

4.14.15 Park Dedication

The Municipality may at its sole discretion, choose to accept lands designated Environmental Protection as part or all of a parkland dedication pursuant to the *Planning Act*. The Municipality may also choose not to accept Environmental Protection lands as part or all of the parkland dedication.

4.14.16 Placing and Removal of Fill

The placing or removal of fill and site alteration are not permitted in lands designated as Environmental Protection, except as specifically permitted by the Conservation Authority in accordance with Regulations.

4.14.17 Zoning By-law Provisions

It is intended that where flood and erosion susceptible lands are designated as Environmental Protection on Schedule “A” the lands shall be zoned the Environmental Protection Zone and shall be subject to the relevant development restrictions in the implementing Zoning By-law.

Municipal wellhead protection areas are designated as Environmental Protection on Schedule “A”. The lands shall be zoned the Environmental Protection Zone and shall be subject to the relevant development restrictions in the implementing Zoning By-law.

4.15 DEFERRED GROWTH AREAS

The Deferred Growth Area designation applies only to lands within settlement areas for which there are no immediate plans for development.

The Deferred Growth Areas designated on Schedule-”A” are areas that are largely undeveloped or under-developed, primarily for residential use, and are currently serviced by private water and sewage disposal systems.

These areas are intended for long term growth and development on full municipal services in accordance with the staging policies of this Plan, and are not expected for development prior to 2031. It is the general intent of this plan that development within Deferred Growth Areas will only be permitted when warranted by the municipality and when full municipal services are

adequate after the completion of studies satisfactory to the Municipality in accordance with Section 3.4.1 and 3.4.2 of this Plan.

It is recognized that changing circumstances within the Municipality, with respect to supply and availability of land to accommodate residential development, may result the need to provide for development of those areas designated as Deferred Growth Areas', prior to 2031. Where Council for the municipality recognizes that there is a need to revisit the designation of some of those lands within the "Deferred Growth Area" prior to 2031, Council may initiate an amendment to facilitate such development.

4.15.1 Applications for Consent

Division of land though Consent to Sever, for residential purposes within the Deferred Growth Area designation is prohibited as these lands are to be protected for future growth and development. Consents which are required to facilitate the ongoing viability of agricultural uses within those areas designated "Deferred Growth Area" may be permitted, where the Municipality is reasonably satisfied that such changes will not negatively impact future growth and development.

4.15.2 Zoning

Prior to long term urban growth on full municipal services, lands designated as Deferred Growth Areas will be zoned to permit existing uses, and may also be zoned to permit uses of a temporary nature that do not require municipal servicing and generally do not involve buildings or significant structures. Uses such as agriculture, forestry, open space and outdoor recreation will generally be permitted and compatible public uses which do not require municipal water or sewer services will also be permitted.

4.16 SPECIAL DEVELOPMENT AREA NO.1 – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA

The areas delineated as being within Special Development Area No.1 are the lands located between the "1 in 100 year" floodline and the "Regional Storm" floodline on fill and floodline mapping for Butler Creek prepared in 1987 for the LTRCA. For lands designated on Schedule "D" as the SPECIAL DEVELOPMENT AREA NO. 1 – BUTLER CREEK TWO-ZONE FLOODPLAIN AREA, the following provisions shall apply: