



**MUNICIPALITY OF HURON
SHORES**

OFFICIAL PLAN

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Appendix 1 - Lake Development Capacity
Appendix 2 - Provincial Policy Statement - Definitions
Land Use Schedules



Huron Shores - Glossary of Planning Terms

The following words or terms are used in the Official Plan and are in addition to those definitions in Appendix 2.

- Development** Means the creation of a lot, a change in land use or the construction of a building or structure which requires approval under the *Planning Act*. Development does not mean the installation of infrastructure, works subject to the *Drainage Act* or the underground or surface mining of minerals or mineral exploration activities.
- Driveway** An entrance or access that provides vehicular access to a single property.
- Frontage** Means the length of the front lot line of a property along a public or private road. The front lot line must coincide with the legal boundary of the road allowance or private right-of way. Frontage may also mean the length of a lot line along a water body such as a lake or river.
- Garden Suite** A detached dwelling located on the same lot as a primary residential dwelling intended to accommodate elderly parents or a disabled family member. Use permitted through adoption of a temporary use by-law under Section 39 of the *Planning Act* (up to a 10-year period which may be renewed).
- Home Based Business** Means a small business operated in a private dwelling or in an accessory building that employs 1-3 people. The business is not visible to the passerby on the street or from a neighbouring property except where an advertising sign is permitted.
- Infill** Infill means the creation of a residential lot between two existing residences which are on separated lots of a similar size and which are situated on the same side of a road and is not more than 200 m [656 ft.] apart.

Influence Area	An area surrounding an industrial use, landfill site, pit or quarry or sewage lagoon where a sensitive land use may be affected by nuisance factors such as noise, dust, air quality, litter, vermin, leachate etc.
Lot Creation	Means the approval of a new lot under the <i>Planning Act</i> by consent or by plan of subdivision.
Non-Residential Use	Means the use of land buildings or structures for other than residential purposes. Examples include commercial, industrial, institutional, parks and open space, resource uses.
Private Road	A road, easement or right-of-way which provides vehicular access to two or more legally conveyable lots.
Provincial Policy Statement	Provides direction on matters of provincial interest related to land use planning and development. Official Plans must be consistent with the provincial policy statement.
Resource Management Plan	Means a report prepared by a qualified professional which assesses the resource value of land for extraction or other resource development purposes and may recommend measures to mitigate the impacts of resource development on other nearby land uses.
Shoreline	Refers to a line along a water body that distinguishes water from land where the water level is the average annual level.



Municipality of Huron Shores
OFFICIAL PLAN

1 INTRODUCTION

Huron Shores (2006 population 1,696) is a rural community, whose vision is to diversify and strengthen its economic base, sustain and improve the quality and range of municipal and community services it provides and to offer an attractive lifestyle that reflects its rural character. The lifestyle that residents enjoy stems from the attributes of the area's many lakes, large open spaces, scenic vistas and low density development.

However, the community recognizes the challenges associated with its location and small population. Residents must often travel to other communities such as Blind River, Thessalon or Sault Ste. Marie for educational, commercial, social and medical services which cannot be provided locally.

The community's employment base is closely tied to resource-based activities such as agriculture, forestry and mineral aggregate extraction.

Huron Shores is a community very much oriented to the out-of-doors and whose visual image is enhanced by its scenic setting along the shoreline of Lake Huron and many other inland lakes. The community enjoys an extensive system of hiking, snowmobile and ATV trails which connect to other communities. Hunting and fishing are common activities and big game are very much evident in the area.

Huron Shores is a safe community for children and adults alike and this atmosphere is conducive to raising families.

The Official Plan sets out the community's vision for the next 20 years. The Plan is a blueprint for positive growth and development that builds on the aspirations of citizens. Forecasted growth will increase the population to 1,800-2,000.

The Plan provides for a full range of housing types, with an emphasis on affordable housing. Affordable housing for seniors is viewed as essential in encouraging retirees to remain in the community.

Water is a precious resource for sustaining health and as an aesthetic attraction to community development. The Plan incorporates a source protection strategy and surface water management policies related to lake development.

2 BASIS OF THE OFFICIAL PLAN

Growth and Settlement

The Plan is based on sustaining at the very least, a stable population in the range of 1,800-2,000. To achieve this, the community must continue to develop its resource base, build its outdoor recreation and tourism industry, increase the housing supply, retain the existing forest products industrial base, retain existing businesses and the range of existing educational, social, health care, recreational and cultural services essential to a community of this size.

The settlement pattern is a mix of rural settlements and lakefront development disbursed along the network of municipal roads. This pattern will continue to predominate.

Land Supply

The 20-year land supply for development will be met through the build-out of lots of record or intensification in existing settlement, lakefront and rural areas.

