of location, size, shape, materials and colours to encourage design quality.</p>
255	16.3.6	<p>The following policy is added:</p> <p>Site Design</p> <p>a) Site design incorporates the built form of structures, landscaping, services and the layout of all amenities. Site design shall consider the relationships between the public realm, adjacent land uses, on-site operations and visual aesthetics, in order to promote an environment that is pleasant and attractive to the community.</p>

Item No.	Policy Number	Details of the Amendment
		<p>b) Site design shall consider how to maximize the compatibility between adjacent land uses through appropriate site layout, building locations and landscape treatments.</p> <p>c) The design of sites adjacent to parks, woodlots and watercourses shall be sensitive to these features. In these instances, appropriate setbacks shall be maintained between buildings and sensitive natural areas, while on-site landscaping shall be well integrated with natural areas.</p> <p>d) Continuous, highly visible, well articulated and landscaped connections between building(s) and the street should be provided to establish appropriate pedestrian linkages between the sidewalk and building entrances.</p> <p>e) Along collector and arterial roads within the Settlement Areas, reverse frontage residential lots shall be minimized through techniques such as window streets and where reverse frontage lots are provided, shall incorporate a substantial landscape buffer to improve the visual amenity of such areas.</p> <p>f) On large sites, pedestrian linkages between uses and adjacent sites should be provided.</p>
256	16.3.7	<p>The following policy is added:</p> <p>Landscaping</p> <p>a) Landscaping is a major contributor to a vibrant streetscape. A high quality of landscape design shall be required to enhance the visual aesthetics of development and to enhance the site and land use compatibility.</p> <p>b) Landscaping within private lands shall be complementary to streetscape design and materials within the public realm.</p> <p>c) Where appropriate, planted landscaping strips and fencing shall be used to buffer development from adjacent uses and mitigate on-site operational activities such as loading and waste storage facilities.</p> <p>d) Landscape materials shall be selected for their aesthetic, ecological, disease-tolerance and maintenance characteristics.</p>

Item No.	Policy Number	Details of the Amendment
		<p>e) Hard and soft landscaping shall be used for the spaces between the street line and buildings to enhance the streetscape, as well as provide a buffering function when on-site parking is placed close to the street or close to adjacent land uses and properties.</p> <p>f) Vehicular entrances often present opportunities for landscaping that highlight entry points into the site. Therefore, appropriate landscaping shall be provided on either side of driveway entrances, particularly at the main entrances. The use of berms along public street frontages shall be avoided due to their tendency to isolate buildings from the street.</p> <p>g) The presence of significant trees on a development site shall be determined through a tree survey and, where appropriate, preserved, maintained and integrated into the new landscape design of the site.</p>
257	16.3.8	<p>The following policy is added:</p> <p>Parking</p> <p>a) The location of parking is a major determinant for the layout of a development that is pedestrian friendly and accessible. Where appropriate, the Town should require the provision of surface parking areas in locations not visible from the public street, such as in rear yards and/or well-landscaped side yards.</p> <p>b) Where surface parking areas are situated adjacent to a public street in the front yard, their layout should be subdivided into smaller areas to avoid large monotonous asphalt surfaces. In these cases, a certain percentage of the frontage should be reserved for landscaping between the buildings and the street line. The parking areas may be partially buffered and/or screened from the street using landscaping, tree planting, pedestrian facilities, lighting, fencing and/or other landscape elements in order to enhance the visual aesthetics of, and pedestrian activity within, such parking areas.</p> <p>c) Clearly defined pedestrian accesses between parking and adjacent buildings and entrances should be provided with well-delineated walkways.</p> <p>d) Surface parking lots shall be linked to the streets and other public areas with well-delineated walkways.</p>
258	16.3.9	<p>The following policy is added:</p>

Item No.	Policy Number	Details of the Amendment
		<p>Access and Circulation</p> <p>a) To enhance the vibrancy of the streets, joint vehicular access points into sites shall be considered on adjacent sites.</p> <p>b) To ensure pedestrian safety and promote their priority over vehicular traffic, major pedestrian routes on the site should be identified and delineated from the driving surfaces. Pedestrian walkways should be made continuous across driving aisles as well as across driveway entrances at the street. The use of soft landscaping is also encouraged along major pedestrian routes.</p>
259	16.3.10	<p>The following policy is added:</p> <p>Commercial and Employment Areas</p> <p>a) It is the intent of this Plan to improve the vibrancy, aesthetics and connectivity of all commercial and employment areas in the Town. The approval of any development pursuant to the <i>Planning Act</i> shall address the following:</p> <ul style="list-style-type: none"> i. Improvements to the aesthetics and function of the public realm (roads, parks, and sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate; ii. The siting, scale and massing of buildings contributes to a safe and attractive pedestrian environment and streetscape; iii. Parking facilities are designed to not dominate the streetscape; and, iv. Landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development. <p>b) All new development requiring approval under the <i>Planning Act</i> shall conform to the urban design policies of this Official Plan as appropriate.</p>
260	16.3.11	<p>The following policy is added:</p> <p>Design for New Neighbourhoods</p> <p>a) The following design principles apply to the development of new neighbourhoods through Plans of Subdivision or Condominium</p>

Item No.	Policy Number	Details of the Amendment
		<p>within the Town's Settlement Areas, in accordance with the policies of this Plan:</p> <ul style="list-style-type: none"> i. Residential development shall include a combination of housing types, with a range of densities that implement the housing objectives and policies of this Plan; ii. High-density housing shall be located on Arterial and Collector Roads to facilitate the establishment of multi-modal facilities and a pedestrian-oriented environment; iii. New development areas shall be integrated with existing neighbourhoods; iv. New subdivision streets should generally align in a grid pattern to create appropriately sized development blocks and to promote active transportation permeability and connectivity; v. New blocks shall be designed with lengths that are generally less than 250 metres to support active transportation; vi. The development of reverse frontage residential lots shall be minimized and where reverse frontage lots are provided, shall incorporate a substantial landscape buffer to improve the visual amenity of such areas; vii. Open space and parks shall integrate with adjacent development areas and provide a range of active and passive recreational opportunities; viii. New buildings shall be designed and oriented to the street and to street corners to encourage a pedestrian-oriented streetscape; ix. Where appropriate, employment lands shall be buffered from residential development by a variety of measures such as roads, landscaping, natural heritage areas, and parkland and community facilities;
261	16.4.1	Delete heading "subdivision design" and existing policy wording and replace with the following:

Item No.	Policy Number	Details of the Amendment
		Energy conservation will be promoted through the orientation and massing of buildings for solar gain, building retrofit, use of vegetation for cooling or warmth, by considering alternative development standards and by considering alternative energy sources in the design and development of individual projects and of the community as a whole.
262	16.4.2	<p>Add heading “Subdivision Design”</p> <p>Before the existing policy, add the following paragraph:</p> <p>The Town will encourage the use of alternative energy sources, and the use of landscaping, design features and building orientation to reduce energy costs in the design of new facilities. Such measures as the solar orientation of new lots will be encouraged.</p>
263	16.4.4	<p>The following policy is added:</p> <p>Renewable Energy The Town encourages the effective use of energy resources and encourages the development and the maintenance of renewable energy sources where appropriate. Alternative and renewable energy systems will be regulated through the implementing Zoning By-Law in a manner that minimizes their impact on the visual and environmental features of the Town.</p>
264	16.5.1	<ul style="list-style-type: none"> • In the first sentence, after “Community Improvement Area” add “(CIA)” • In the second sentence, after “Community Improvement Project Areas” add “(CIP)”
265	16.5.4	<p>Add the following as policy f):</p> <p>“to designate sufficient lands for employment uses to provide opportunities and options for a variety of employment uses;”</p> <p>Add the following as policy g):</p> <p>“to protect and preserve employment areas for current and future uses;”</p> <p>Add the following as policy h):</p> <p>“to identify and promote opportunities for intensification and redevelopment within Brownfield sites; and”</p> <p>Add the following as policy j):</p>

Item No.	Policy Number	Details of the Amendment
		"to attract, retain, and facilitate cultural activity and to preserve physical culture and heritage assets."
266	16.5.5 c)	Replace "handicapped" to "persons with physical and/or emotional disabilities"
267	16.5.7	Replace wording "Service Commercial Areas" to "Mixed/Commercial Industrial and Highway 402 Service Centre"
268	16.5.8	<p>The following policy is added:</p> <p>Objectives for Brownfield Areas</p> <p>a) to promote the rehabilitation, revitalization and reuse of Brownfields through the promotion of grants or loans to owners of Brownfields in order to assist in the cost of clean up and redevelopment.</p> <p>b) to participate in partnerships with Business Improvement Areas, Community Development Corporations, Economic Development agencies, or other community groups to support the revitalization or redevelopment of Brownfields.</p>
269	16.5.3.12	<p>Replace title wording "Bonus Zoning Provisions" to "Community Benefits Charge"</p> <p>Delete the following: "to authorize increases in the height and density of permitted development in return for such facilities, services or matters as set out in the By-law."</p> <p>Add the following to replace the deleted text:</p> <p>"to address Community Benefits requirements for new development."</p>
270	16.5.3.17	<p>The following policy is added:</p> <p>The Town may facilitate the creation of local business associations. The Town will seek support from the County in the designation of Business and Community Improvement Areas and in the formulation and implementation of Community Improvement Plans.</p>
271	16.5.3.18	<p>The following policy is added:</p> <p>The CIP must be led by local stakeholders and have the formal commitment of the Town's Council and all major stakeholders such as the local service clubs. Representation from local service clubs, a senior municipal staff person, and all other stakeholders is required in all consultations and committees. A municipal staff person may serve as CIP coordinator. Organizers must assemble all relevant policies and regulations affecting the commercial area. No further steps of CIP</p>

Item No.	Policy Number	Details of the Amendment
		development shall commence until all components of the organizational structure are established.
272	16.5.3.19	<p>The following policy is added:</p> <p>The CIP must conduct an initial community assessment of strengths, weaknesses, opportunities, and threats and continually re-assess by survey. The CIP must develop a brand by identifying what makes the CIA or broader community unique or how it can differentiate itself from other communities or regions. The brand must work with the regional identity.</p>
273	16.5.3.20	<p>The following policy is added:</p> <p>The CIP must define its end goal. To be a destination community, the CIP must have capacity to provide primary activities in the CIA or broader community in proportion to how far visitors are expected to travel. Primary activities must be things visitors cannot get closer to home. Alternatively, a community may plan to be a support community, capturing traffic en route to another destination.</p>
274	16.5.3.21	<p>The following policy is added:</p> <p>The CIP must develop one- and five-year action plans towards its goal, identifying problems and opportunities to be tackled one at a time, in order. Action plans must be reviewed and updated regularly.</p>
275	16.5.3.22	<p>The following policy is added:</p> <p>The CIP must develop marketing plans and/or community design standards for improvements within the CIA. These must implement the branding and action plans and support common themes, key messages, and even color schemes. Design themes could be marketing or physical improvement oriented.</p>
276	16.5.3.23	<p>The following policy is added:</p> <p>Municipal investments in the CIA must conform to the brand, action plans, and community design standards established by the CIP and may include one or more of: a) capital expenditures to core visitor attractions within the CIA and broader community; b) incentive programs/grants for storefront signage, community gateway signage, interpretive plaques, kiosks, façade improvements, awnings, street furniture, decorations, lighting, seasonal decorations, and anything else consistent with branding and action plans; and c) advertising, promotional materials/ packages, and mapping of businesses, core attractions, and non-gated public attractions;</p>
277	16.5.3.24	The following policy is added:

Item No.	Policy Number	Details of the Amendment
		Site plan approvals shall require that new development be consistent with the CIP's branding, action plan, and community design standards.
278	16.6	Add the following policy: "New signage shall conform to the urban design policies regarding its appearance and location in Part 4 Section 16.3 of this Plan."
279	16.8.7	This policy is deleted.
280	16.10.1	Delete "infilling" and replace with "intensification."
281	16.10.5	The following policy is added: Location Residential developments, including proposals that would result in the creation of affordable housing will be located to have access to community services and facilities including public transit facilities where available, and should be in proximity to commercial main streets and cultural nodes when possible.

TABLE F – Amendments to Part 5 of the Official Plan

Item No.	Policy Number	Details of the Amendment
282	17.1	<p>Delete the existing title</p> <p>Renumber the first paragraph as 17.1.1 with the Title Official Plan Review</p> <p>Renumber the second paragraph as 17.1.2 with the Title Official Plan Amendments</p> <p>Number the first paragraph as a) and replace the word “five” with “ten”</p>
283	17.1.1	<p>The following policies are added:</p> <ol style="list-style-type: none"> 1. The ten-year review shall consist of an assessment of: <ol style="list-style-type: none"> a) County growth allocations and the degree to which such allocations are being achieved; b) The effectiveness of the Plan in protecting water quality, heritage resources, natural resources and habitat and the general environment within the Town; c) The continuing relevance of the vision that forms the basis of all policies found in this Plan; d) The degree to which the objectives of this Plan have been met; e) The amount and location of lands available for urban development; f) Whether the Town has realized a desirable balance of commercial and industrial assessment in relation to residential assessment; g) The Town's role within the County and its relationship with other municipalities; h) Development trends in the County and their effect on development in Plympton-Wyoming; and, i) Matters which are necessary to address to ensure consistency with or conformity to County and Provincial Plans and policy documents. 2. Lambton County is responsible for determining settlement area boundaries and is the approval authority for boundary expansion. Settlement area expansion is not necessary to accommodate the future growth anticipated during the time horizon of this Official Plan. In the event that a settlement area expansion is contemplated, settlement boundary expansions shall only occur through co-ordinated Local and County amendments as part of a municipal comprehensive review that reflects the County market

Item No.	Policy Number	Details of the Amendment
		<p>area, growth projections, allocations and intensification targets set by the County and where:</p> <ul style="list-style-type: none"> a) Sufficient opportunities for growth are not available through intensification, redevelopment and Greenfield development in designated settlement area lands to accommodate projected needs within the regional market area and within the Town; b) The expansion makes available sufficient lands for a time horizon not exceeding 25 years based on the analysis outlined above; c) Existing or planned infrastructure and public service facilities required to accommodate the proposed expansion over the long term can be provided in a financially and environmentally sustainable manner and protect public health and safety; d) In prime agricultural areas: <ul style="list-style-type: none"> i. The lands do not comprise specially crop areas; ii. There are no reasonable alternatives; and iii. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas. e) Impacts from the proposed expansion on adjacent agricultural operations close to the Settlement Area can be mitigated to the extent feasible including compliance with the Minimum Distance Separation formulate; f) The loss of mineral aggregate extraction opportunities is minimized; g) Potential negative environmental impacts are mitigated including addressing the source of drinking water as outlined in this Plan, the Source Water Protection Plan, and the Lambton County Official Plan; h) In determining the most appropriate location for expansions, the policies of this Plan and the Lambton County Official Plan shall be applied; i) The timing of the expansion and the phasing of the development within the proposed expansion area would not adversely affect the achievement of any intensification. <p>3. Lands located within the Reece's Corners Policy Area; Highway Service Centre Commercial; Industrial and Mixed Commercial/Industrial designations shall not be redesignated or rezoned to any other non-employment land use, except with the support of a Municipal Comprehensive Review prepared and supported by the Town and County. In undertaking a Municipal Comprehensive Review, it shall be demonstrated that:</p> <ul style="list-style-type: none"> a) There is a need for the conversion; b) The Town will meet the employment forecasts articulated in the County of Lambton Official Plan;

Item No.	Policy Number	Details of the Amendment
		<p>c) The conversion will not adversely affect the overall viability of the employment area and the achievement of intensification or density targets or other policies of this Plan;</p> <p>d) There is existing or planned infrastructure to accommodate the proposed use; The lands are not required over the long term for employment purposes for which they are designated; and,</p> <p>e) Cross-jurisdictional issues have been considered.</p>
284	17.2.1	<p>Add the following as the last paragraph:</p> <p>The Zoning By-law may contain Holding provisions which will be used where it is necessary to zone lands for development where the future land use has been sufficiently justified but where there are outstanding matters which cannot be handled through zoning and more specifically identified as:</p> <p>a) Water, wastewater and/or storm water servicing requirements;</p> <p>b) ii) Road improvements or extensions;</p> <p>c) iii) Dedication of lands for park purposes or payment of cash-in-lieu for park land dedication;</p> <p>d) iv) Verification of suitable environmental site conditions;</p> <p>e) v) Special land use policies, including but not limited to policies to guide redevelopment of certain lands and/or policies to guide appropriate urban design;</p> <p>f) vi) Phasing of development; or</p> <p>g) vii) An Environmental Impact Study which determines specific measures to prevent impact on natural heritage features.</p>
285	17.2.4	This policy is deleted.
286	17.4.1	<p>Delete the following:</p> <p>“Pursuant to the <i>Planning Act</i>, all lands within the Town are designated as a proposed site plan control area.”</p> <p>Add the following:</p> <p>The entire Town is a Site Plan Control Area. However, in order to avoid undue restrictions, certain classes of development or geographic areas will be exempted from Site Plan Control, as defined through the Site Plan Control By-law.</p>
287	17.6.1	<p>Add the following to Clause 1:</p> <p>The Town shall require that adequate pre-consultation with the Town occurs prior to the submission of an application for development and shall encourage pre-consultation with other affected agencies such as</p>

Item No.	Policy Number	Details of the Amendment
		the Lambton County and the St. Clair Region Conservation Authority, where appropriate. The Town may require the provision of additional supporting information or material required to allow full consideration of the application. The scope of the information or material required for each application shall be determined by the Town and the County as part of the pre-consultation process.
288	17.6.1.3	<p>Delete existing clause 17.6.1.3 and replace with the following:</p> <ul style="list-style-type: none"> a) A Planning Justification Report shall be required as part of the submission of a complete application. In addition, an Urban Design Analysis may be required. b) The following text is added: All required reports and technical studies shall be carried out by Qualified Persons retained by and at the expense of the applicant. The Town may require a peer review of any report or study by an appropriate public agency or a professional consultant retained by the Town at the applicant's expense. In addition to Town requirements, the applicant shall ensure that all additional requirements as set out in the County of Lambton Official Plan are addressed.
289	17.10	<p>Land Use Boundaries</p> <ul style="list-style-type: none"> 1. Delete the following in the first sentence: "unless they are bounded by roads or other physical or geographical barriers." 2. Add the following after the revised first sentence: Boundaries of land use designations coincide with distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses, or other clearly defined physical features. In all other instances, boundaries of land use designations shall be determined by review of: existing zoning by-laws; prevailing lot depths; orientation of lot frontages; lot patterns; and land use patterns.
290	17.10	<p>Public Information – 2nd paragraph</p> <p>Add the words "plan of subdivision, consents" to the list of applications subject to public participation.</p>
291	17.11	<p>The following policy is added:</p> <p>Delegation of Authority:</p> <p>The Town may delegate its authority for various approval or advisory functions in accordance with the provisions of enabling legislation</p>

Item No.	Policy Number	Details of the Amendment
		including the <i>Planning Act</i> , the <i>Municipal Act</i> , and the <i>Ontario Heritage Act</i> . The Town Council will review all delegation of authority allowed under the <i>Planning Act</i> , the <i>Municipal Act</i> , and the <i>Ontario Heritage Act</i> to streamline approvals and remove red tape.
292	17.12	<p>The following policy is added:</p> <p>Land Acquisition</p> <p>Land may be acquired, held, and/or disposed of by the Town for the purposes of implementing any part of this Plan.</p>
293	17.13	<p>The following policy is added:</p> <p>Interpretation of Maps, Schedules, Tables, and Appendices</p> <p>This Plan contains Schedules, Tables, Maps and Appendices. For the purposes of implementation:</p> <ul style="list-style-type: none"> a) A Schedule is part of the policy framework and forms part of this Plan. Settlement Area boundaries and Hamlet boundaries on a Schedule are fixed and definitive; b) For greater clarity, Schedule A consists of the Schedule and 11 inset maps referred to as Parts 1-11; c) For greater clarity, Schedule B consists of the Schedule and 1 inset map referred to as Part 1; d) For greater clarity, Schedule C consists of the Schedule and 11 inset maps referred to as Parts 1-11; e) A Table is a summary of policy requirements in a graphic form and is part of this Plan; f) A Map is a visual guide or aid provided to assist the reader in understanding the geographic location or context of a policy and does not form part of this Plan; and, g) An Appendix is intended to provide policy context to the reader and does not form part of this Plan.
294	17.14	<p>The following policy is added:</p> <p>Guidelines</p> <p>In order to assist in good planning, improving planning service delivery for end users, and ensuring land use impacts are appropriately addressed, the Town may prepare guidelines and technical studies to assist with the implementation of this Plan. Implementation Guidelines are recognized as statements adopted by resolution of Council which detail the manner in which policies established in this Plan will be implemented. Implementation</p>

Item No.	Policy Number	Details of the Amendment
		Guidelines will not be used as instruments to introduce new policy provisions that could be the basis for denying development applications under the Planning Act, or for interfering with the natural justice rights of landowners and the public.
295	17.16	<p>The following policy is added:</p> <p>Monitoring of the Official Plan implementation is an important approach to identify any issues or emerging opportunities with the Plan's implementation. Every year, a monitoring update report should be provided to Council that identifies:</p> <ul style="list-style-type: none"> a) Growth in Housing and Employment b) Population Growth c) Updates on any decisions of the Local Planning Appeal Tribunal that impact the Official Plan
296	18.1	<p>The following policy is added:</p> <p>Community Planning Permit System</p> <p>The Community Planning Permit System allows the Town to address local planning issues by integrating community goals with local character, planning for new development, and streamlining development approvals. The Community Planning Permit System addresses local planning issues and reflects local character and distinctiveness through the creation of a comprehensive vision for a particular area. The Community Planning Permit System enables consistency of planned outcomes a vision for the area to which it applies.</p>
297	18.2	<p>The following policy is added:</p> <p>Applicability</p> <p>The entire Town of Plympton-Wyoming is a Community Planning Permit System Area.</p>
298	18.3	<p>The following policy is added:</p> <p>Objectives</p> <p>The objectives for the Community Planning Permit System for the Town are:</p> <ul style="list-style-type: none"> a) Preserving the Town character and small-town and rural community vision; b) Conservation of the Lake St. Clair and Lake Huron shorelines;

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> c) Ensuring that new development is implemented consistent with the Town character and small-town and rural vision; d) Ensuring high quality design of both private and public spaces in settlement areas; e) Protection and support for agricultural production; f) Streamlining the development approval process while providing certainty to built form and land uses; g) Ensuring a broad based community engagement program is completed in the creation of a Community Planning Permit System.
299	18.4	Areas for Community Planning Permit System By-laws will be identified by Council.
300	18.5	<p>The following policy is added:</p> <p>Background Study</p> <p>Council will ensure a background study for a proposed Community Planning Permit Area is prepared. Consultation with the community, including stakeholder organizations and Indigenous communities, shall be required. At least one open house and statutory public meeting of Council shall be held. The background study will form the basis of the Community Planning Permit System By-law.</p>
301	18.6	<p>The following policy is added:</p> <p>Elements in a By-law</p> <ul style="list-style-type: none"> a) Community planning permit by-laws shall set out permissible uses and development standards with specified minimum or maximum limits. b) The Community Planning Permit By-Law may permit a use as a discretionary use, or permit a use not specifically listed as a permitted use in the Community Planning Permit By- Law, provided that the proposed use is similar to, and compatible with, the listed permitted uses; would have no negative impact on adjoining properties; and would maintain the intent, principles and policies of this Plan. c) The Community Planning Permit By-law may allow for defined variations to the standards and provisions outlined in the Community Planning Permit By-Law. Such variations will only be permitted if they are consistent with the policies of the Official Plan and the specific background study.

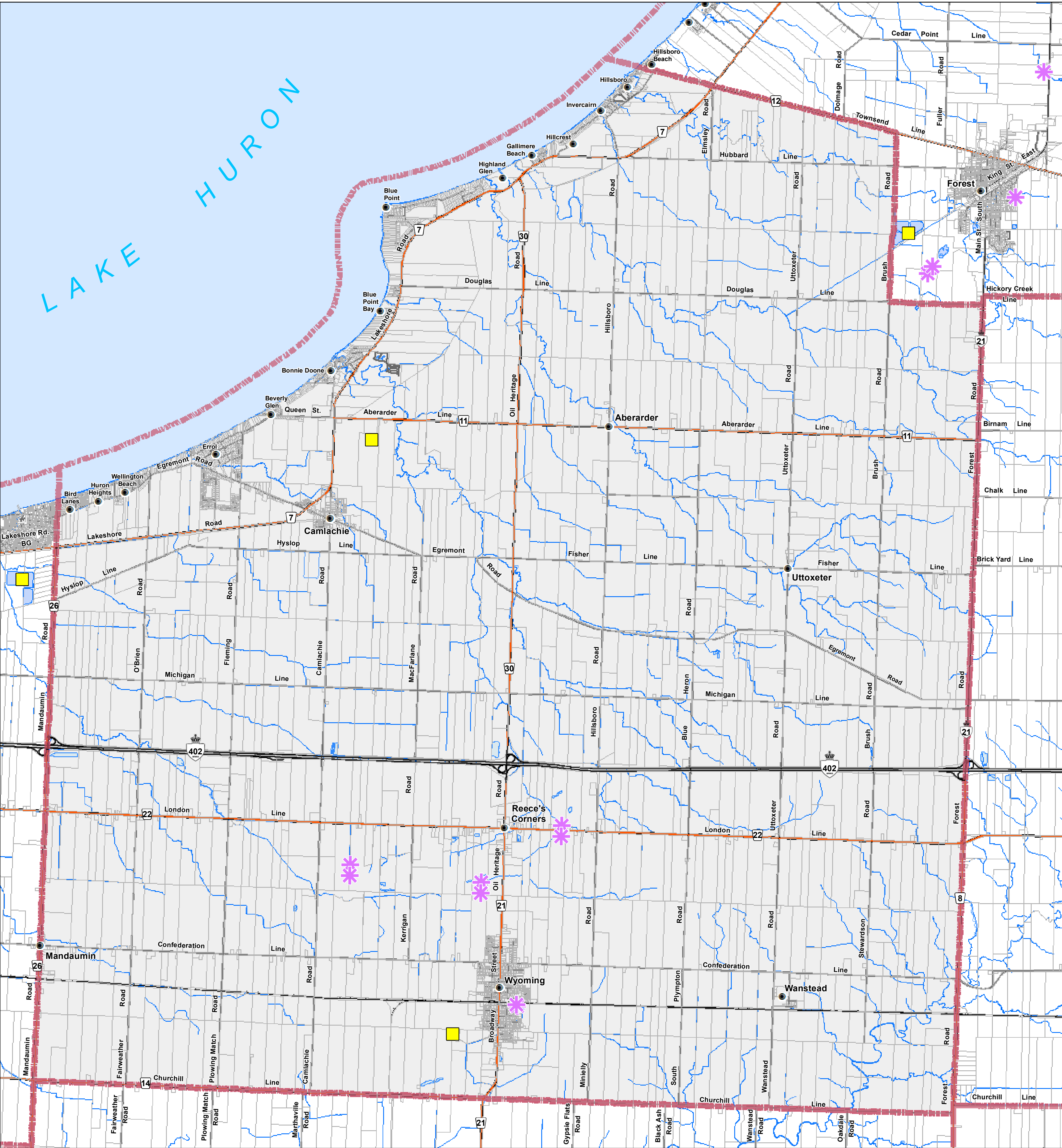
Item No.	Policy Number	Details of the Amendment
		<p>d) Community planning permit by-laws may prohibit land uses.</p> <p>e) Community planning permit by-laws may exempt certain types of development from a permit.</p> <p>f) Community planning permit by-laws may include inclusionary zoning requirements.</p> <p>g) Community planning permit by-laws shall establish criteria to evaluate the use and development of land and may include one or more of the following, in addition to any other area specific criteria arising from the background study and community engagement:</p> <ul style="list-style-type: none"> a. the built environment, such as, patterns of streets and blocks, the mix and location of land uses, the public realm, built form, and heritage resources; b. the human environment, such as, housing, community and recreation services and facilities, parks and open spaces; c. protection, restoration and enhancement of the natural environment; d. transportation and municipal infrastructure and servicing; and e. the appropriate phasing of development. <p>h) The Community Planning Permit By-law may provide that a community planning permit may be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship; that it would have no negative impact on adjoining properties; and that it would maintain the intent, objectives, principles and policies of this Plan and the objectives of the By-law.</p>
302	18.7	<p>The following policy is added:</p> <p>Complete application</p> <p>The Community Planning Permit By-law will specify requirements for a complete application in addition to the requirements of this Plan. These requirements shall be confirmed with the Town through a required pre-consultation meeting prior to the submission of an application for a permit. Pre-consultation will provide important information including the identification of required studies and/or reports in support of an application.</p> <p>All applications for permit are required to submit a full drawing and plan set which includes drawings that show plan, elevation and cross-section views for each building or structure to be erected and are sufficient to display;</p>

Item No.	Policy Number	Details of the Amendment
		<ul style="list-style-type: none"> a) The massing and conceptual design of the proposed building, b) The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access c) The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, and open spaces; d) Matters relating to exterior design, including but not limited to scale, appearance, and design features including pedestrian and cyclist access; e) Design elements on any adjoining highway under the Town's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities and any facilities designed to have regard for accessibility for persons with disabilities.
303	18.8	<p>The following policy is added:</p> <p>Conditions of Approval</p> <ul style="list-style-type: none"> a) requiring that the development does not occur until municipal services are available to the site; b) providing adequate on-site and off-site service or road infrastructure and works as necessary to service the proposed development; c) conveying part of the land to the Town to the satisfaction of, and at no expense to, the Town for a parkland, public roads or transit right-of-way or providing cash-in-lieu of same; d) maintaining the removal of snow from access ramps and driveways, parking and loading areas and walkways; e) maintaining vegetation and landscaping; f) monitoring the impact of the development on the environment and adapting property management activities to mitigate any identified impacts; g) Implementing the recommendations of any technical reports submitted in support of the application; h) requiring that appropriate mitigation is undertaken prior to development occurring where site contamination or other environmental constraints are present and/or that satisfactory verification of suitable environmental site condition is received by the Town; i) requiring that any archaeological features are identified and appropriately protected prior to any site alteration or grading;

Item No.	Policy Number	Details of the Amendment
		j) Providing streetscape features within the municipal road allowance to implement streetscape guidelines established by Council.
304	18.9	<p>The following policy is added:</p> <p>Delegation</p> <p>Council may delegate to staff the approval or issuance of permits and execution of agreements. Limits on and criteria for such delegation will be established in the Community Planning Permit By- Law.</p>
305	18.10	<p>The following policy is added:</p> <p>Agreement</p> <p>The Community Planning Permit by-law may require an applicant to enter into and register on title an agreement with the Town, enforceable against current and future owners, dealing with some or all of the conditions imposed on a development permit.</p>
306	18.11	<p>The following policy is added:</p> <p>Financial Securities</p> <p>The Community Planning Permit by-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the permit and/or the completion and/or maintenance of the development.</p>

TABLE G – Amendments to Schedules, Maps and Appendices of the Official Plan

Item No.	Reference	Details of the Amendment
307	Schedule A	Change land parcels with no designation to 'Agricultural Area' designation.
308	Schedule A	Remove natural heritage designations.
309	Schedule A, Parts 1-11	Include a 'Settlement Area Boundary' for information purposes only around the settlement areas within the Town of Plympton-Wyoming as per County Official Plan Map 1.
310	Schedule A, Part 9	Revise designation in the Legend from 'Highway Service Centre Commercial' to 'Highway 402 Service Centre'
311	Schedule A, Part 9	<ul style="list-style-type: none"> a) Except for the 'Major Open Space Area' designate lands within the settlement area boundary around Reece's Corners as Employment Area using an overlay. b) Designate the 'Highway 402 Service Centre' lands as an Employment Area using an overlay.
312	Schedule B	<ul style="list-style-type: none"> a) Is renamed Part 10 and Part 11 to Schedule A b) Remove natural heritage designations.
313	Schedule C	<ul style="list-style-type: none"> a) Is renamed Schedule B throughout the entire plan b) Is renamed "Official Plan – Roads Plan" with two maps.
314	Schedule D	<ul style="list-style-type: none"> a) Is renamed Part 1 to Schedule B throughout the entire Plan. b) Include a 'Settlement Area Boundary' for information purposes only around the settlement area of Wyoming within the Town of Plympton-Wyoming as per County Official Plan Map 1.
315	Schedule C (new)	<ul style="list-style-type: none"> a) Create new Natural Heritage System Schedule to conform to the County Official Plan. b) Schedule C (new) includes the Schedule and 11 maps
316	Appendix 1	Create a new appendix of known closed, abandoned, and active waste disposal sites in and within 500 metres of the Town.
317	Appendix 2	Create a new Appendix Potential Aggregate Resource Areas as per County Official Plan Appendix Map B.
318	Appendix 3	Create a new Appendix with Source Water Protection Areas as per County Official Plan Appendix Map A.
319	Appendix 4	Create a New Appendix with Conservation Authority Hazard Land Mapping.



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 1
Waste Disposal Sites

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

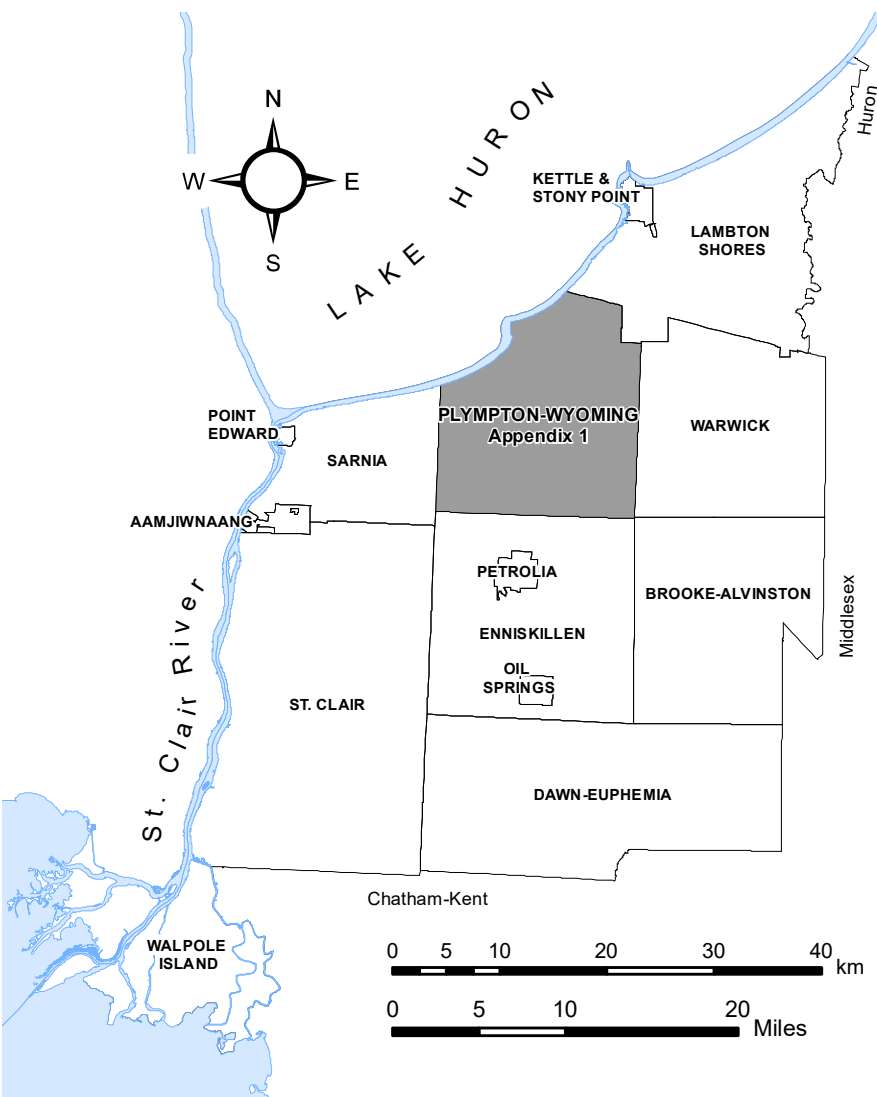
County Road

Thematic Legend

Sewage Treatment Works

Former Waste Disposal Site
(Anderson Dataset: Lambton GWS 2004)

Data is drawn from the Lambton Groundwater Study December 2004. Project No. 03-2434
Dillon Consulting Limited in Association with Golder Associates Ltd.
Anderson Waste Sites - Map(s) 6.1, 6.2.



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 1
Waste Disposal Sites

to By-law No. __xx__ of 2021
Passed this __xx__ day of _____, 2021

Lonny Napper, Mayor Erin Kwarciak, Clerk

Reference

Disclaimer: These digital mapping products have been produced on the County of Lambton's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The County of Lambton disclaims all responsibility for the accuracy or completeness of information contained herein. The County of Lambton assumes no responsibility for errors arising from use of these digital mapping products.

NOTE: This Appendix does not form part of this Plan and is provided for information purposes only.

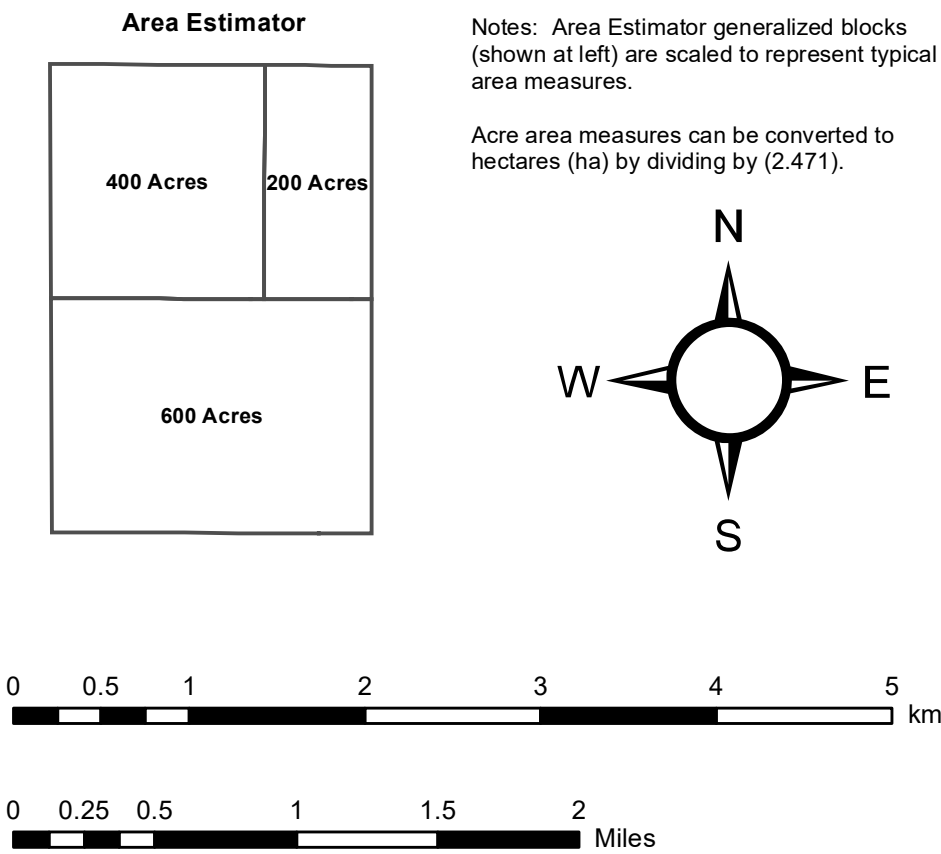
Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

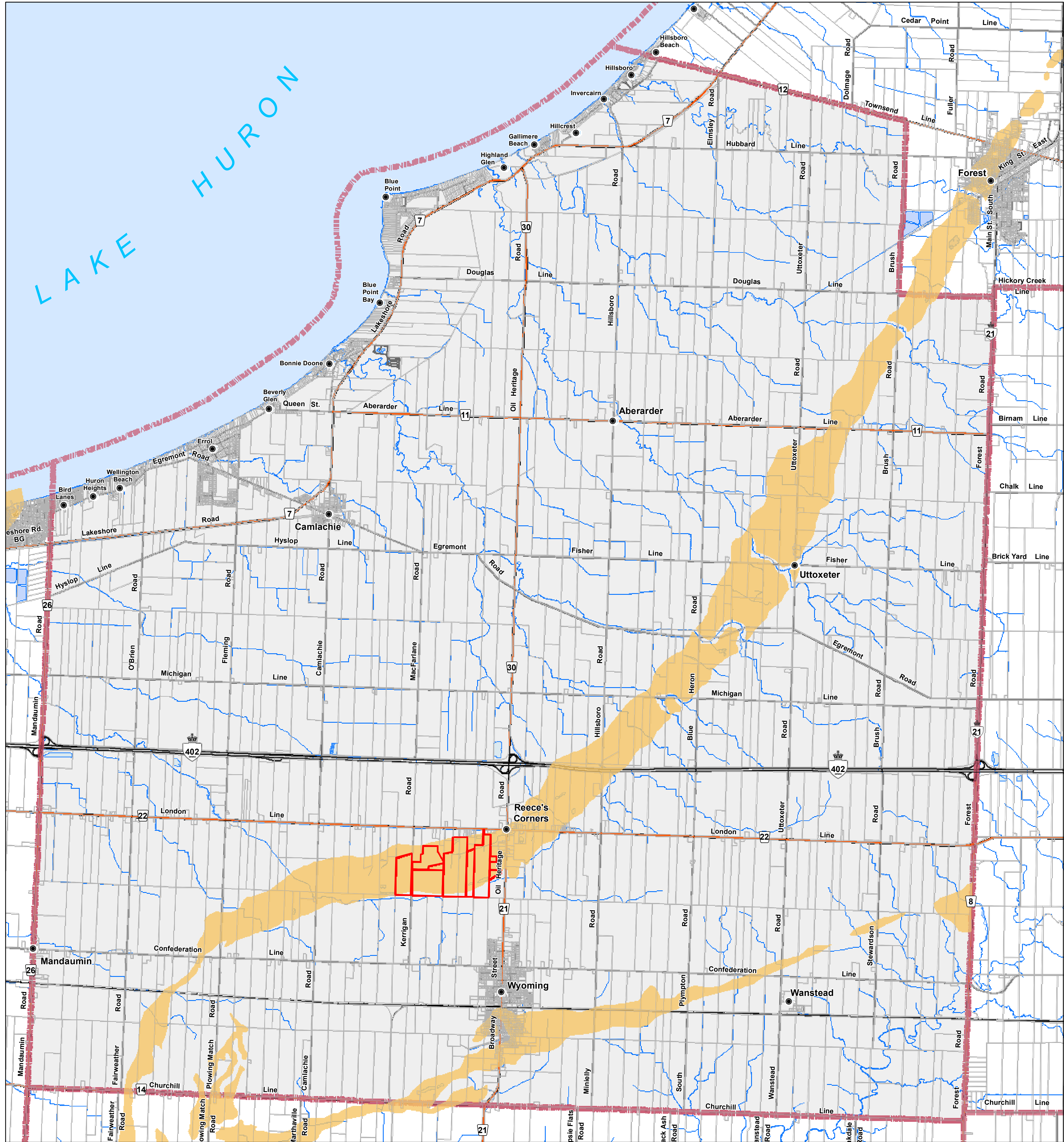
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca



Appendix Amendments
AA# x xxxxxxx, xx/xxxx





Town of Plympton-Wyoming OFFICIAL PLAN APPENDIX 2 Mineral Aggregate Resources

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- County Road

Thematic Legend

- Aggregate Site (Authorized Active - MNR)
- Potential Aggregate Deposit - As Extracted from Lambton County "Official Plan" - Appendix Map "B" - Mineral Aggregate Resources

Data is drawn from the Ontario Geological Survey 2010, [MRD128-REV][Surficial Geology of Southern Ontario] and represents potential locations of mineral aggregate resources in Lambton County. Lambton County has never been appraised by the Ontario Ministry of Northern Development and Mines (MNDM) to formally assess these aggregate resources for potential as mineral deposits of sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Aggregate Sites (Authorized Active) February 2016 (MNR)

Reference

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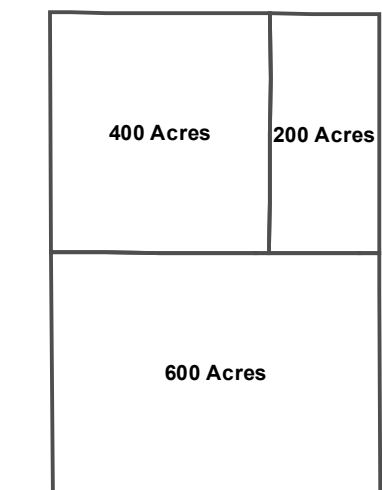
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