While ***public service facilities*** are in place to serve the existing population, these may need to be expanded or modified to meet changing needs.

While the community has an abundance of parks and open space areas, the *Planning Act* will be used to add to the supply or development of public places, parks and open spaces. The Plan recognizes the network of recreational trails as an economic asset in supporting off-road vehicles and hiking.

The basis for the industrial land supply would be partly met through the development of a municipal industrial park. The intent is to make industrial land available which may be appropriately serviced with water and sewer services. The Plan also permits the development of resource-based industrial development.

Housing

While there is a full range of housing types available in the community, there is a need to increase the supply of medium and higher density housing to meet the needs of those entering the housing market and those retiring and downsizing. Affordable housing for seniors is required. The basis of the Plan is to provide for a full range of housing types and densities to meet a range of income groups and to provide for seniors housing and a growing

retirement community. The housing supply will be met through the build-out of lots of record or intensification in existing settlement, lakefront and rural areas

Infrastructure

The community is dependent upon on-site water and sewage services for all development except for a small area east of the Town of Thessalon. Future development will depend on this form of servicing where site conditions are suitable for the long term provision of such services. Stormwater management facilities will be addressed as part of the development process.

The network of municipally maintained roads and bridges is adequate subject to a program for ongoing improvement and maintenance. Private and other unassumed roads may be assumed into the municipal road system where analysed, warranted and improved, where required. Provincial highway corridors will be protected.

The capacity for domestic waste disposal is adequate for 20 years.

Alternative ‘green’ energy sources will be investigated as a means to offset existing high energy costs in the community (see **Section 22**)

Economic Development

The diversification of the economic base and business retention is essential to the long-term economic prosperity of Huron Shores. The Official Plan supports the wise management and use of the community’s natural resources. The Plan encourages other activities and initiatives that build on the area’s natural and scenic attributes, i.e. destination tourism as a 4-season community; by building motorized recreational activity tourism (snowmobiling and off-road vehicles); and by exploring opportunities for Ecotourism. The Plan also encourages home-based business, small business development and business retention as part of the economic development strategy. The intent of the Plan is to also encourage strategies for business retention and small business development as important sources for employment.

Natural Heritage

Living with nature is a fact of life in Huron Shores and the basis of the Plan is to conserve or protect features such as fish and wildlife habitat which might be affected by development (see **Section 17**).

Cultural Heritage

The basis of the Plan is to establish a protocol for conserving *archaeological resources* in the advent of major development proposals and for the potential conservation of other built

heritage resources and **cultural heritage landscapes** (see **Section 24**).

Natural and Human-Made Hazards

In recognizing past flood events and areas which are subject to flooding, the Plan directs development away from any known flood-plains as well as from lands with any significant development constraints or potential **mine hazards**. The basis of the Plan is to ensure that reasonable setbacks are established for development adjacent to water bodies, to direct development away from steep slopes or unstable soils and to establish suitable separation distances from conflicting land uses (see **Section 23**).

Consistency with the Provincial Policy Statement

This Plan is consistent with the *Provincial Policy Statement*. Planning applications will be reviewed for completeness and for compliance with the policies of this Plan and for consistency with the *Provincial Policy Statement*. This Plan will be updated no less frequently than every five years having regard to matters of provincial interest and to ensure consistency with the *Provincial Policy Statement*.

3 PURPOSE OF THE OFFICIAL PLAN

The purpose of this Official Plan is to set out goals, objectives, policies and implementation measures for development in the Municipality of Huron Shores for the next 20 years (2007-2027) while having regard for the effects on the social, economic and natural environment of the municipality.

4 GOALS OF THE OFFICIAL PLAN

To achieve a land use pattern that optimizes the use of available or planned **infrastructure** (roads, water, sewage, waste disposal, utilities) and **public service facilities** (schools, health care, recreation and cultural facilities, fire, police and emergency services) and which uses low densities and development standards which are cost effective and compatible with the emerging settlement pattern of Huron Shores.

To provide for the long-term prosperity of Huron Shores through policies which encourage new business development, the retention of existing businesses and which supports activities, programs and measures for sustaining a healthy economy.

To manage the community's renewable, non-renewable, water, natural heritage and cultural heritage resources in a responsible manner through the development of policies, tools and practices designed to identify, protect, conserve, enhance or utilize these resources over the short and long-term and which provide for the transition to other land uses where a non-renewable resource has been depleted.

To safeguard the public and the natural environment from natural and human-made hazards through the development of policies, tools and processes to identify, evaluate, prevent or protect against such hazards.

To make decisions affecting land use planning matters which are consistent with the Provincial Policy Statement.

5 OBJECTIVES OF THE OFFICIAL PLAN

To provide and maintain an adequate supply of land for residential uses, employment uses (commercial, industrial), institutional uses, *public service facilities*, parks and open space uses to meet projected growth and development demands for the planning period of 20 years (2007-2027).

To provide for a full range of housing types and densities to meet demographic and market requirements of current and future residents of Huron Shores while maintaining at all times, at least a ten-year supply of land designated and available for new residential development and a three-year supply of lots in draft and/or registered plans.

To designate land uses which will accommodate development and redevelopment having regard for the health, safety, convenience and needs of the present and future population.

To allow development where it can be adequately serviced within the existing capacity or planned expansion, upgrading or improvement of *public service facilities* (municipal administration, fire, police, educational, health care, recreational, cultural and social services) and *infrastructure* (roads and waste disposal and private water and sewage disposal services).

To protect *sensitive land uses* (dwellings, health care and educational facilities) from incompatible land uses and to avoid or resolve existing land use conflicts.

To conserve and protect *natural heritage features and areas* and the attributes of the natural landscape in the design, development and maintenance of land uses and land use activities.

To provide the land use planning framework to sustain existing employment and encourage and stimulate new economic development including strategies for business retention and small business development as important sources for employment.

To institute measures for the evaluation of known or potentially contaminated sites and their restoration to a condition suitable for reuse, development or redevelopment.

6 COMMUNITY DEVELOPMENT

The Plan envisions a mixed land use pattern within a predominantly rural setting. Specific land use designations may be used to identify areas where there is a concentration of development or particular type of land use such as residential, commercial, industrial, countryside or waterfront. Other land uses or features may be common to some or all land use categories depending on their characteristics or servicing requirements. This includes *infrastructure, natural heritage features and areas* and natural hazards.

7 RESIDENTIAL POLICY AREA

7.1 Permitted Uses

On lands designated as Residential Policy Area on the Land Use Plan, residential uses permitted will include a full range of housing types and densities appropriate to community settlement. These include single and two-unit housing, row or town housing, boarding houses, apartments, senior's residences, group homes and crisis housing (e.g. temporary residence for persons requiring emergency shelter). Garden suites, as defined in the *Planning Act*, may be permitted by a temporary use by-law. In-law suites or an apartment-in-a-house may be permitted where appropriately zoned. Mobile homes and mobile home parks are not permitted.



Recreational vehicles (e.g. motor home, travel trailer) may be permitted for short term accommodation on vacant lots as a temporary dwelling while a dwelling is under construction and may require regulatory approval. A recreational vehicle may also be stored on a lot occupied by a residential dwelling.

Accessory uses may include a bed and breakfast establishment and a home based business. Accessory buildings and structures to any of the foregoing uses shall be permitted.

7.2 Planning Principles

7.2.1 The lot size and frontage must be adequate for the intended use (e.g. dwelling, accessory uses, on-site services). New lots shall be a minimum of 0.6 ha [1.48 ac.] and have a minimum lot frontage of 45 m [147.6 ft.].

7.2.2 The lot shall be serviced with ***individual on-site sewage and water services*** where site conditions are suitable for the long-term provision of such services. This may require a hydrogeological and terrain analysis study designed to assess the potential risk to groundwater. Reference shall be made to Ministry of the Environment, Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment. Approval of new lots shall include sufficient off-site ***reserve sewage system capacity*** for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.

Applications for lot creation on ***individual on-site sewage services*** or ***private communal sewage services*** generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a

hydrogeological report.

- 7.2.3** The lot shall have frontage on and direct access onto a public road built to a standard acceptable to the municipality. A condominium approved under the *Condominium Act* may be served by a private road constructed to a standard acceptable to the municipality.
- 7.2.4** Housing types and densities may be segregated to maintain compatibility and consistency in the character of the area in which they are located. A senior's residence should be located closer to public service and commercial facilities. Approximately 80% of the housing should be developed as low density (singles, two-unit), while 20% should be allocated for medium and higher density. The municipality will endeavour to ensure that 25% of the housing is made affordable to low and moderate income households. Tenure may include freehold, lease/rental or condominiums.
- 7.2.5** As a target, the available land supply for residential purposes in the Residential Policy Areas should not be less than 25 lots/units at all times. The minimum supply target for the 20-year planning period is 150 lots/units. The municipality will maintain a minimum ten-year supply of land available for residential development and a three-year supply of land suitably zoned to facilitate immediate residential development.
- 7.2.6** Land development shall generally be by plan of subdivision. This shall not prevent land division by consent on infill lots or blocks or where consent will facilitate development (see also **Section 7.2.2** re: servicing and definition of infill in the Glossary).
- 7.2.7** Land development shall generally occur in a contiguous and orderly fashion with respect to all policy areas.
- 7.2.8** A bed and breakfast establishment may be permitted in a single detached dwelling provided there is an adequate area for parking and health unit approvals, where required, are obtained.
- 7.2.9** Home based businesses may be permitted as an accessory use in either the principal dwelling or an accessory building, provided the use is legal, that the use is clearly secondary to the residential use and does not create a nuisance to neighbours (e.g. noise, traffic, signs). Conversion of a home based business to a commercial use shall be subject to regulatory approval.
- 7.2.10** Group homes are generally defined as a single housekeeping unit in which three to ten persons, excluding supervisory or operating staff, live together under responsible supervision and which is licensed and/or approved under provincial statutes and comply with municipal by-laws. The Municipality may establish a registry for group homes and may govern separation distances between group homes.