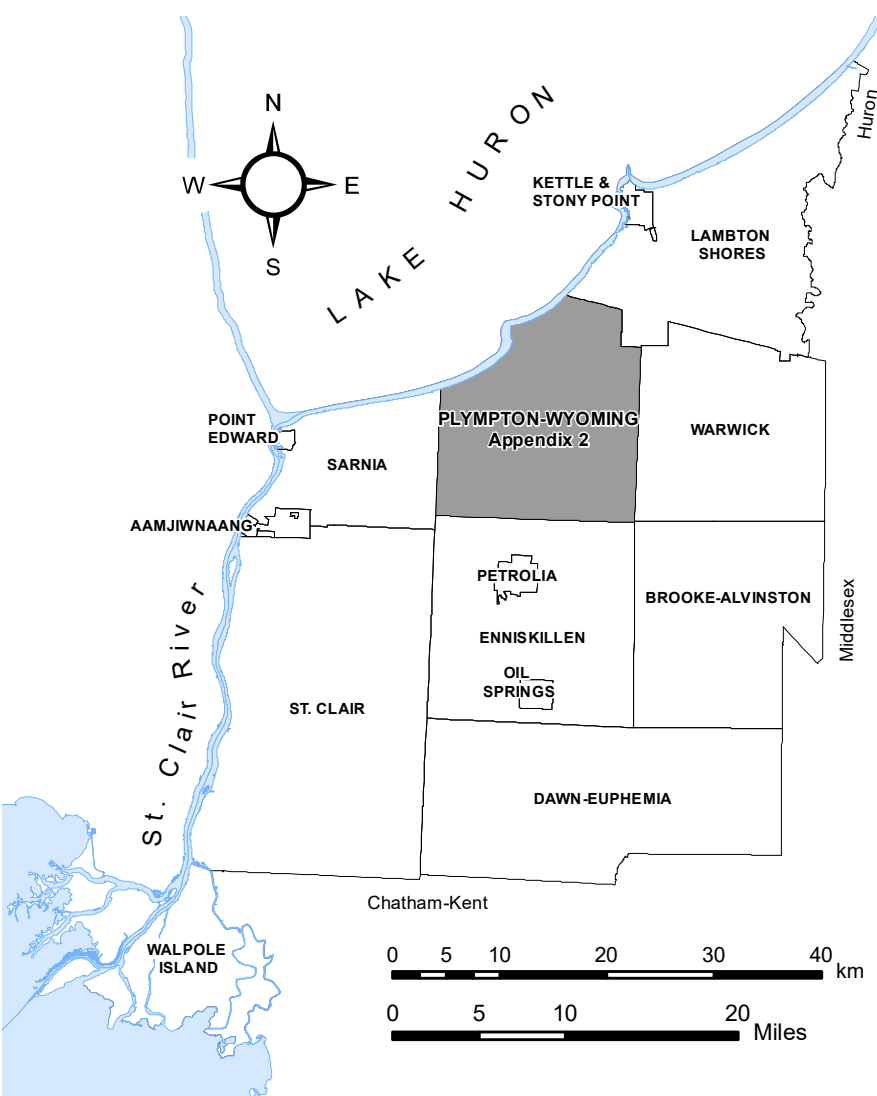
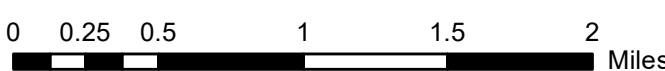
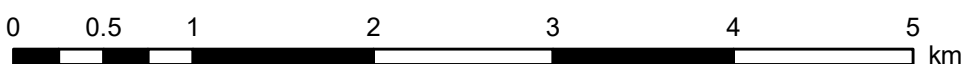
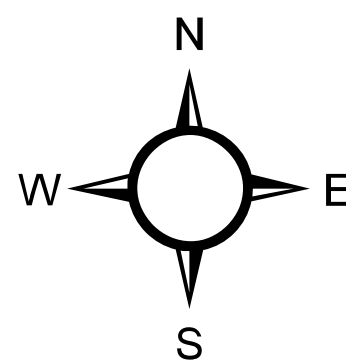
www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of Plympton-Wyoming OFFICIAL PLAN APPENDIX 2 Mineral Aggregate Resources

to By-law No. __xx__ of 2021

Passed this __xx__ day of _____, 2021

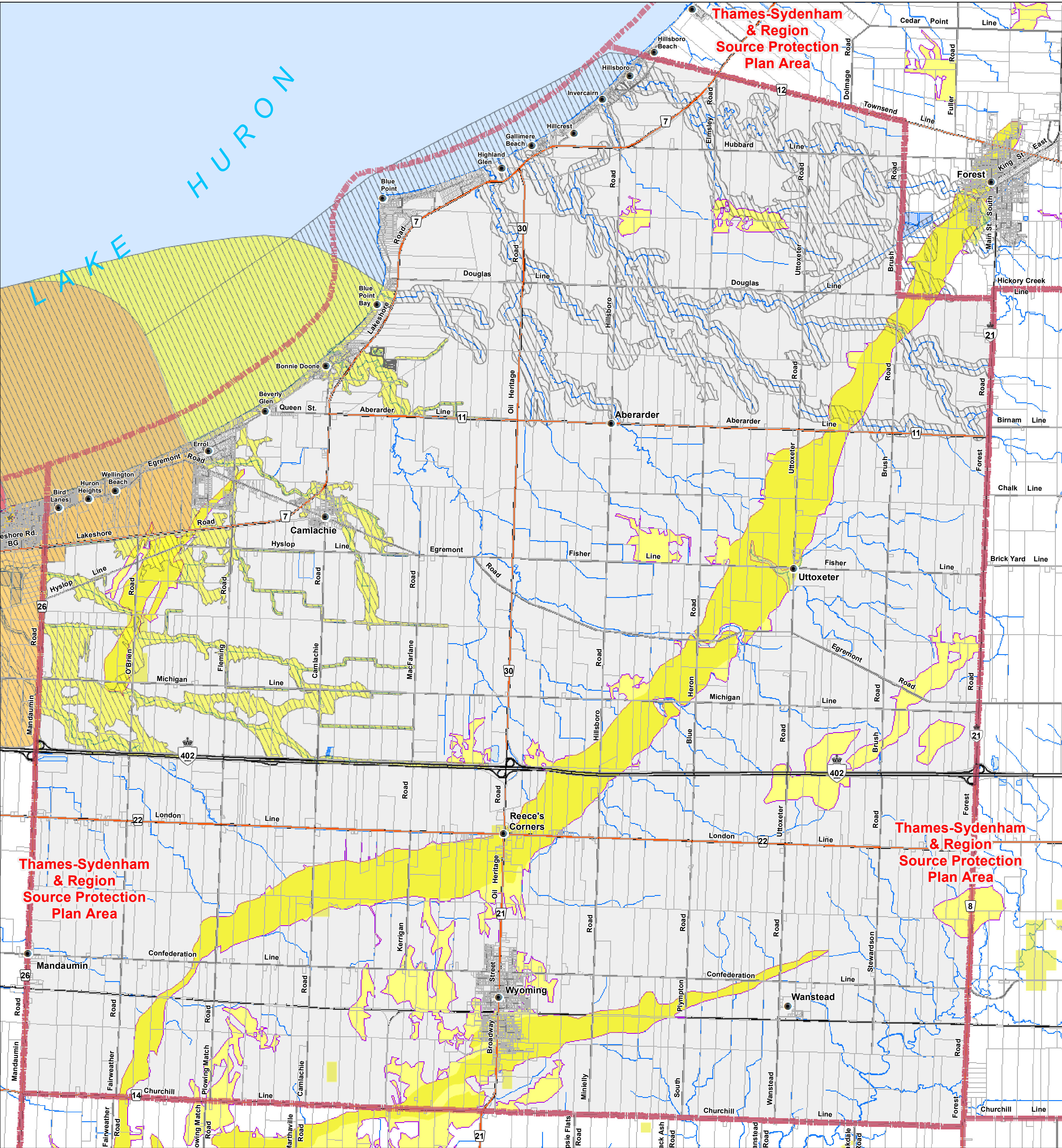
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 3
Source Protection Plans

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- County Road

Thematic Legend

Areas of SIGNIFICANT Drinking Water Threat :

- IPZ1 - (Intake Protection Zone 1)
- IPZ2 - (Intake Protection Zone 2)
- IPZ3 - (Intake Protection Zone 3)
- EBA - (Event Based Area)

Areas of LOW to MODERATE Drinking Water Threat :

- HVA - (Highly Vulnerable Aquifers)
- SGRA - (Significant Groundwater Recharge Area)

Reference

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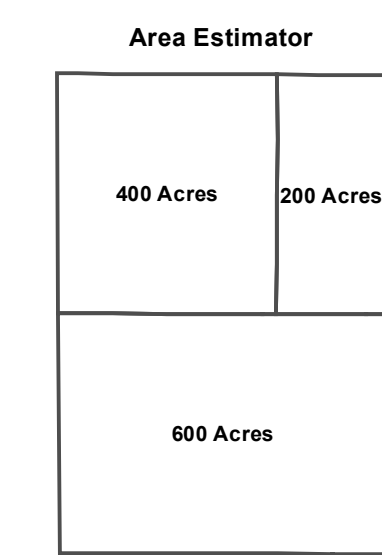
Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

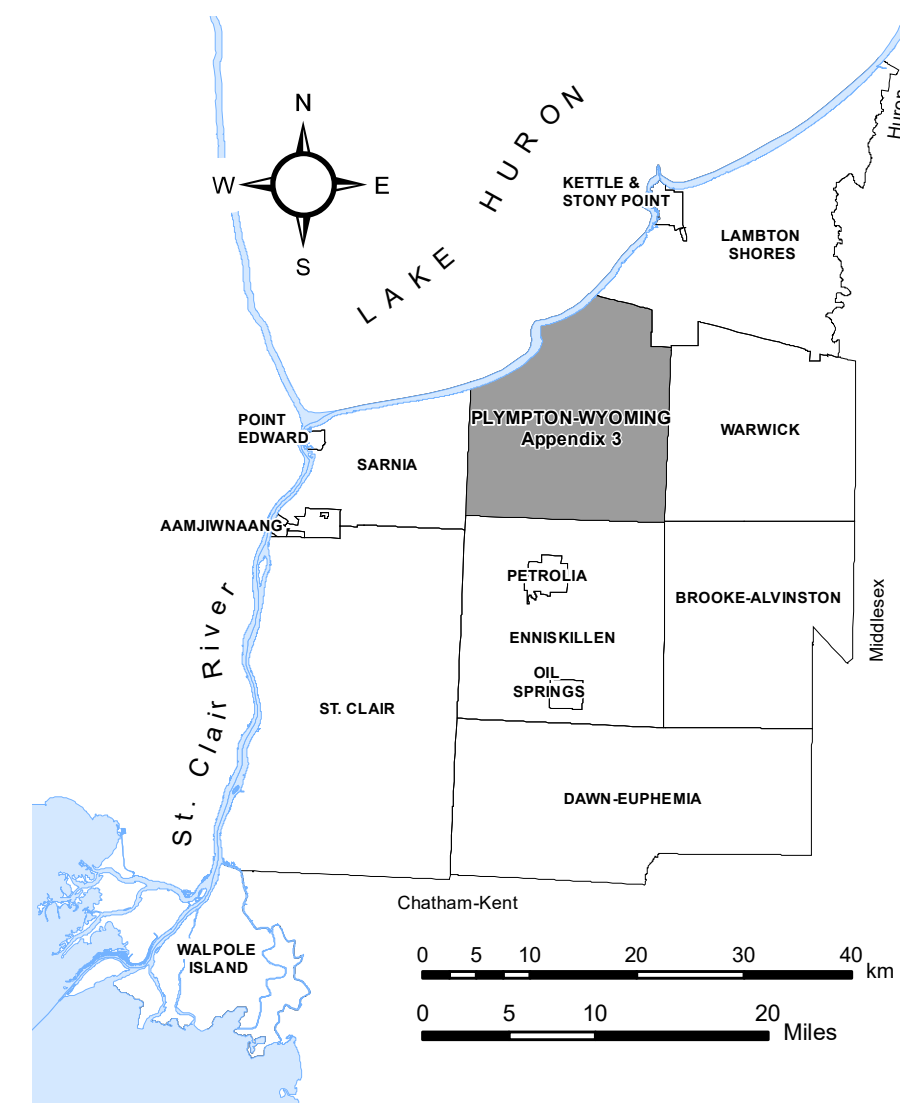
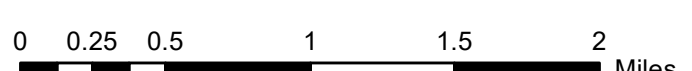
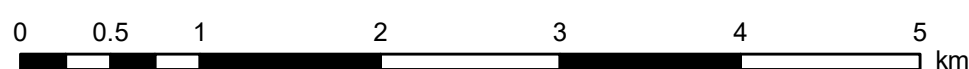
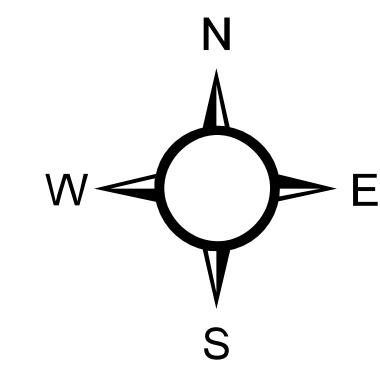
Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 3
Source Protection Plans

to By-law No. ____ of 2021
Passed this ____ day of _____, 2021

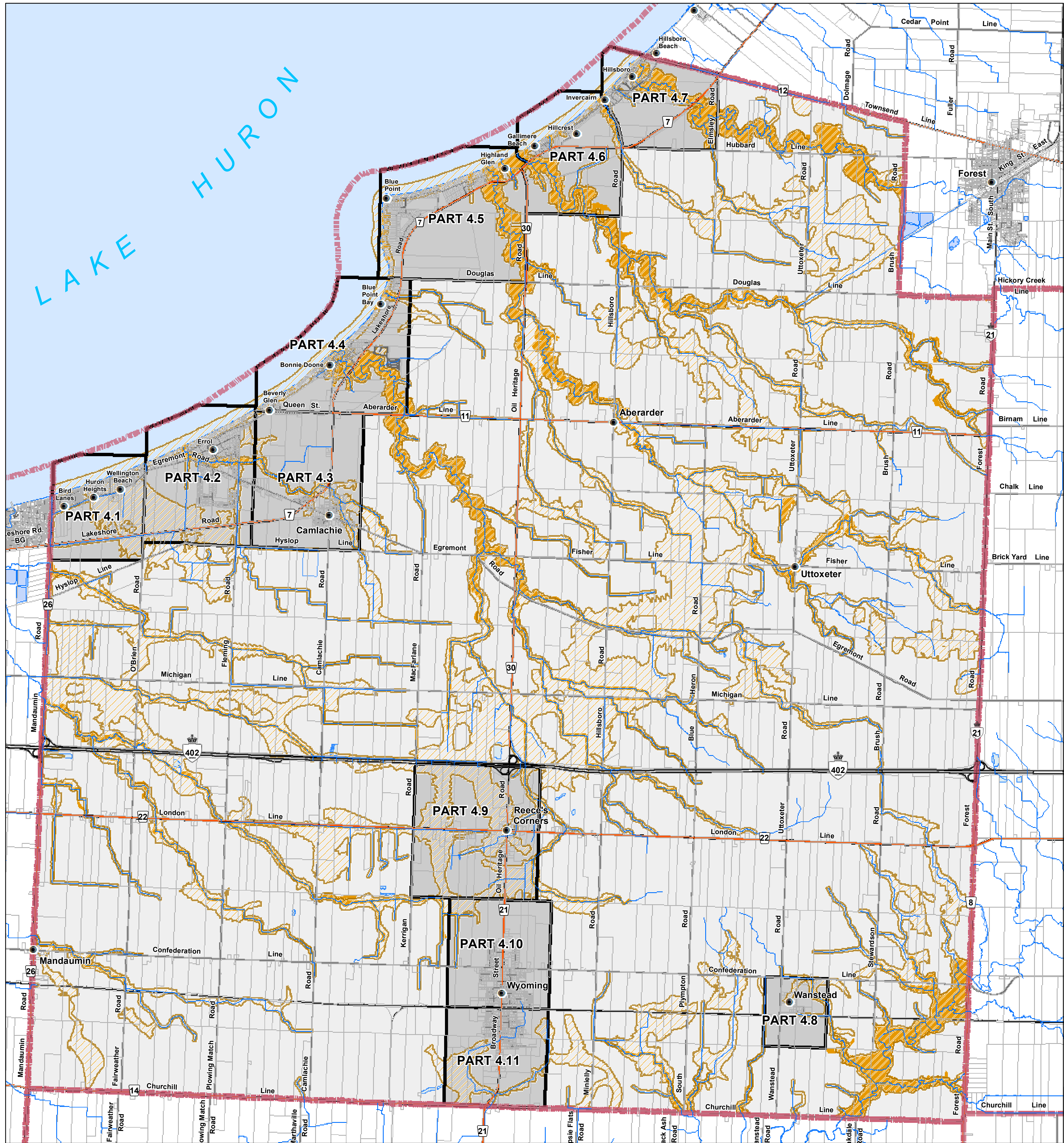
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of Plympton-Wyoming OFFICIAL PLAN APPENDIX 4 Conservation Authority Hazard Areas

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries ("Part 4.1"....."Part 4.11")
- County Road

Thematic Legend

- General Regulation Area (Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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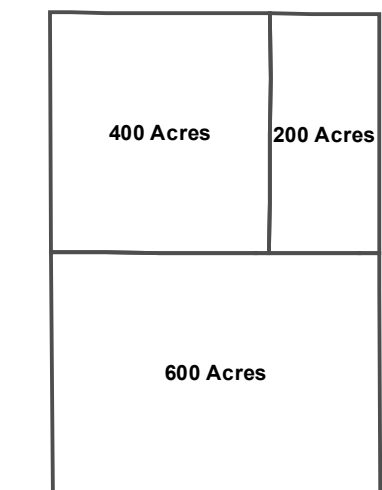
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

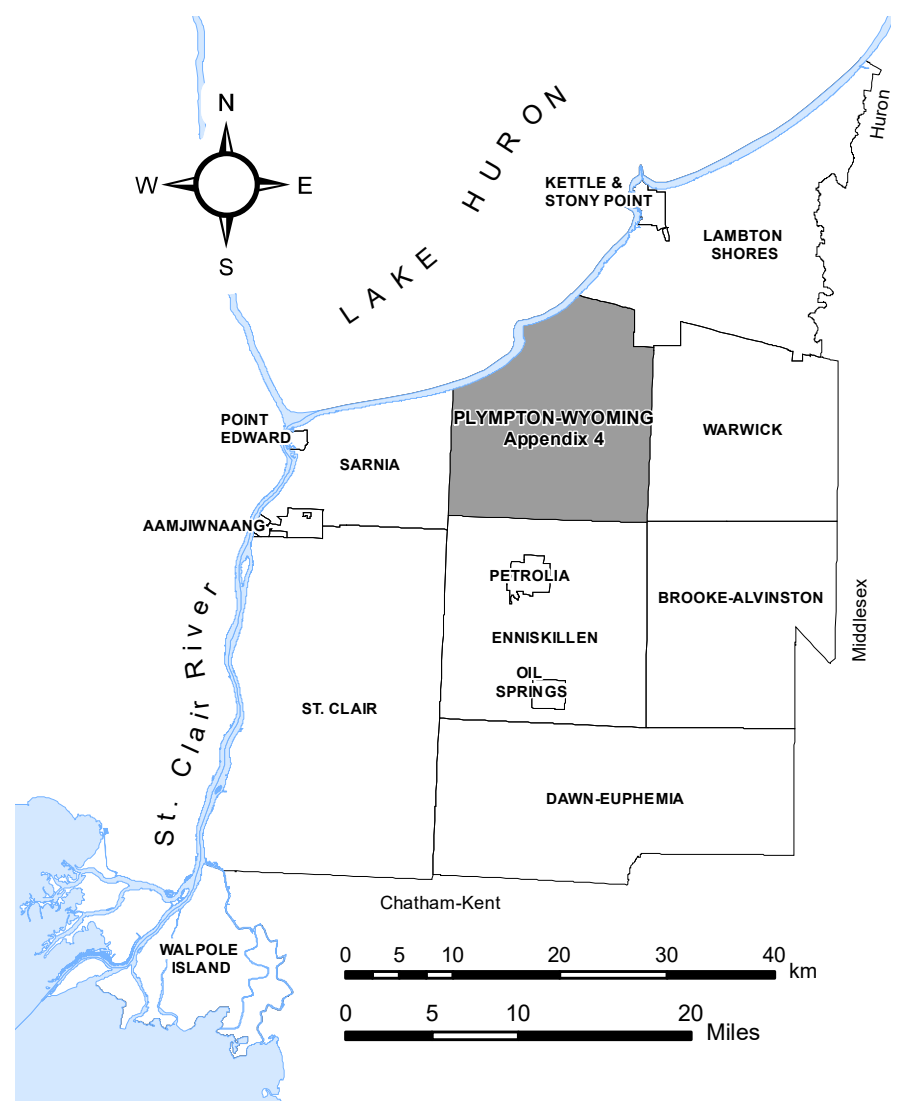
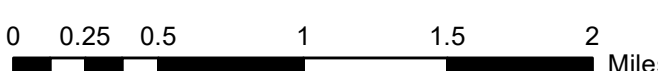
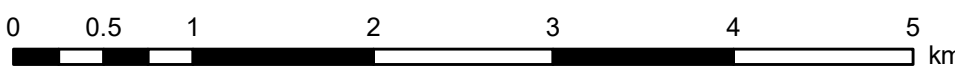
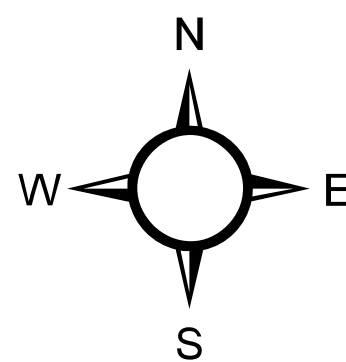
www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

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DRAFT



Town of Plympton-Wyoming OFFICIAL PLAN APPENDIX 4 Conservation Authority Hazard Areas

to By-law No. __xx__ of 2021
Passed this __xx__ day of _____, 2021

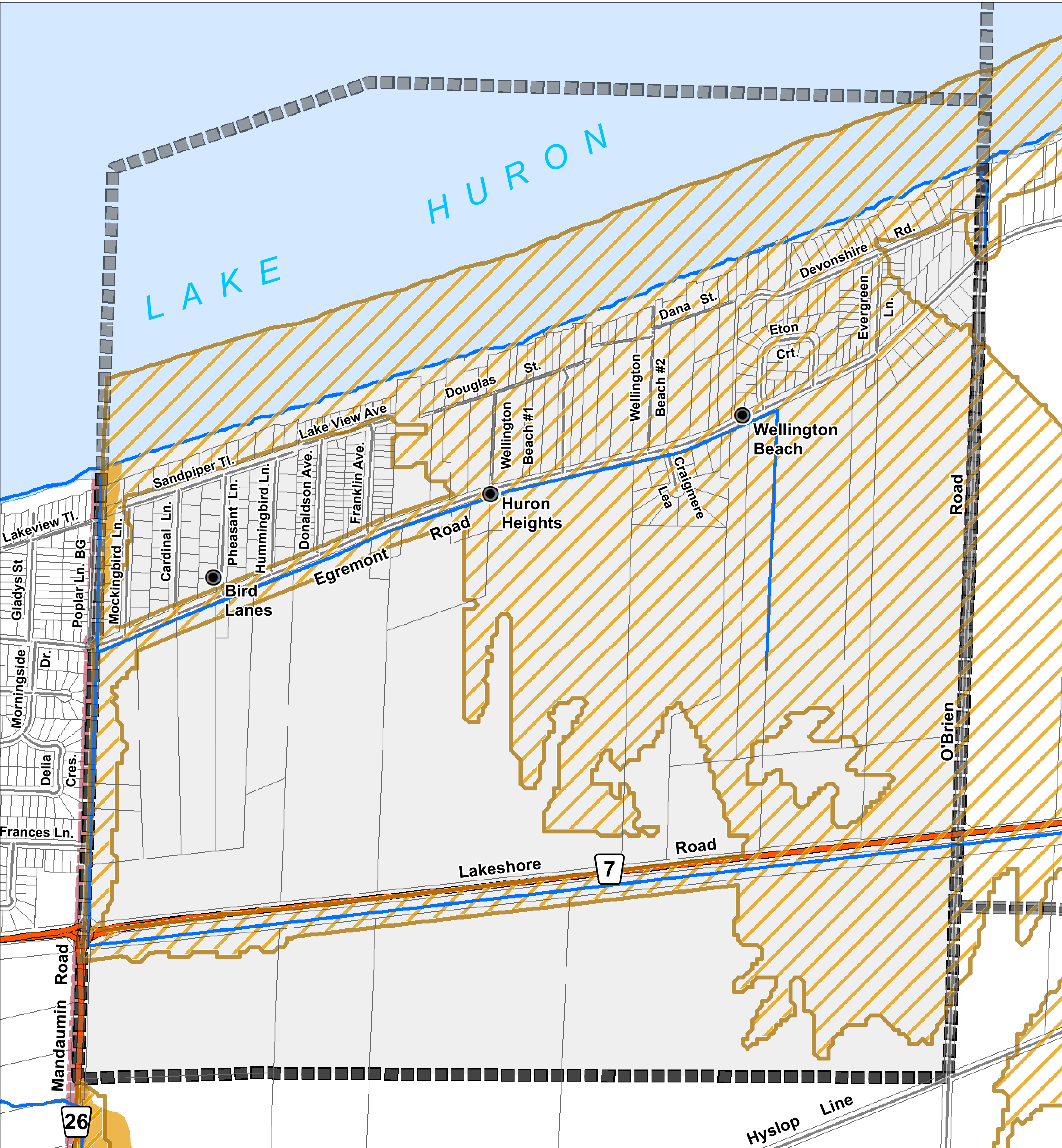
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN

APPENDIX 4.1
Conservation Authority Hazard Areas
(Bird Lanes - Huron Heights - Wellington Beach)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries ("Part 4.1"..... "Part 4.11")
- County Road

Thematic Legend

- General Regulation Area (Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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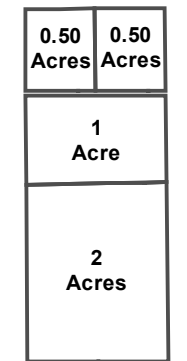
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

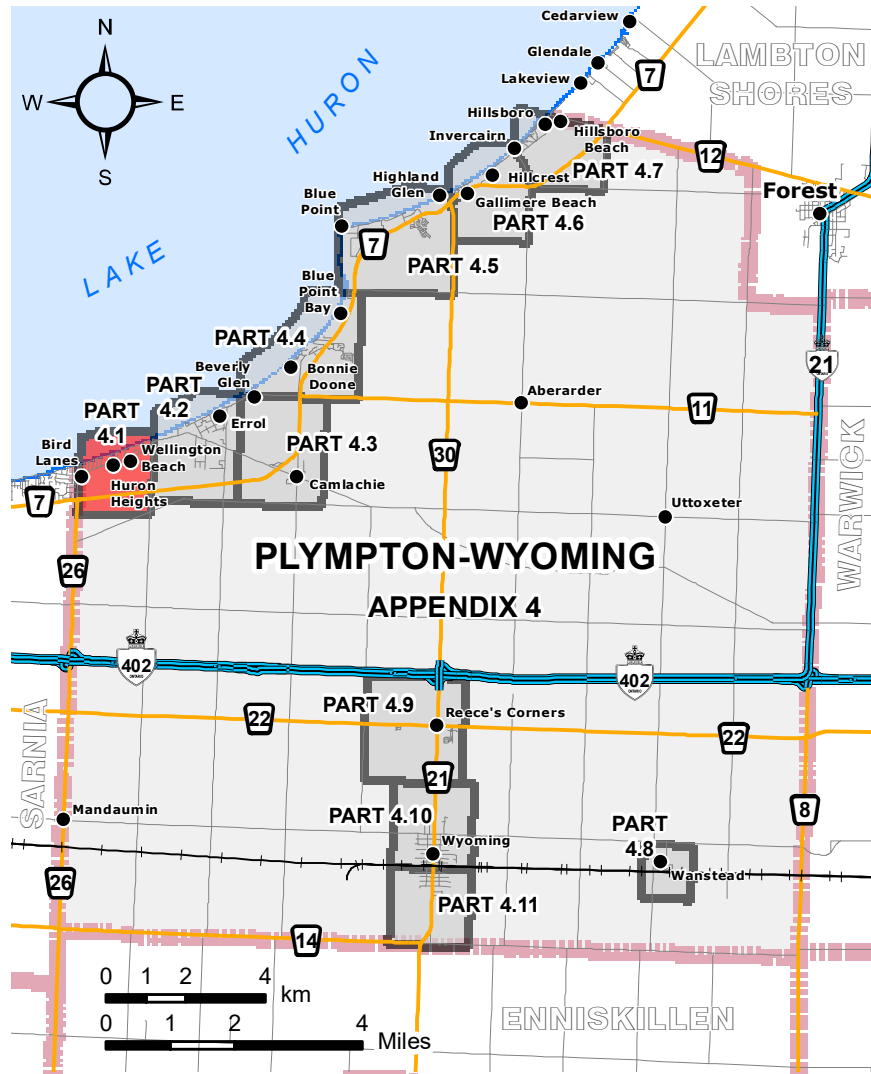
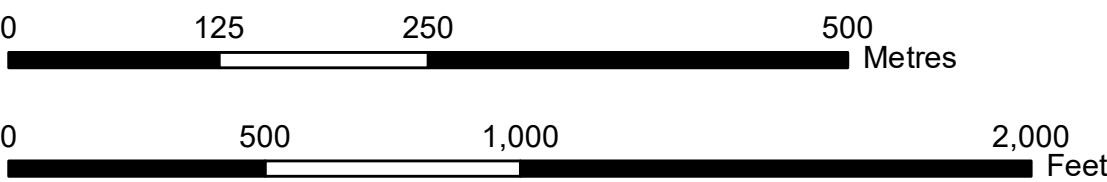
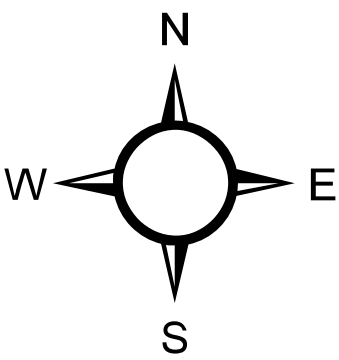
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.1
Conservation Authority Hazard Areas
(Bird Lanes - Huron Heights - Wellington Beach)

to By-law No. __ of 2021

Passed this __ day of __, 2021

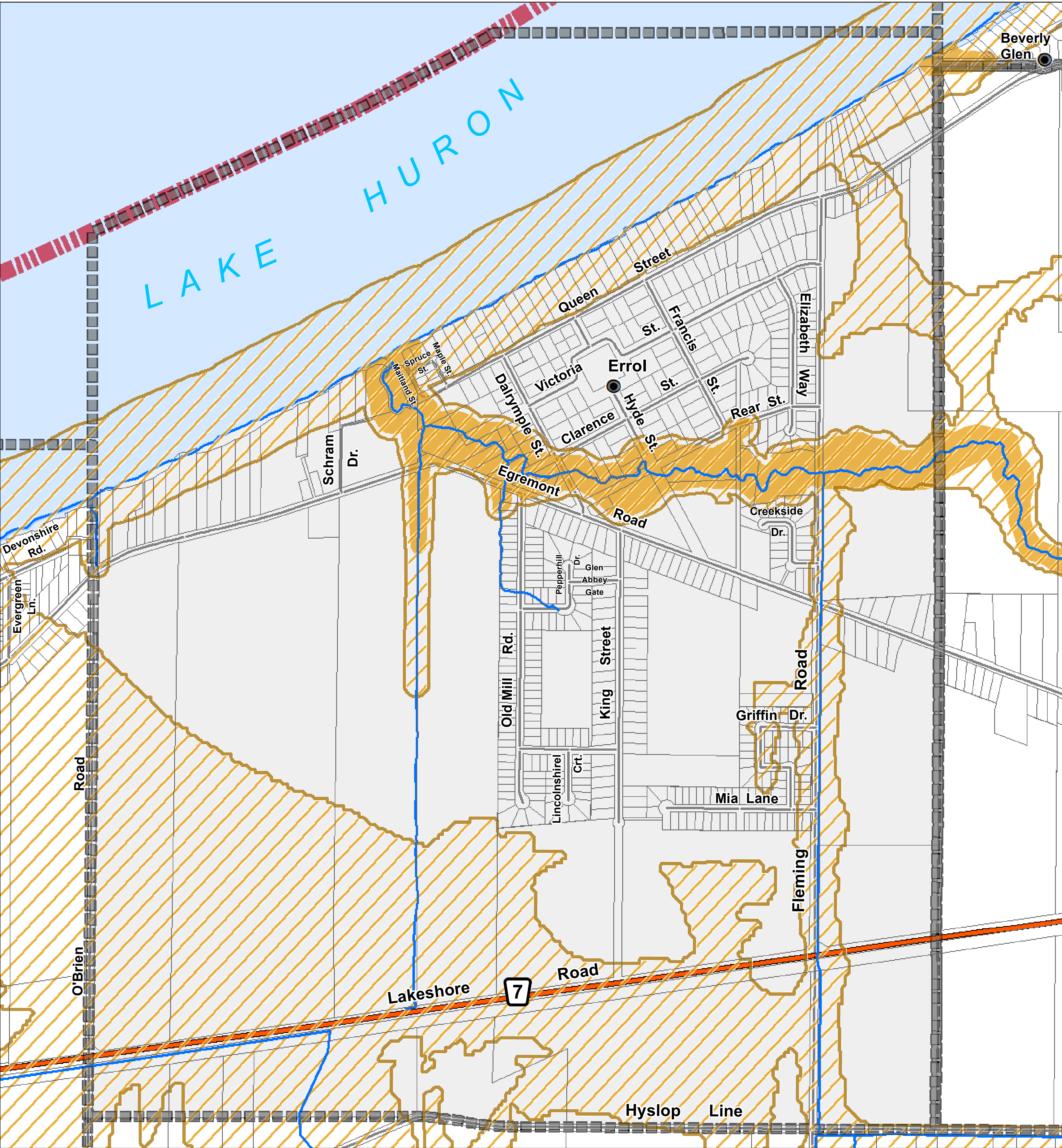
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.2
Conservation Authority Hazard Areas
(Errol Village)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Appendix Inset Boundaries
("Part 4.1"..... "Part 4.11")

County Road

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres

0.50 Acres

1 Acre

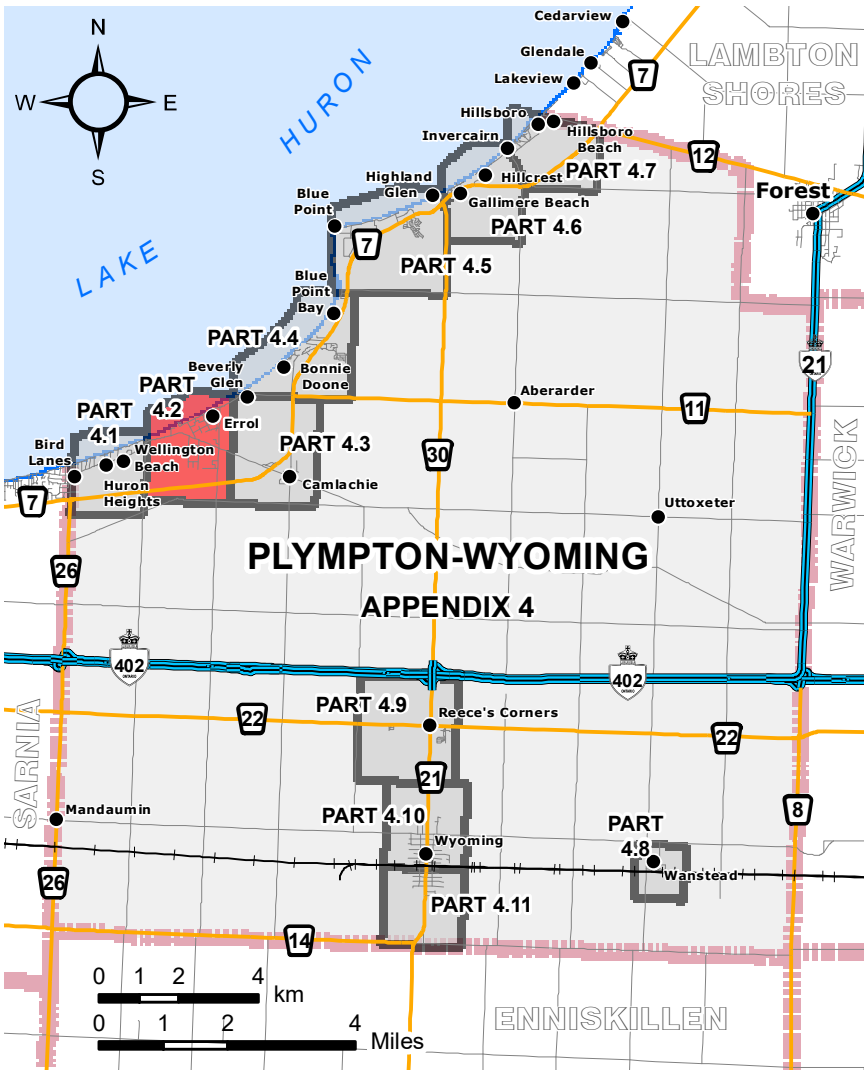
2 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).

0 125 250 500 Metres

0 500 1,000 2,000 Feet



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.2
Conservation Authority Hazard Areas
(Errol Village)

to By-law No. xx of 2021

Passed this xx day of xxxx, 2021

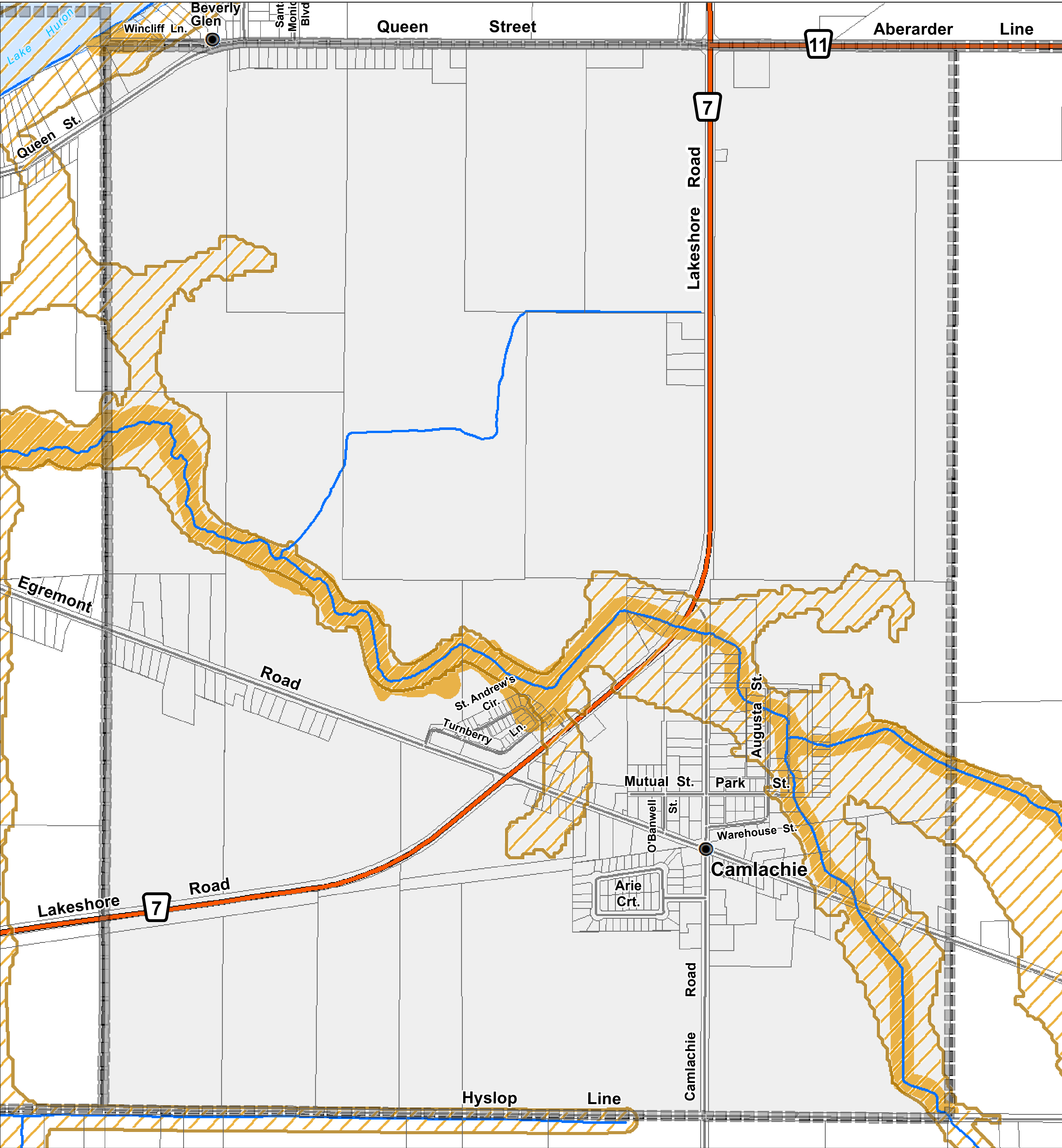
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.3
Conservation Authority Hazard Areas
(Camlachie)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries ("Part 4.1"....."Part 4.11")

Thematic Legend

- General Regulation Area (Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

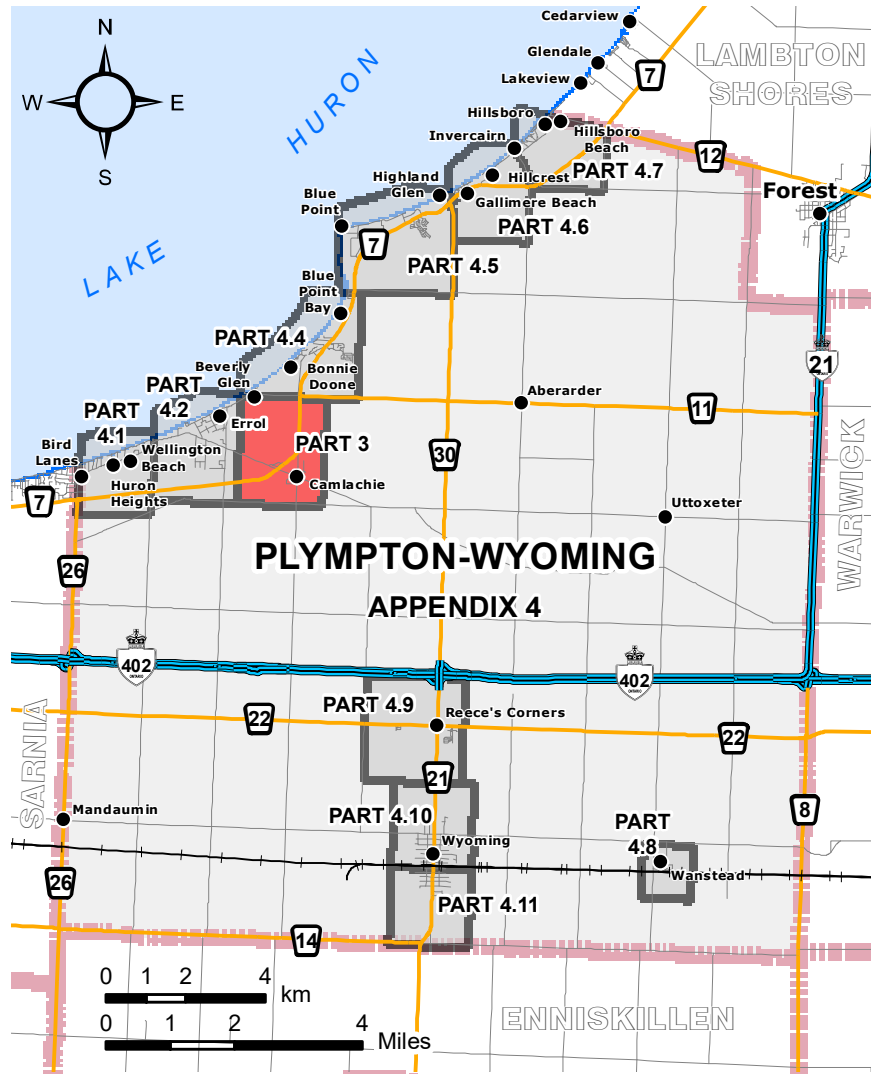
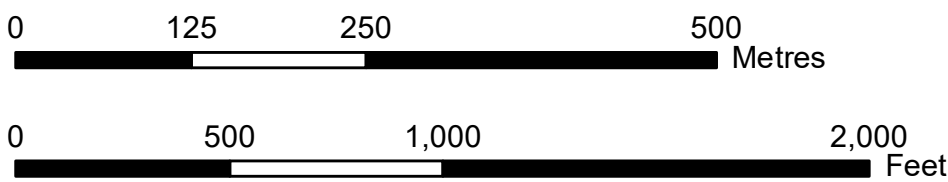
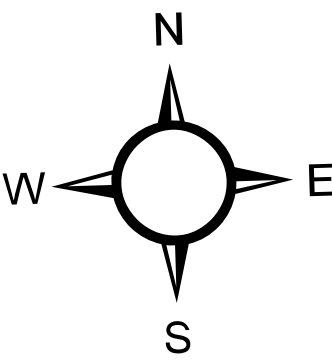
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.3
Conservation Authority Hazard Areas
(Camlachie)

to By-law No. __ of 2021

Passed this __ day of __, 2021

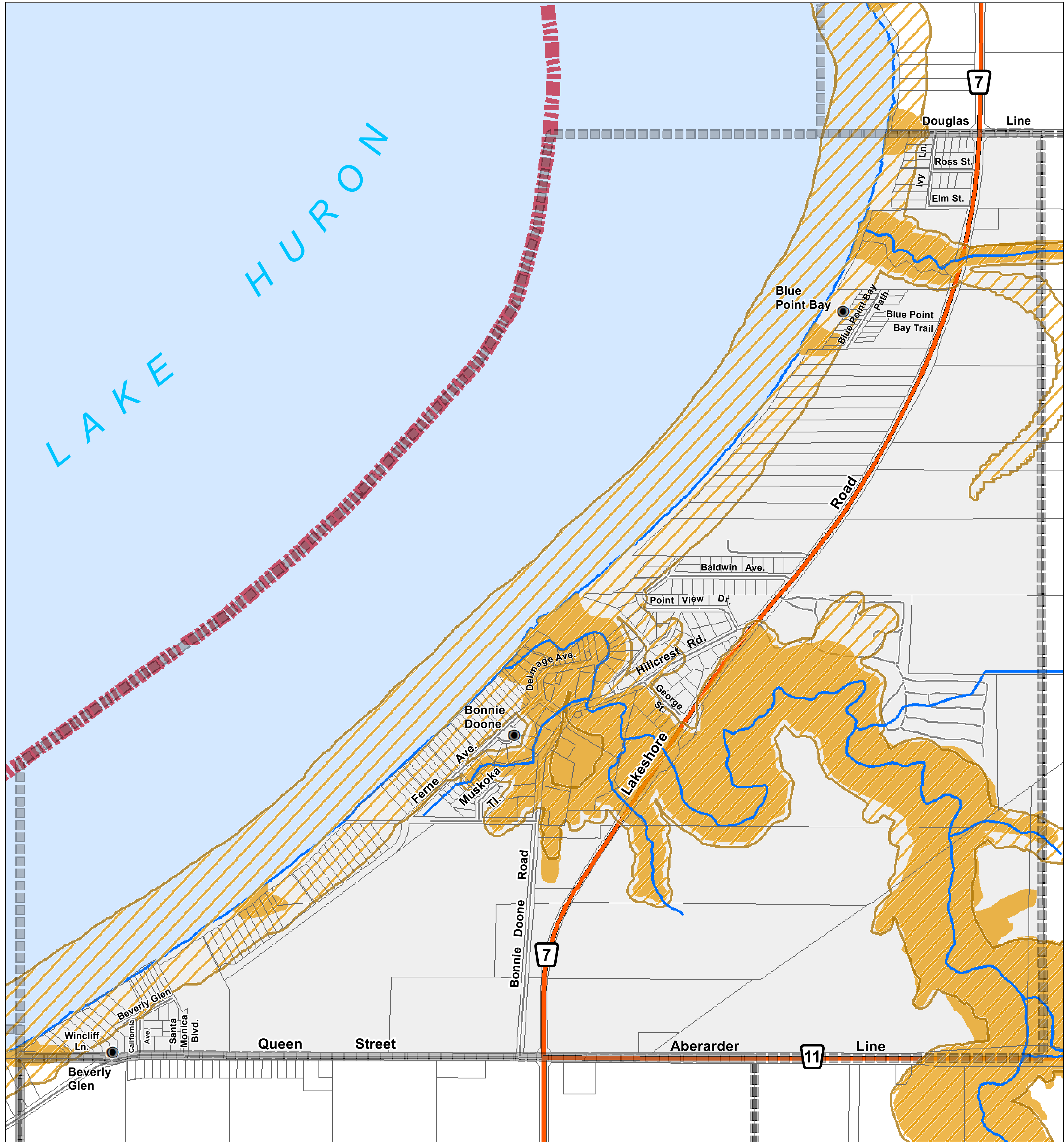
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.4
Conservation Authority Hazard Areas
(Beverly Glen - Bonnie Doone - Blue Point Bay)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Appendix Inset Boundaries ("Part 4.1"..... "Part 4.11")