- 7.2.11 Consideration will be given to energy efficient and sustainable design in housing developments and for accessibility by those with physical and other challenges.
- 7.2.12 Council recognizes the importance and value of woodlands and encourages residents to retain and enhance woodland coverage in designing and developing residential properties.

7.3 Implementation Measures

- 7.3.1 The Municipality will zone lands to control the types and densities of housing, accessory uses and non-residential uses in the Residential Policy Area. The Municipality may use Section 39 of the *Planning Act* to enact a temporary use by-law for a garden suite. This *Act* may also be used to enter into an agreement to govern the occupancy of a garden suite.
- 7.3.2 The Municipality may use site plan control for larger multiple housing projects, for group homes, for a bed and breakfast and for any shoreline residential development in a Residential Policy Area. Site plan and zoning controls may be used to mitigate the impacts of non-residential uses (i.e. public service uses) on adjacent residential uses (e.g. increased setbacks, landscaping, screening).
- 7.3.3 The Municipality may take advantage of provincial and/or federal housing programs to facilitate the delivery of affordable housing.
- 7.3.4 Any development within the Residential Policy Area proposed within 300 m [984.2 ft.] of the shoreline of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

8 COMMERCIAL POLICY AREA

8.1 Permitted Uses

On lands designated as Commercial Policy Area on the Land Use Plan, the commercial uses permitted shall include a full range of retail, personal service uses, automotive, recreational and resort commercial uses.

Except for an automotive and engine repair uses, residential uses may be permitted in the same building as a permitted commercial use. Existing residential uses in a commercial area may also be permitted.

Accessory buildings and structures to any of the foregoing uses shall be permitted and may include an accessory residential use.

8.2 Planning Principles

8.2.1 The lot size and frontage must be adequate for the intended use. This should include provision for parking, loading, landscaping, outside storage and potential future expansion of any commercial use. New lots shall be a minimum of 0.6 ha [1.48 ac.] and have a minimum lot frontage of 45 m [147.6 ft.].

8.2.2 The lot shall be serviced with ***individual on-site water and sewage services*** where site conditions are suitable for the long-term provision of such services. This may require a hydrogeological and terrain analysis study designed to assess the potential risk to groundwater. Reference shall be made to Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, Ministry of the Environment in undertaking the appropriate assessment. Approval of new lots shall include sufficient off-site ***reserve sewage system capacity*** for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.

Applications for development on privately owned and operated individual or ***private communal sewage systems*** generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

8.2.3 The lot shall have frontage on and direct access onto a public road constructed to municipal standards. Access onto a provincial highway shall be subject to the requirements and permits of the Ministry of Transportation for entrances, buildings/structures and signs, prior to any construction or grading being undertaken. Outdoor storage associated with commercial uses

adjacent to a provincial highway and a municipal road will be subject to requirements for screening or buffering.

- 8.2.4** The development of identifiable commercial areas by generally clustering and concentrating commercial uses will be encouraged. The location or clustering of commercial uses shall generally be directed to a municipal road or highway or to municipal road intersections along Highway 17. Trucking access (e.g. deliveries) and the main entrance should generally be from a municipal road. (See also **Section 20.6.1.**)

Where feasible, commercial areas will be planned for both vehicular and pedestrian access and shall have regard to the access needs of the disabled.

- 8.2.5** Commercial uses will be planned to avoid or minimize impacts on adjacent residential or other *sensitive land uses* and outdoor storage should require screening or buffering.
- 8.2.6** Redevelopment of abandoned or *brownfield sites* (commercial sites) will be strongly encouraged.
- 8.2.7** Consideration will be given to energy efficient and sustainable design in commercial developments and for accessibility by those with physical and other challenges.
- 8.2.8** Council recognizes the importance and value of woodlands and encourages proponents of development to retain and enhance woodland coverage in designing and developing commercial properties. Council will also require the retention of a vegetation buffer along municipal roads and property lines as both an environmental feature and as a measure to conserve the aesthetic amenity characteristic of the municipality (agricultural crop lands exempted).

8.3 Implementation Measures

- 8.3.1** The Municipality will zone lands to control the types, location and density of commercial development.
- 8.3.2** The Municipality may use site plan control to ensure high quality development, to provide for *individual on-site sewage services, individual on-site water services* and to provide for buffering or landscaping between commercial uses and residential or other *sensitive land uses*.
- 8.3.3** Any development proposed in the Commercial Policy Area within 300 m [984.2 ft.] of the shoreline of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

9 INDUSTRIAL POLICY AREA

9.1 Permitted Uses

On lands designated Industrial Policy Area on the Land Use Plan, a full range of industrial uses will be permitted. Automotive and industrially-related commercial uses are also permitted. Salvage or wrecking yards and mineral mining operations are considered to be industrial uses.

Accessory buildings and structures to any of the foregoing uses will be permitted and may include an accessory residential use for a caretaker or owner of the property.

The classification of industrial uses will be as set out in the description in Guideline D-6 - Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment.

9.2 Planning Principles

9.2.1 The intent of this Plan is to recognize existing industrial uses such as the forest products mill near Little Rapids and to provide for the development of a new industrial area east of the Town of Thessalon. New medium (Class II) and heavy (Class III) industrial development shall generally proceed by an amendment to this Plan and shall be directed away from residential uses, other *sensitive land uses* and *natural heritage features and areas*.

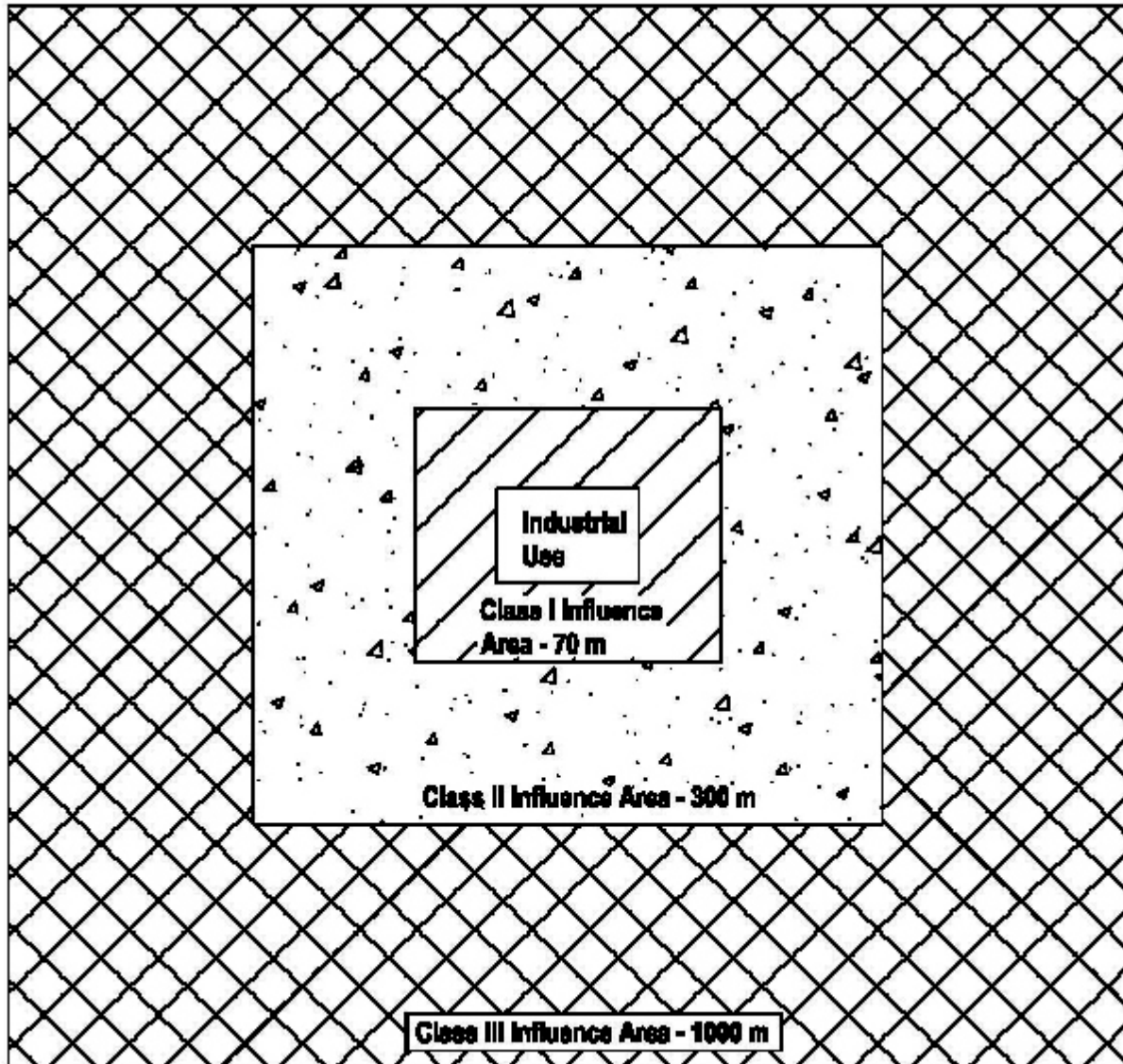
9.2.2 The lot size and frontage must be adequate for the intended use. This should include provision for parking, loading, landscaping, outside storage and potential future expansion of any industrial or industrially-related commercial use.