County Road

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres

0.50 Acres

1 Acre

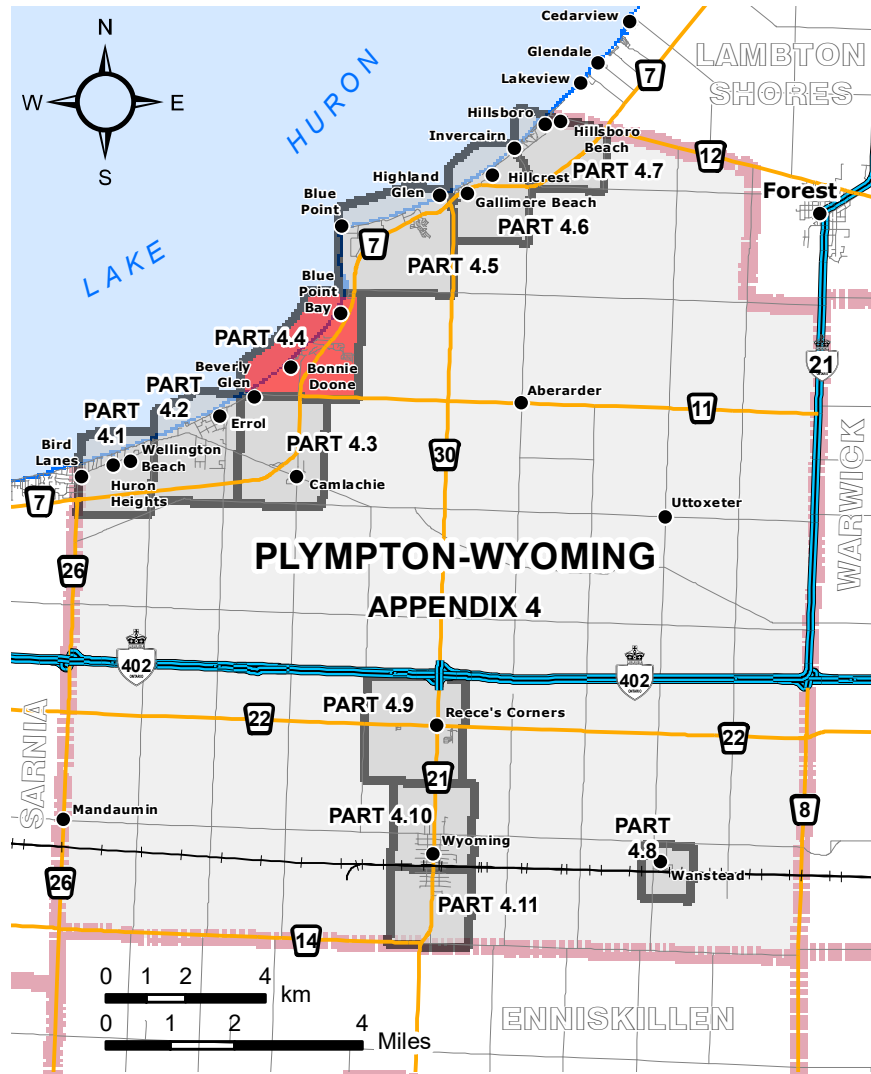
2 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

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0 125 250 500 Metres

0 500 1,000 2,000 Feet



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.4
Conservation Authority Hazard Areas
(Beverly Glen - Bonnie Doone - Blue Point Bay)

to By-law No. __ of 2021

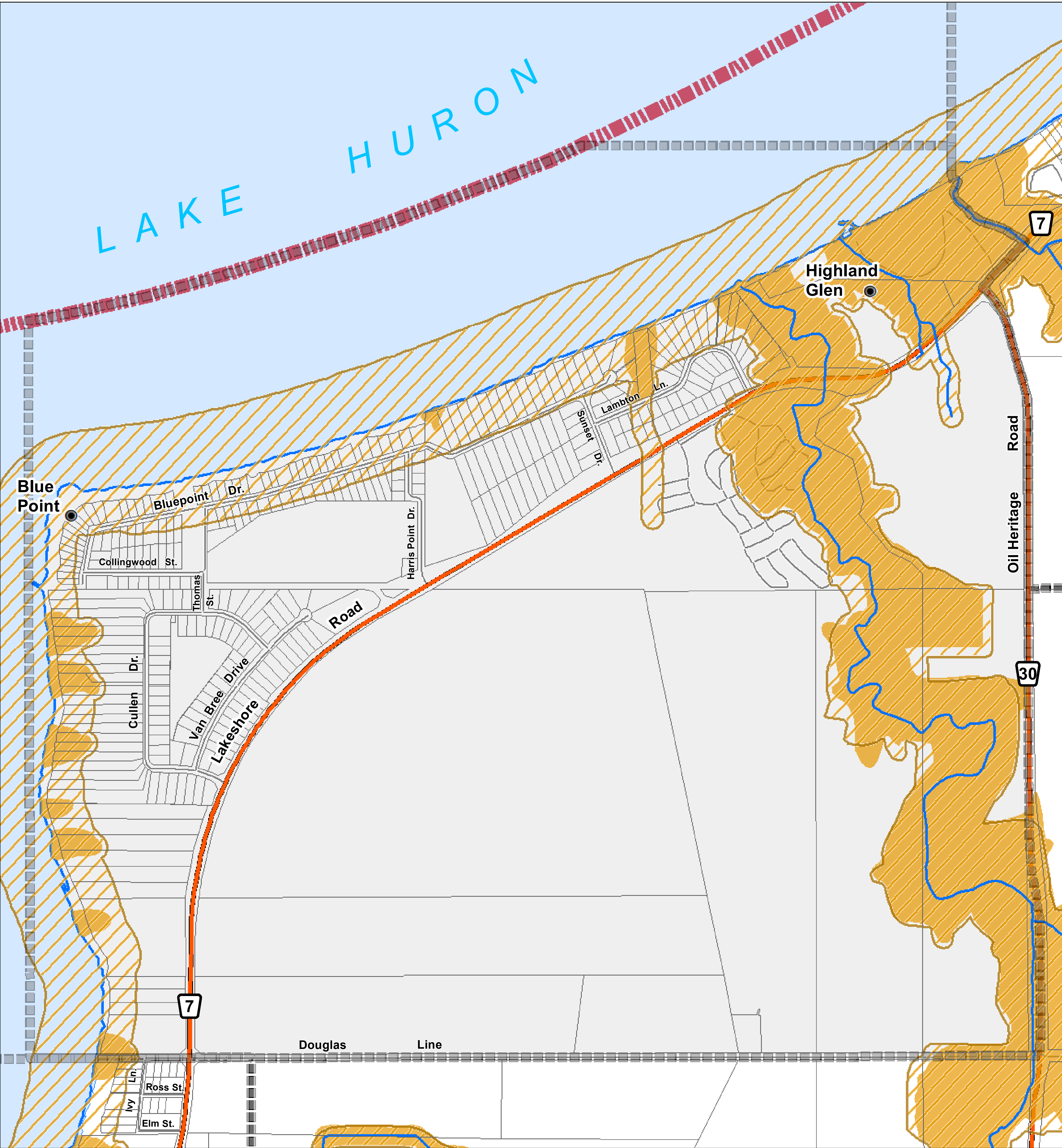
Passed this __ day of __, 2021

Lonny Napper, Mayor
Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.5
Conservation Authority Hazard Areas
(Blue Point - Highland Glen)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Appendix Inset Boundaries ("Part 4.1"....."Part 4.11")

County Road

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres

0.50 Acres

1 Acre

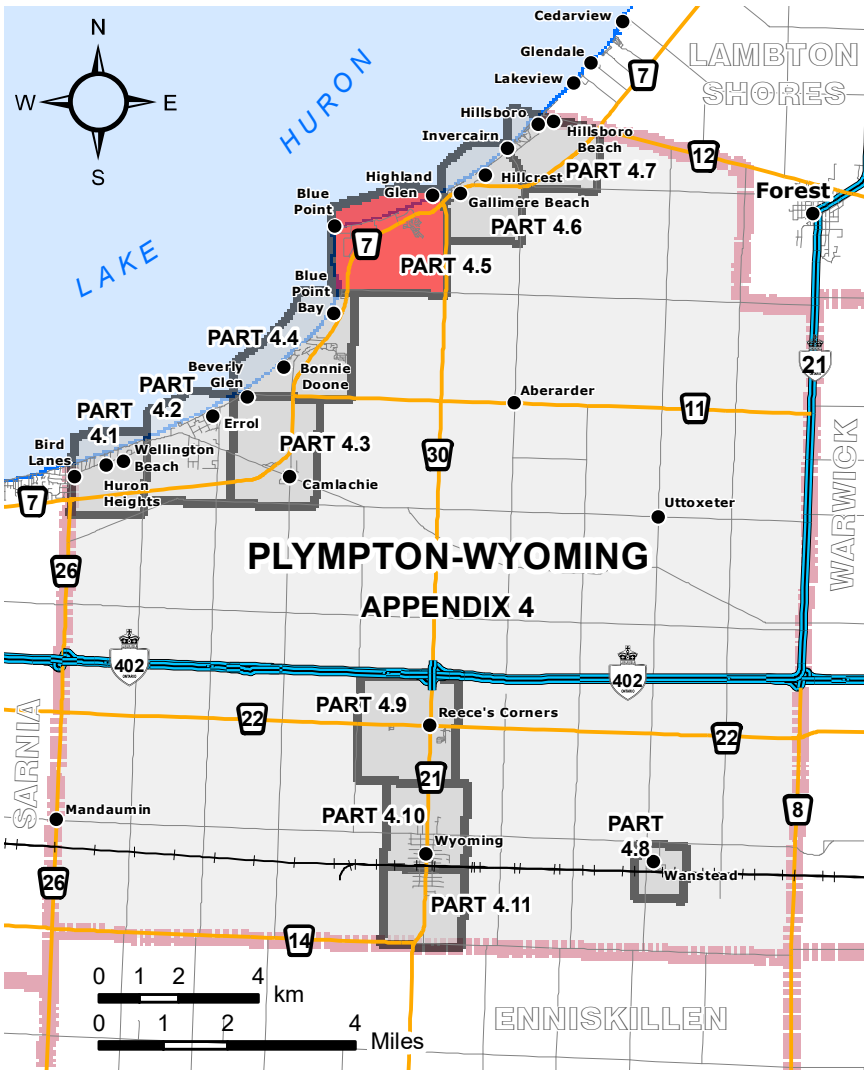
2 Acres

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0 125 250 500 Metres

0 500 1,000 2,000 Feet



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.5
Conservation Authority Hazard Areas
(Blue Point - Highland Glen)

to By-law No. __ of 2021

Passed this __ day of __, 2021

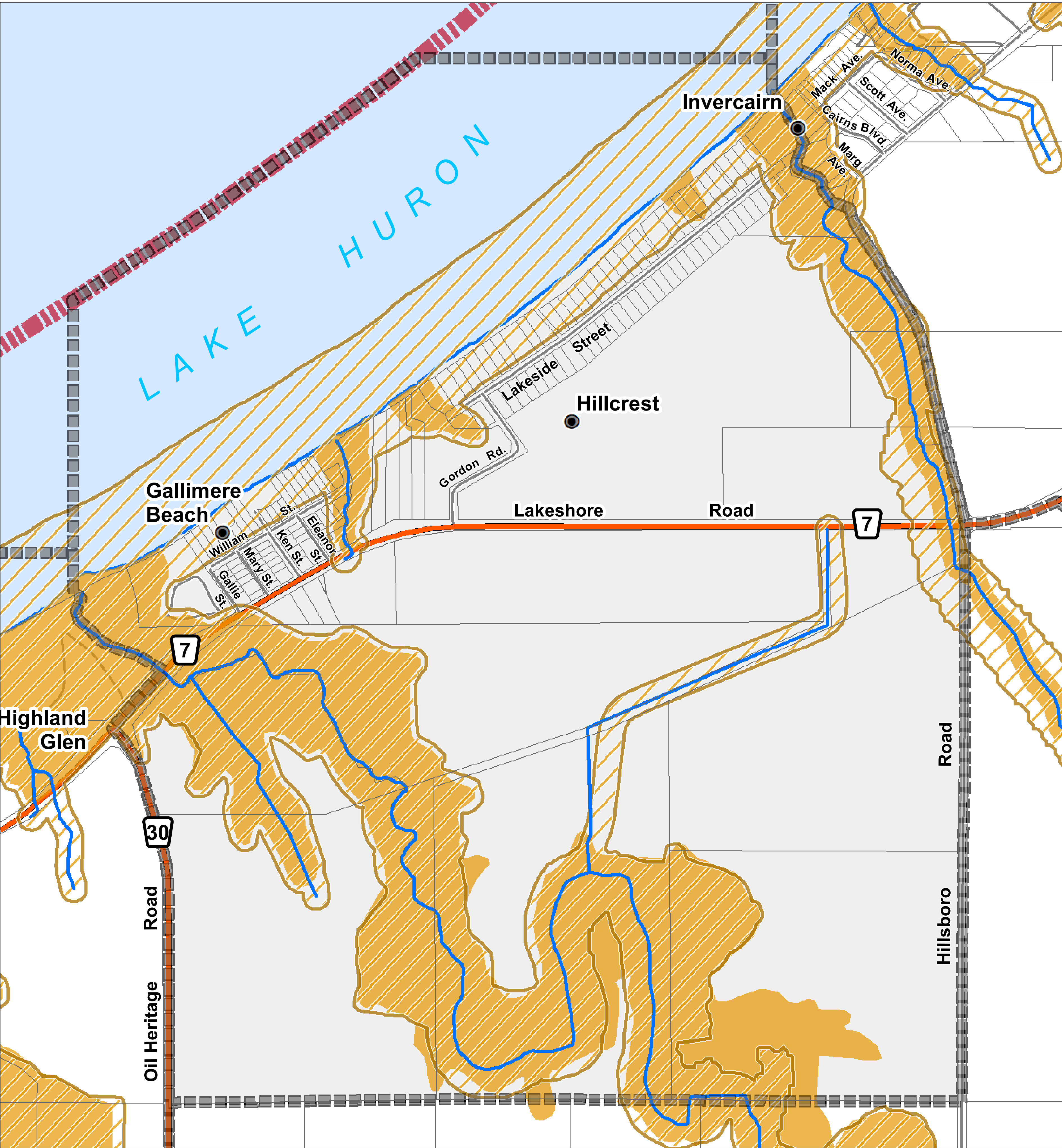
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.6
Conservation Authority Hazard Areas
(Gallimere Beach - Hillcrest)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Appendix Inset Boundaries ("Part 4.1"....."Part 4.11")

County Road

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres

0.50 Acres

1 Acre

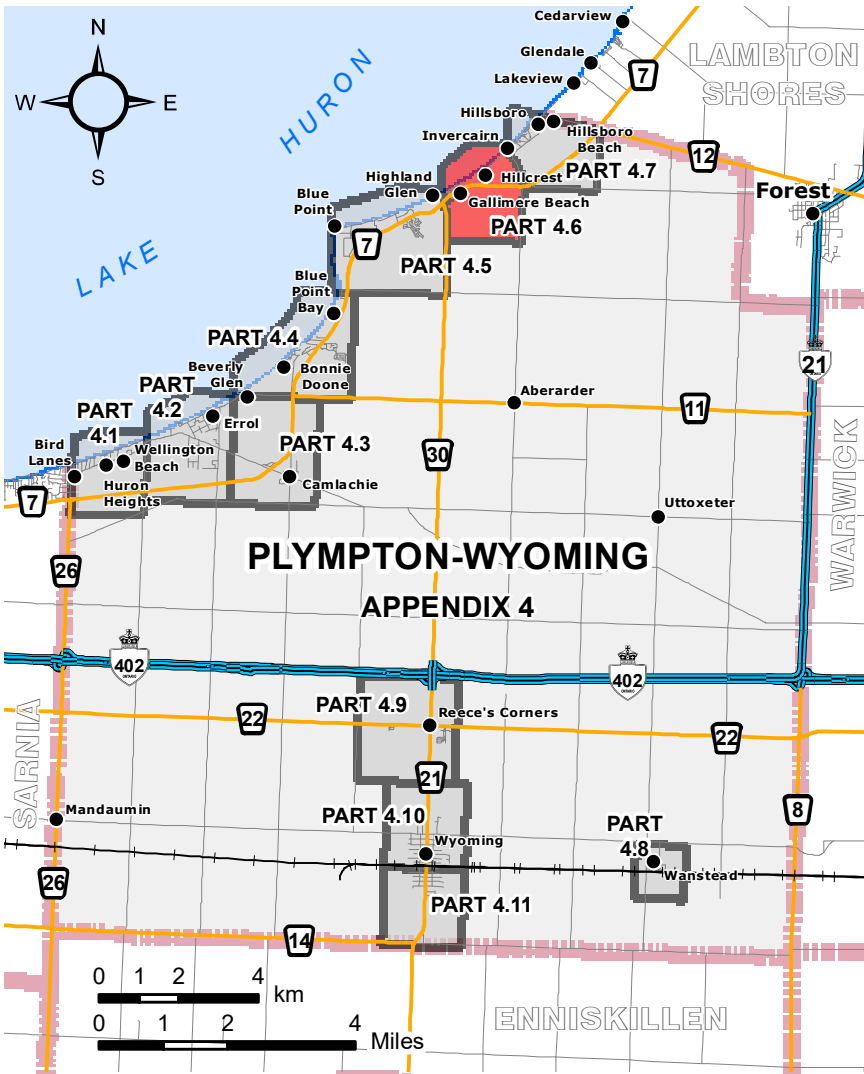
2 Acres

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0 125 250 500 Metres

0 500 1,000 2,000 Feet



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.6
Conservation Authority Hazard Areas
(Gallimere Beach - Hillcrest)

to By-law No. __ of 2021

Passed this __ day of __, 2021

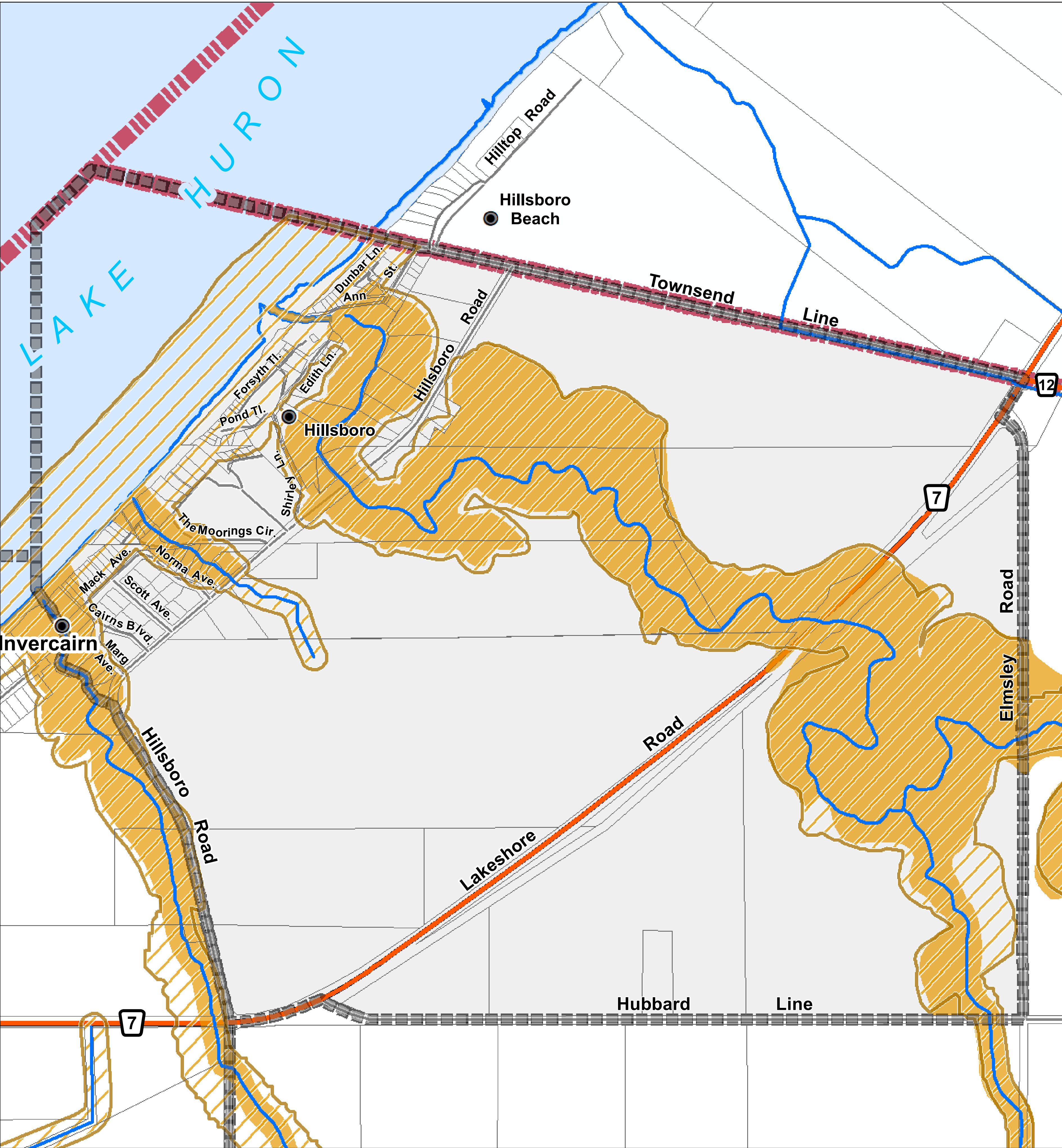
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN

APPENDIX 4.7
Conservation Authority Hazard Areas
(Invercairn - Hillsboro - Hillsboro Beach)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries ("Part 4.1"..... "Part 4.11")
- County Road

Thematic Legend

- General Regulation Area (Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

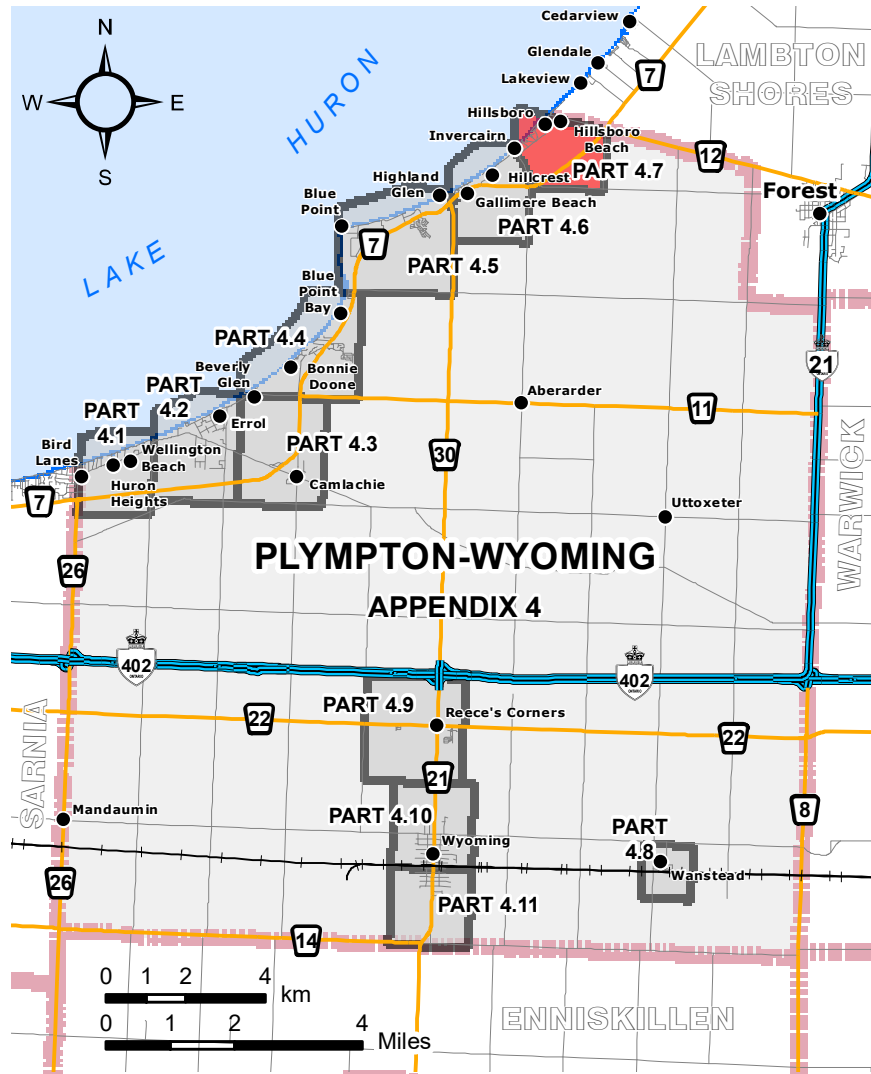
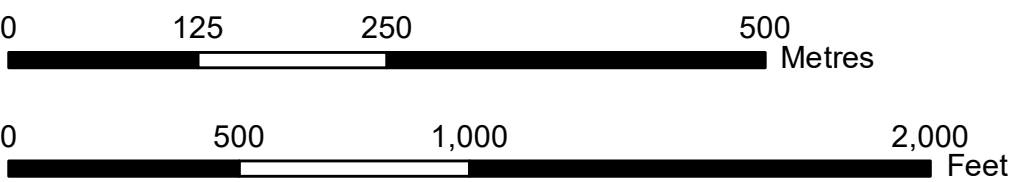
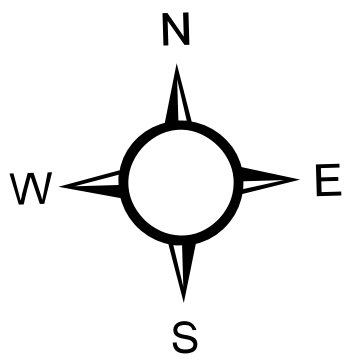
COUNTY OF LAMBTON
Planning and Development Services, March 2021

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Area Estimator



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.7
Conservation Authority Hazard Areas
(Invercairn - Hillsboro - Hillsboro Beach)

to By-law No. __ of 2021

Passed this __ day of __, 2021

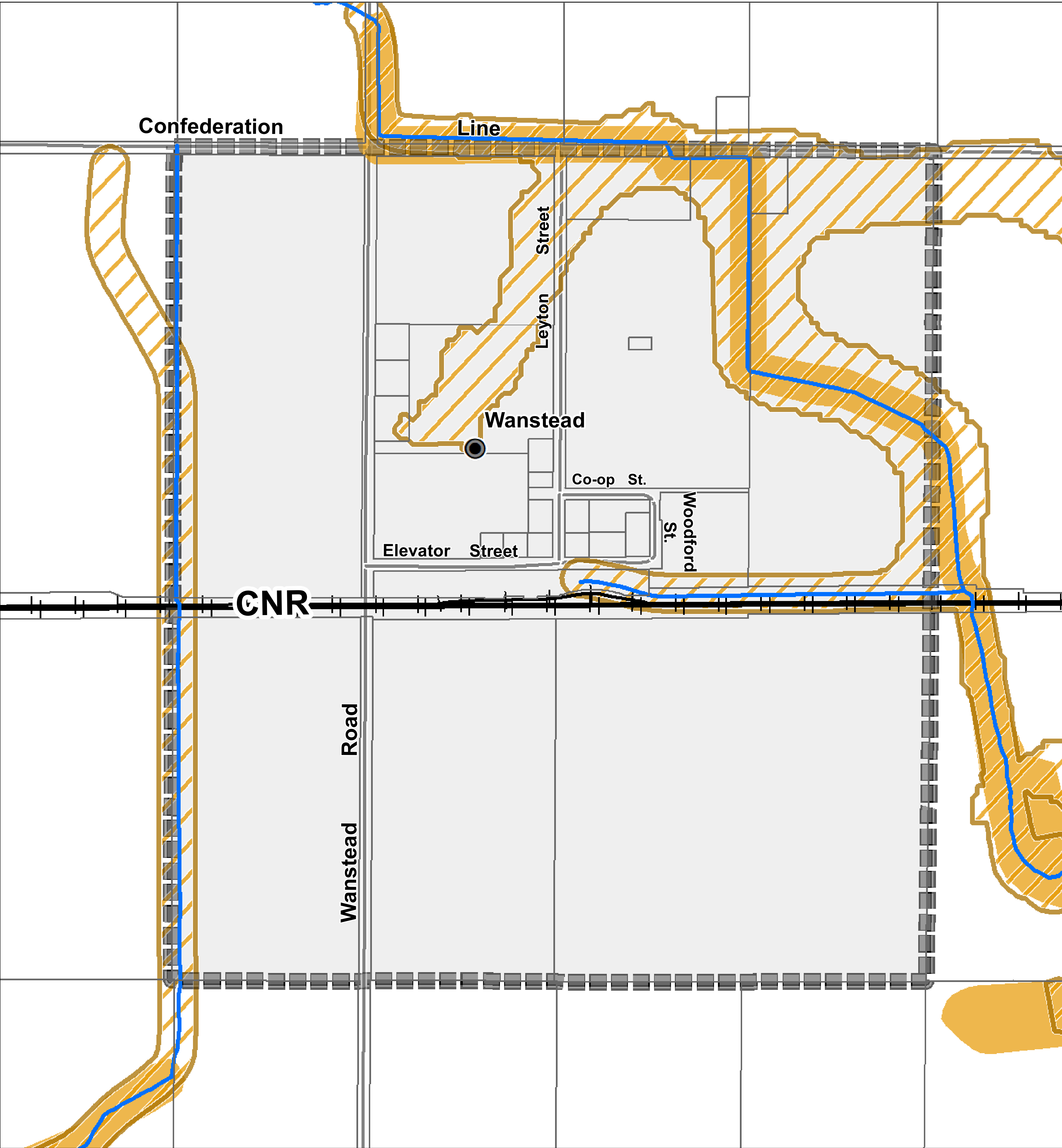
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.8
Conservation Authority Hazard Areas
(Wanstead)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Appendix Inset Boundaries ("Part 4.1"..... "Part 4.11")

County Road

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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NOTE: This Appendix does not form part of this Plan and is provided for information purposes only.

Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

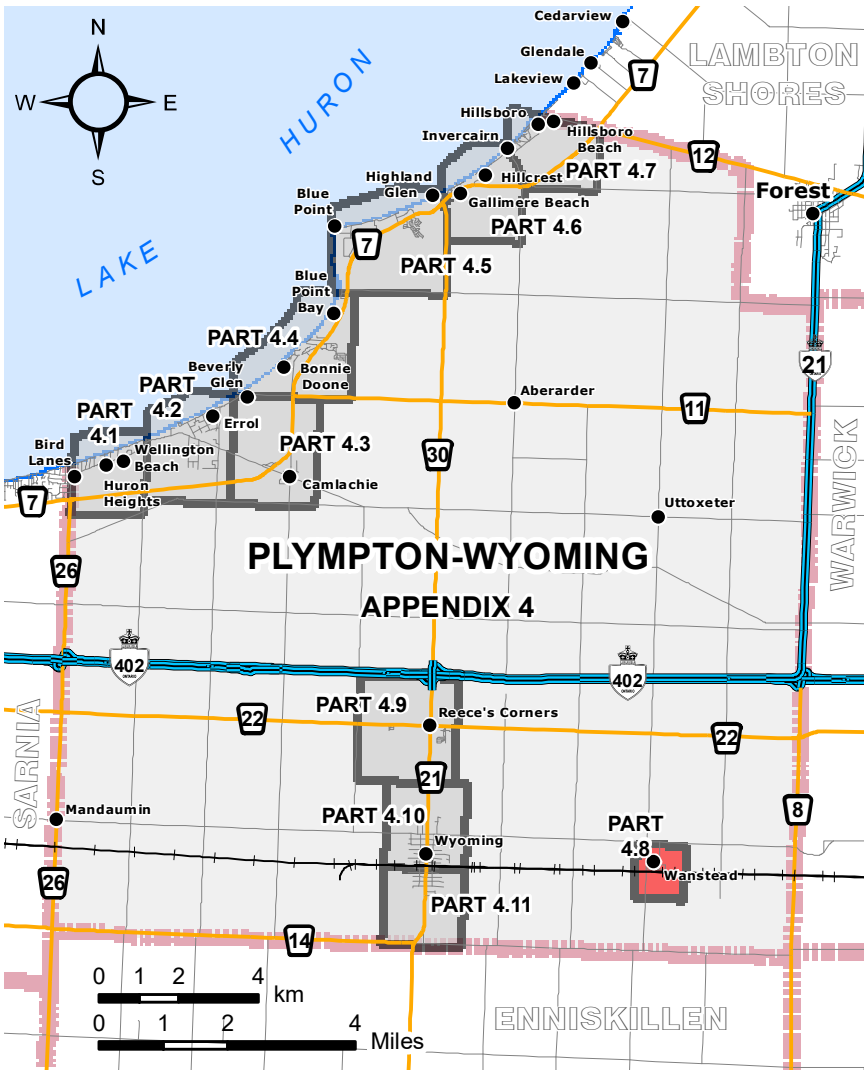
0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).

0 100 200 400 Metres

0 250 500 1,000 Feet



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.8
Conservation Authority Hazard Areas
(Wanstead)

to By-law No. __ of 2021

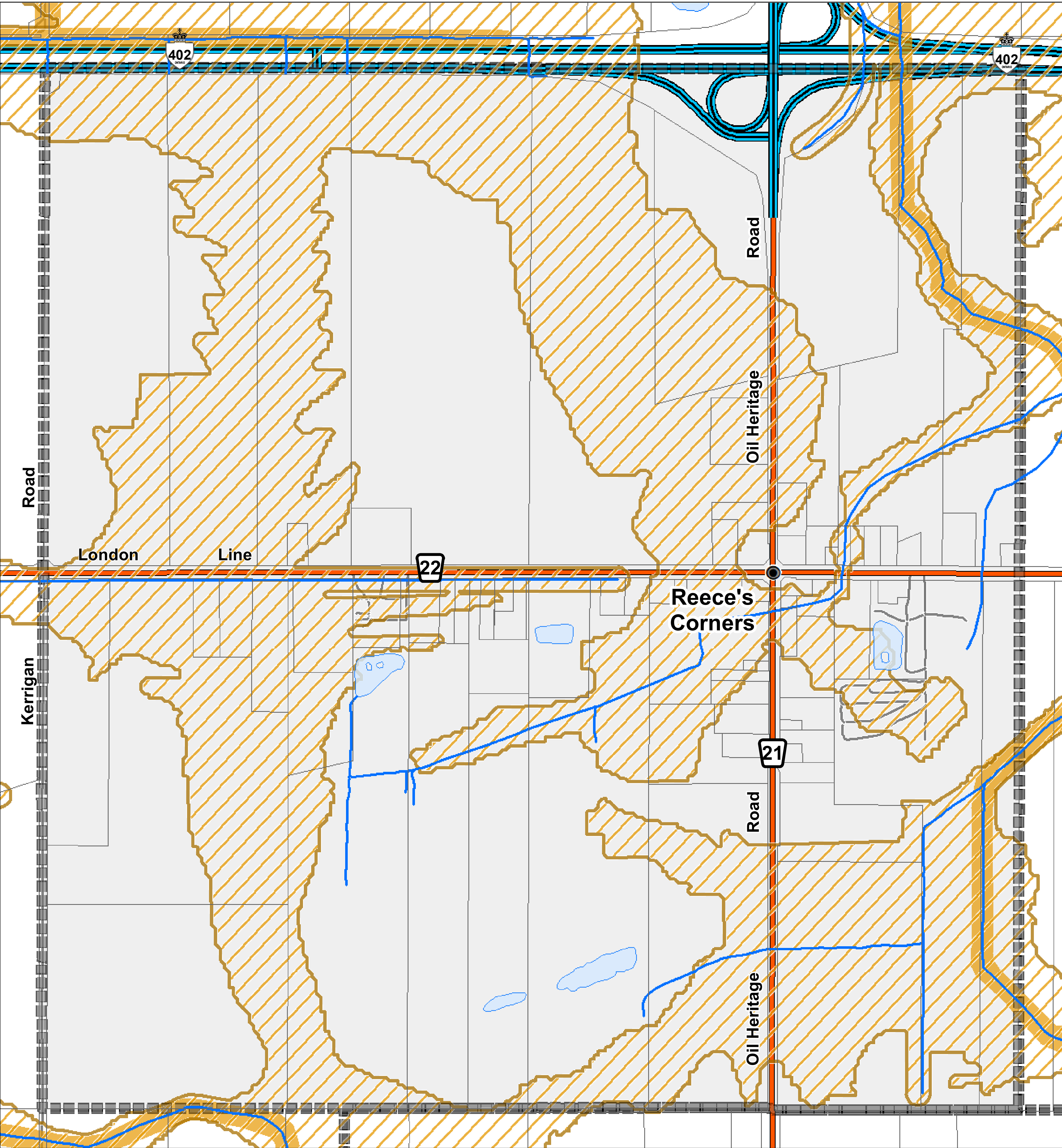
Passed this __ day of __, 2021

Lonny Napper, Mayor Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN

APPENDIX 4.9
Conservation Authority Hazard Areas
(Reece's Corners)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries
("Part 4.1"....."Part 4.11")

Thematic Legend

- General Regulation Area
(Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

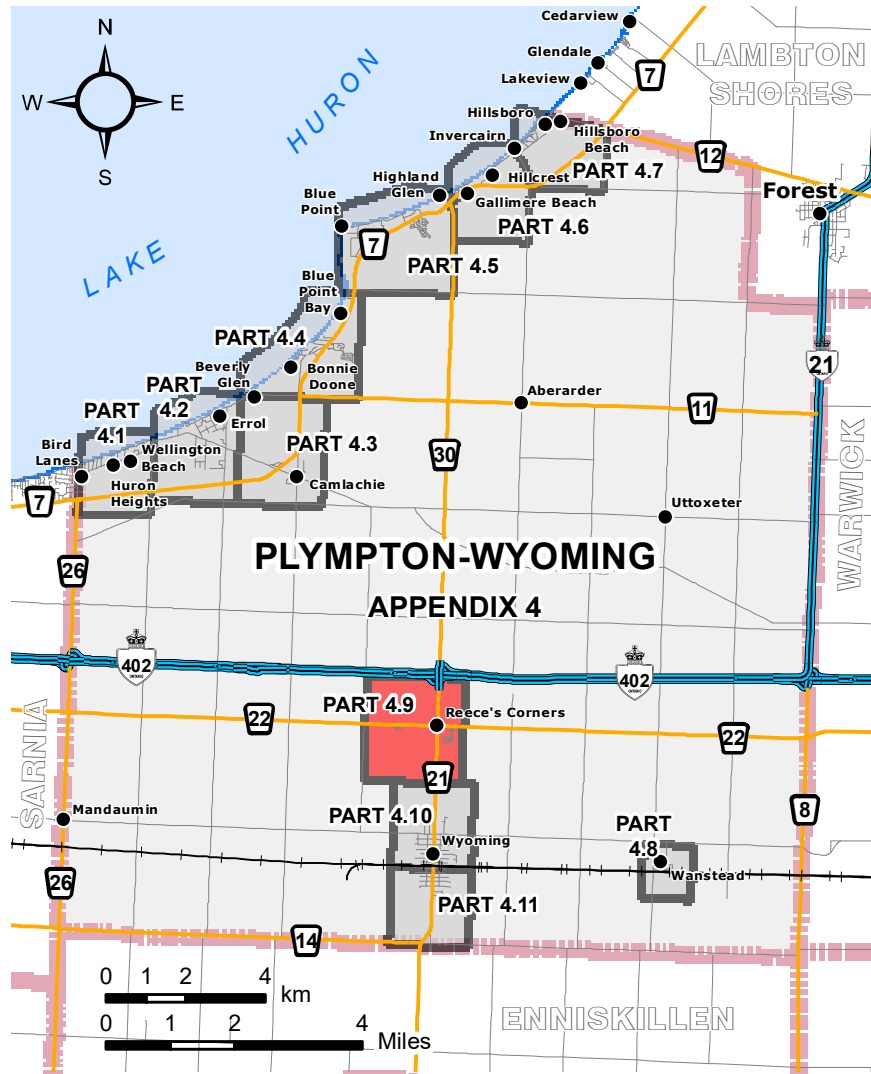
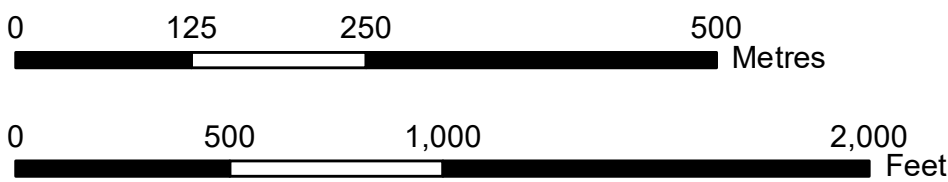
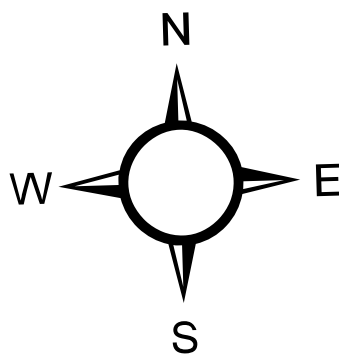
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.9
Conservation Authority Hazard Areas
(Reece's Corners)

to By-law No. __ of 2021

Passed this __ day of __, 2021

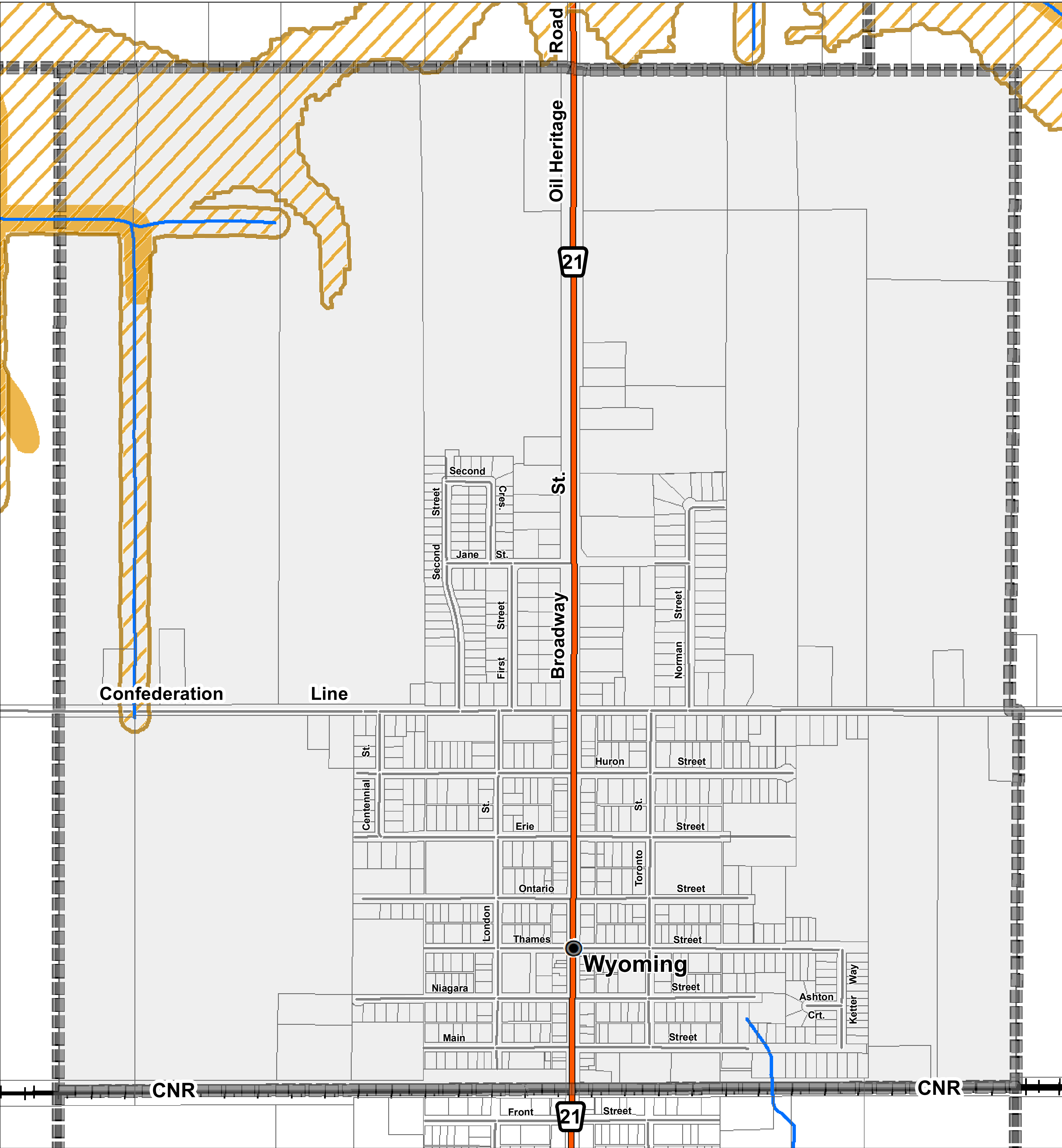
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.10
Conservation Authority Hazard Areas
(Wyoming North)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