9.2.3 The lot shall be serviced with on-site water, sewage, stormwater and waste disposal services having adequate capacity to service the development. Site conditions must be suitable for the long-term provision of such services and shall comply with the requirements of the applicable legislation (i.e. *Building Code Act, Ontario Water Resources Act, Safe Drinking Water Act, Clean Water Act*) (except for the area serviced by the Town of Thessalon water service system).

Applications for development on *individual on-site sewage services* or *private communal sewage systems* generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

- 9.2.4 The lot shall have frontage on and direct access onto a public road constructed to a standard acceptable to the municipality. Industrial traffic and access points shall be directed away from residential and other *sensitive land uses*. Access onto a provincial highway shall be subject to the requirements and permits of the Ministry of Transportation for entrances, buildings/structures and signs, prior to any construction or grading being undertaken. Outdoor storage associated with industrial uses adjacent to a provincial highway and municipal road shall be subject to requirements for screening or buffering. (See also **Section 20.6.1.**)
- 9.2.5 New industrial development or the expansion of existing uses shall comply with the recommended minimum separation distances set out in D-6 - Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment, namely: Class I - 20 m, Class II - 70 m and Class III - 300 m. Distances shall normally be measured between the lands designated as Industrial Area and the closest committed or proposed *sensitive land use* (i.e. residential, health care facility, educational facility) or other use. An exception may be made for an on-site separation distance on the industrial property where the intervening activities do not present an *adverse effect* on a *sensitive land use* (i.e. employee parking, landscaping, buffer area).
- 9.2.6 An influence area describes an area where an *adverse effect* from an industry may be experienced by a *sensitive land use*. Development of an industrial or *sensitive land use* within an influence area may only be permitted where technical studies (e.g. noise and vibration, air quality) indicate the absence of a problem or where it can be mitigated or prevented to the level of a trivial impact (i.e. no *adverse effect*). The influence areas set out in the Ministry of the Environment guideline are: Class I - 70 m, Class II - 300 m and Class III - 1,000 m (see diagram on p. 14).
- 9.2.7 Outdoor storage, parking, loading, waste receptacles, lighting and signage shall be visually screened and buffered (e.g. fence, vegetation) or appropriately located in a way as to not negatively affect adjacent properties and *sensitive land uses*.
- 9.2.8 Redevelopment of abandoned or *brownfield sites* (industrial sites) will be strongly encouraged.
- 9.2.9 Consideration will be given to energy efficient and sustainable design in industrial developments and for accessibility by those with physical and other challenges.
- 9.2.10 Council recognizes the importance and value of woodlands and encourages proponents of development to retain and enhance woodland coverage in designing and developing industrial properties. Council will also require the retention of a vegetation buffer along municipal roads and property lines as both an environmental feature and as a measure to conserve the aesthetic amenity characteristic of the municipality (agricultural crop lands

Influence Area Surrounding Industrial Uses



exempted).

9.3 Implementation Measures

9.3.1 The Municipality will zone lands to control the type, location and layout of any Industrial Policy Area. The zoning by-law shall also regulate separation distances between industrial development and other land uses.

9.3.2 The Municipality may use site plan control to ensure high quality development, to provide

for on-site servicing and to provide for buffering or landscaping between industrial uses and other land uses.

9.3.3 Environmental approvals shall be obtained where required.

9.3.4 Any development proposed in the Industrial Policy Area within 300 m [984.2 ft.] of the shoreline of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

10 COUNTRYSIDE POLICY AREA

The Countryside Policy Area, as shown on the Land Use Plan, will be an area where the scope of permitted uses will relate primarily to the management or use of resources and resource-based recreational activities. Residential development and other rural land uses typically located in a rural area are permitted where they are related to a resource use, do not conflict with the development or use of natural resources and where they meet the planning principles of this Plan. This Plan provides opportunities for retirement living in the Countryside Policy Area.



On Crown Land in the Countryside Policy Area, the Province is largely responsible for resource management and the regulation of land use activity. It is expected that prior to the disposition of Crown Lands within the Municipality by either the Government of Ontario or the Government of Canada, consultation will take place with the Municipality. The Municipality acknowledges that the Official Plan does not apply to Crown Lands.

Resource and resource-based activities will be encouraged such as agriculture, forestry, mineral aggregate extraction and mining. *Natural heritage features and areas* will be protected for their *ecological functions*. Recreational activities, tourism and other economic opportunities will be promoted. This includes commercial uses catering to the travelling public or which require a rural setting such as resource-based industrial uses or intensive industrial uses.

All farm and non-farm development shall comply with the *Minimum Distance Separation Formulae* (MDS) in order to minimize odour conflicts between livestock facilities and development. For the purposes of this Plan, the MDS I will not apply to existing lots of record of less than 1 ha [2.47 ac.] nor to development in Little Rapids or Iron Bridge. Cemeteries shall be classified as a Type B land use. Where a non-farm residential use or structure or a livestock facility is destroyed by a catastrophic event, compliance with MDS I and II, respectively will not be required provided that neither the dwelling or the livestock facility are built closer to a livestock facility or dwelling respectively, than before the catastrophe. MDS I shall not limit the expansion of an existing use or the construction of accessory buildings and structures on the property.

10.1 LAND USE PATTERN

The land use pattern will be made up of a mix of land uses which include rural residential uses, commercial uses, industrial uses, public spaces, parks and open space, *public service facilities* and resource activities. Other features include *natural heritage features and areas*.

Public spaces, parks and opens space uses as listed in **Section 14.1** will be permitted in the Countryside Policy Area.

Public service facilities may be permitted in the Countryside Policy Area where there is no alternative location in a built-up area. The relevant planning principles of **Section 19.1** shall apply.

A sleep cabin (bunkie), hunt camp or fish camp may be permitted which provides for short term recreational accommodation on private land within the Countryside Policy Area provided there is no conflict with a resource use.

The location of kennels may be regulated to avoid land use conflicts with residential uses.

Airfields are permitted in the Countryside Policy Area where they meet the requirements of the federal *Aeronautics Act* and other relevant environmental approvals.

10.2 RESIDENTIAL USES IN THE COUNTRYSIDE POLICY AREA

10.3 Permitted Uses

Residential development may be permitted in the Countryside Policy Area along the network of existing municipal roads, on lots of record on private roads and provincial highways subject to the planning principles below.

Permitted uses include single and two unit dwellings, a bed and breakfast establishment. Mobile homes and mobile home parks are not permitted.

Recreational vehicles (e.g. motor home, travel trailer) may be permitted for short term accommodation on vacant lots as a temporary dwelling while a dwelling is under construction and may require regulatory approval. A recreational vehicle may also be stored on a lot occupied by a residential dwelling.

Farm vacation uses associated with a farm are permitted. A second dwelling on a farm property may be permitted for this purpose where it does not interfere with normal farming practices.

Accessory buildings and structures to any of the foregoing uses will be permitted. This includes a garden suite.

10.4 Planning Principles

10.4.1 The lot size and frontage must be adequate for the intended use, e.g. dwelling, accessory uses, on-site services. New lots shall be a minimum of 0.6 ha [1.48 ac.] and have a minimum lot frontage of 45 m [147.6 ft.].

10.4.2 The lot shall be serviced with *individual on-site water and sewage services* where site conditions are suitable for the long-term provision of such services. This may require a hydrogeological and terrain analysis study designed to assess the potential risk to groundwater. Reference shall be made to Ministry of the Environment, Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment. Approval of new lots shall include sufficient off-site *reserve sewage system capacity* for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.

Applications for lot creation on *individual on-site sewage services* or *private communal sewage systems* generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

10.4.3 New lot creation shall have frontage on and direct access onto a year round maintained public road constructed to a standard acceptable to the Municipality. Development including the creation of infill lots (see definition of infill in the Glossary) and development on a lot of record may also be permitted where the lot fronts on an existing private road constructed to a standard acceptable to the Municipality. A condominium approved under the *Condominium Act* may be served by a private road constructed to a standard acceptable to the municipality.

10.4.4 New lot creation is limited to consents in accordance with the land division policies of this Plan. Development will be directed away from resource uses, land uses which may create a land use conflict and lands having development constraints. Development will generally be directed to infill between existing developed residential lots (see definition of infill in the Glossary). Remote or scattered development will be discouraged.