County Road

Waterbodies

Municipal Boundary

Appendix Inset Boundaries
("Part 4.1"..... "Part 4.11")

Thematic Legend

General Regulation Area
(Conservation Authority Regulation 171/06)

Legacy Hazard Area

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres

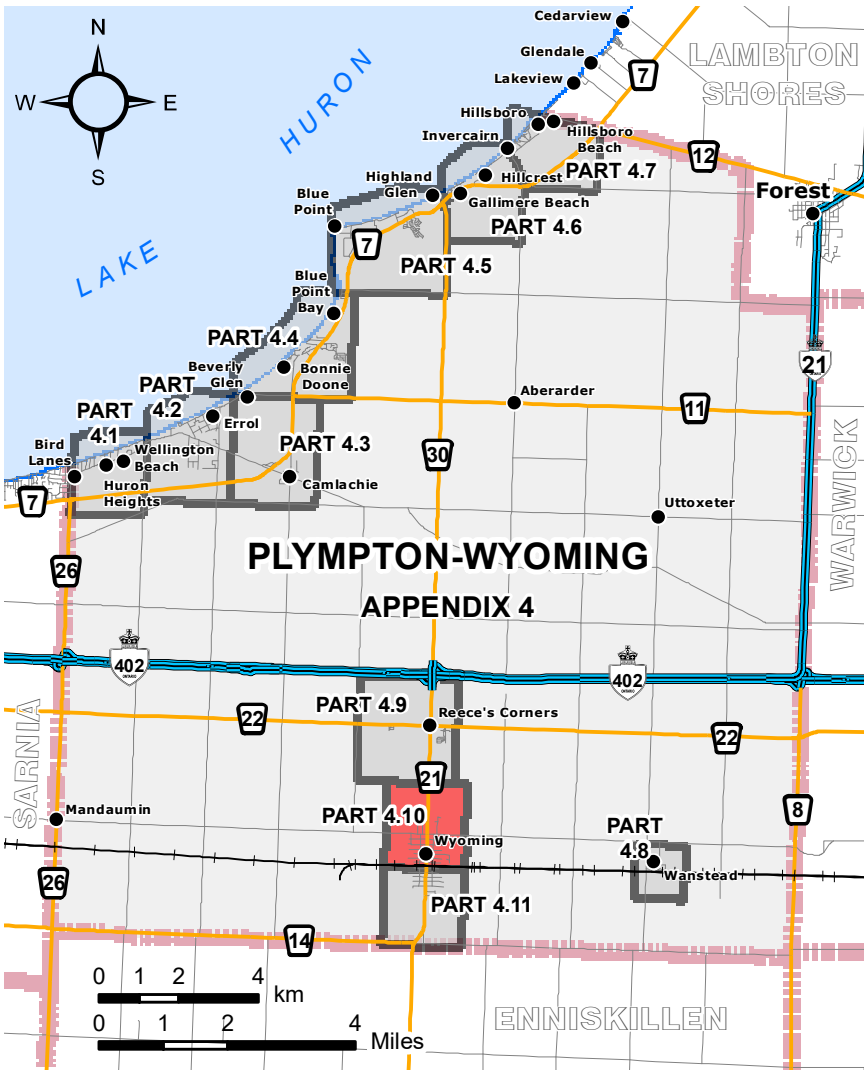
0.50 Acres

1 Acre

2 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.10
Conservation Authority Hazard Areas
(Wyoming North)

to By-law No. __ of 2021

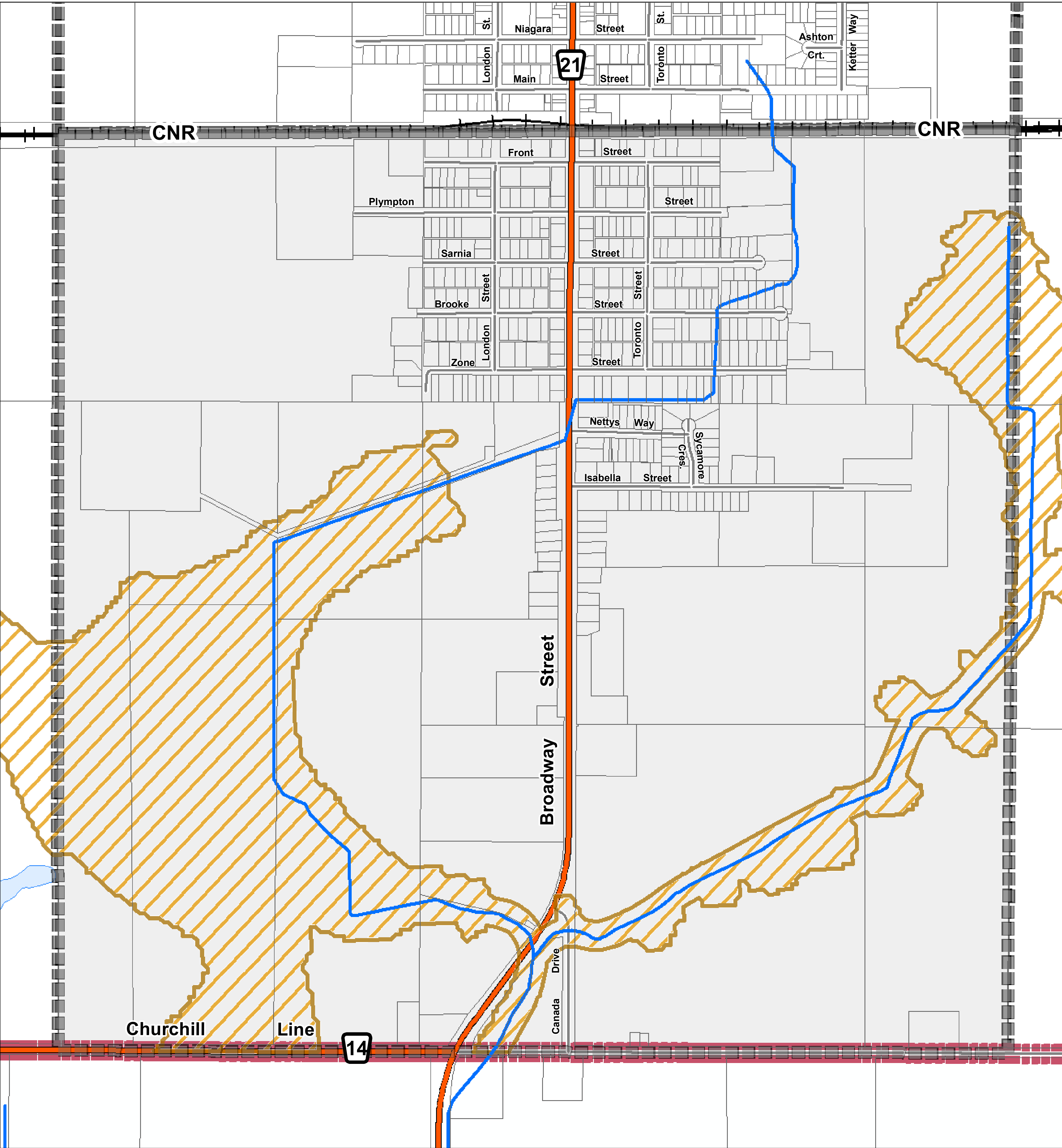
Passed this __ day of __, 2021

Lonny Napper, Mayor Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN

APPENDIX 4.11
Conservation Authority Hazard Areas
(Wyoming South)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Appendix Inset Boundaries ("Part 4.1"....."Part 4.11")
- County Road

Thematic Legend

- General Regulation Area (Conservation Authority Regulation 171/06)
- Legacy Hazard Area

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

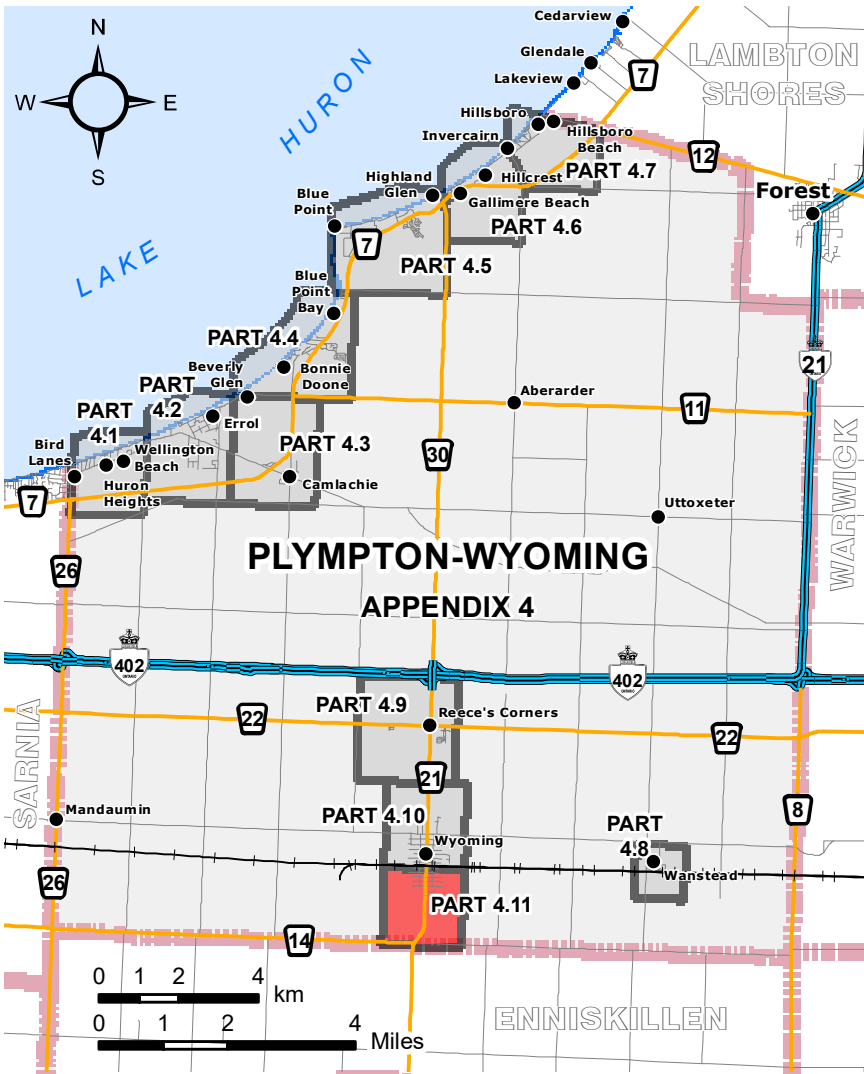
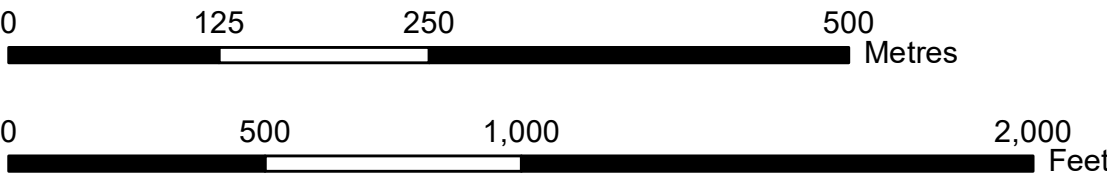
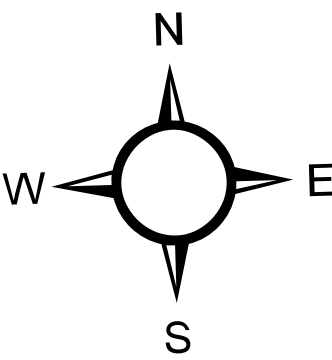
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
APPENDIX 4.11
Conservation Authority Hazard Areas
(Wyoming South)

to By-law No. __ of 2021

Passed this __ day of __, 2021

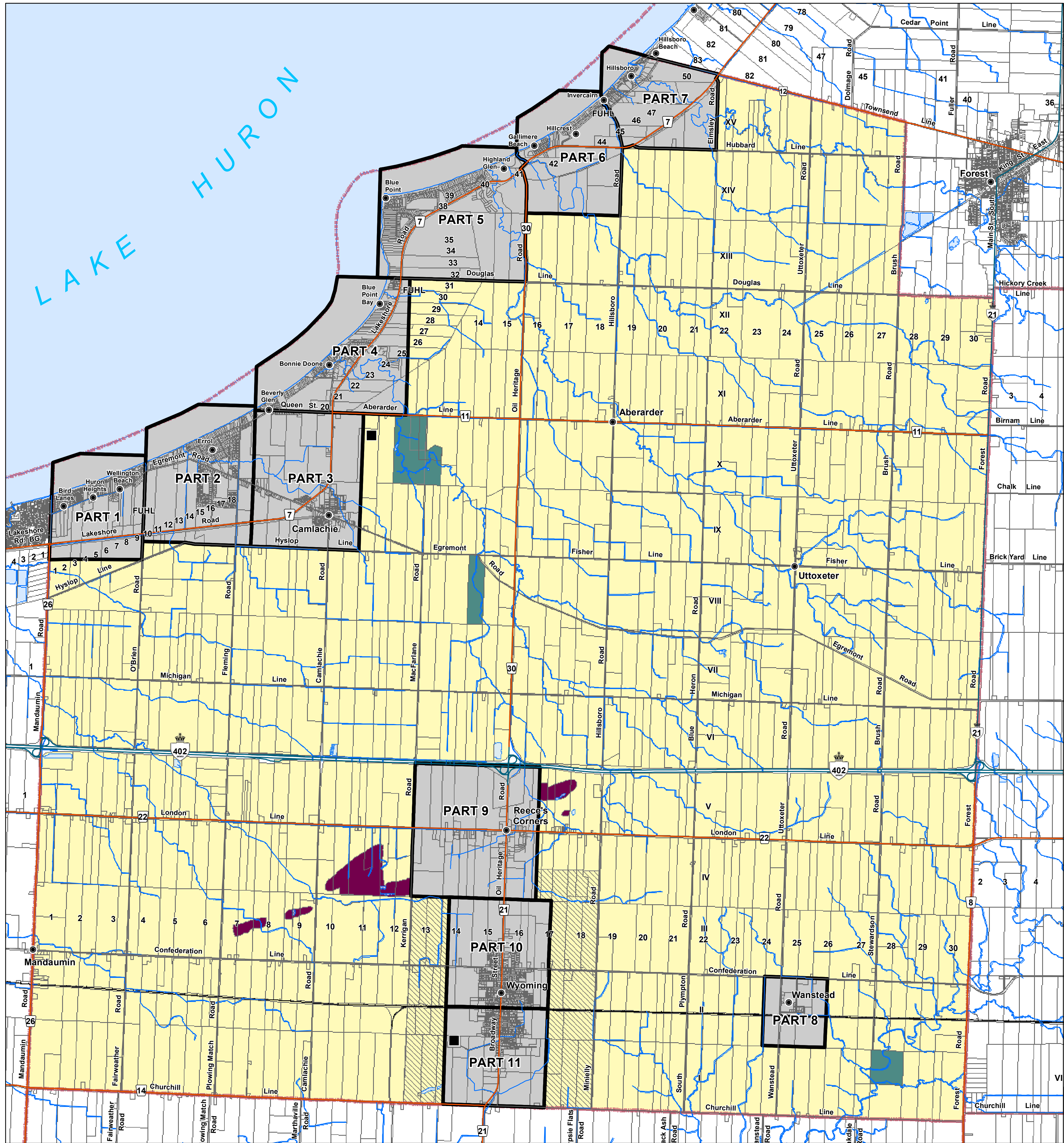
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Appendix Amendments

AA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
SCHEDULE "A"
DRAFT

LEGEND

- Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad
- Waterbodies

Sewage Treatment Works

Municipal Boundary

Schedule Inset Boundary (Parts 1 to 11)
- Agricultural Area

Restricted Agricultural Area

Resource Extractive

Major Open Space Area

Not Designated

Official Plan - Designations

Reference

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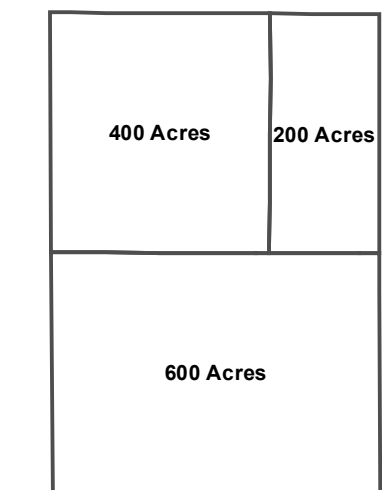
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Consultant : Niagara Planning Group, March 2021

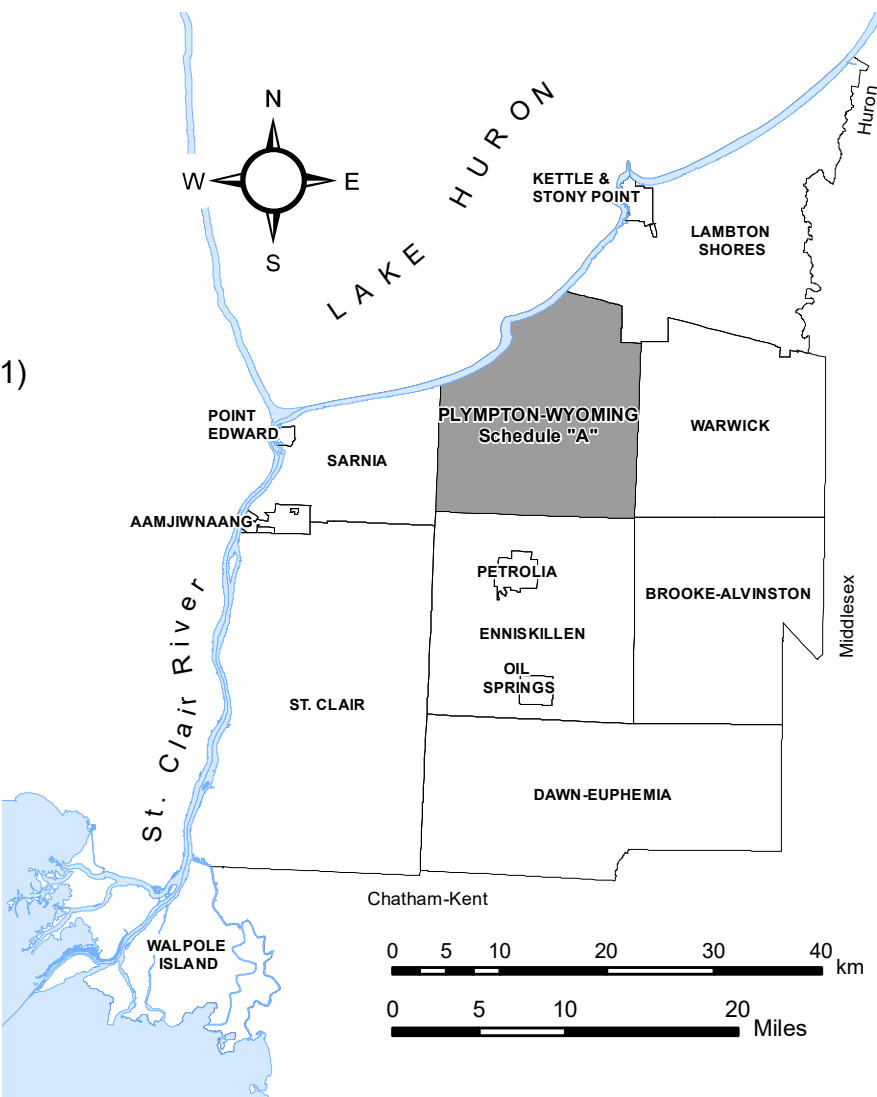
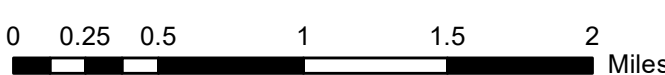
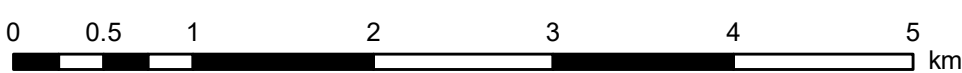
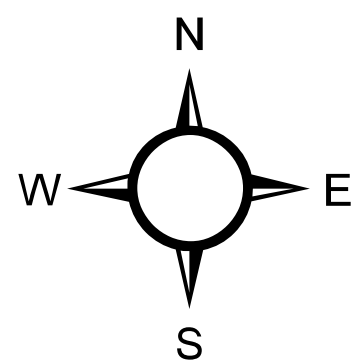
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



Town of
Plympton-Wyoming
OFFICIAL PLAN
SCHEDULE "A"

to By-law No. xx of 2021
Passed this xx day of xxxx, 2021

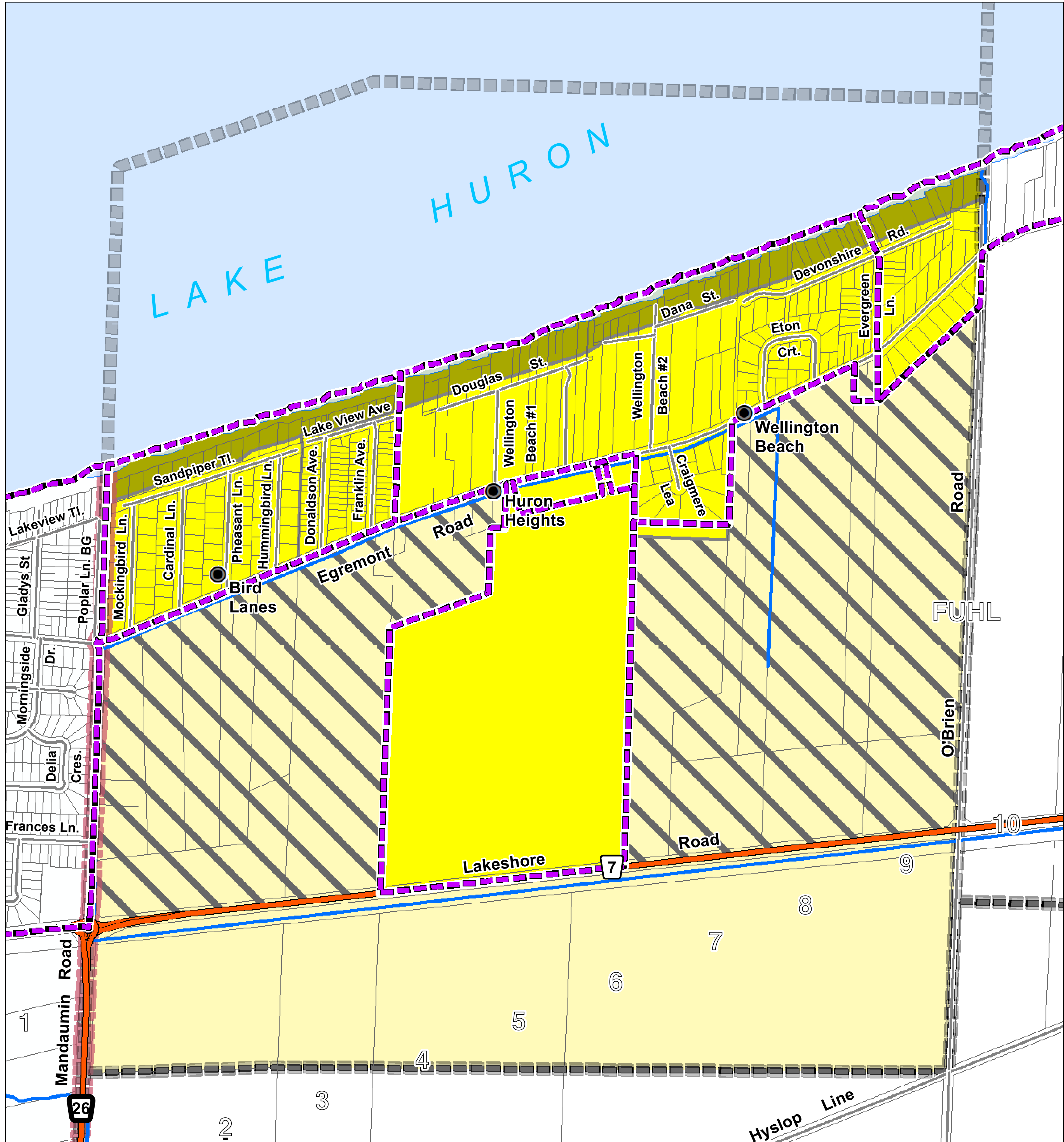
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "A"
(Bird Lanes - Huron Heights - Wellington Beach)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Lakeshore Residential Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary
- The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

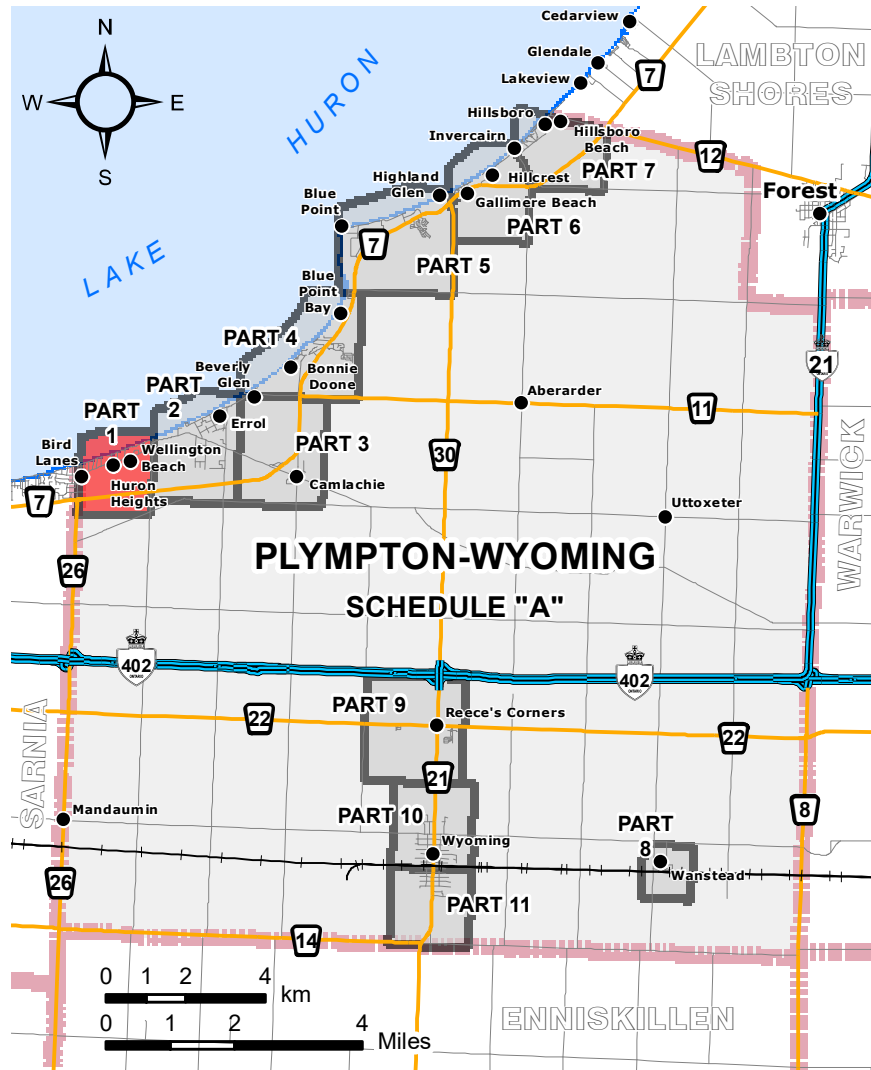
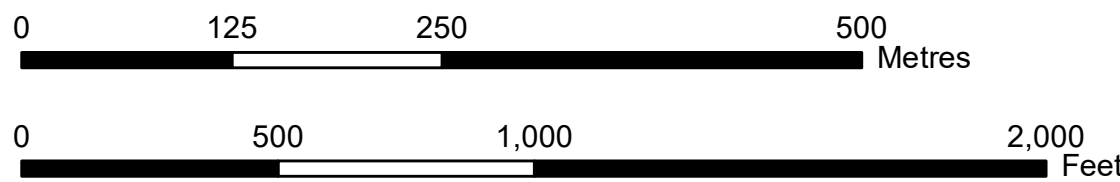
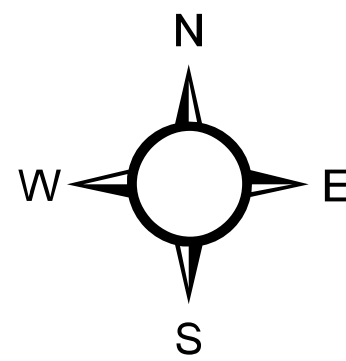
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "A"
(Bird Lanes - Huron Heights - Wellington Beach)

to By-law No. xx of 2021

Passed this xx day of xxxx, 2021

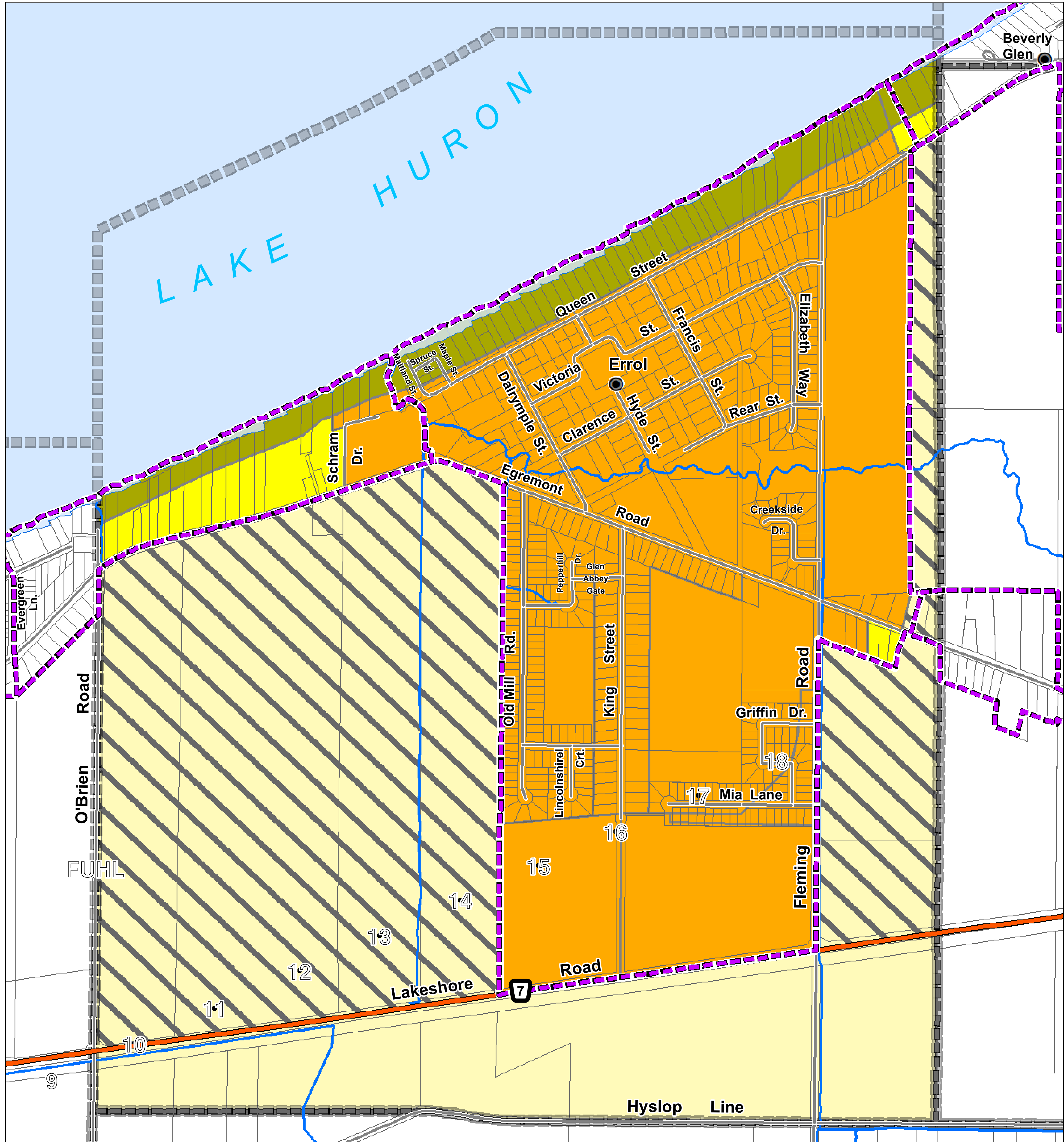
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 2 to Schedule "A"
(Errol Village)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Serviced Hamlet Area
- Lakeshore Residential Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary
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Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

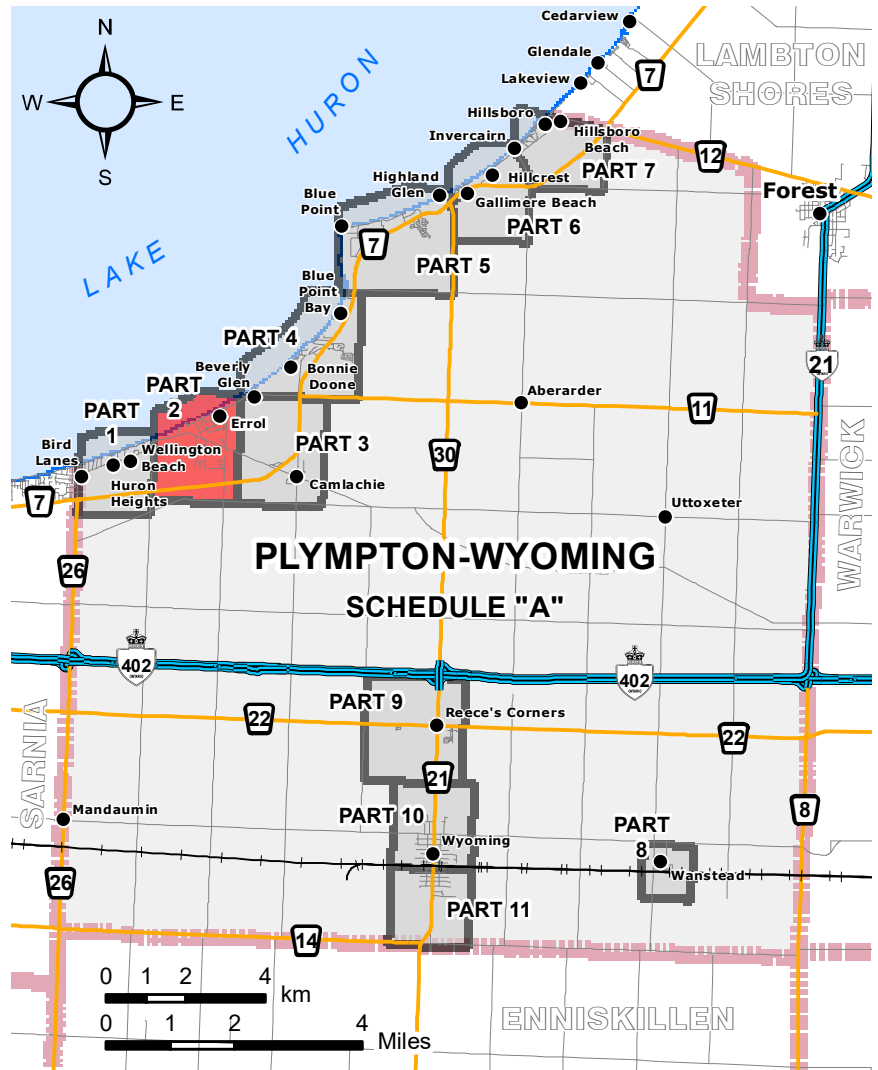
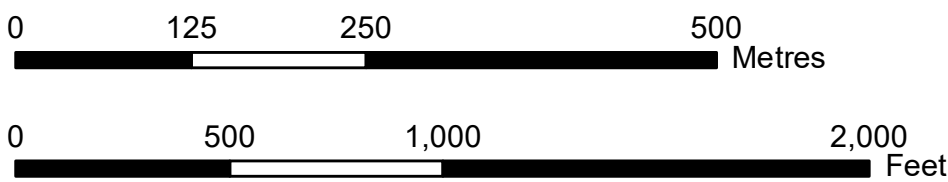
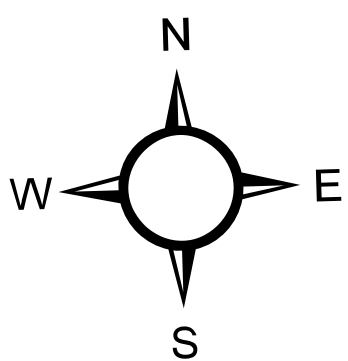
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 2 to Schedule "A"
(Errol Village)

to By-law No. __ of 2021

Passed this __ day of xxxx, 2021

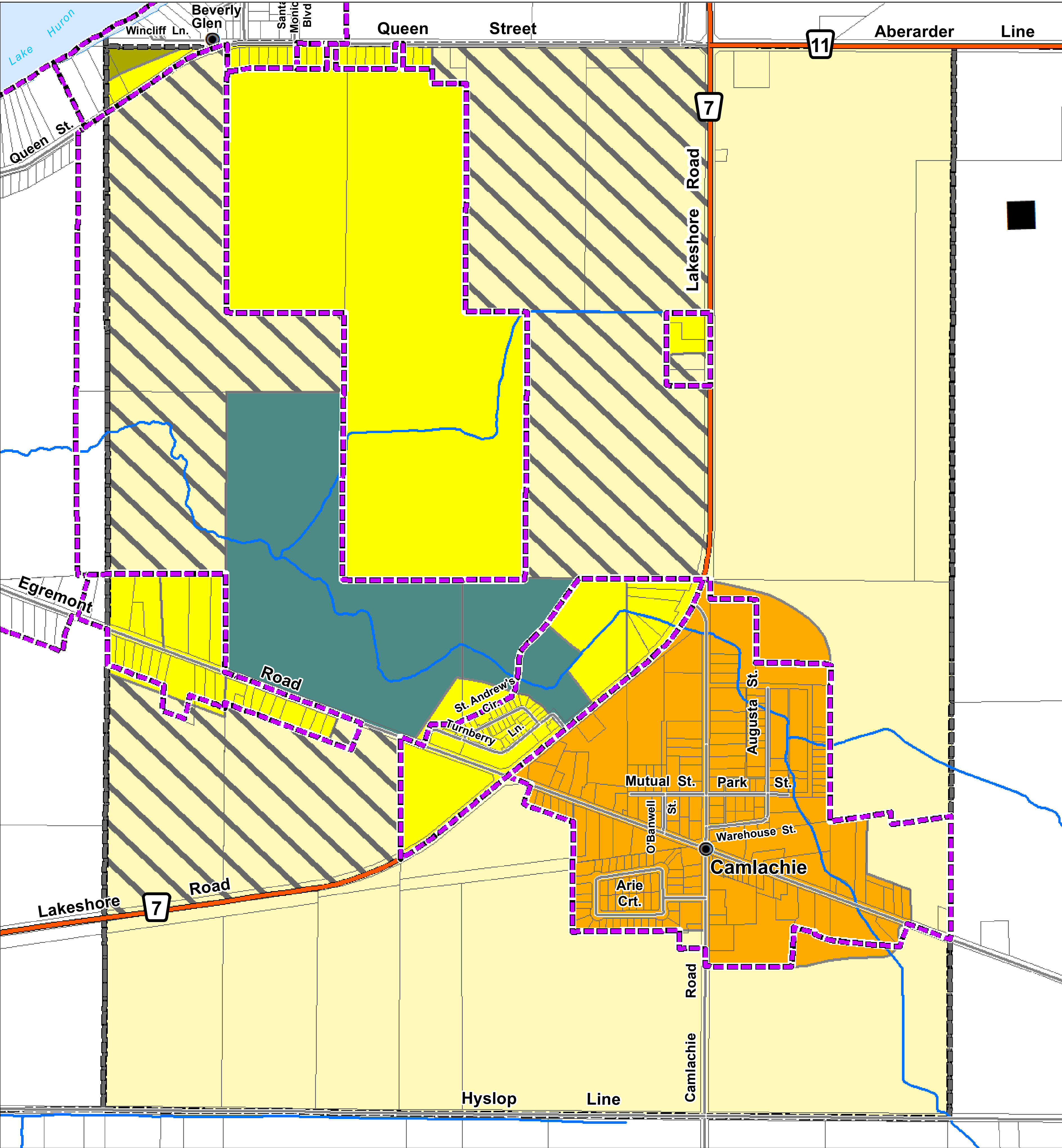
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 3 to Schedule "A"
(Camlachie)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Sewage Treatment Works
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - DesignationsLambton County Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Served Hamlet Area
- Lakeshore Residential Area
- Major Open Space Area
- Lakeshore
- Settlement Area Boundary

The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

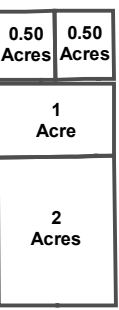
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

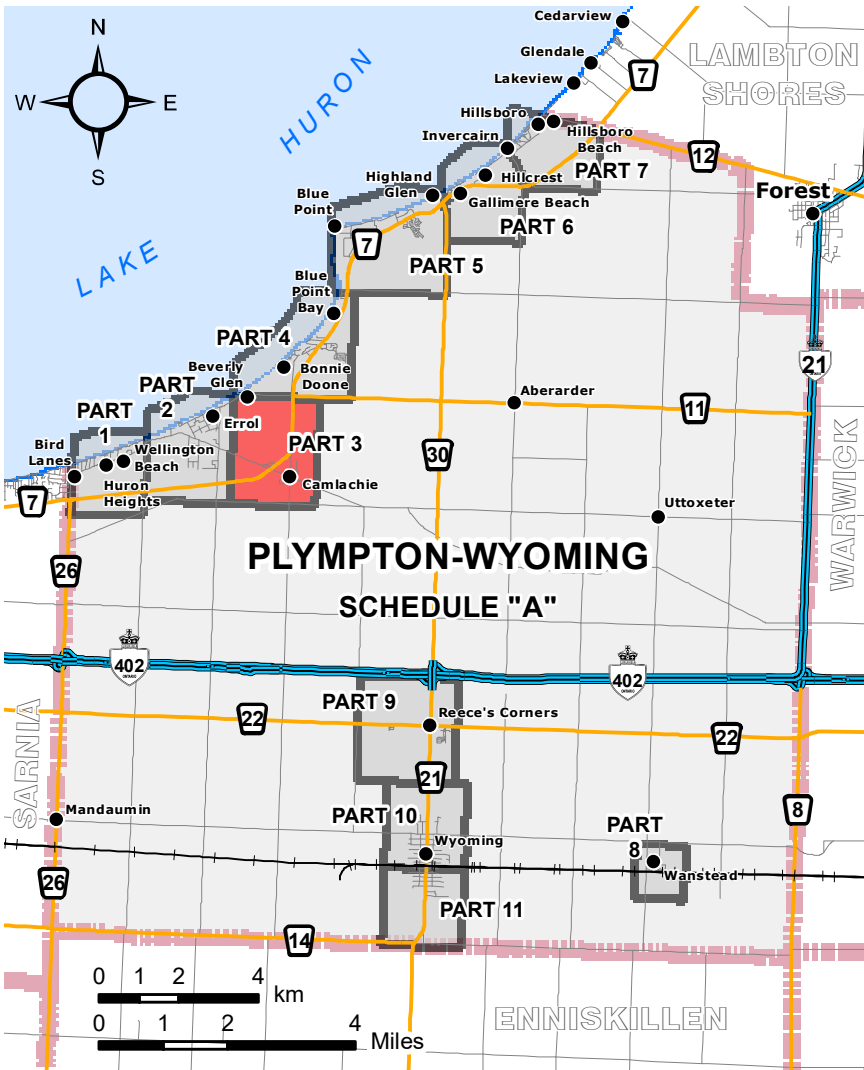
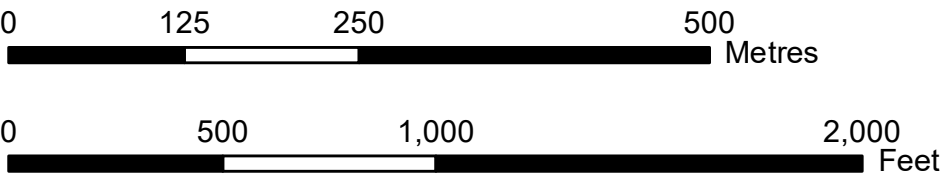
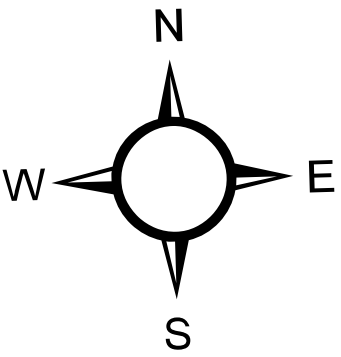
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



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Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 3 to Schedule "A"
(Camlachie)

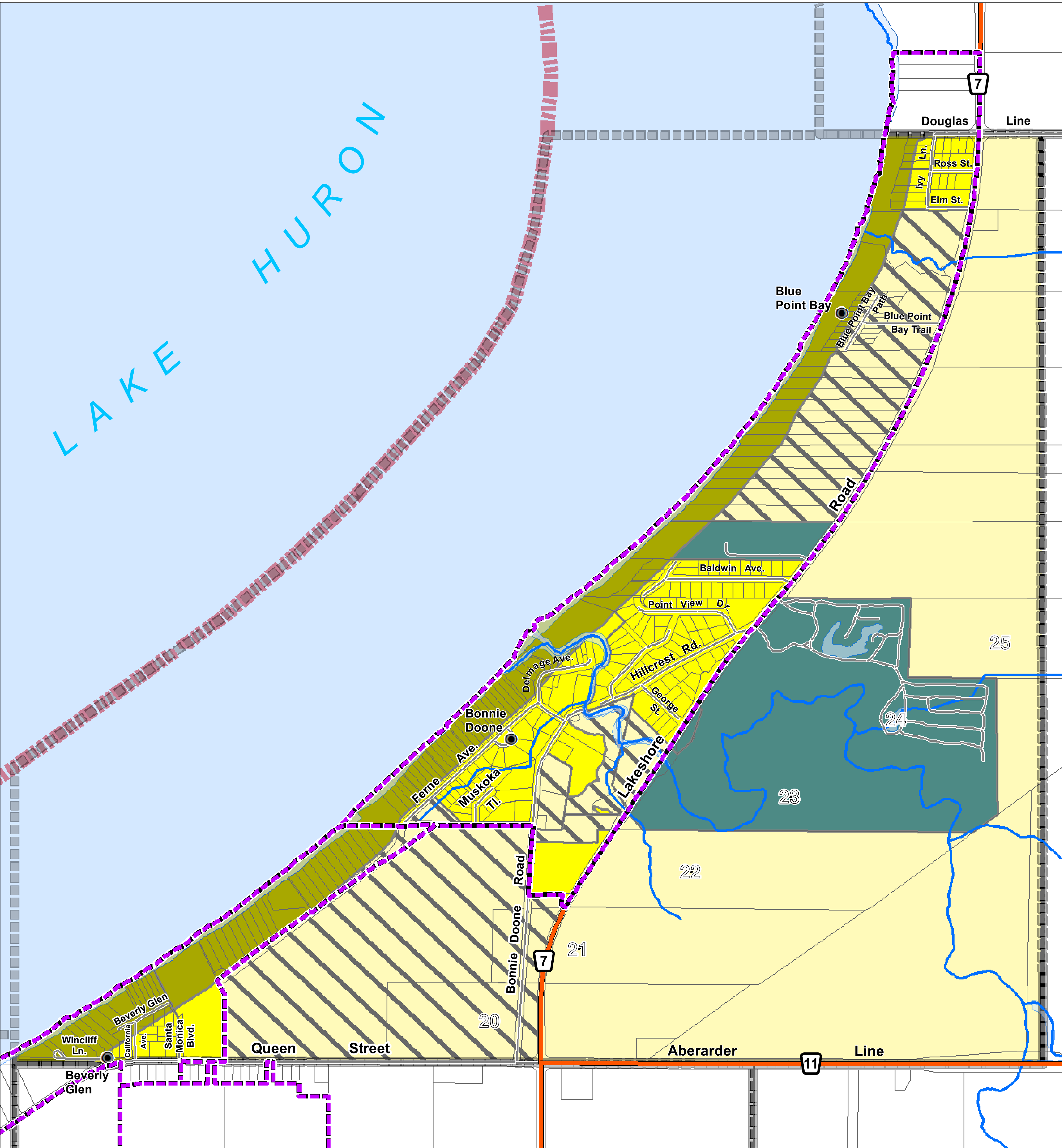
to By-law No. __ of 2021
Passed this __ day of xxxx, 2021

Lonny Napper, Mayor
Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 4 to Schedule "A"
(Beverly Glen - Bonnie Doone - Blue Point Bay)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Lakeshore Residential Area
- Major Open Space Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary
- The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

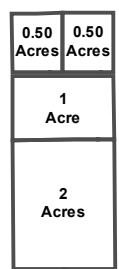
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

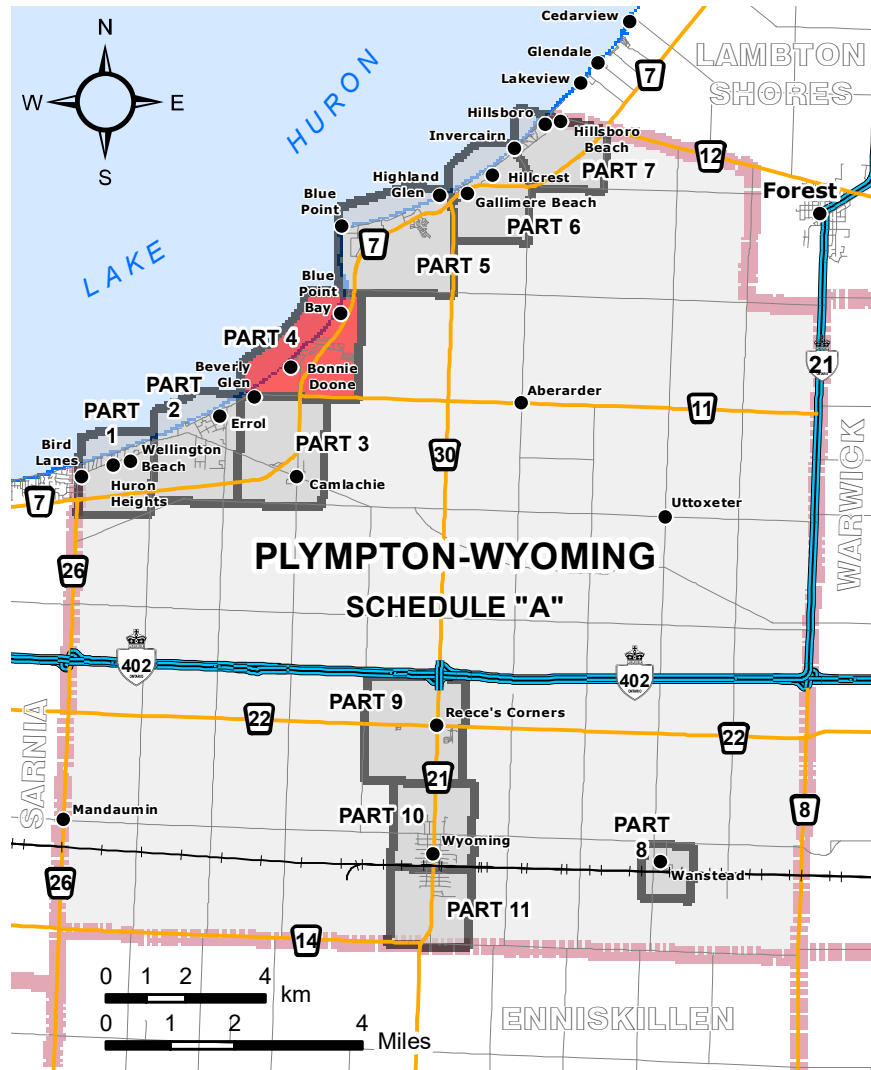
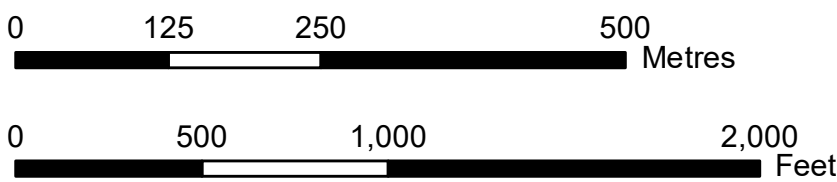
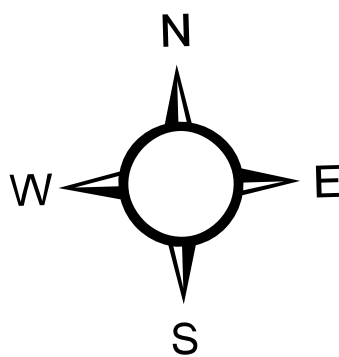
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 4 to Schedule "A"
(Beverly Glen - Bonnie Doone - Blue Point Bay)

to By-law No. __xx__ of 2021

Passed this __xx__ day of __xxxx__, 2021

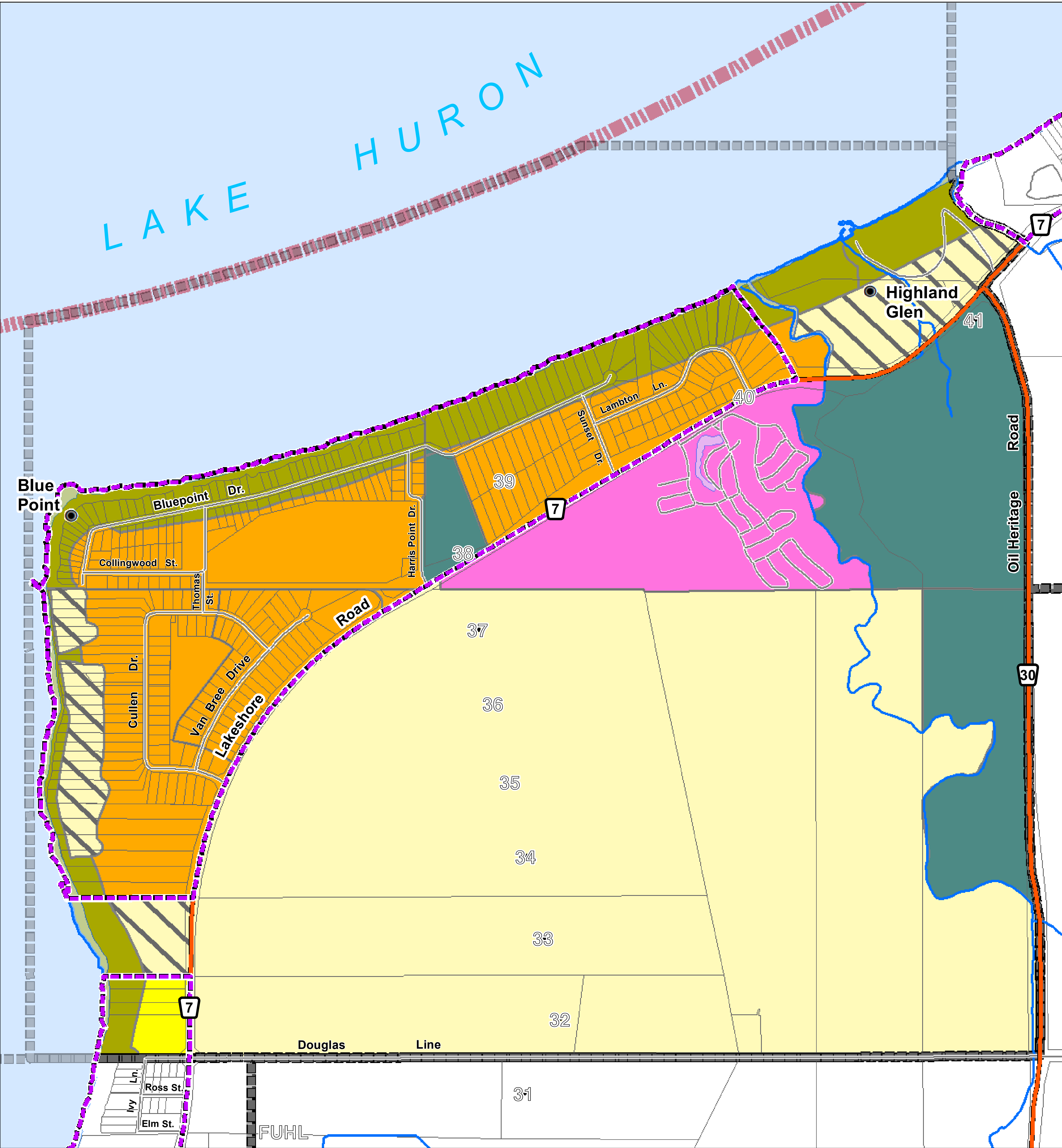
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 5 to Schedule "A"
(Blue Point - Highland Glen)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Serviced Hamlet Area
- Lakeshore Residential Area
- Mobile Home Park/Recreational Campground
- Major Open Space Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary
- The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

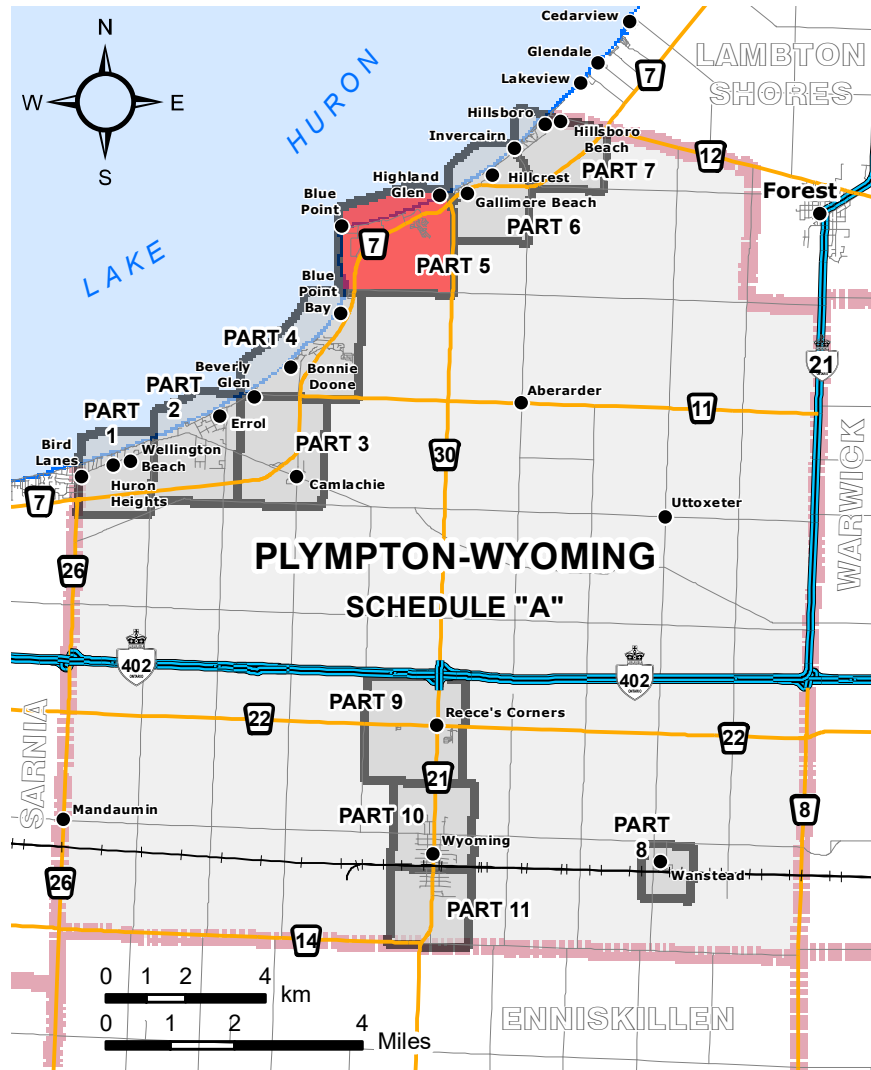
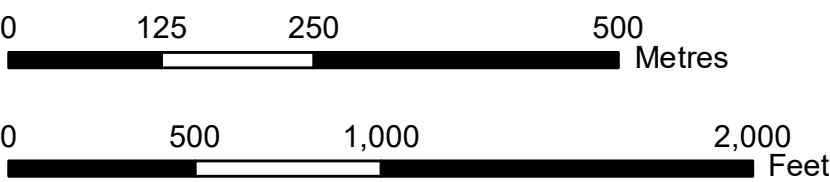
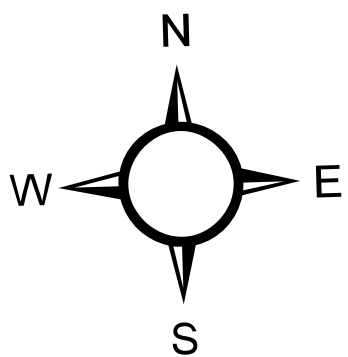
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 5 to Schedule "A"
(Blue Point - Highland Glen)

to By-law No. __xx__ of 2021
Passed this __xx__ day of _____, 2021

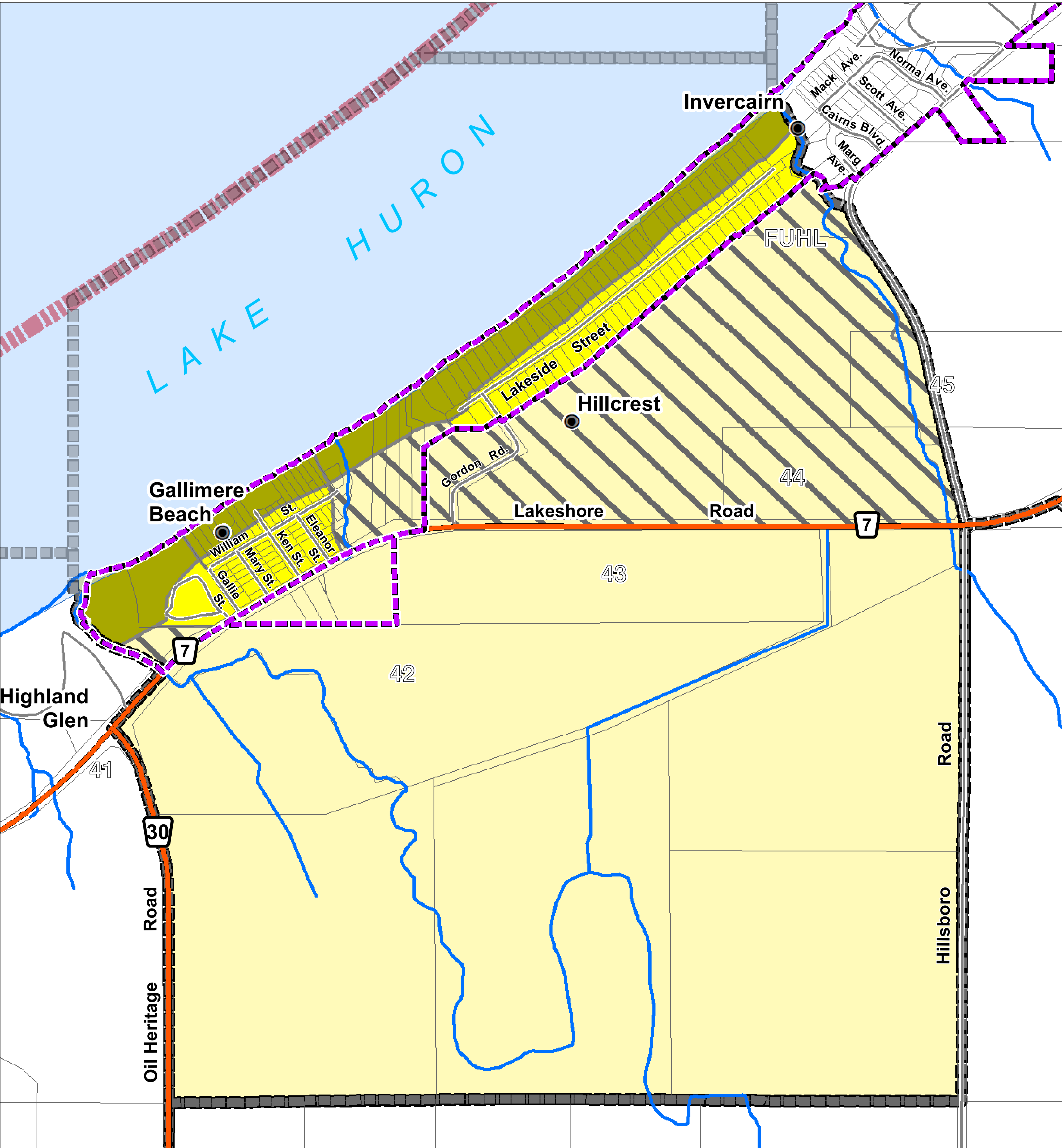
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 6 to Schedule "A"
(Gallimere Beach - Hillcrest)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Lakeshore Residential Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary

The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

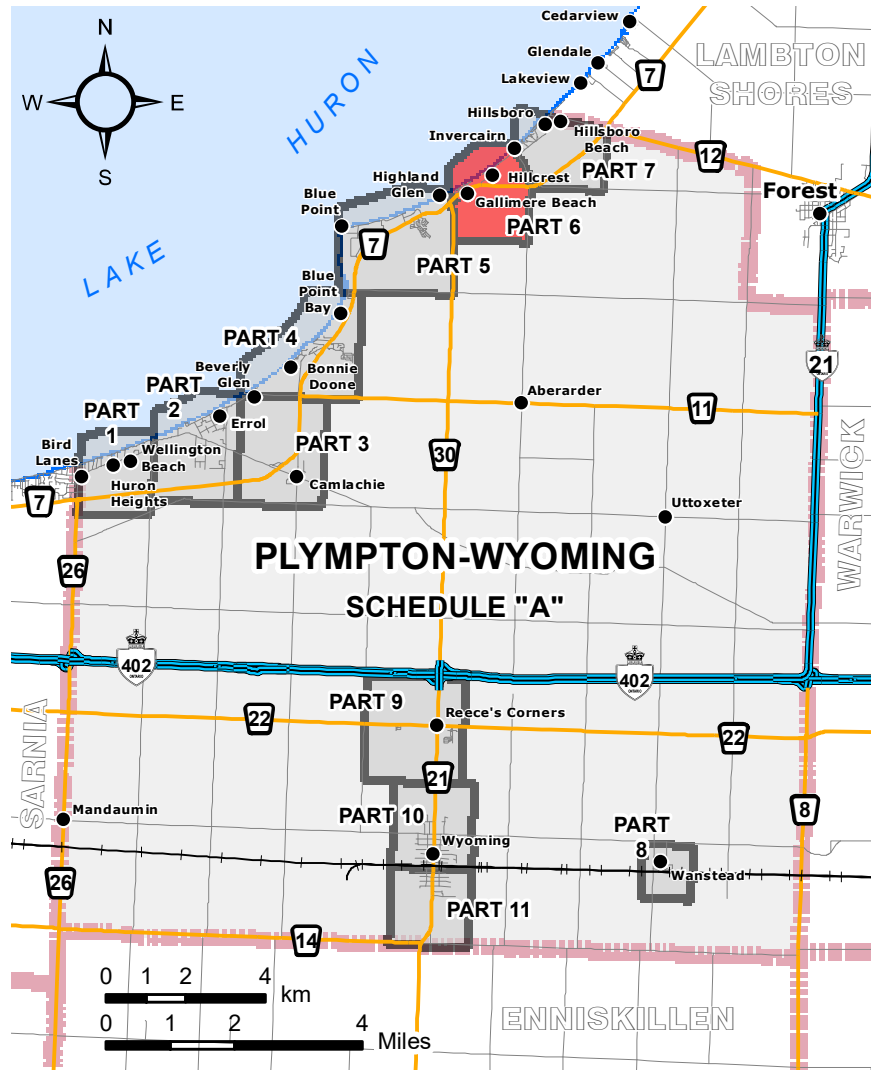
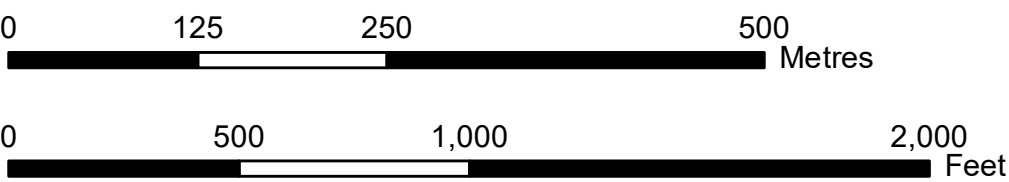
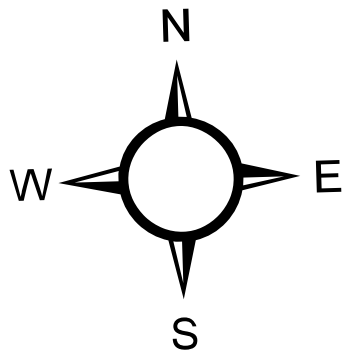
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 6 to Schedule "A"
(Gallimere Beach - Hillcrest)

to By-law No. __ of 2021
Passed this __ day of _____, 2021

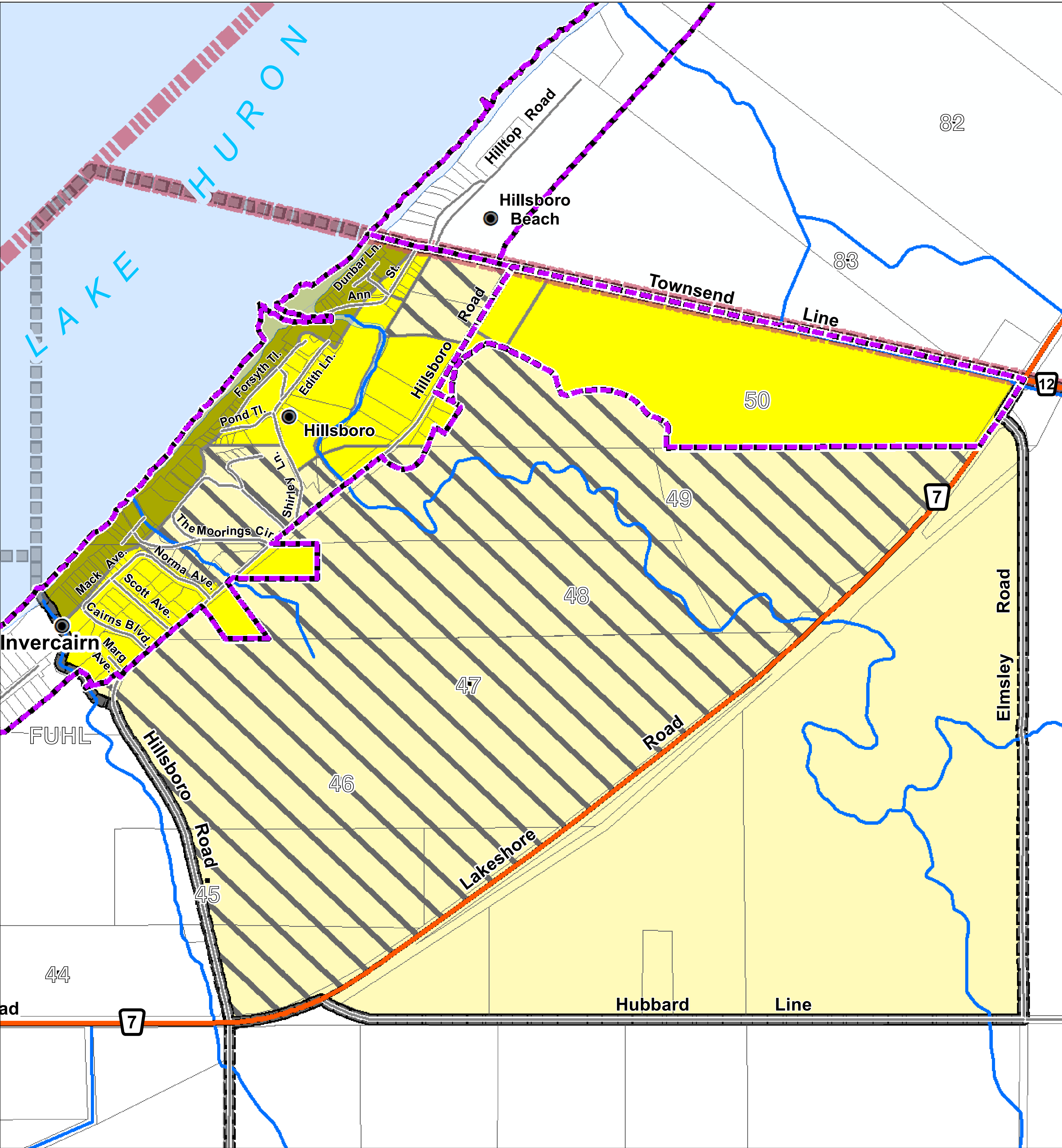
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 7 to Schedule "A"
(Invercairn - Hillsboro - Hillsboro Beach)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area
- Restricted Agricultural Area
- Lakeshore Residential Area
- Lakeshore

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary

The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

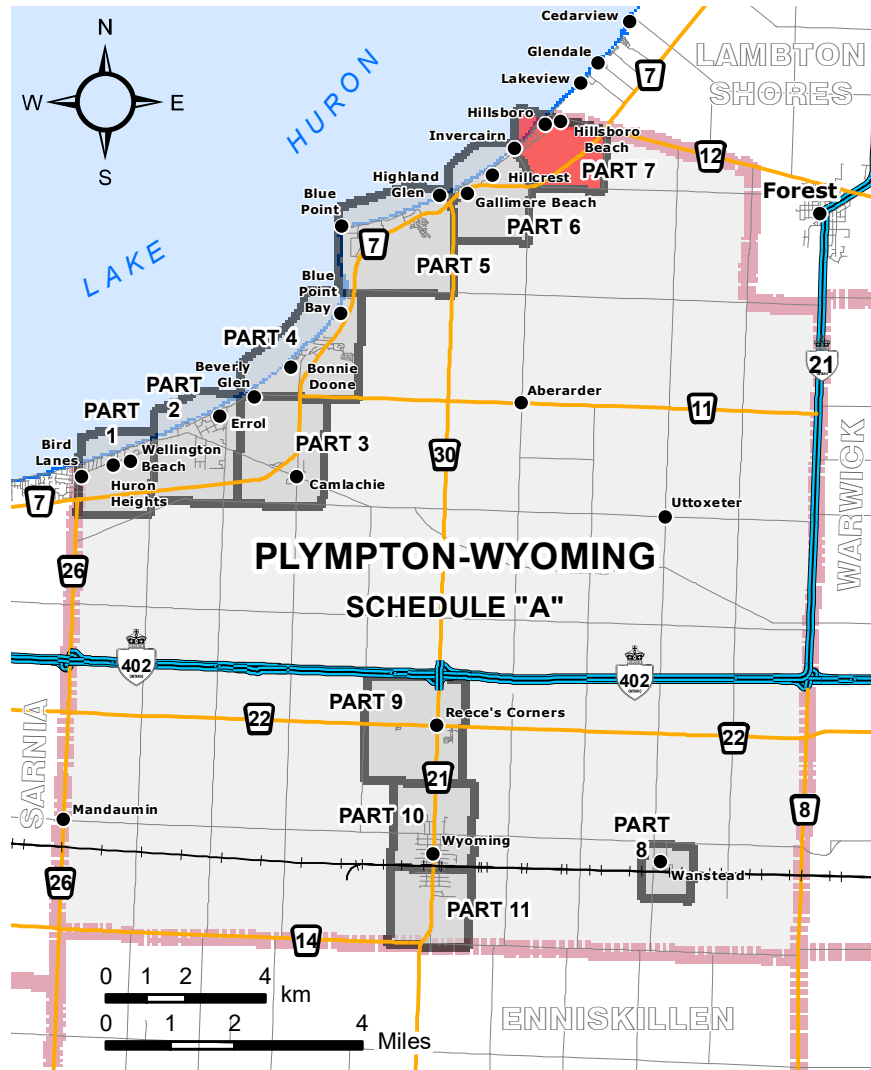
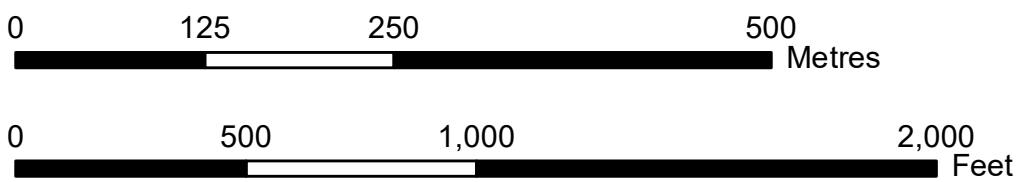
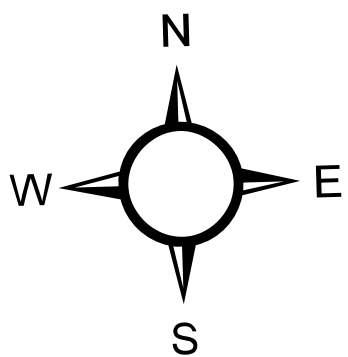
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 7 to Schedule "A"
(Invercairn - Hillsboro - Hillsboro Beach)

to By-law No. __ of 2021

Passed this __ day of xxxx, 2021

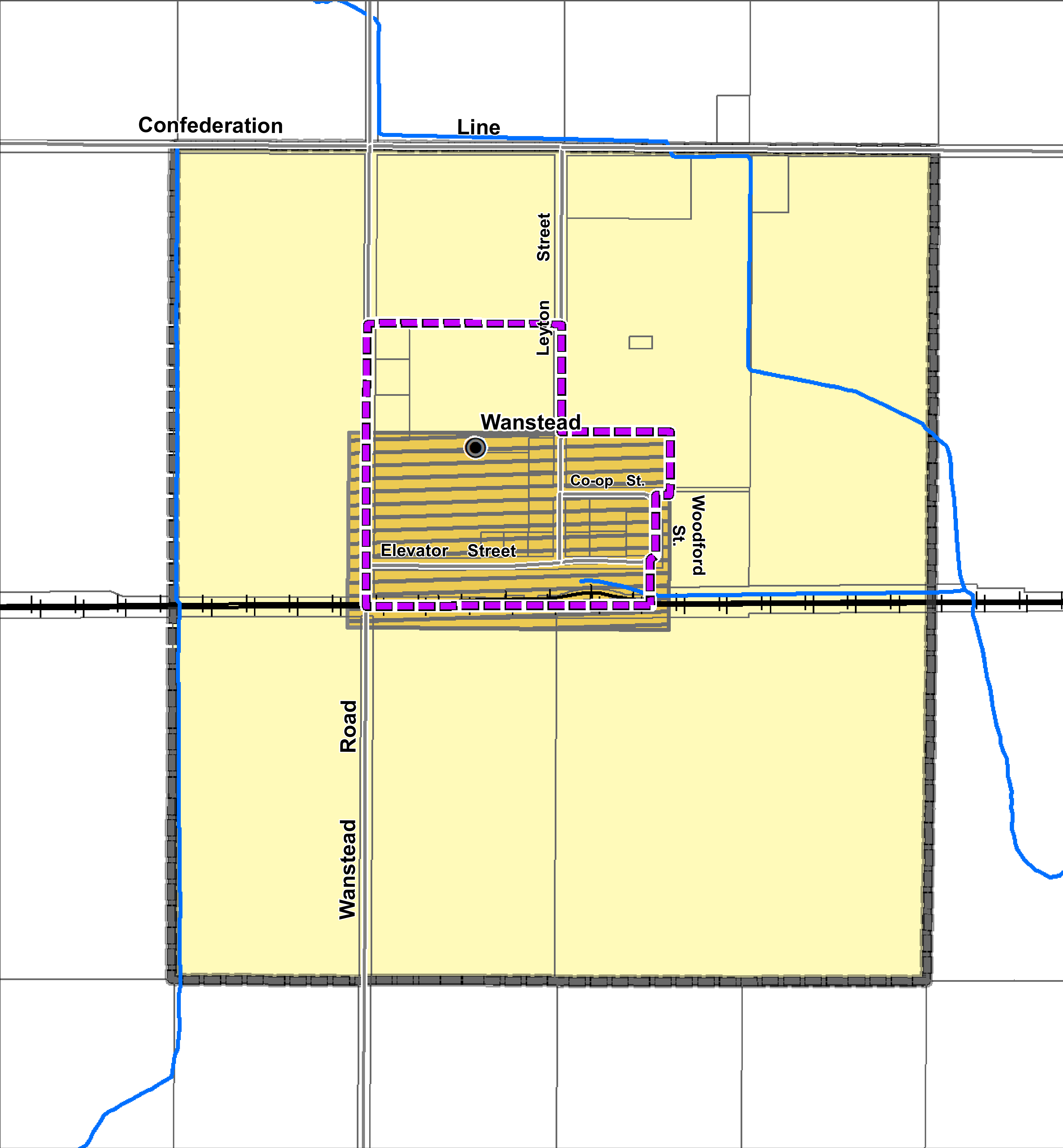
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 8 to Schedule "A"
(Wanstead)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

County Road

Official Plan - Designations

- Agricultural Area
- Unserviced Hamlet Area

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary

The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

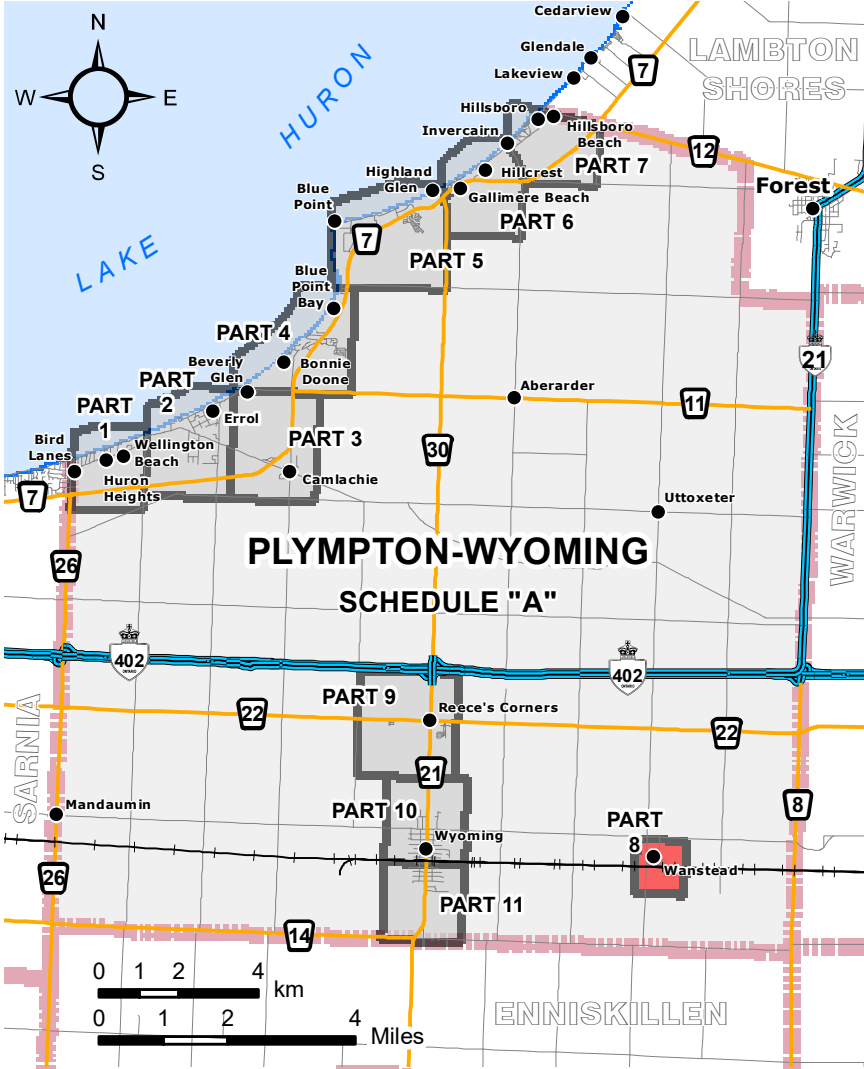
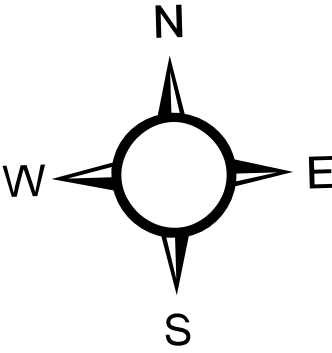
www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 8 to Schedule "A"
(Wanstead)

to By-law No. __xx__ of 2021

Passed this __xx__ day of _____, 2021

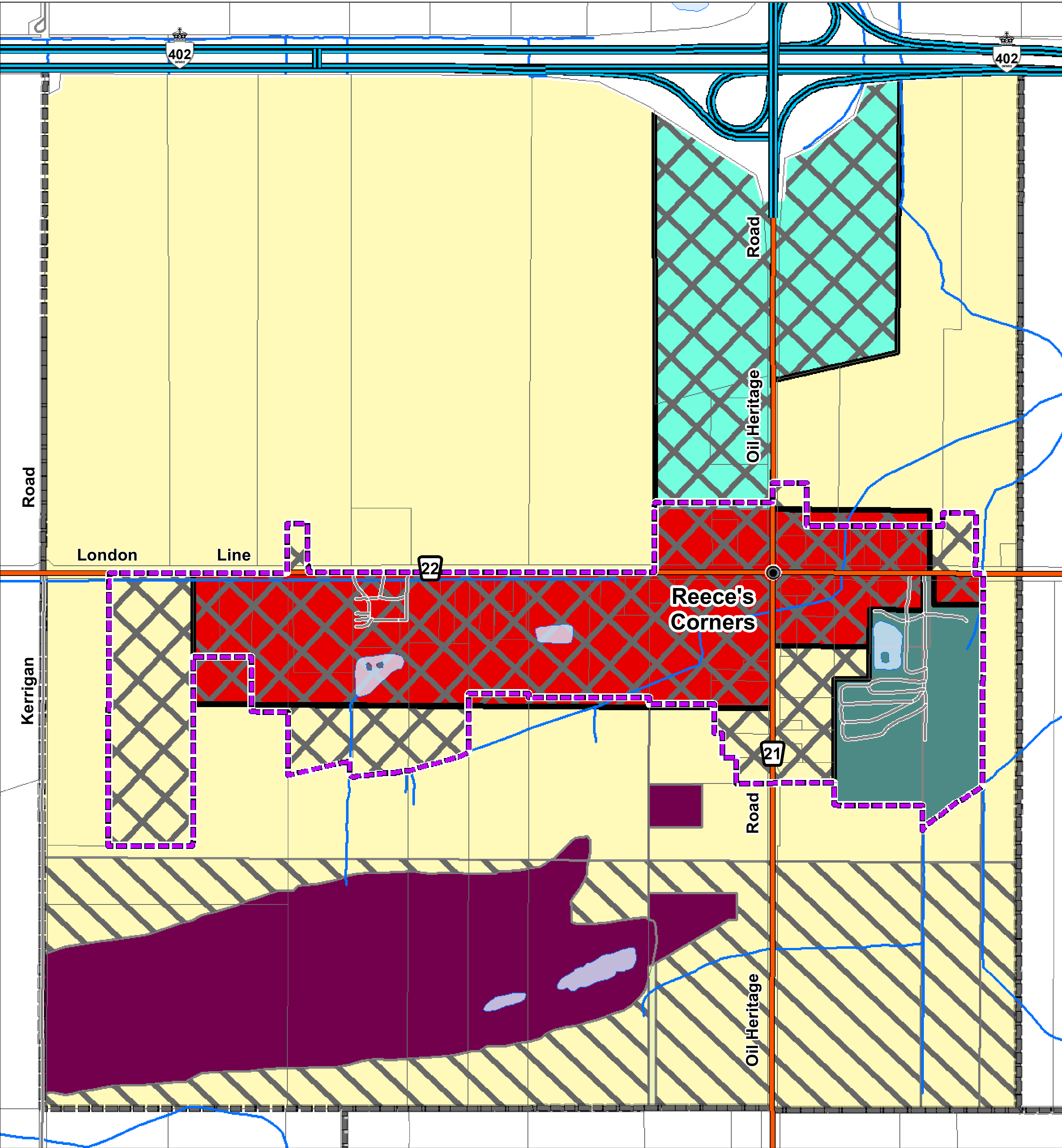
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 9 to Schedule "A"
(Reece's Corners)

LEGEND

- Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad
- Waterbodies

Municipal Boundary

Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Agricultural Area

Restricted Agricultural Area

Reece's Corners Policy Area

Highway 402 Service Centre

Major Open Space Area

Resource Extractive

Employment Area

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary

The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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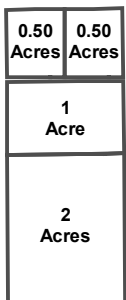
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

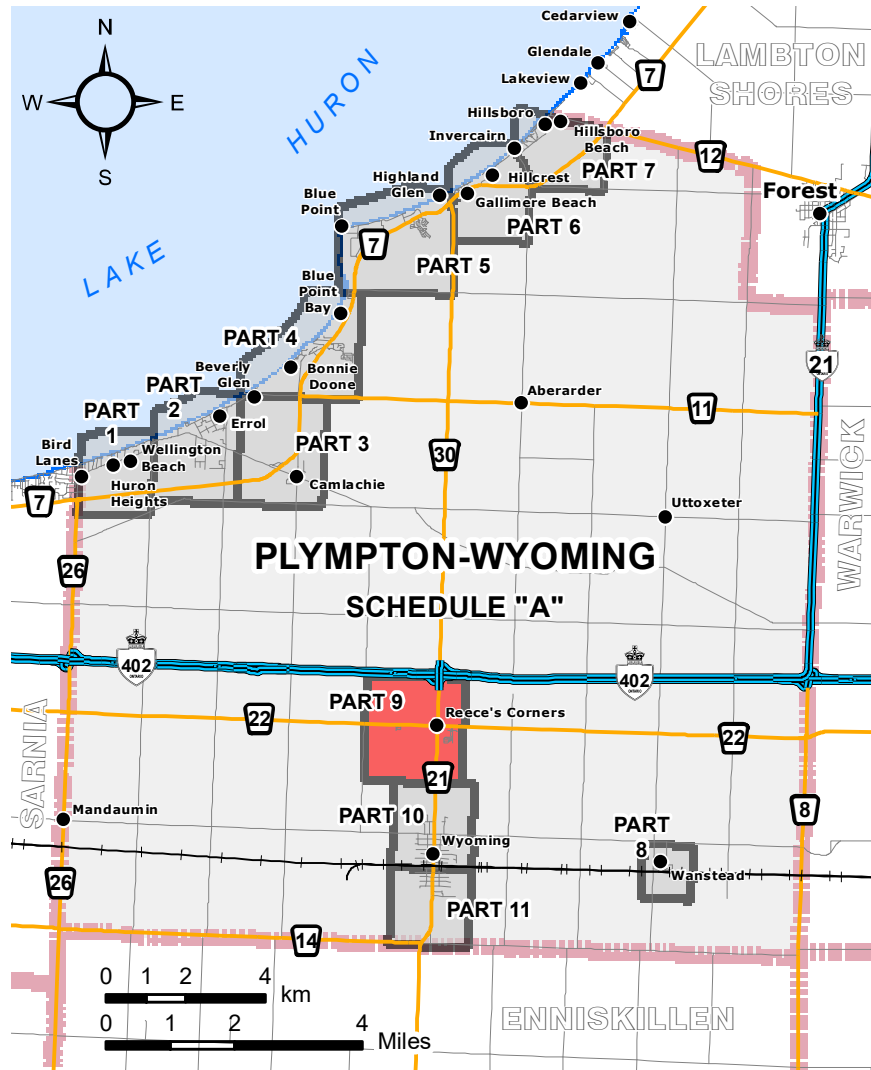
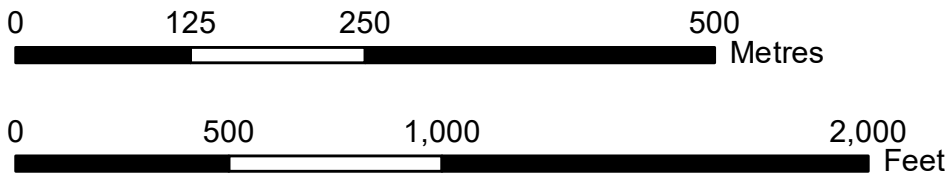
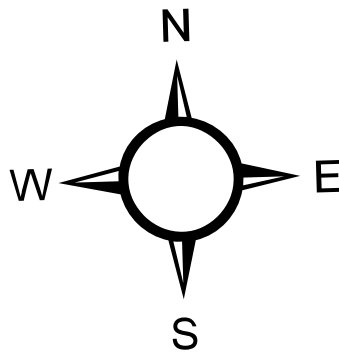
www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 9 to Schedule "A"
(Reece's Corners)

to By-law No. xx of 2021
Passed this xx day of xxxx, 2021

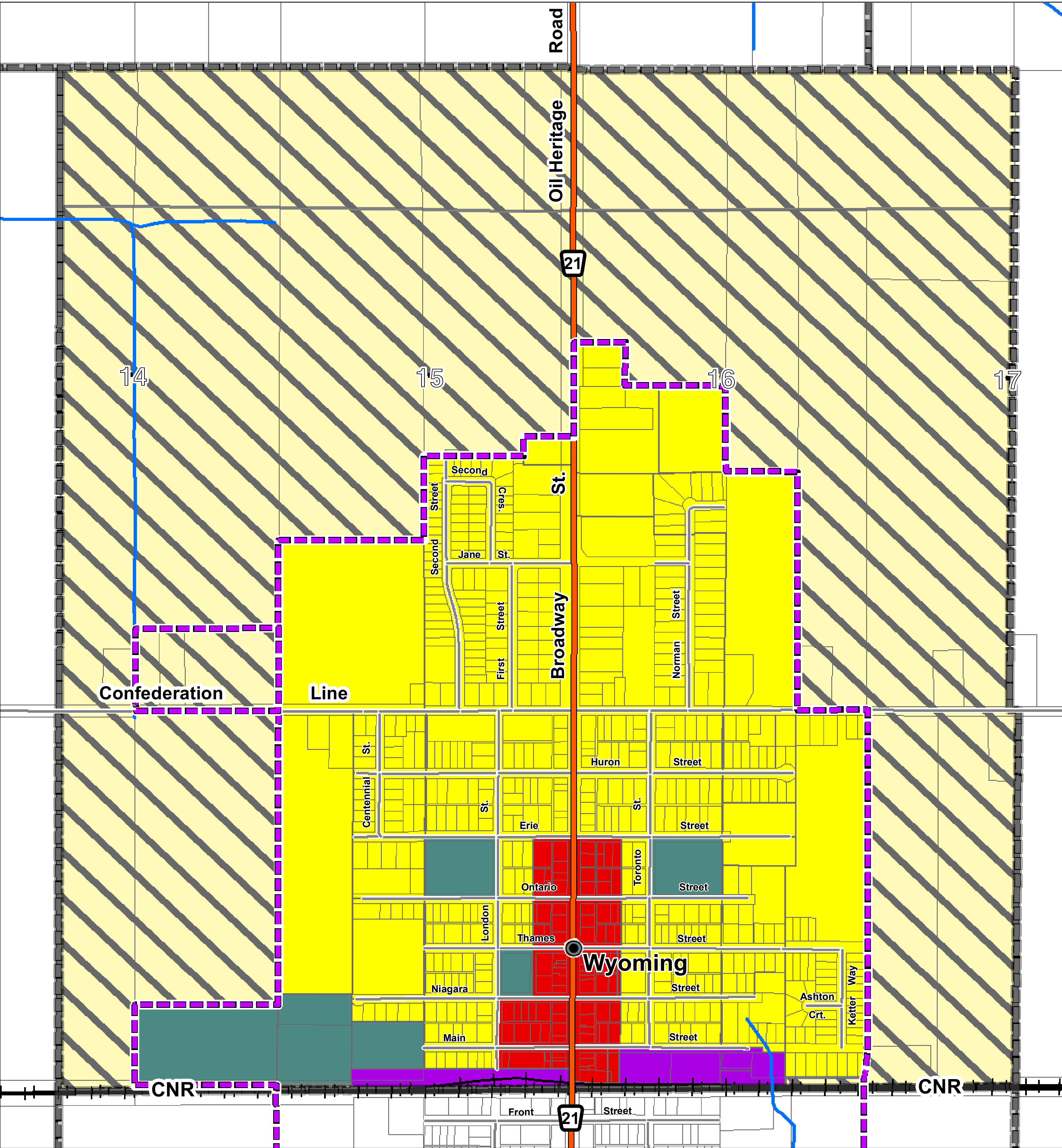
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 10 to Schedule "A"
(Wyoming North)

LEGEND

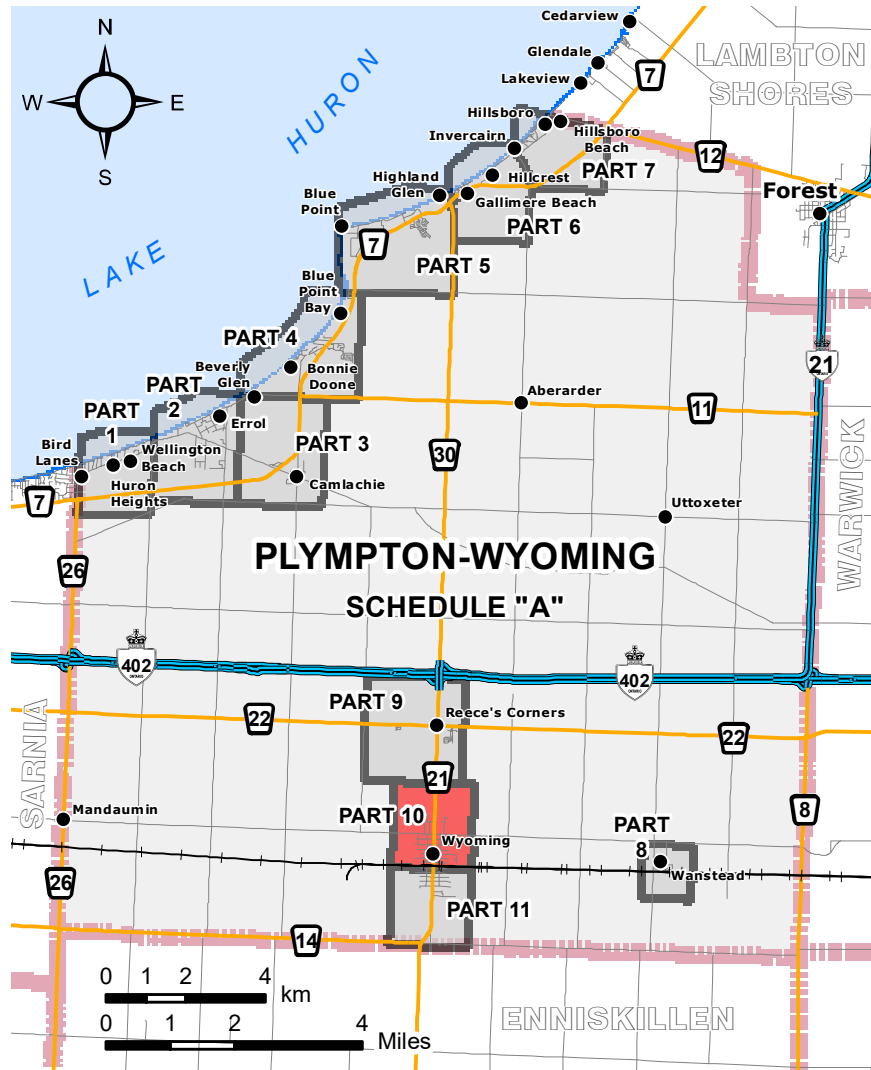
- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

Official Plan - Designations

- Restricted Agricultural Area
- Residential
- Central Commercial Area
- Industrial
- Open Space

**Lambton County
Official Plan - Designations**

- Settlement Area Boundary
- The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 10 to Schedule "A"
(Wyoming North)

to By-law No. __ of 2021

Passed this __ day of __, 2021

Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

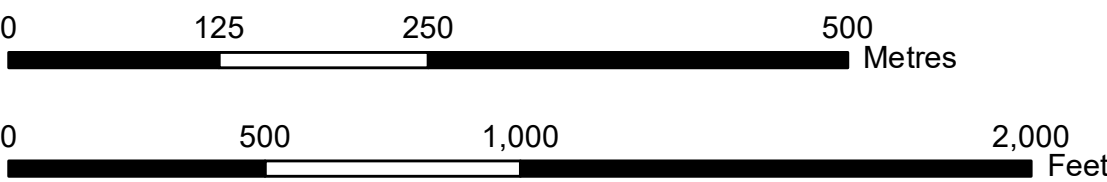
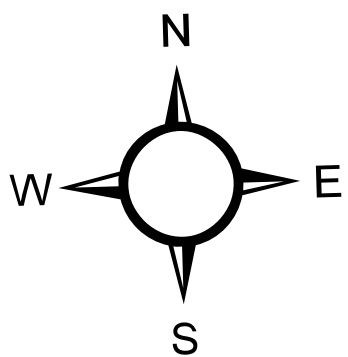
COUNTY OF LAMBTON
Planning and Development Services, March 2021

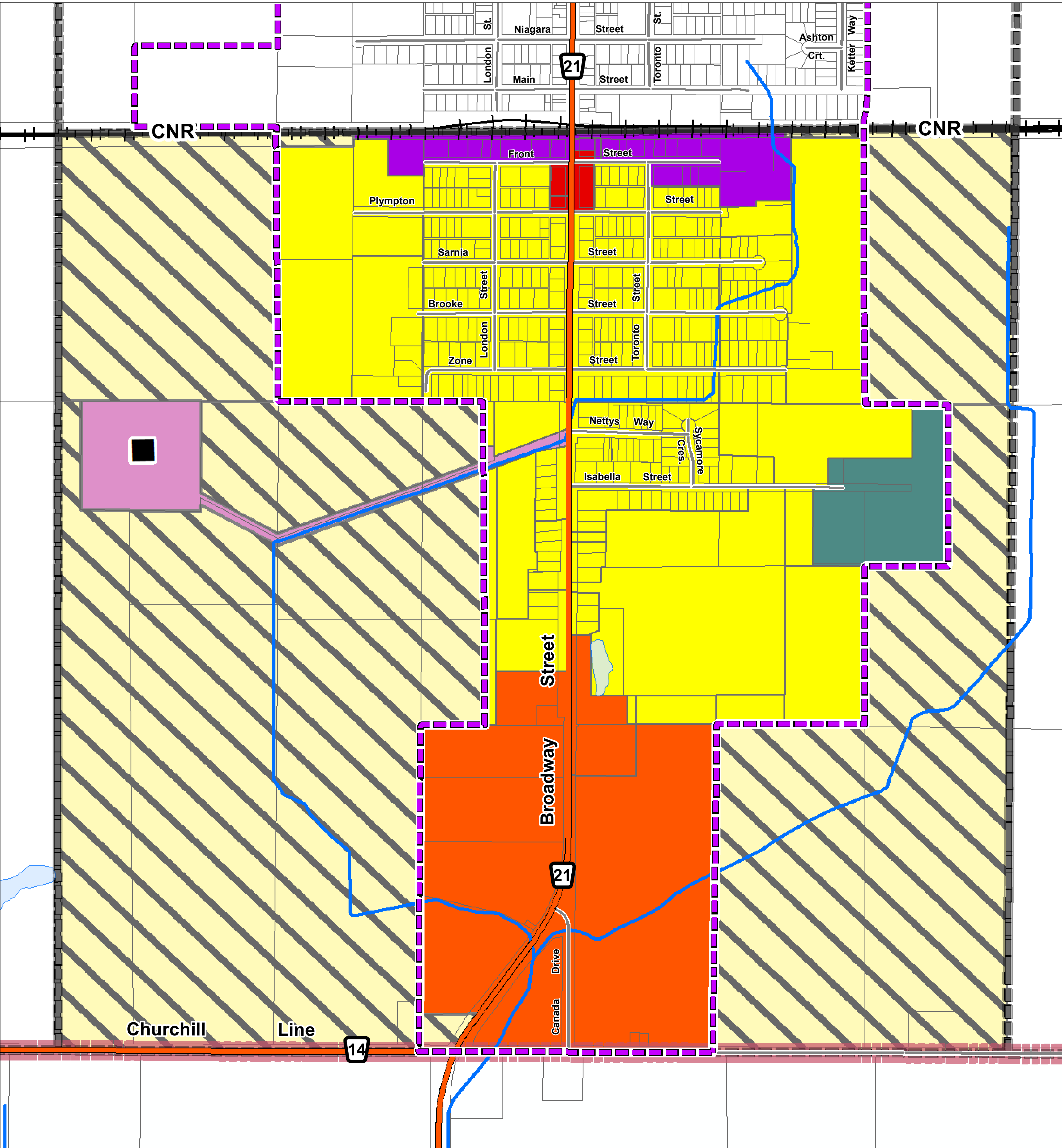
www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 11 to Schedule "A"
(Wyoming South)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Sewage Treatment Works
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"....."Part 11")

County Road

Official Plan - Designations

- Restricted Agricultural Area
- Residential
- Central Commercial Area
- Mixed Commercial/Industrial
- Industrial
- Open Space
- Sewage Treatment Facility

Lambton County
Official Plan - Designations

- Settlement Area Boundary
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Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

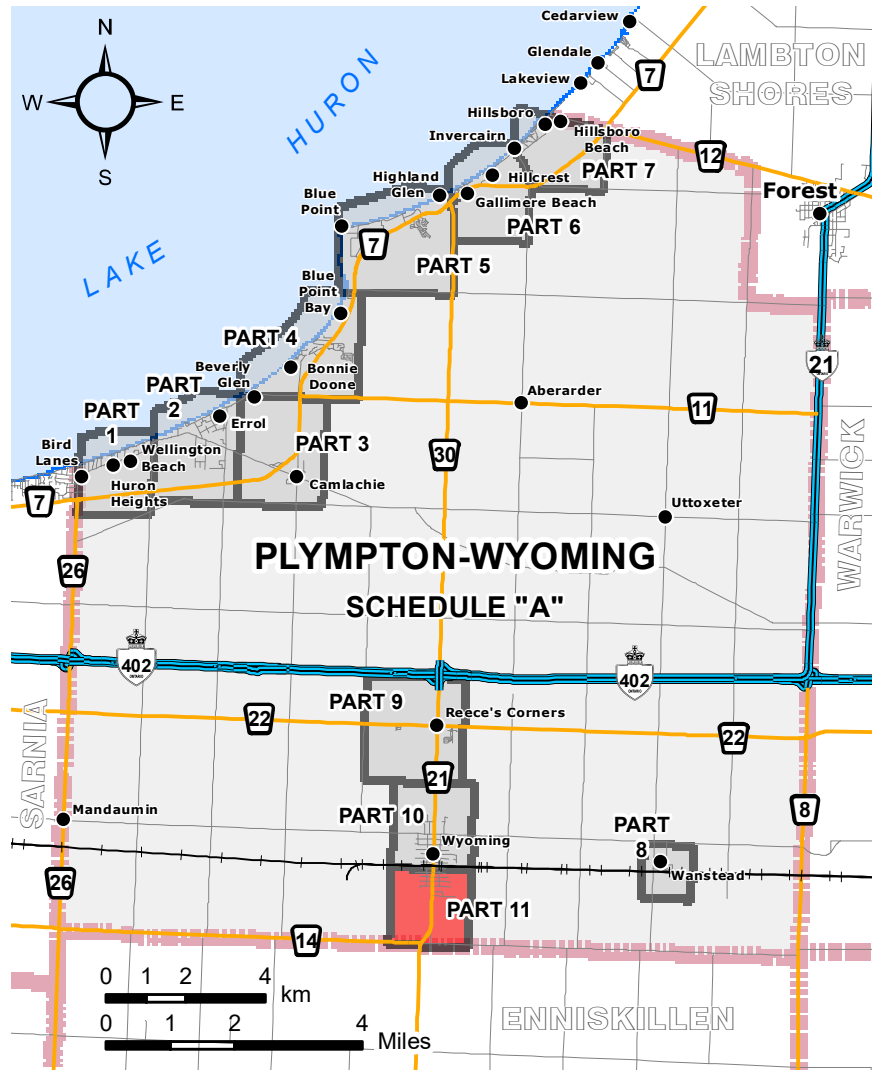
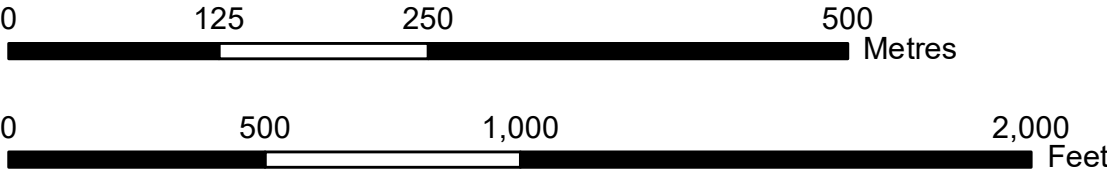
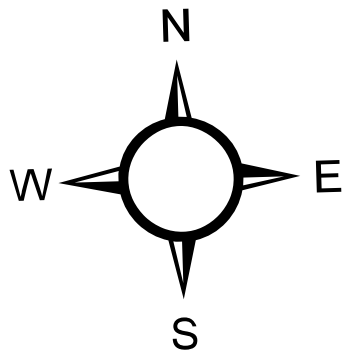
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	1 Acre
2 Acres	2 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 11 to Schedule "A"
(Wyoming South)

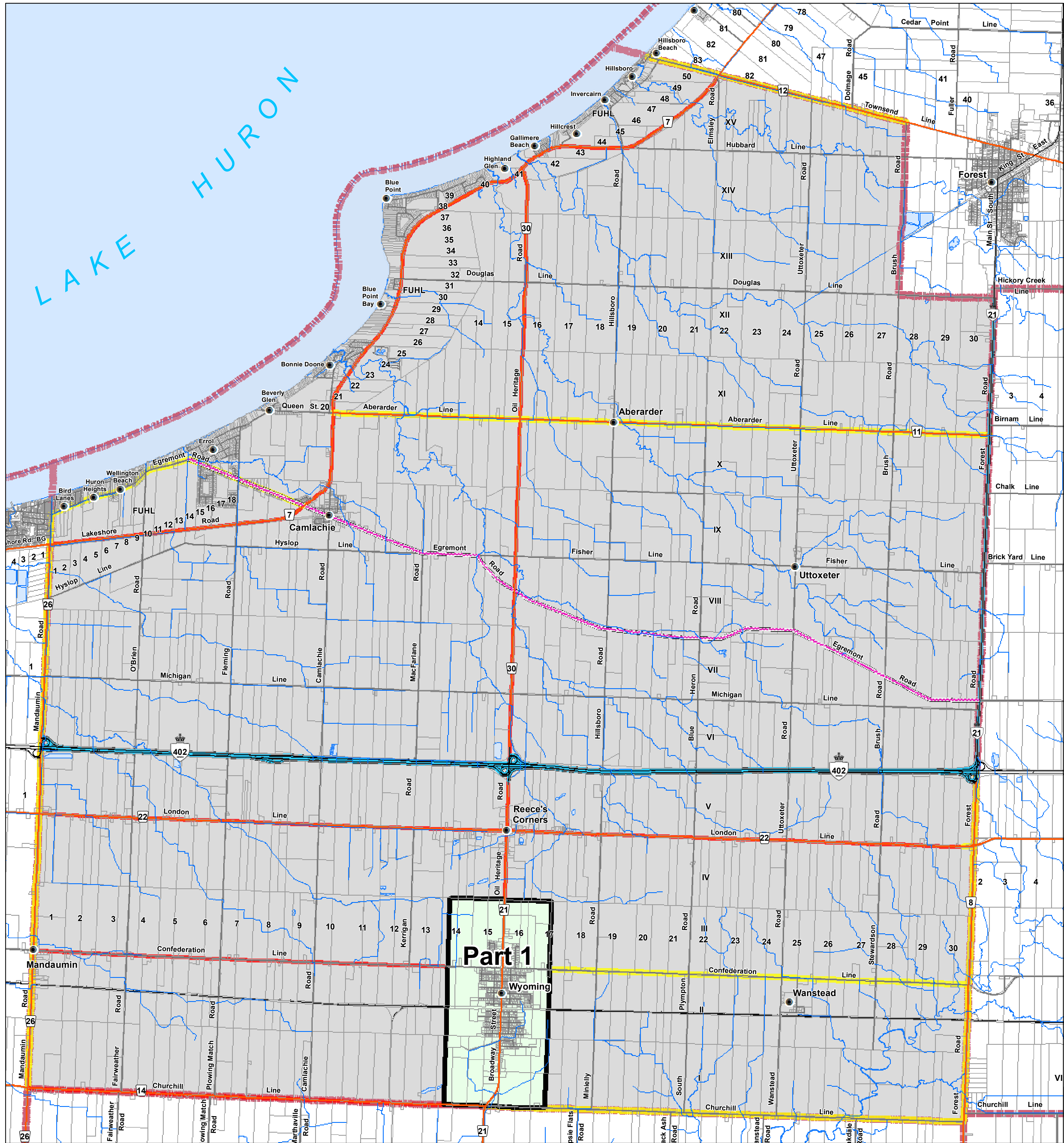
to By-law No. xx of 2021
Passed this xx day of xxxx, 2021

Lonny Napper, Mayor Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
SCHEDULE "B"
DRAFT

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule "B" Inset (Part 1)

Official Plan - Roads Plan

- Provincial Highway
- Arterial Road
- Collector Road
- Local Road
- Heritage Road

Reference

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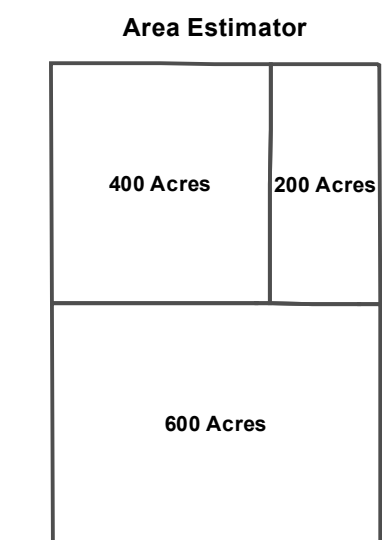
Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

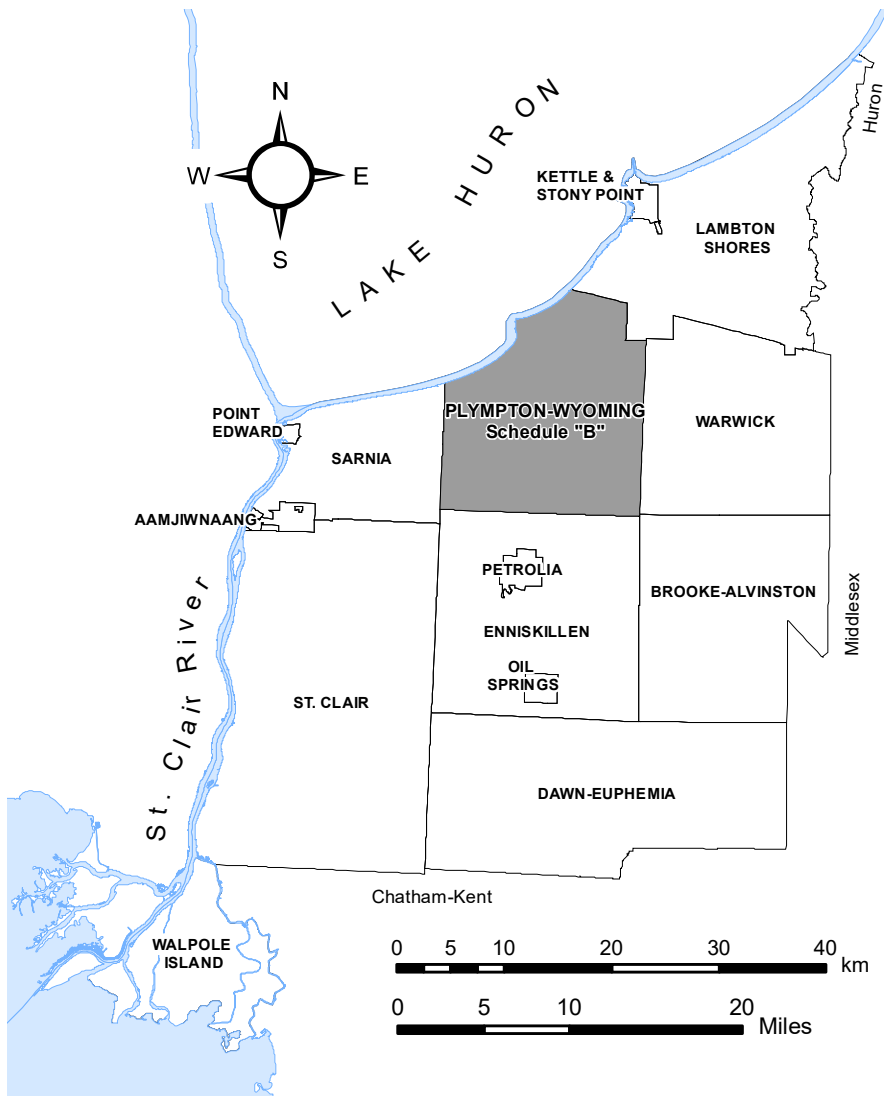
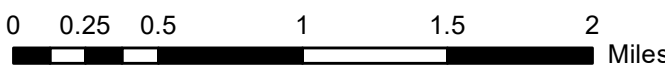
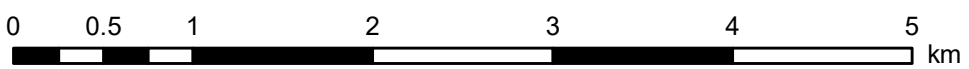
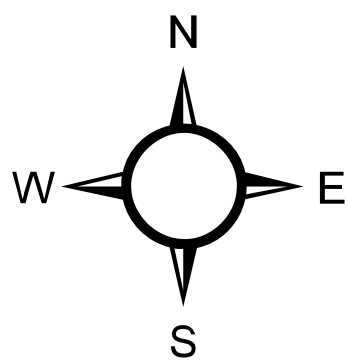
Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



Town of
Plympton-Wyoming
OFFICIAL PLAN
SCHEDULE "B"

to By-law No. __xx__ of 2021

Passed this __xx__ day of _____, 2021

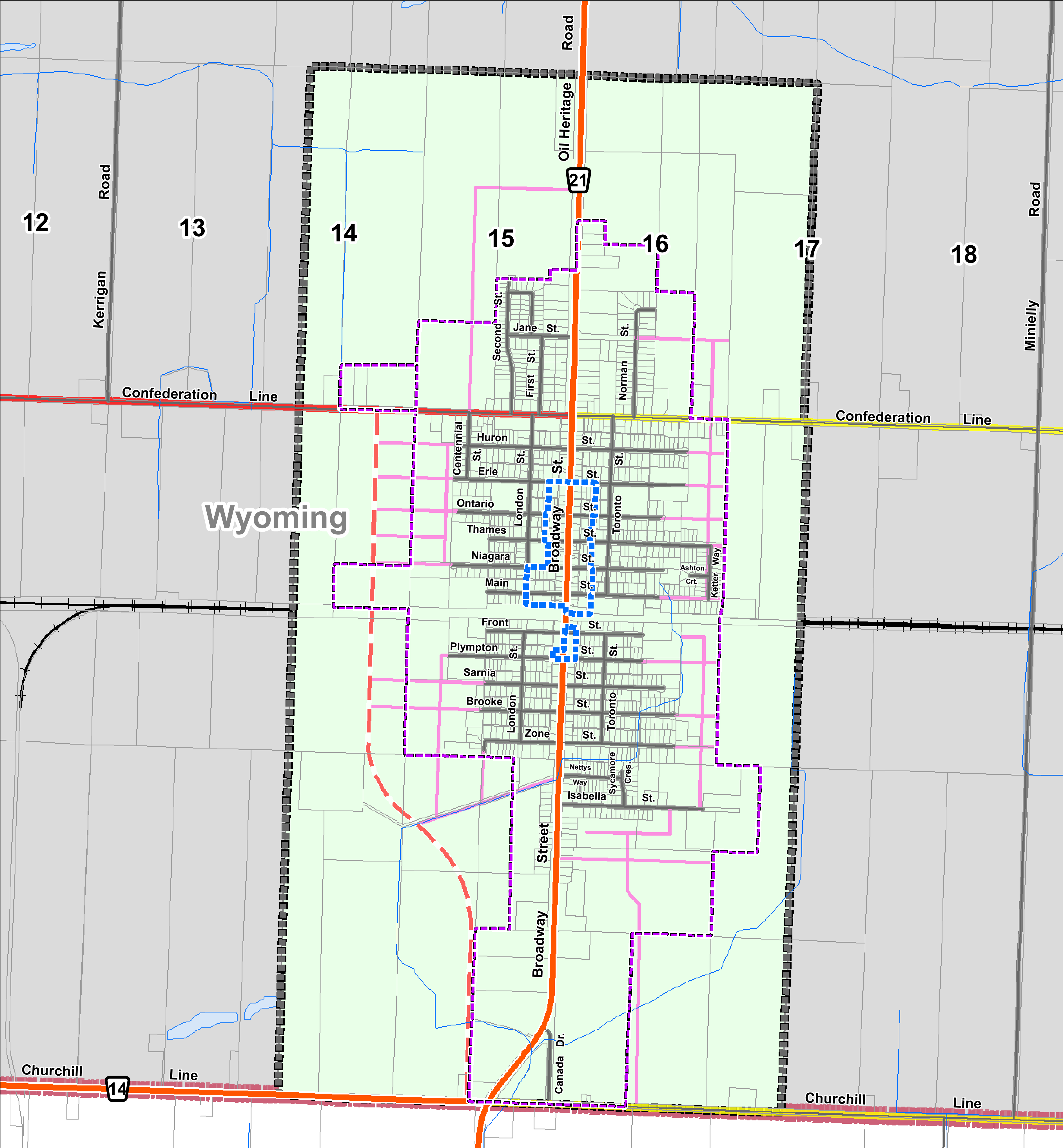
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "B"
(Wyoming)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
 - County Road
 - Provincial Highway
 - Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1" to Schedule "B")

Official Plan - Roads Plan

- Arterial Road
- Collector Road
- Local Road
- Future Arterial Road
- Future Road

Lambton County
Official Plan - Designations

- Settlement Area Boundary
- The settlement area boundary shown is derived from the County of Lambton Official Plan and does not form part of the Plympton-Wyoming Official Plan. It is provided as a visual aid for information purposes only.

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

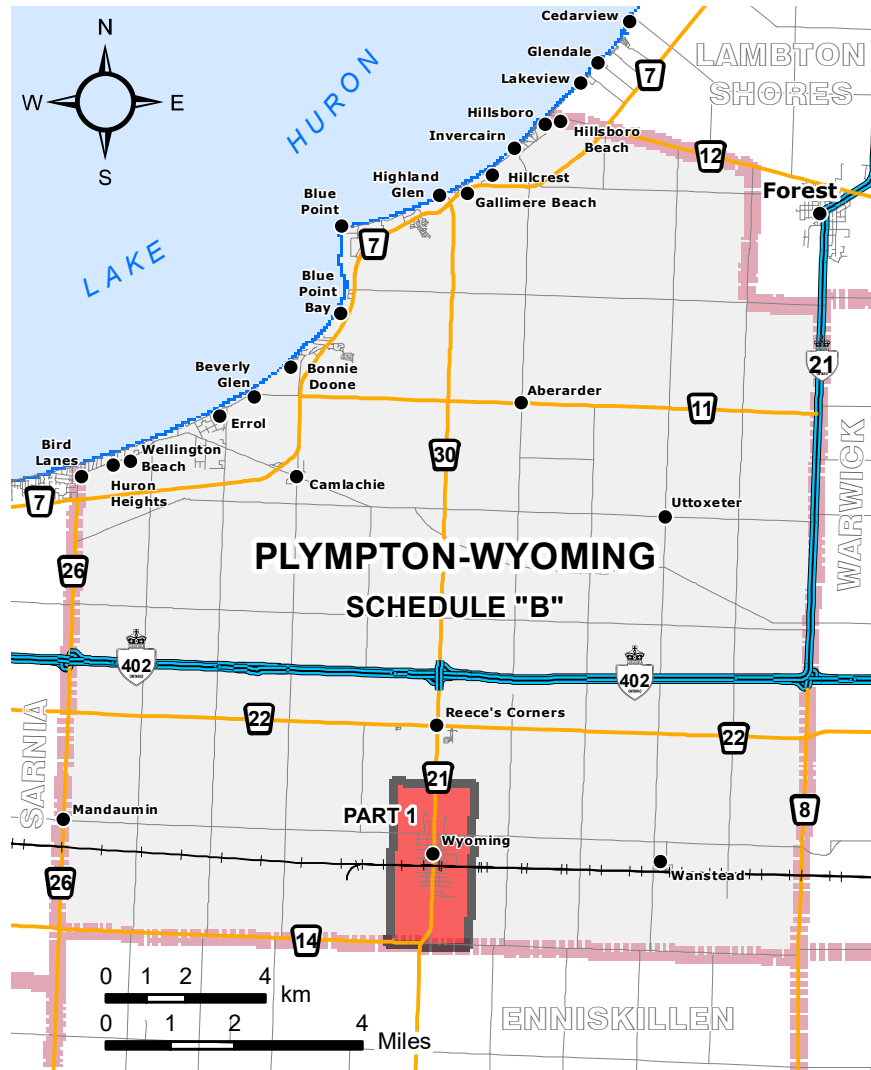
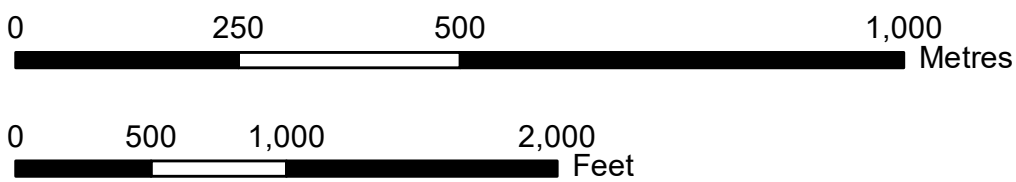
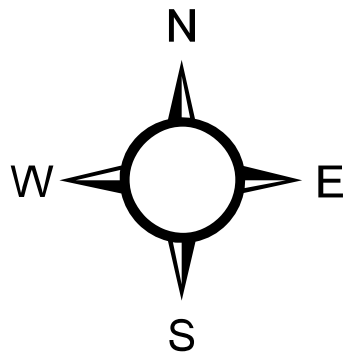
www.lambtononline.ca

Area Estimator

5 Acres	25 Acres
5 Acres	
5 Acres	
10 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "B"
(Wyoming)

to By-law No. xx of 2021
Passed this xx day of xxxx, 2021

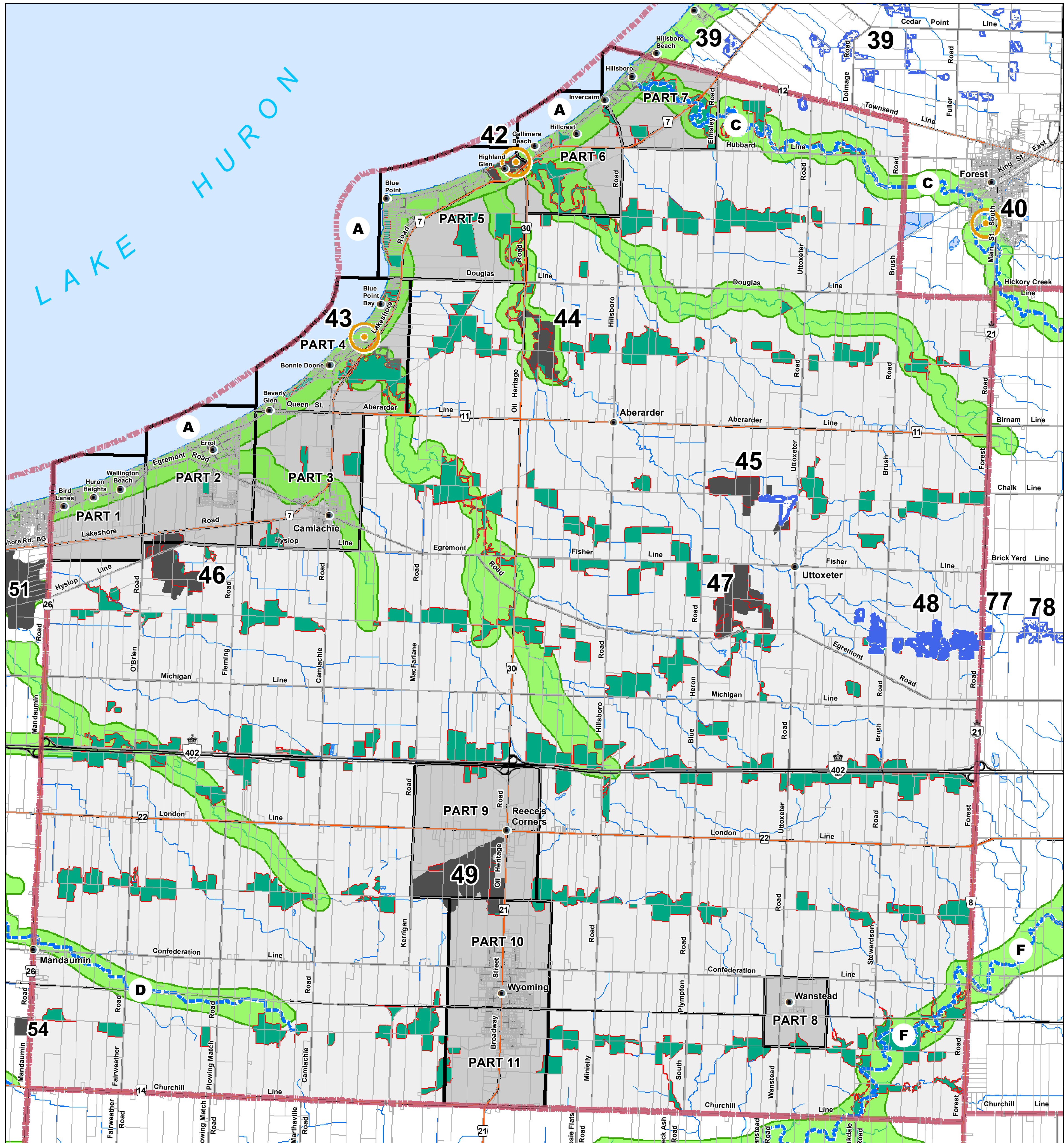
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of Plympton-Wyoming OFFICIAL PLAN SCHEDULE "C" Natural Heritage

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundary (Parts 1 to 11)

Lambton County Official Plan - Designations

Refer to "Chapter 8" and
Map 2 - Natural Heritage System
from the Lambton County Official Plan.

- 45 Feature Inventory Identifier (Generalized)
- A Cross Municipal - Feature Inventory Identifier
- Conservation Area /
Habitat Management Area (HMA) Identifier

- Group "A" Features
(Provincially, Locally Significant Wetlands (PSW, LSW))

- Group "B" Features
(ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

- Primary Corridor (Group "C" Feature)
- Cross Municipal Corridor Feature

Official Plan - Designations

- Significant Woodland

Reference

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Cadastral database is current to December 2020.

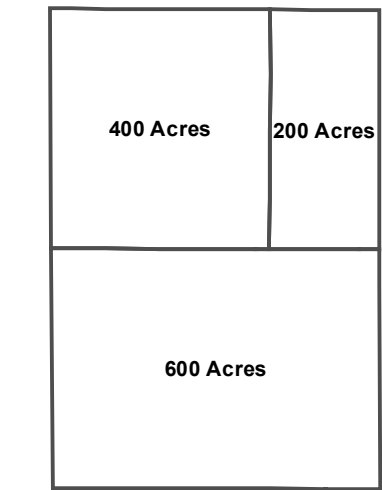
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

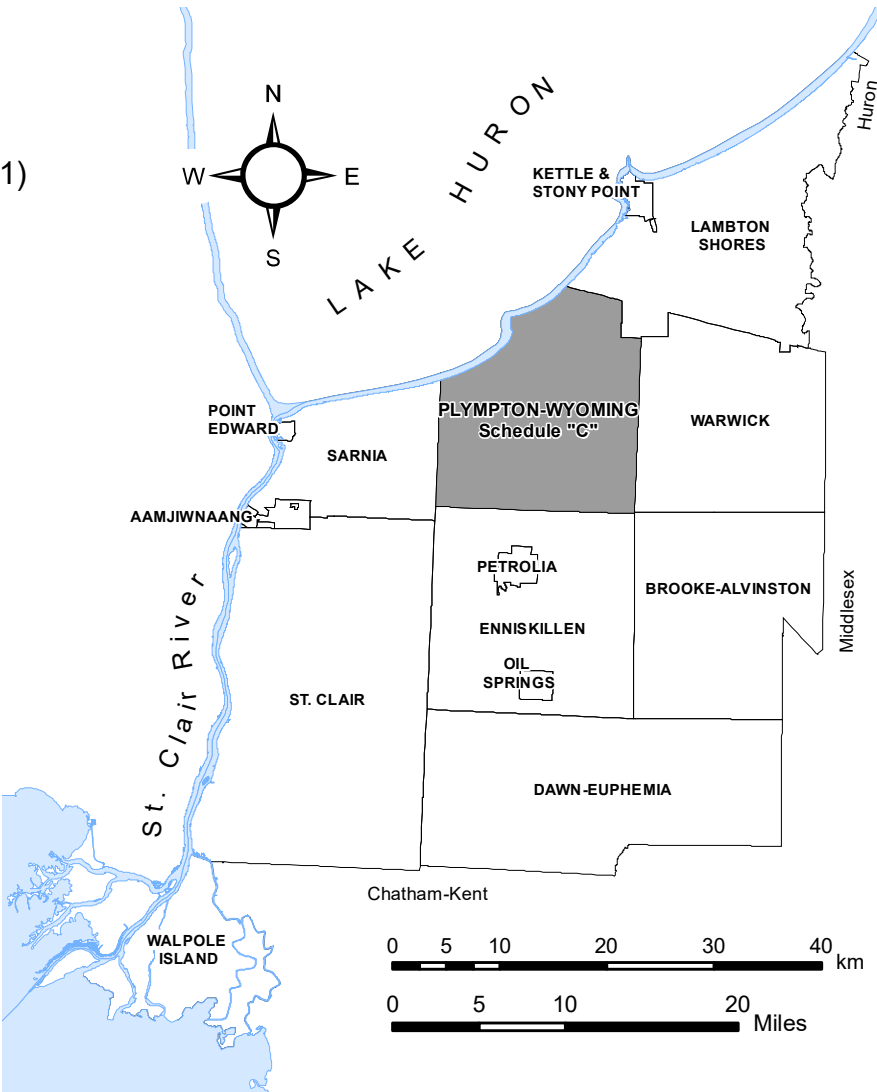
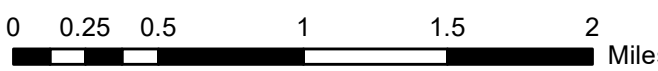
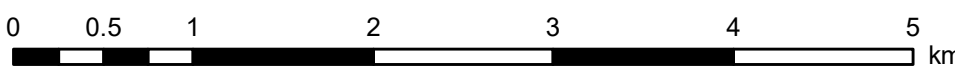
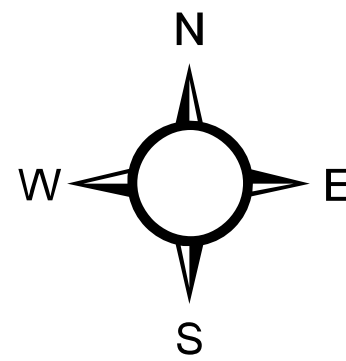
www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of Plympton-Wyoming OFFICIAL PLAN SCHEDULE "C" Natural Heritage

to By-law No. xx of 2021
Passed this xx day of xxxx, 2021

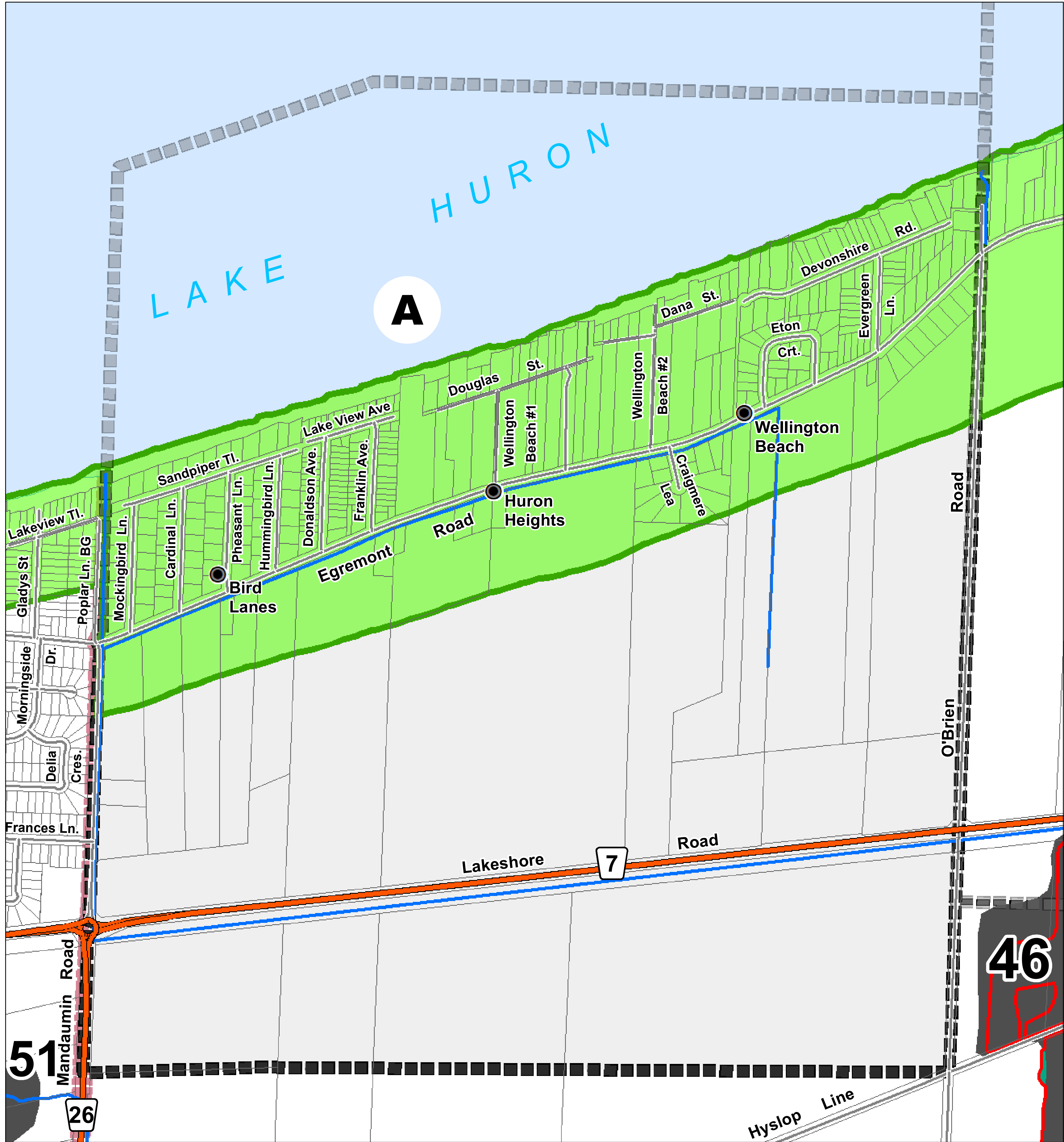
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "C"
Natural Heritage
(Bird Lanes - Huron Heights - Wellington Beach)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Schedule Inset Boundaries ("Part 1"..... "Part 11")

County Road

Lambton County
Official Plan - Designations

A / 42 Cross Municipal Feature / Feature Inventory Identifier

Primary Corridor (Group "C" Feature)

Group "B" Features
(ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

Significant Woodland

Reference

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Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

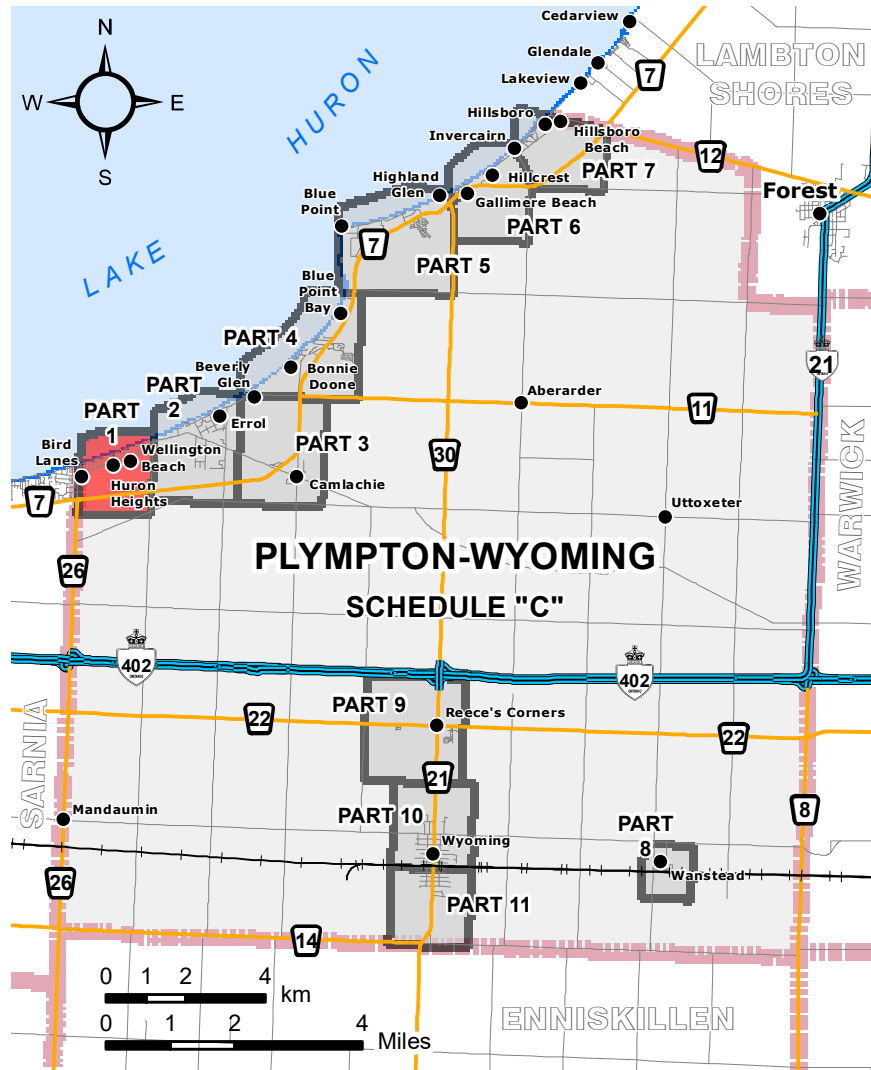
www.lambtononline.ca

Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 1 to Schedule "C"
Natural Heritage
(Bird Lanes - Huron Heights - Wellington Beach)

to By-law No. __ of 2021

Passed this __ day of ____, 2021

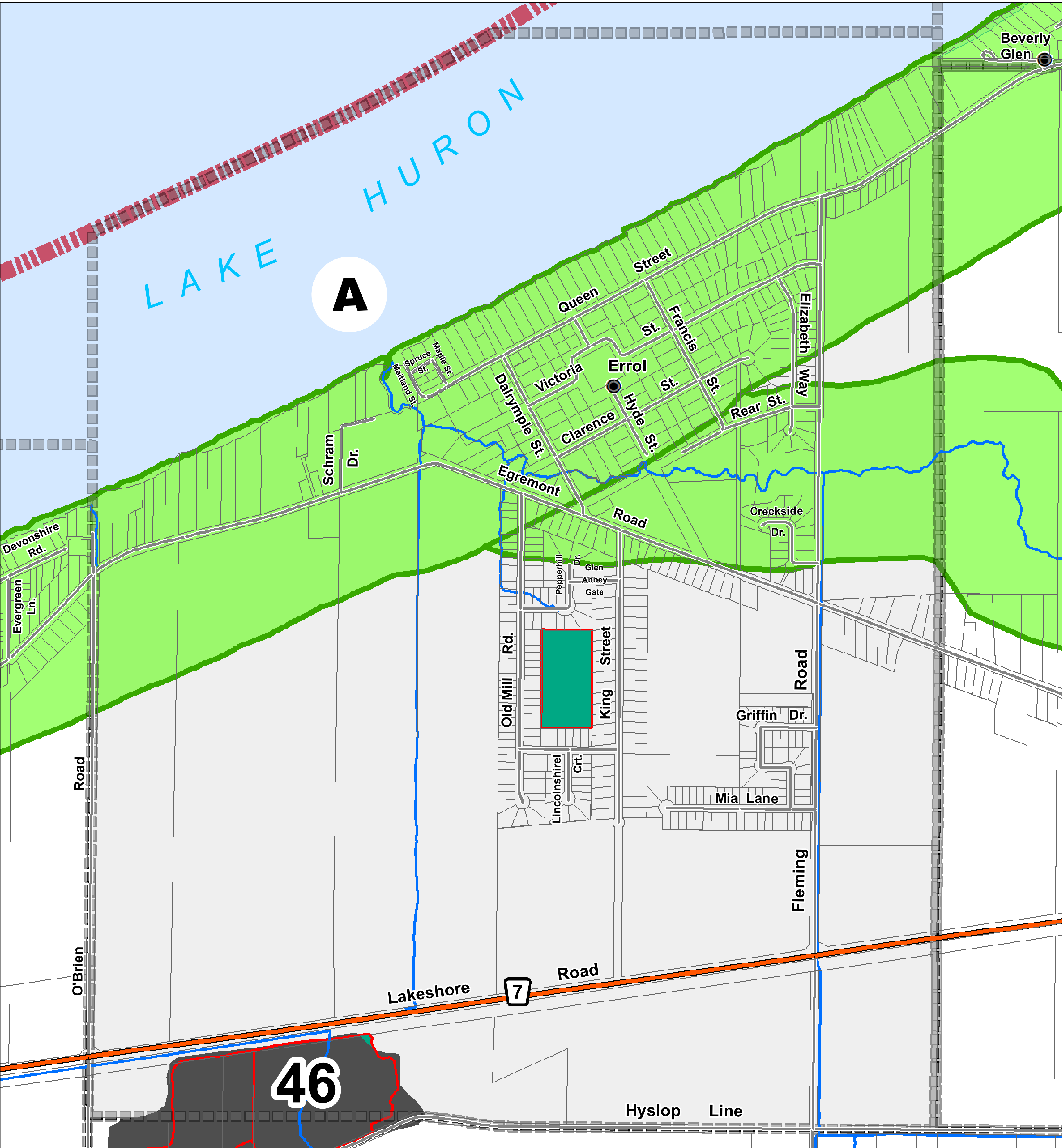
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 2 to Schedule "C"
Natural Heritage
(Errol Village)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Schedule Inset Boundaries
("Part 1"..... "Part 11")

**Lambton County
Official Plan - Designations**

A / 42 Cross Municipal Feature / Feature Inventory Identifier

Primary Corridor (Group "C" Feature)

Group "B" Features
(ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

Significant Woodland

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

0.50 Acres

0.50 Acres

1 Acre

1 Acre

2 Acres

2 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).

N

W

E

S

0

125

250

500

Metres

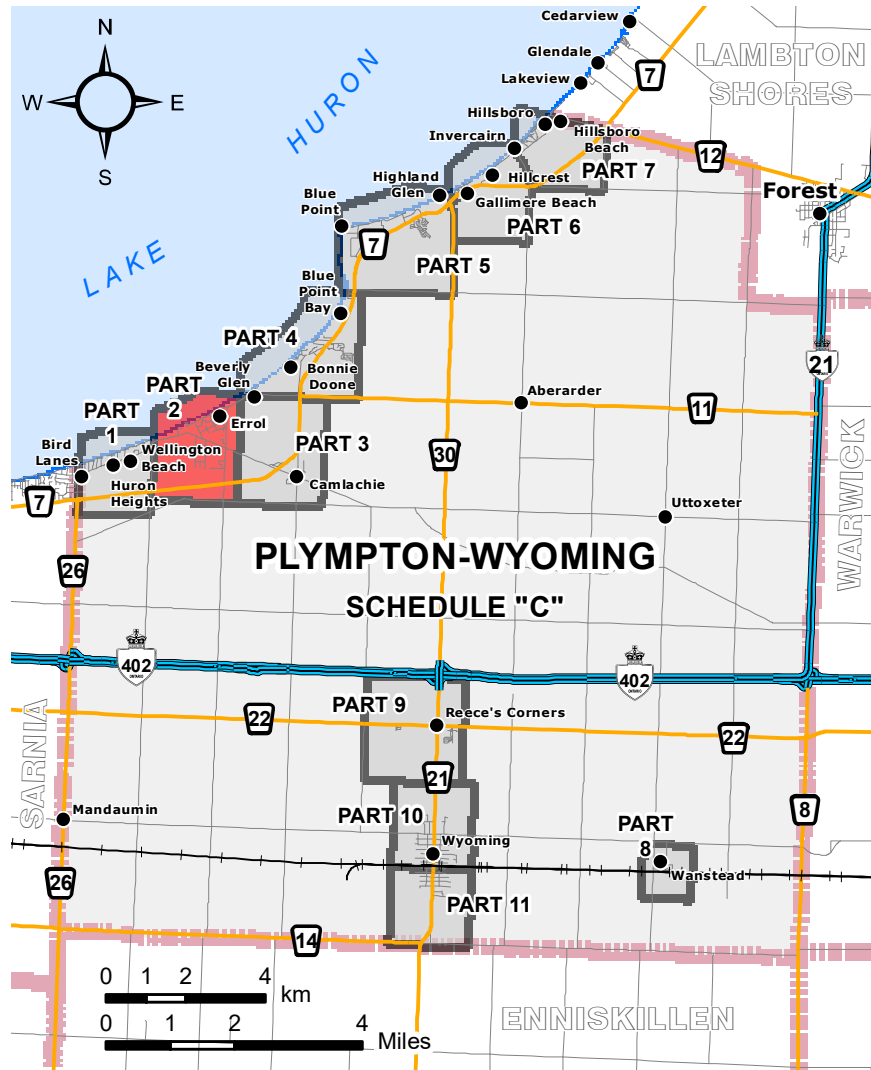
0

500

1,000

2,000

Feet



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 2 to Schedule "C"
Natural Heritage
(Errol Village)

to By-law No. __ of 2021

Passed this __ day of ____, 2021

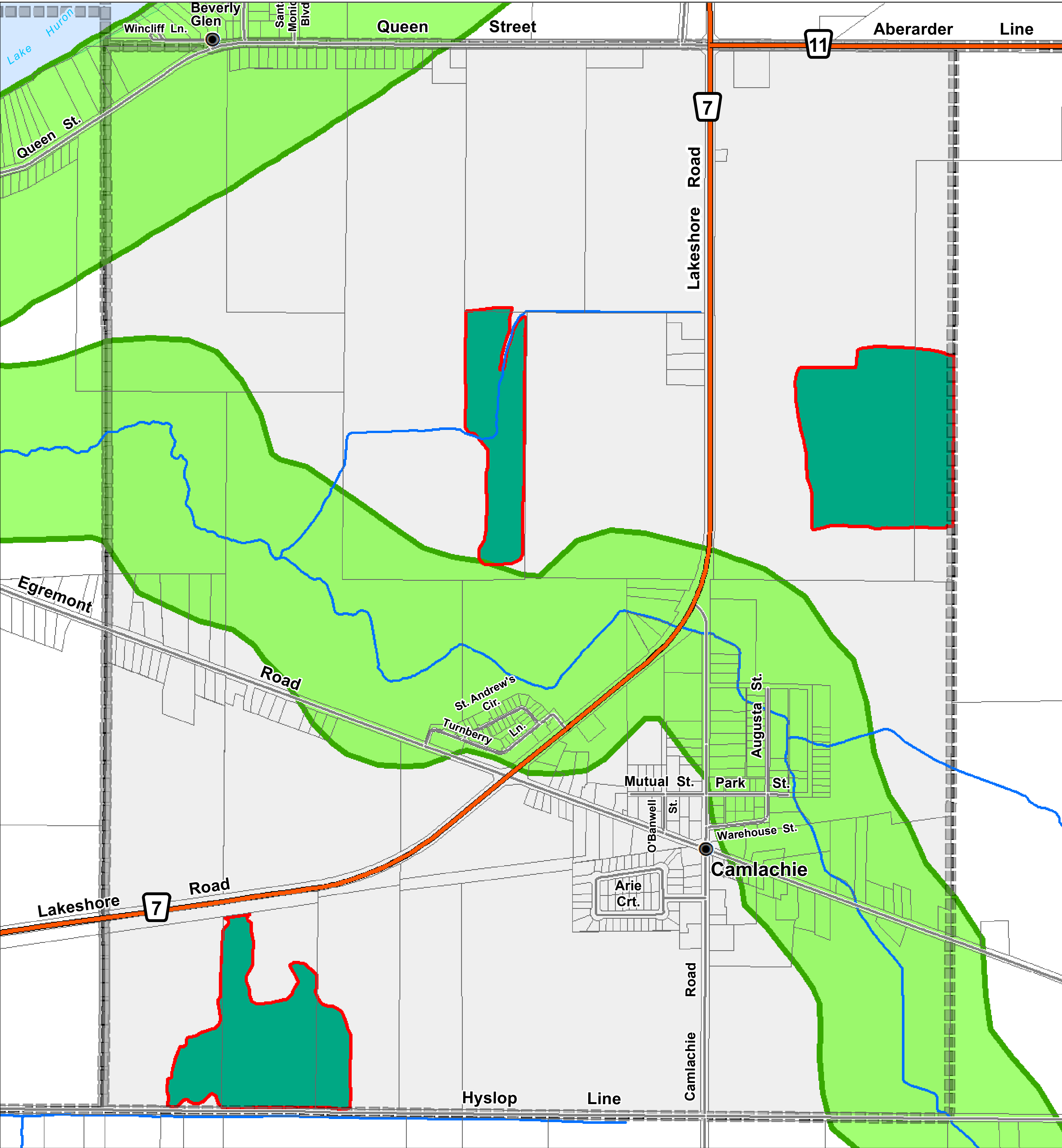
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
Part 3 to Schedule "C"
Natural Heritage
(Camlachie)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Schedule Inset Boundaries ("Part 1"..... "Part 11")

**Lambton County
Official Plan - Designations**

Primary Corridor (Group "C" Feature)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

Significant Woodland

Reference

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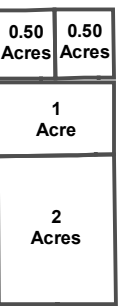
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

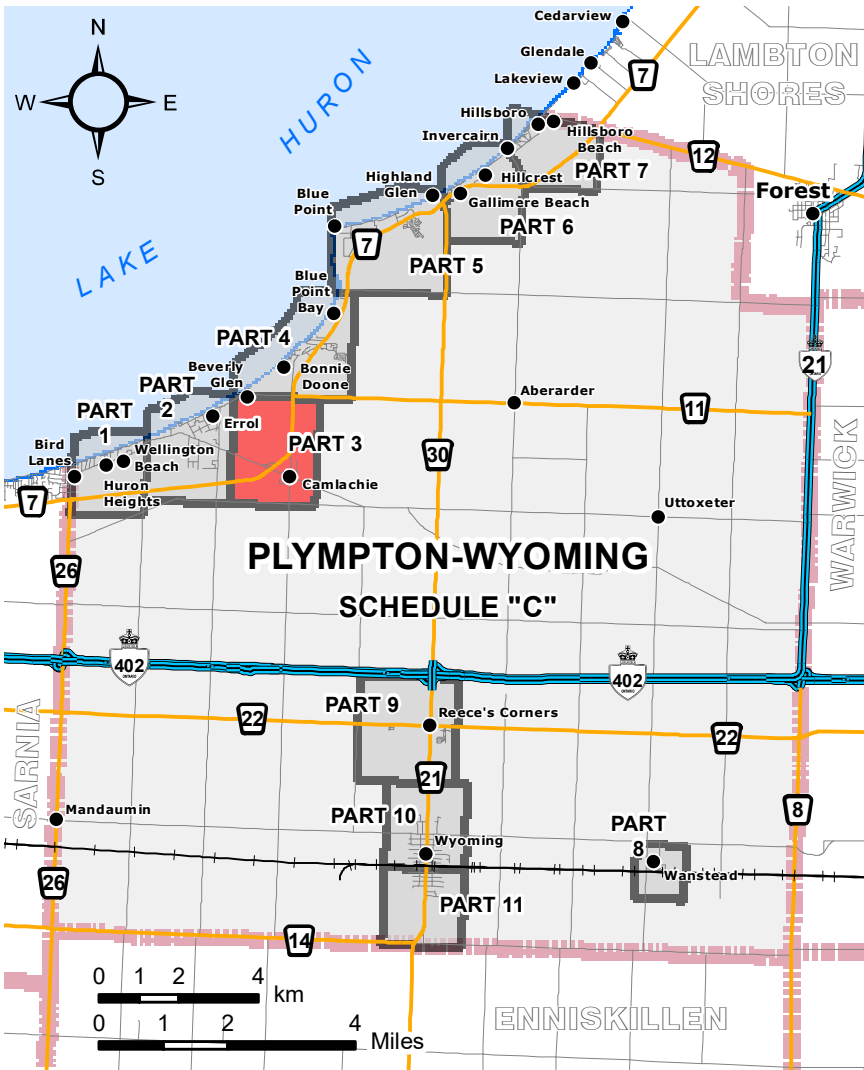
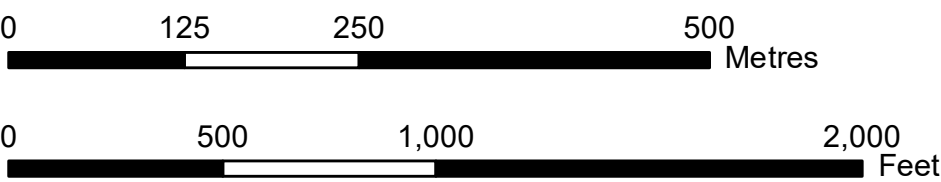
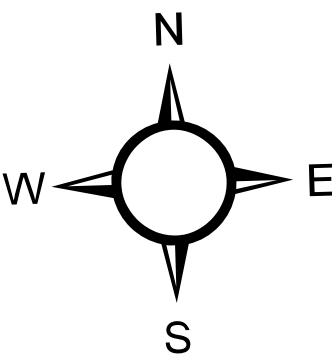
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 3 to Schedule "C"
Natural Heritage
(Camlachie)

to By-law No. __ of 2021

Passed this __ day of _____, 2021

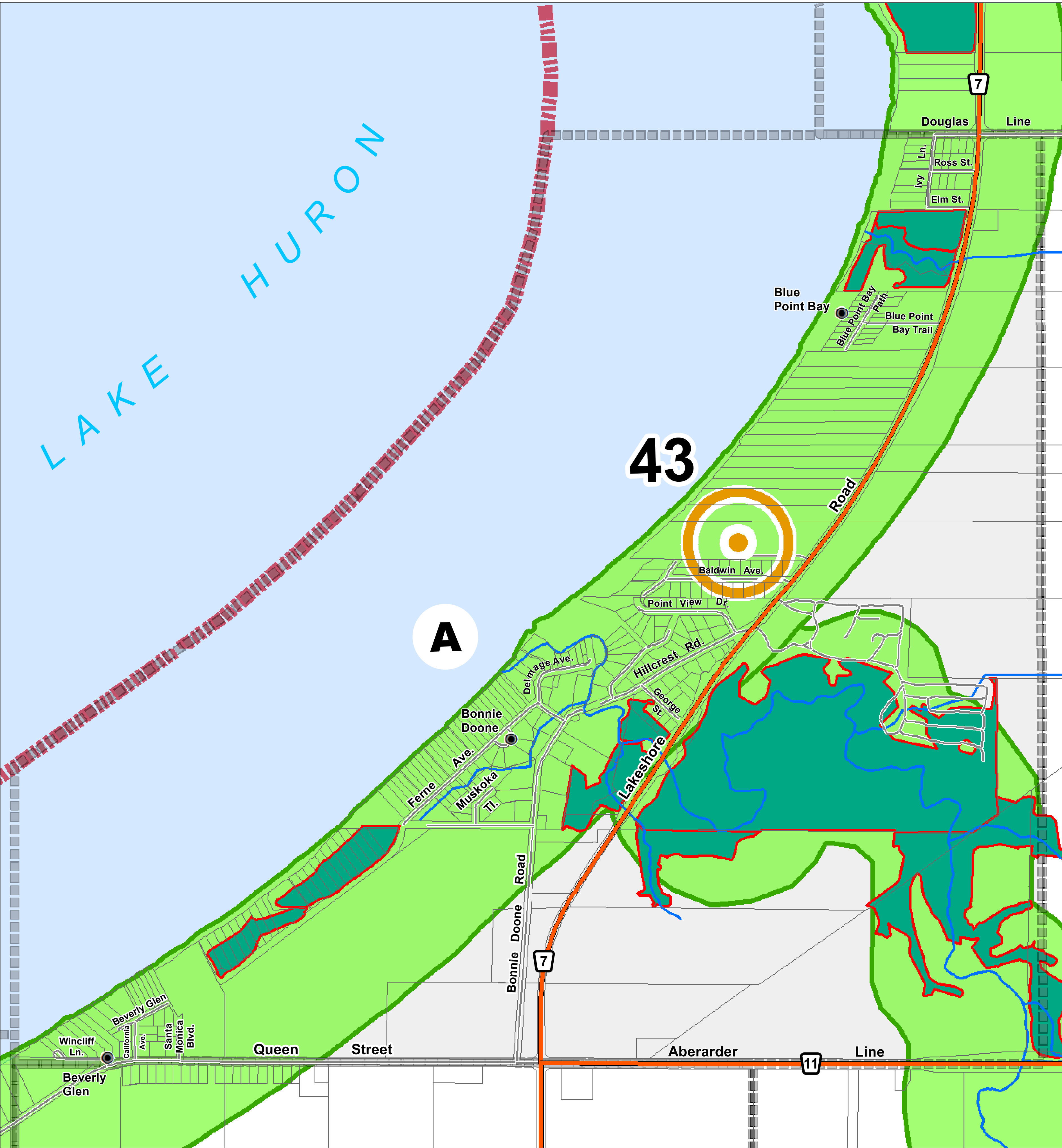
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 4 to Schedule "C"
Natural Heritage
(Beverly Glen - Bonnie Doone - Blue Point Bay)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

Municipal Boundary

Schedule Inset Boundaries ("Part 1"..... "Part 11")

County Road

**Lambton County
Official Plan - Designations**

A / 42 Cross Municipal Feature / Feature Inventory Identifier

Conservation Area / Habitat Management Area (HMA) Identifier

Primary Corridor (Group "C" Feature)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

Significant Woodland

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator

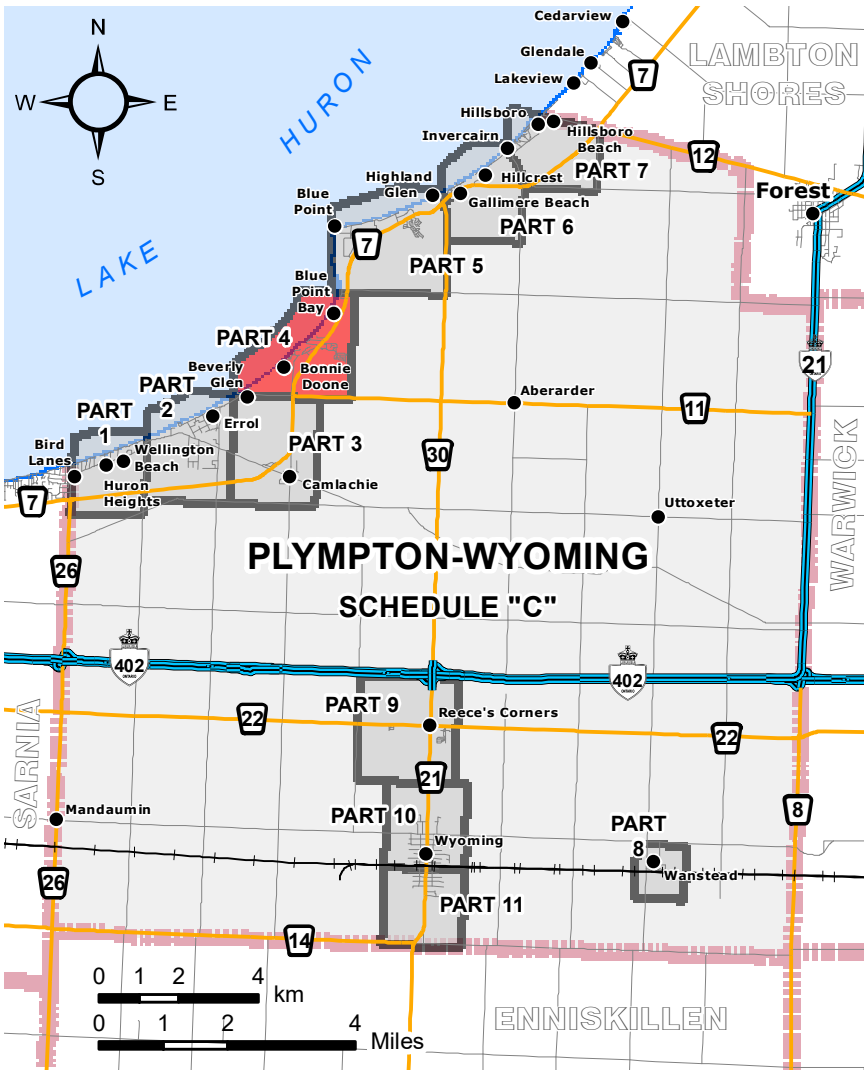
0.50 Acres
1.00 Acres
2.00 Acres

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).

0 125 250 500 Metres

0 500 1,000 2,000 Feet



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 4 to Schedule "C"
Natural Heritage
(Beverly Glen - Bonnie Doone - Blue Point Bay)

to By-law No. __ of 2021

Passed this __ day of __, 2021

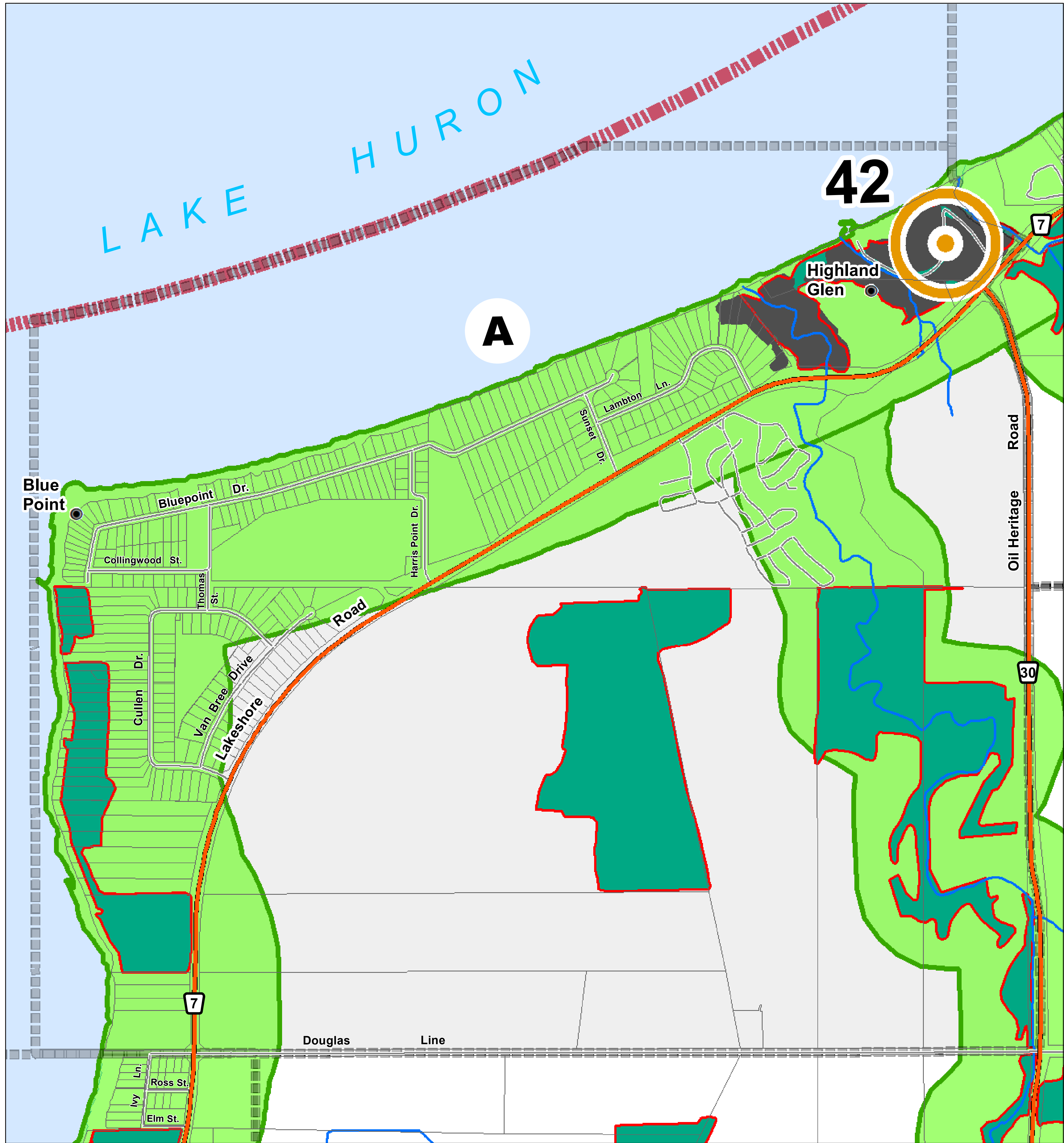
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of Plympton-Wyoming OFFICIAL PLAN PART 5 to Schedule "C" Natural Heritage (Blue Point - Highland Glen)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"..... "Part 11")

Lambton County Official Plan - Designations

- A / 42** Cross Municipal Feature / Feature Inventory Identifier
- Conservation Area / Habitat Management Area (HMA) Identifier
- Primary Corridor (Group "C" Feature)
- Group "B" Features (ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

- Significant Woodland

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

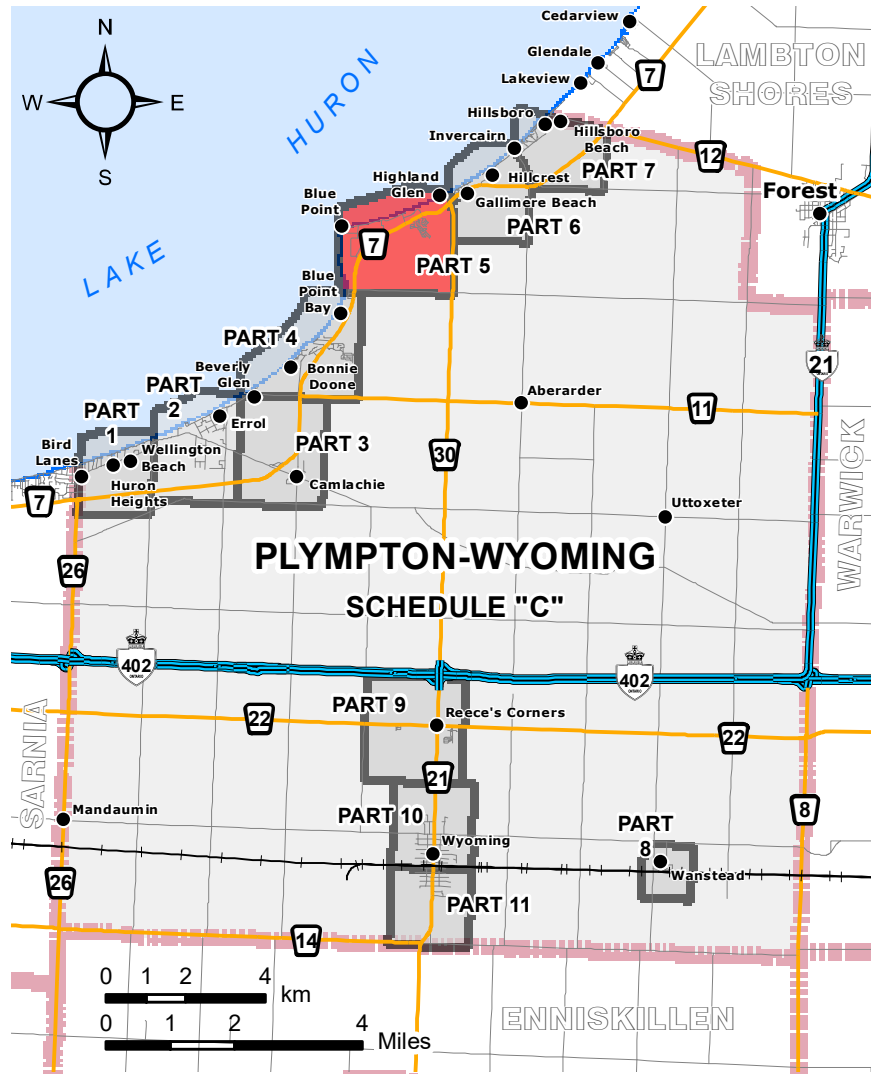
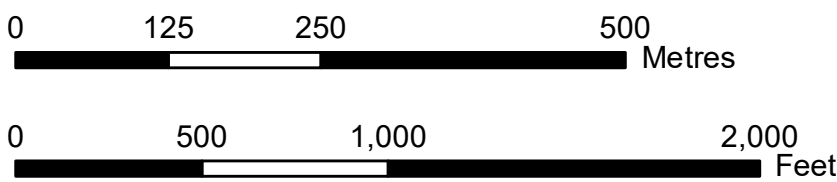
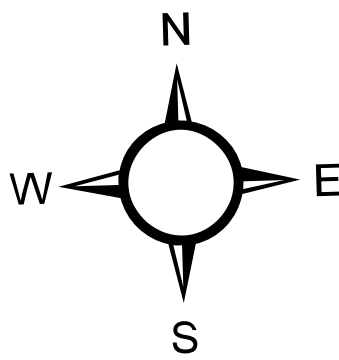
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of Plympton-Wyoming OFFICIAL PLAN PART 5 to Schedule "C" Natural Heritage (Blue Point - Highland Glen)

to By-law No. __ of 2021

Passed this __ day of __, 2021

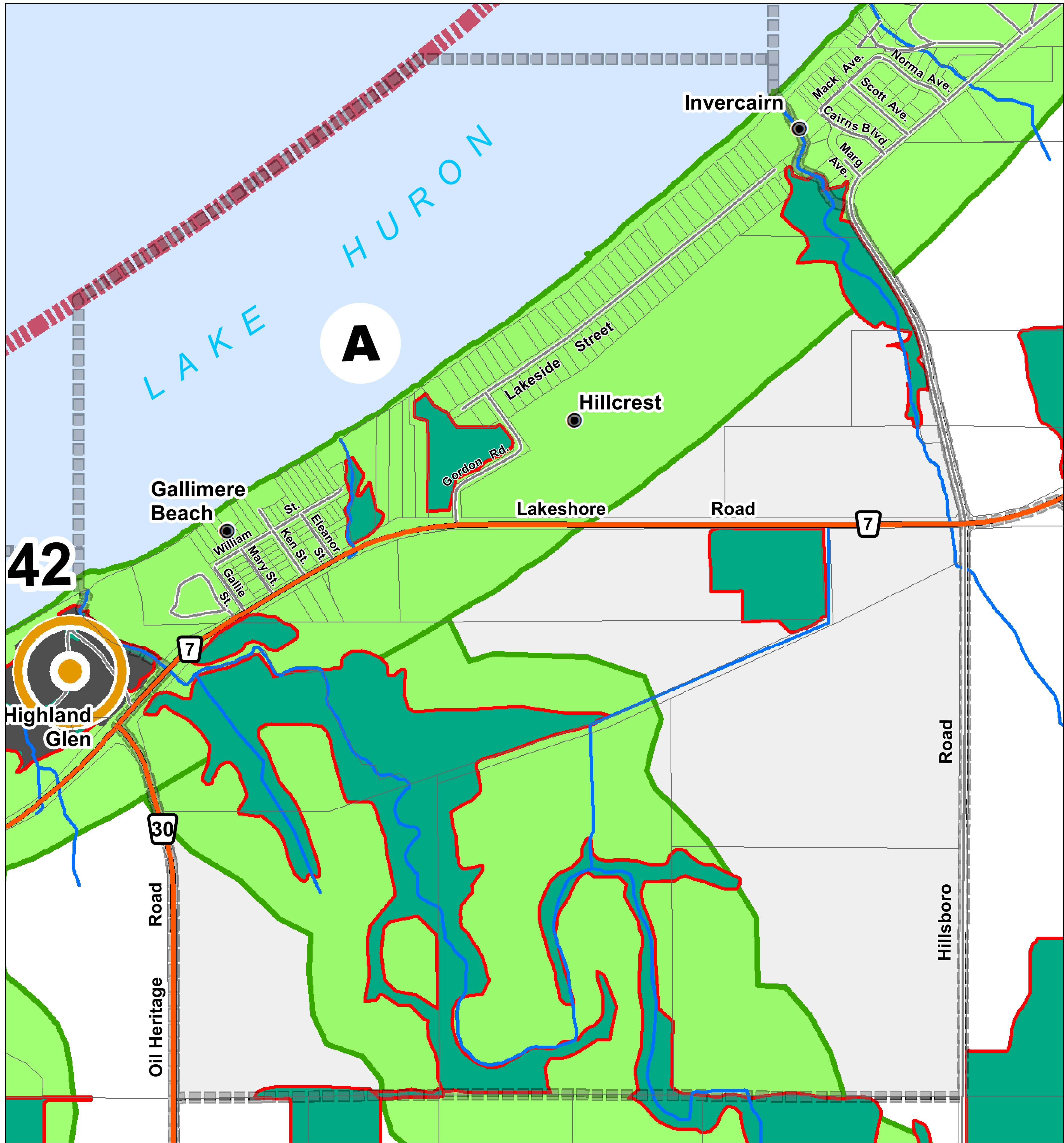
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 6 to Schedule "C"
Natural Heritage
(Gallimere Beach - Hillcrest)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"..... "Part 11")

**Lambton County
Official Plan - Designations**

- A / 42** Cross Municipal Feature / Feature Inventory Identifier
- Conservation Area / Habitat Management Area (HMA) Identifier
- Primary Corridor (Group "C" Feature)
- Group "B" Features (ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

- Significant Woodland

Reference

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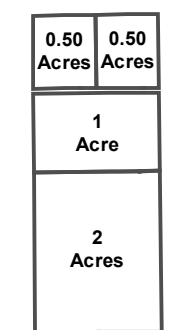
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

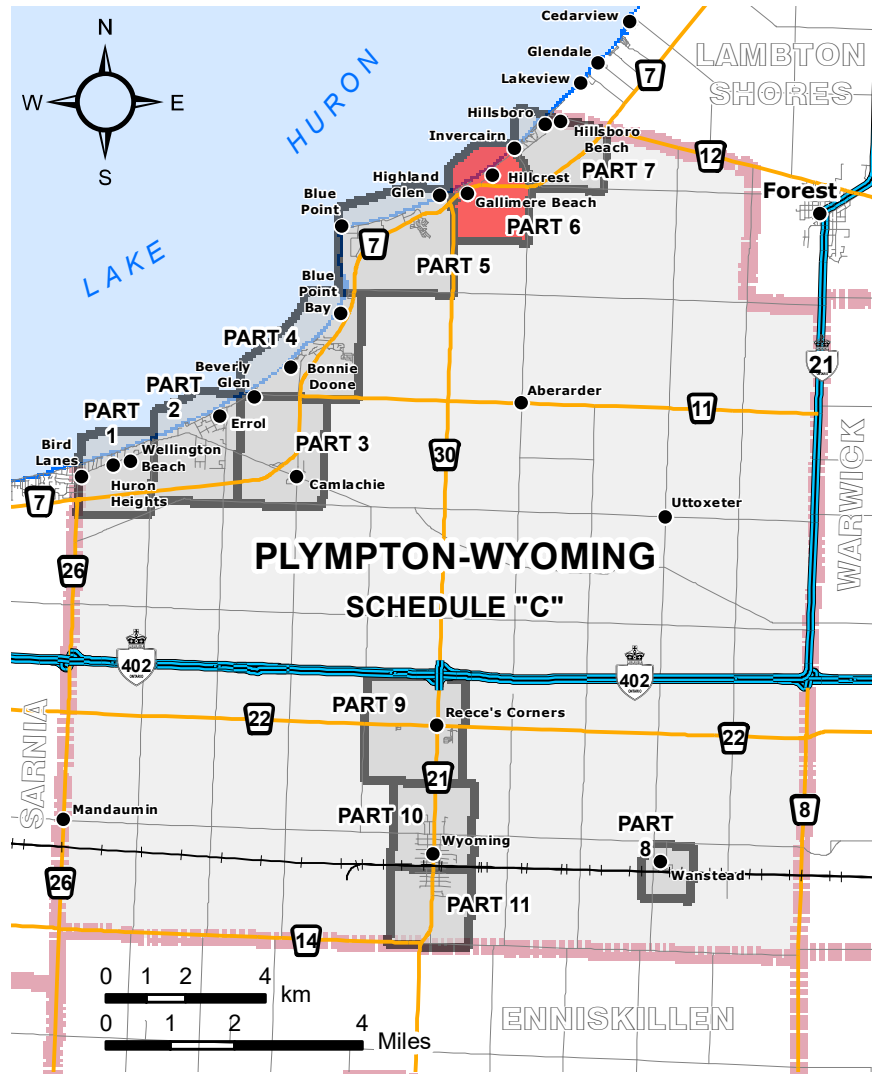
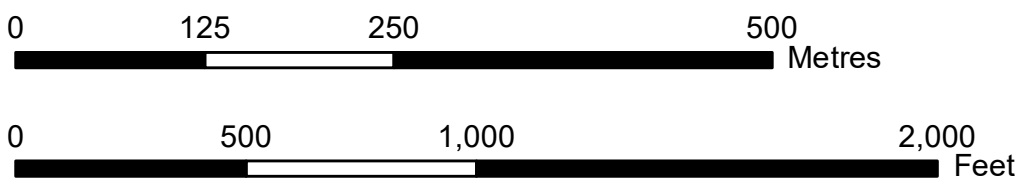
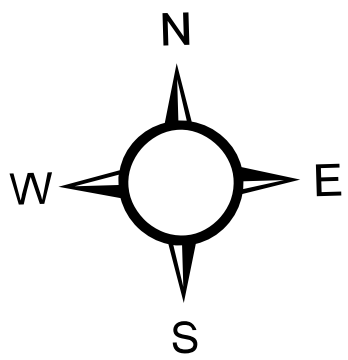
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 6 to Schedule "C"
Natural Heritage
(Gallimere Beach - Hillcrest)

to By-law No. __ of 2021

Passed this __ day of __, 2021

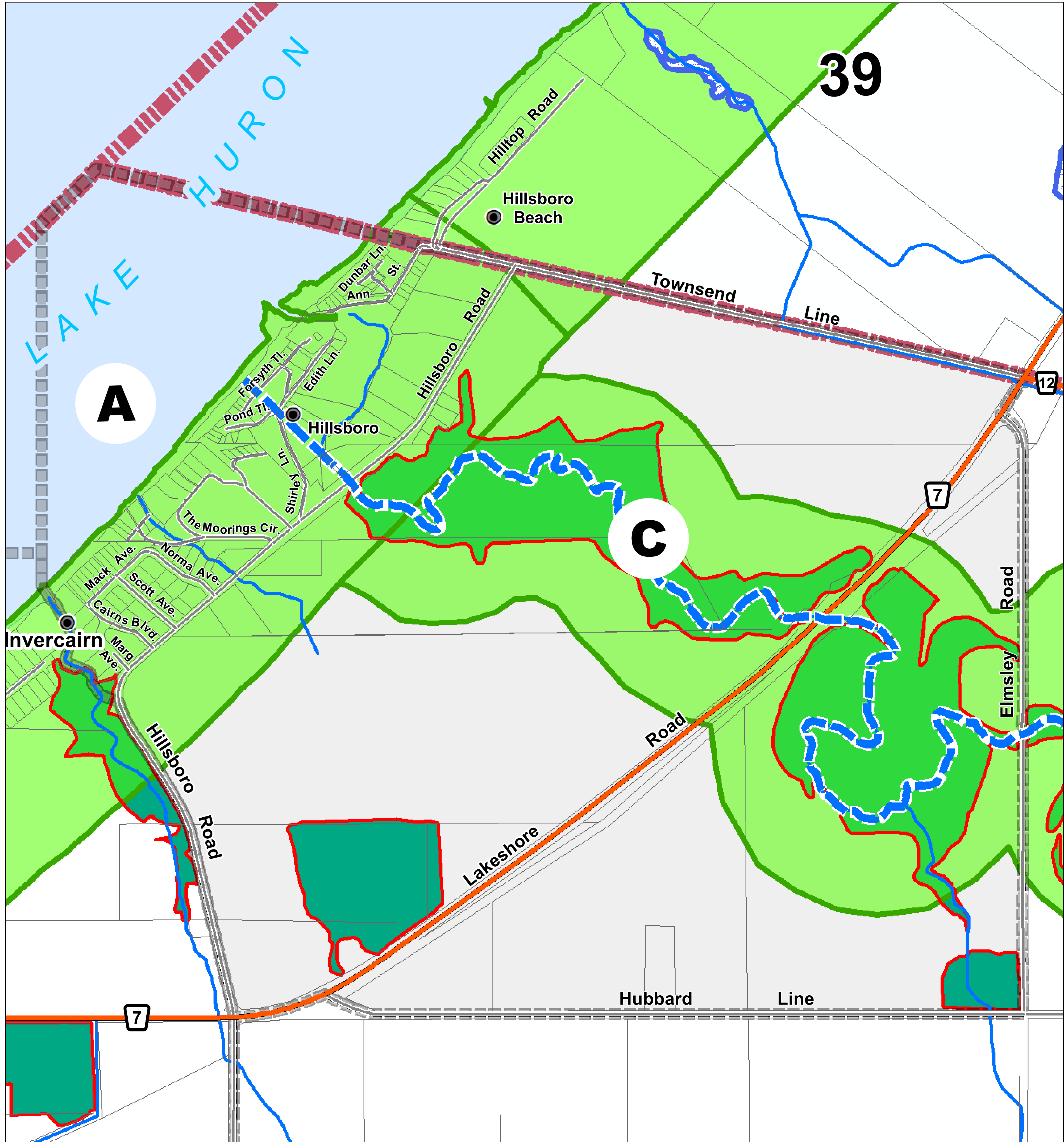
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 7 to Schedule "C"
Natural Heritage
(Invercairn - Hillsboro - Hillsboro Beach)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"..... "Part 11")
- County Road

Lambton County
Official Plan - Designations

- A** Cross Municipal - Feature Inventory Identifier
- Cross Municipal Corridor Feature
- Primary Corridor (Group "C" Feature)
- Group "A" Features
(Provincially, Locally Significant Wetlands (PSW, LSW))

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

- Significant Woodland

Reference

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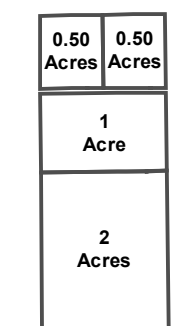
Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

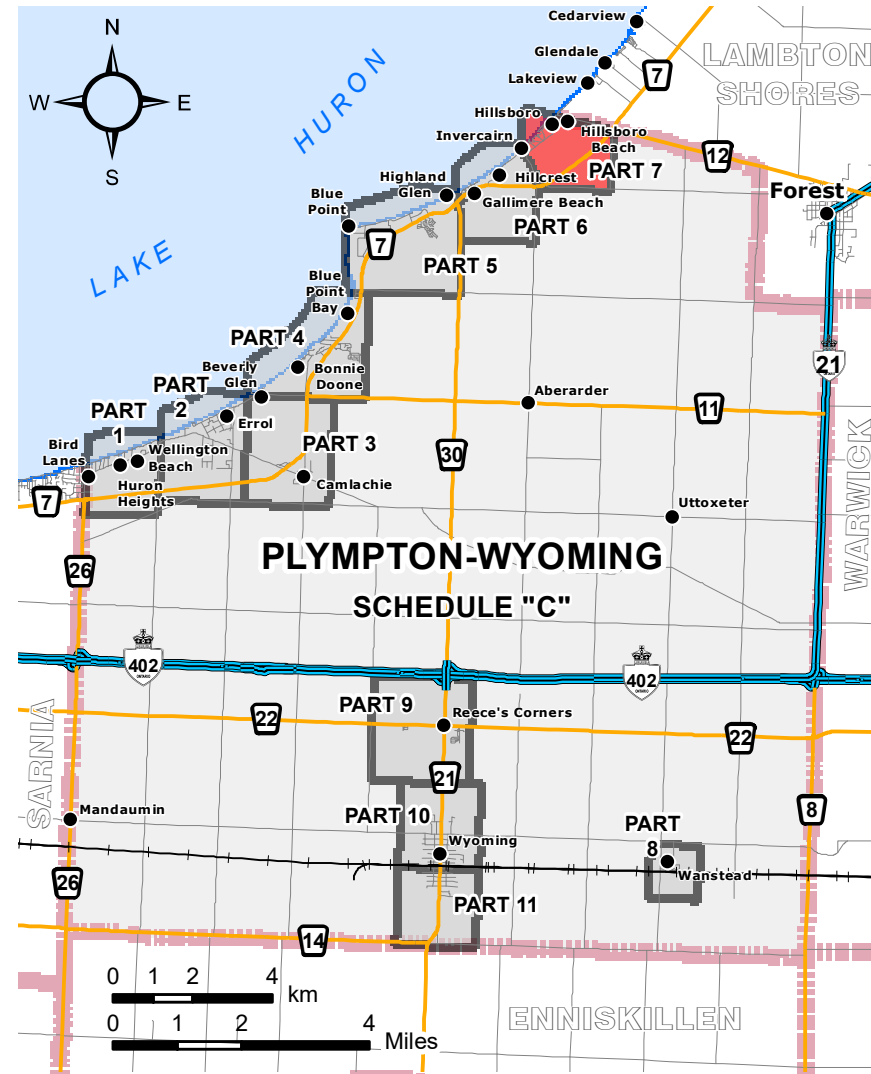
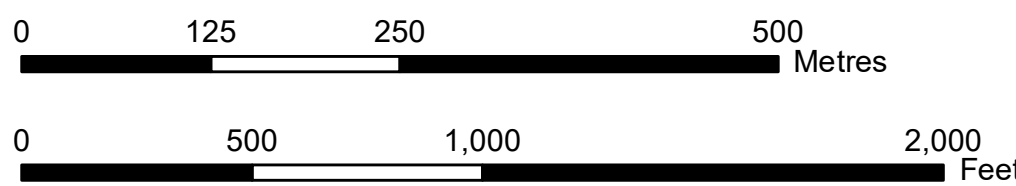
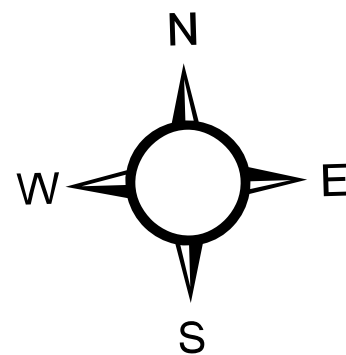
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 7 to Schedule "C"
Natural Heritage
(Invercairn - Hillsboro - Hillsboro Beach)

to By-law No. __ of 2021

Passed this __ day of __, 2021

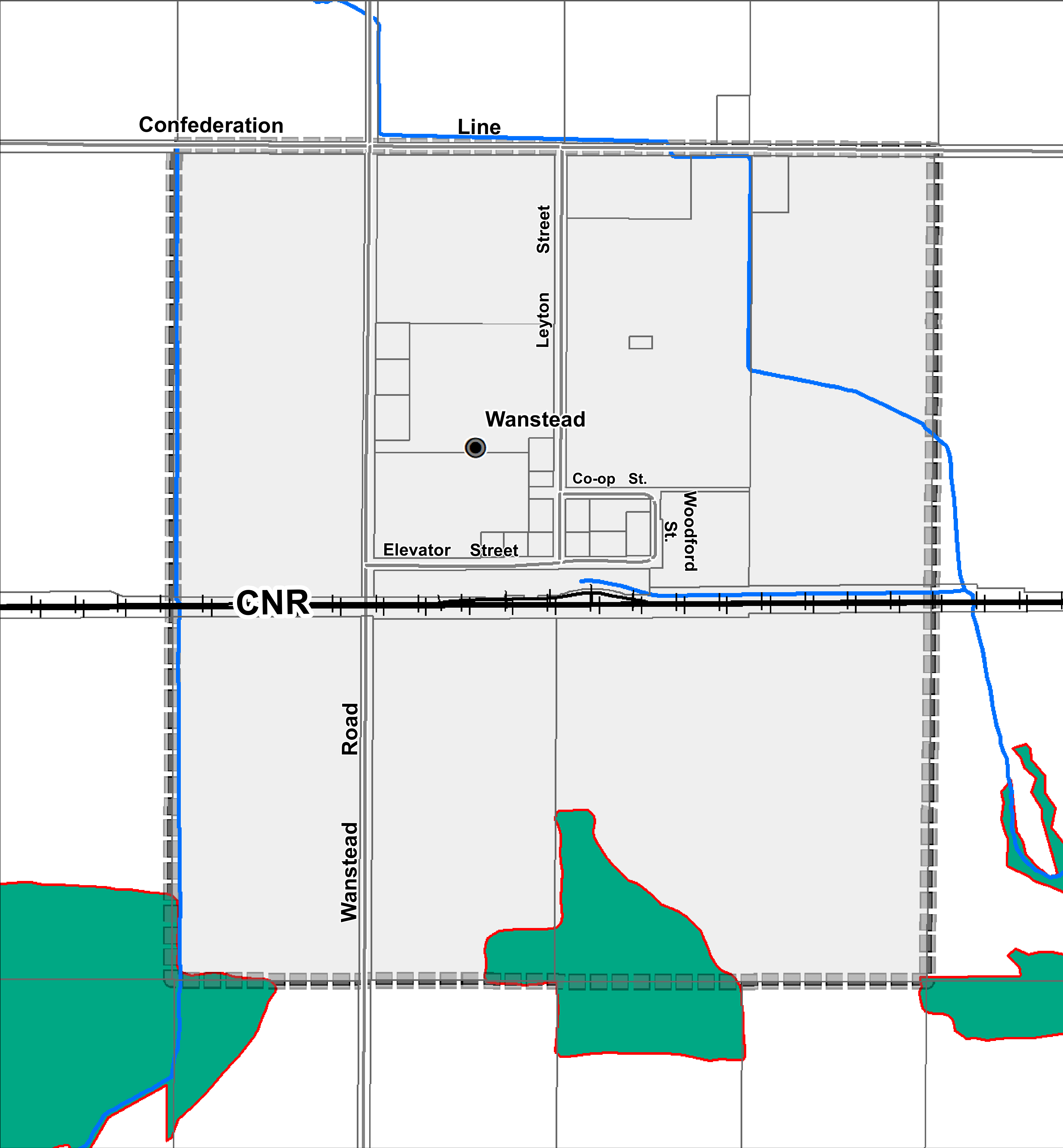
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 8 to Schedule "C"
Natural Heritage
(Wanstead)

LEGEND

Assessment Parcels

Rivers - Streams - Drainage

Roads

Provincial Highway

Railroad

Waterbodies

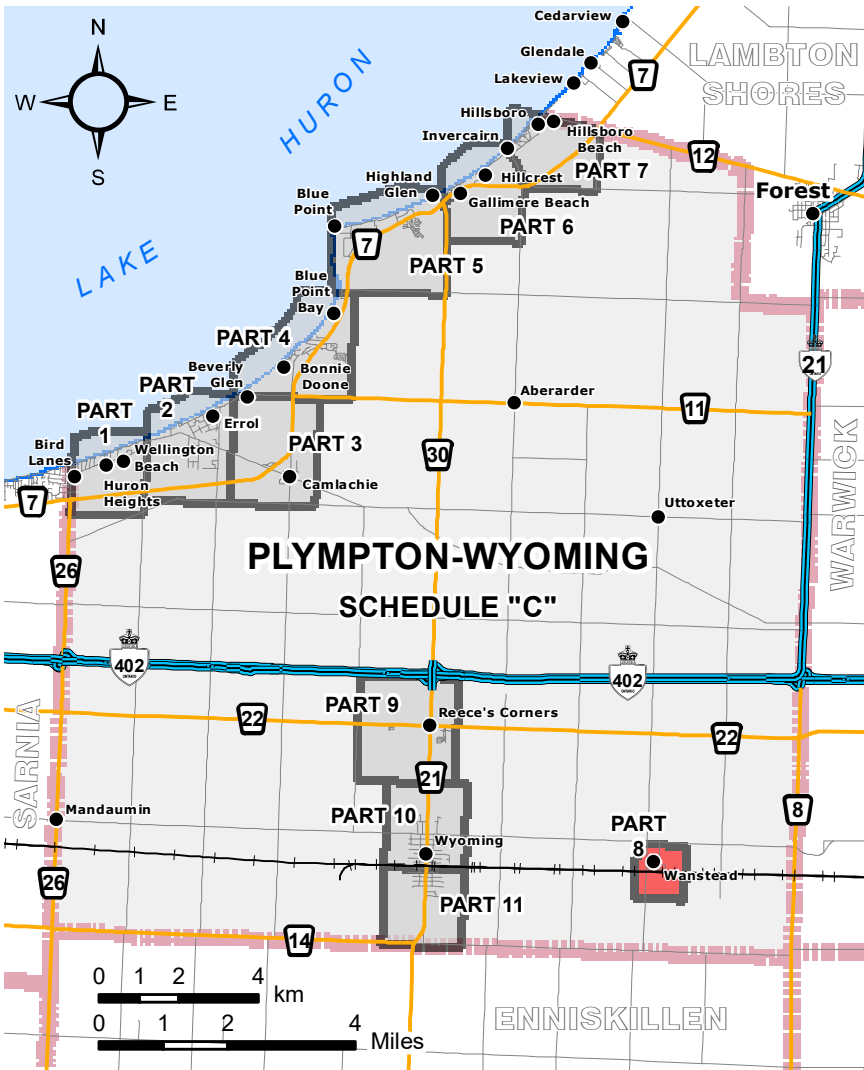
Municipal Boundary

Schedule Inset Boundaries ("Part 1"..... "Part 11")

County Road

Local Official Plan - Designations

Significant Woodland



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 8 to Schedule "C"
Natural Heritage
(Wanstead)

to By-law No. __ of 2021
Passed this __ day of __, 2021

Lonny Napper, Mayor
Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021
www.lambtononline.ca

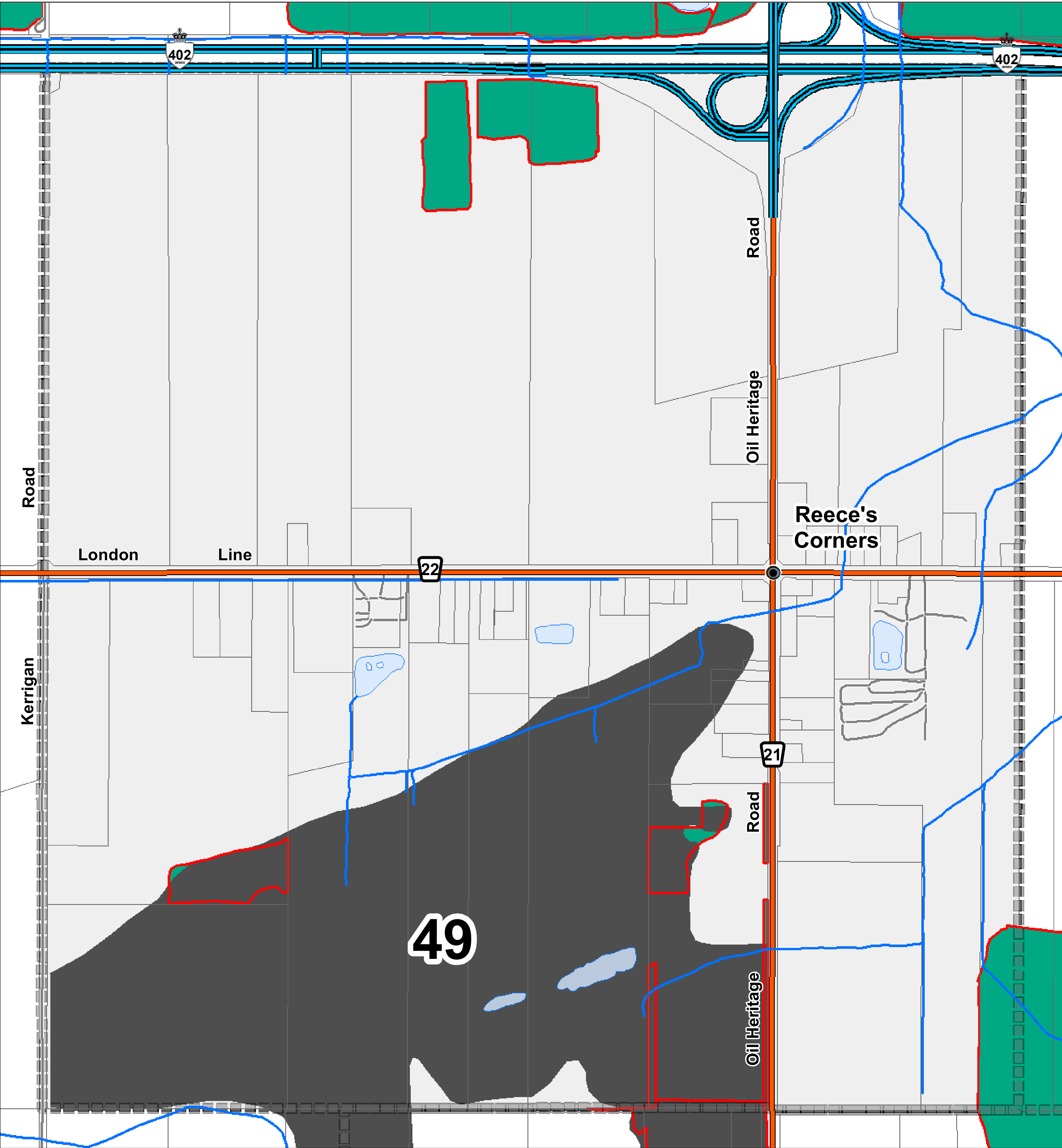
Area Estimator

0.50 Acres	0.50 Acres
1 Acre	
2 Acres	

Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.

Acre area measures can be converted to hectares (ha) by dividing by (2.471).





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 9 to Schedule "C"
Natural Heritage
(Reece's Corners)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"..... "Part 11")

**Lambton County
Official Plan - Designations**

- 42 Feature Inventory Identifier
- Group "B" Features
(ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

- Significant Woodland

Reference

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Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

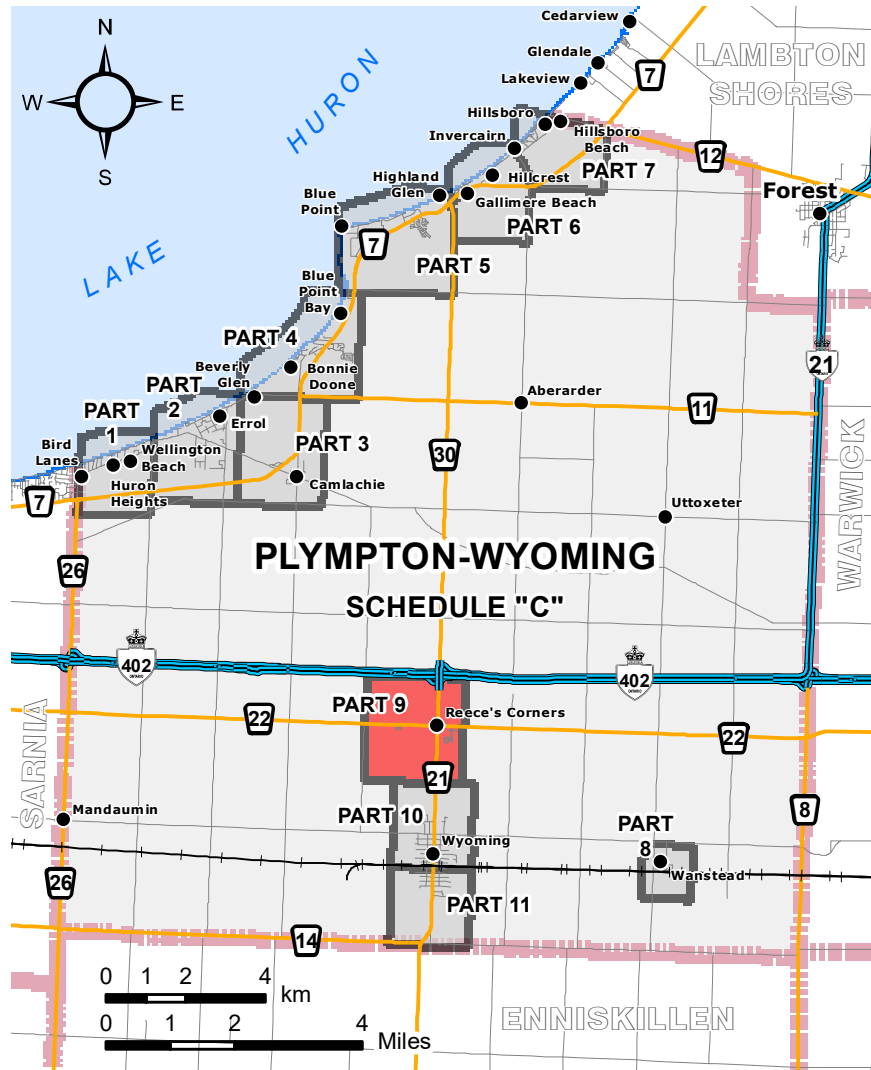
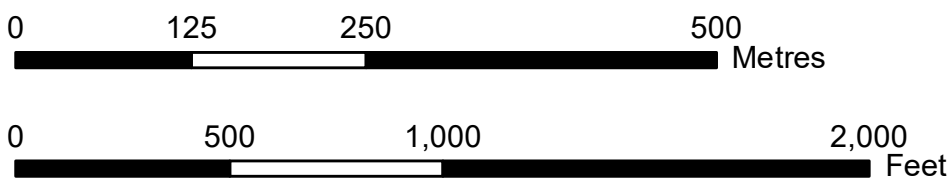
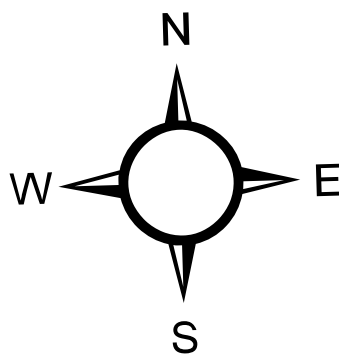
COUNTY OF LAMBTON
Planning and Development Services, March 2021

www.lambtononline.ca

Area Estimator



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Acre area measures can be converted to hectares (ha) by dividing by (2.471).



DRAFT



Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 9 to Schedule "C"
Natural Heritage
(Reece's Corners)

to By-law No. __ of 2021

Passed this __ day of __, 2021

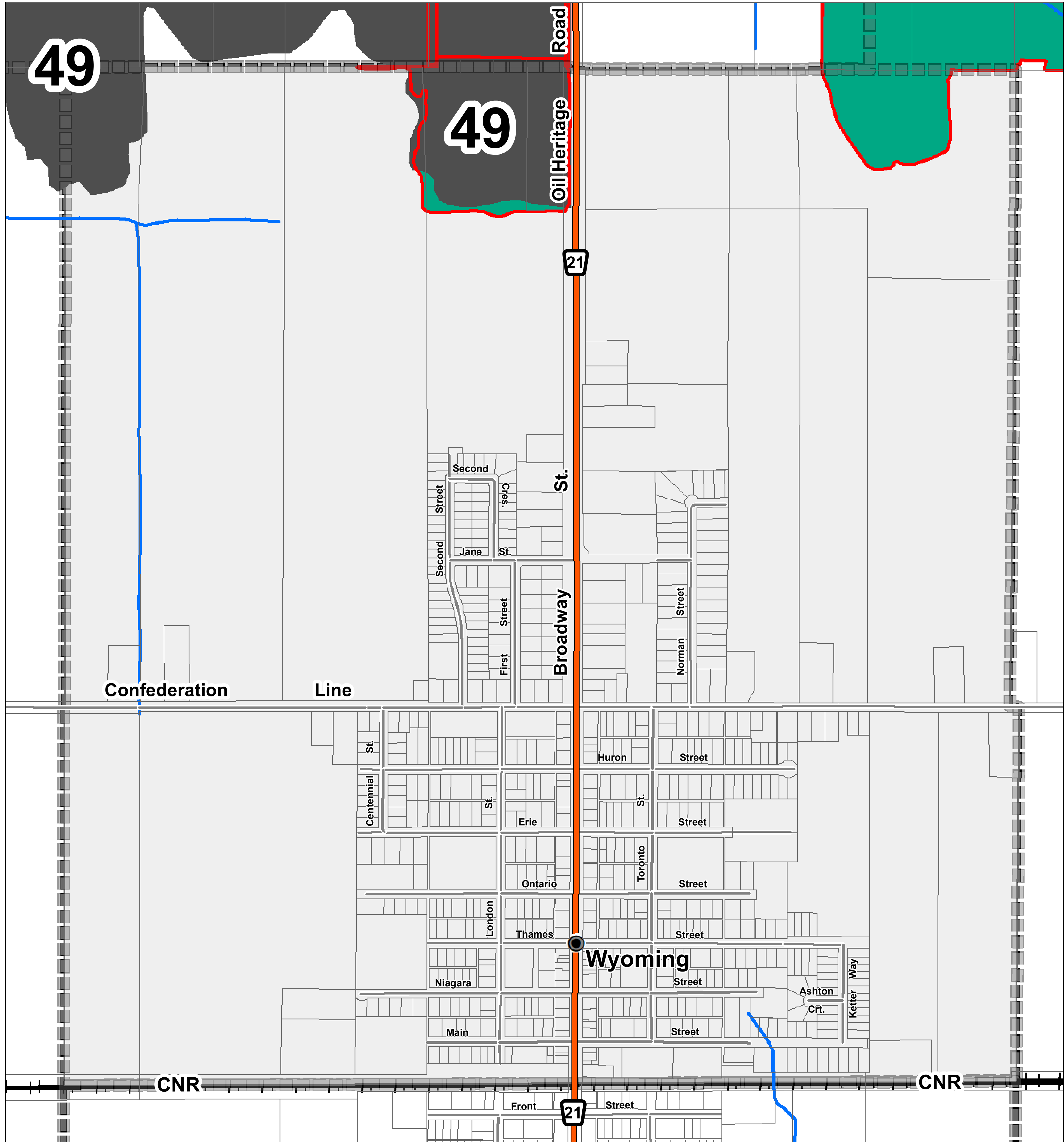
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 10 to Schedule "C"
Natural Heritage
(Wyoming North)

LEGEND

- Assessment Parcels
- Rivers - Streams - Drainage
- Roads
- Provincial Highway
- Railroad
- Waterbodies
- Municipal Boundary
- Schedule Inset Boundaries ("Part 1"..... "Part 11")

**Lambton County
Official Plan - Designations**

- Feature Inventory Identifier
- Group "B" Features
(ANSI, LS, ESA, SAA, CGP, CC, WA, PC)

As Extracted from the Lambton County "Official Plan"
Map 2 - Natural Heritage System

Local Official Plan - Designations

- Significant Woodland

Reference

Disclaimer: These digital mapping products have been produced on the County of Lambton's Geographic Information System. Data provided herein is derived from sources with varying levels of accuracy and currency. This is not a survey product. The County of Lambton disclaims all responsibility for the accuracy or completeness of information contained herein. The County of Lambton assumes no responsibility for errors arising from use of these digital mapping products.

The Official Plan information contained herein is current as of the last recorded amendment noted under "Official Plan Amendments".

Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

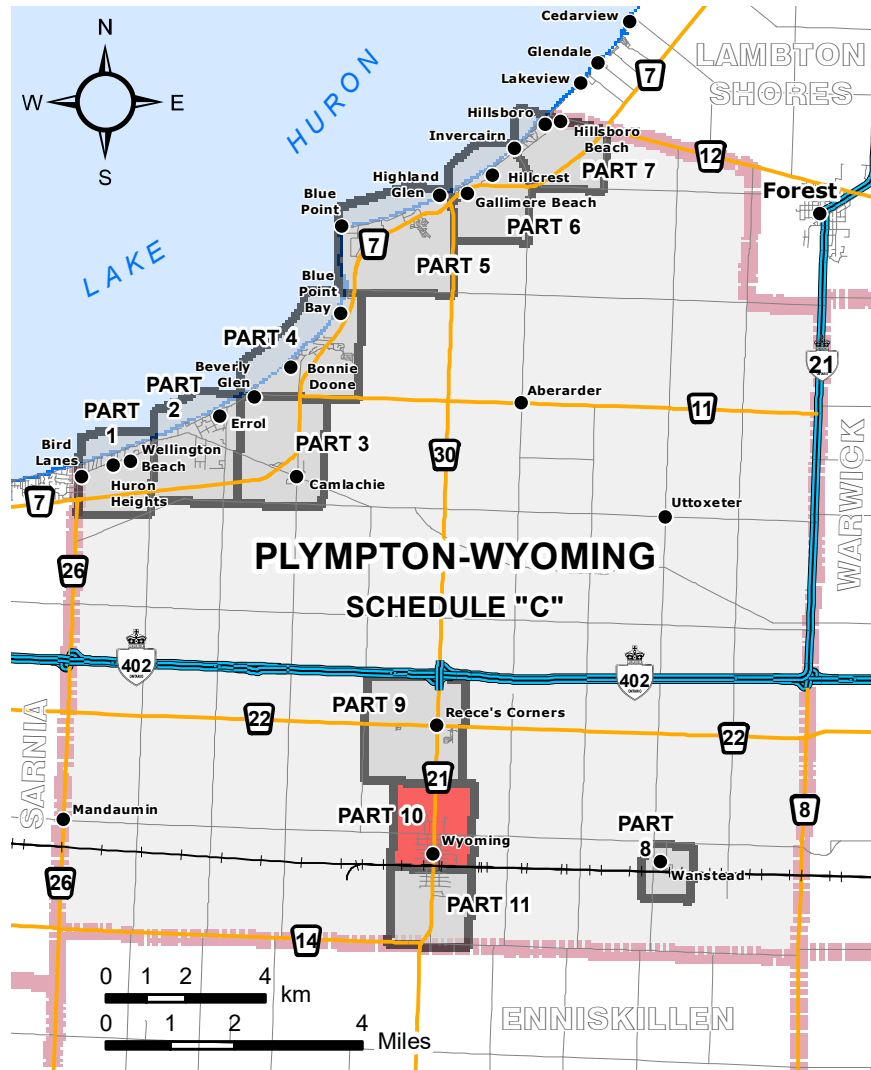
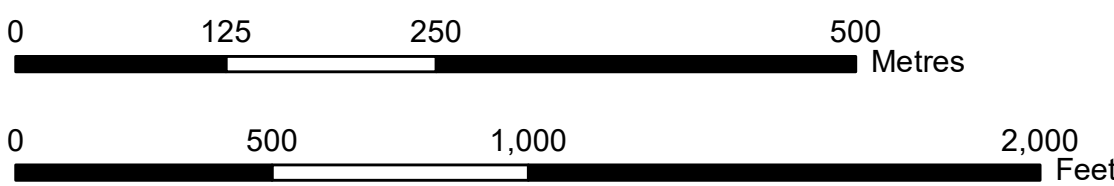
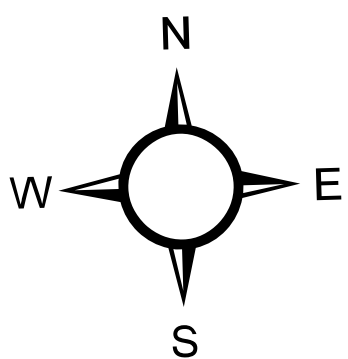
COUNTY OF LAMBTON
Planning and Development Services, March 2021

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Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 10 to Schedule "C"
Natural Heritage
(Wyoming North)

to By-law No. __ of 2021

Passed this __ day of ____, 2021

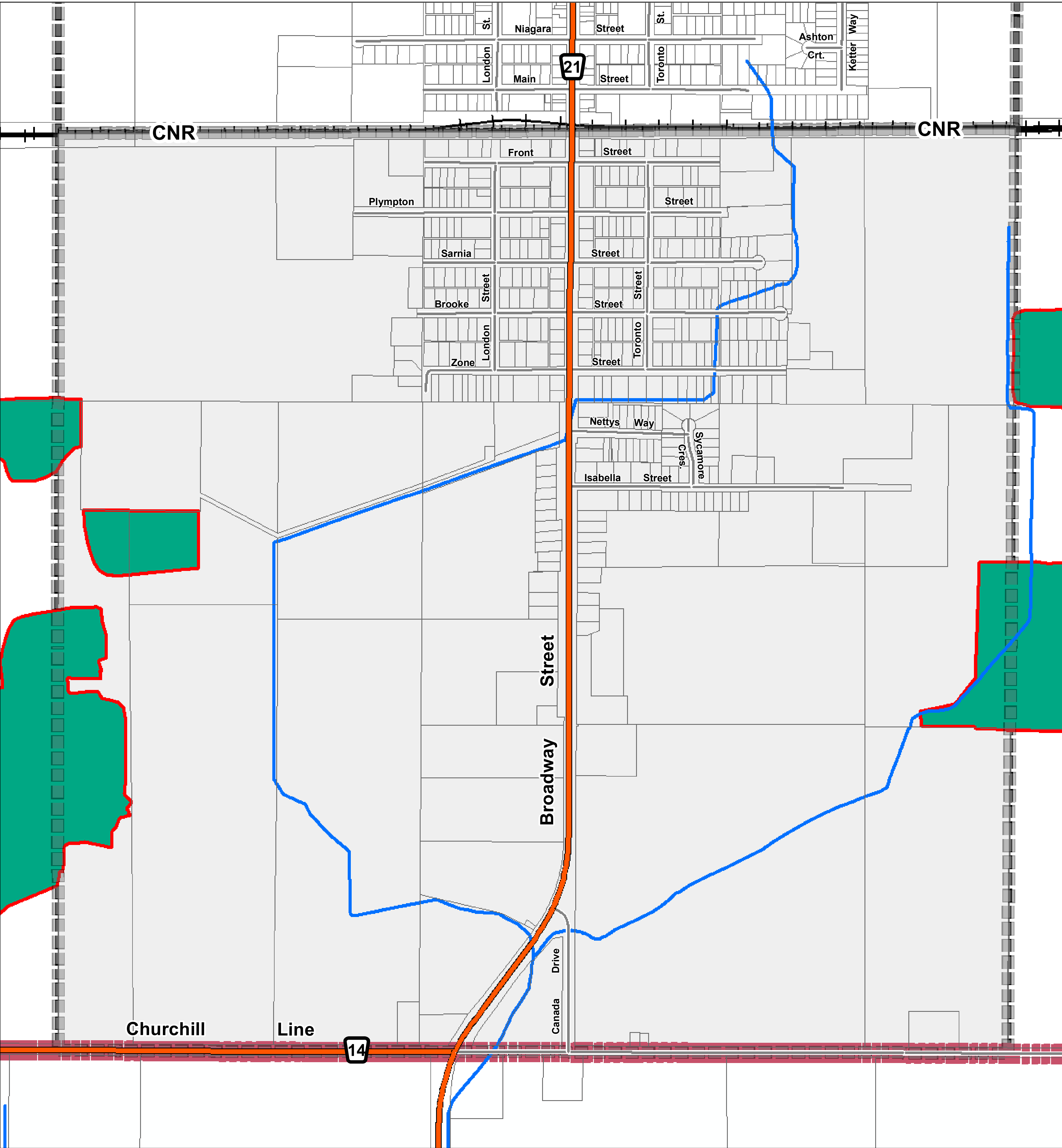
Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx





Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 11 to Schedule "C"
Natural Heritage
(Wyoming South)

- LEGEND**
- Assessment Parcels
 - Rivers - Streams - Drainage
 - Roads
 - Provincial Highway
 - Railroad
 - Waterbodies
 - Municipal Boundary
 - Schedule Inset Boundaries ("Part 1"..... "Part 11")

- Local Official Plan - Designations**
- Significant Woodland

Reference

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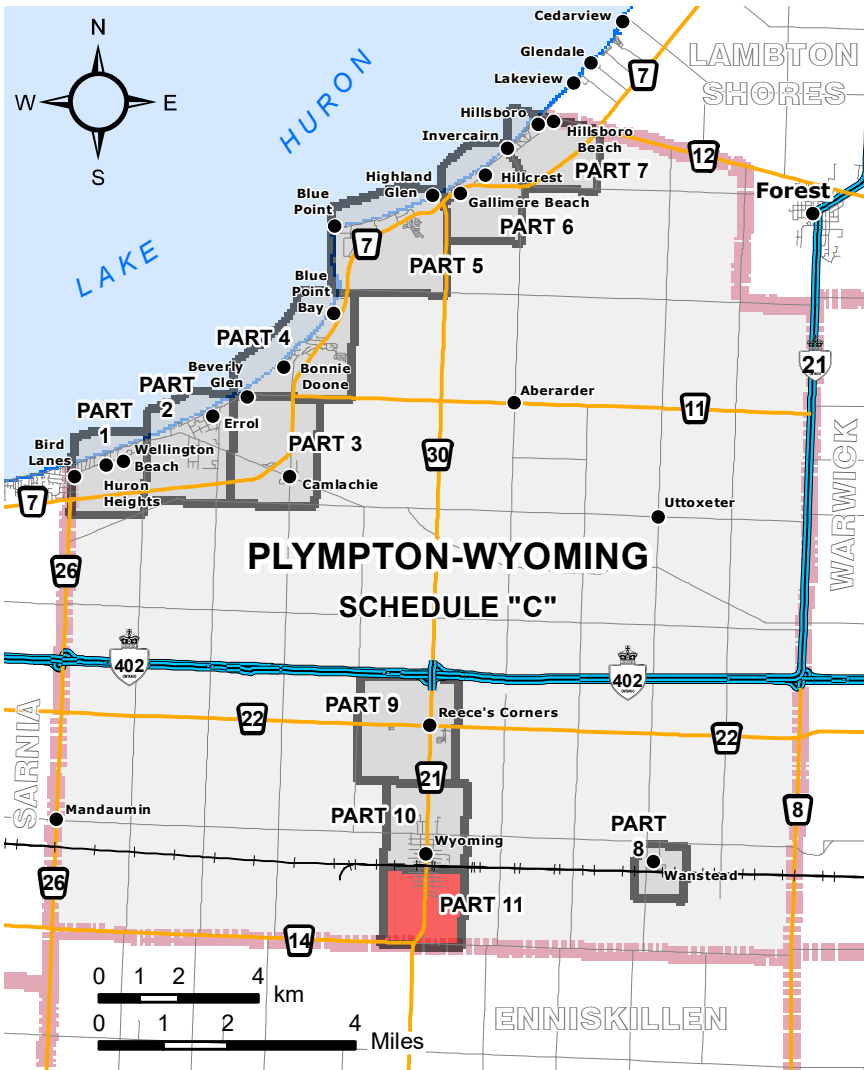
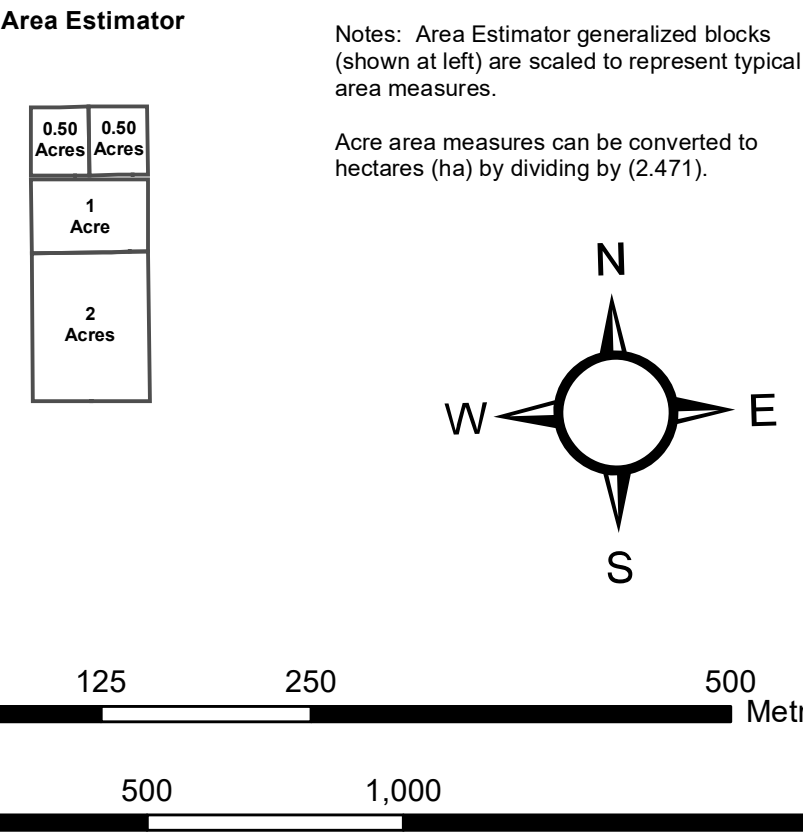
Cadastral database is current to December 2020.

Projection: UTM NAD 83 Zone 17

Consultant : Niagara Planning Group, March 2021

COUNTY OF LAMBTON
Planning and Development Services, March 2021

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Town of
Plympton-Wyoming
OFFICIAL PLAN
PART 11 to Schedule "C"
Natural Heritage
(Wyoming South)

to By-law No. __ of 2021

Passed this __ day of __, 2021

Lonny Napper, Mayor

Erin Kwarciak, Clerk

Official Plan Amendments

OPA# x xxxxxx, xx/xxxx