10.4.5 A bed and breakfast establishment or a farm vacation use may be permitted in a single detached dwelling provided there is an adequate area for parking and health unit approvals, where required, are obtained.

10.4.6 Home based businesses may be permitted as an accessory use in either the principal dwelling or an accessory building, provided the use is legal, that the use is clearly secondary to the residential use and does not create a nuisance to neighbours (i.e. noise, traffic, signs), that

the use does not compete with uses in a commercial area and that adequate parking is available. Conversion of a home based business to a commercial use may be subject to regulatory approval.

- 10.4.7 Any rural residential development proposed within 300 m [984.2 ft.] of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.
- 10.4.8 Consideration will be given to energy efficient and sustainable design in housing developments and for accessibility by those with physical and other challenges.
- 10.4.9 Council recognizes the importance and value of woodlands and encourages residents to retain and enhance woodland coverage in designing and developing residential properties. Council will also require the retention of a vegetation buffer along municipal roads and property lines as both an environmental feature and as a measure to conserve the aesthetic amenity characteristic of the municipality (agricultural crop lands exempted).

10.5 Implementation Measures

- 10.5.1 The Municipality will zone lands to control the types and densities of housing, accessory uses and non-residential uses. The Municipality may use Section 39 of the *Planning Act* to enact a temporary use by-law for a garden suite. The *Municipal Act* may also be used to enter into an agreement to govern the occupancy of a garden suite.
- 10.5.2 The Municipality may use site plan control for a bed and breakfast establishment or farm vacation use.

10.6 COMMERCIAL USES IN THE COUNTRYSIDE POLICY AREA

10.7 Permitted Uses and Planning Principles

The relevant policies of **Section 8.2** shall apply to any lands used for commercial uses in the Countryside Policy Area except as follows.

New commercial uses in the Countryside Policy Area may include highway commercial uses which service the travelling public, recreational or resort commercial uses and service commercial uses. (See also **Section 20.6.1**.)

New commercial uses shall only be permitted by an amendment to the zoning by-law and shall be subject to site plan control.

Any commercial development proposed within 300 m [984.2 ft.] of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this

Plan.

10.8 INDUSTRIAL USES IN THE COUNTRYSIDE POLICY AREA

10.9 Permitted Uses and Planning Principles

The policies of **Section 9**, except as set out in this section, shall apply to any lands designated as Industrial Area on the Land Use Plan and which are located within the Countryside Policy Area. Permitted industrial uses will include mining operations, salvage yards, resource-based industrial uses, value-added industrial uses and industries which are best suited to a rural setting.

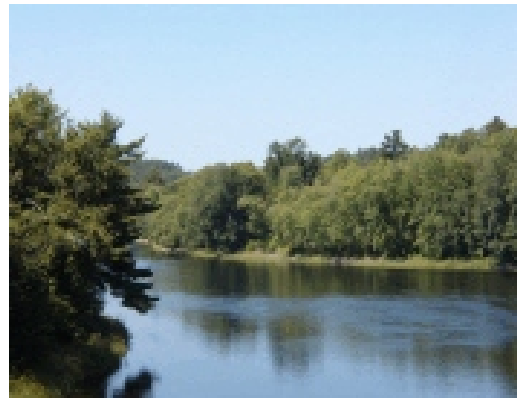
New industrial uses in the Countryside Policy Area shall require an amendment to this Plan where they are located on private land. The basis of the amendment shall address the relevant Planning Principles in **Section 9.2** of this Plan.

Any industrial development proposed within 300 m [984.2 ft.] of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

11 WATERFRONT POLICY AREA

11.1 Permitted Uses

On lands designated as Waterfront Policy Area on the Land Use Plan, the permitted uses will include seasonal and year-round residential development and recreational commercial uses such as campgrounds, recreational vehicle parks, marinas, tourist lodges and restaurants. Mobile homes and mobile home parks are not permitted. Recreational vehicles (e.g. motor home, travel trailer) may be permitted for short term accommodation on vacant lots as a temporary dwelling while a dwelling is



under construction and may require regulatory approval. A recreational vehicle may also be stored on a lot occupied by a residential dwelling. Water access lots may be permitted for seasonal residential uses or resort commercial uses provided there is a designated public access on the same water body and provision is made for parking on the mainland.

Accessory buildings and structures to any of the foregoing uses will be permitted and may include an accessory residential use to a permitted commercial use. This includes a sleep cabin for a waterfront residential use provided it contains no sanitary or cooking facilities.

The Waterfront Policy Area generally applies to a depth of 300 m [984 ft.] from the shoreline of a lake or major tributary or river to a lake. Lots of record within 300 m [984 ft.] which are not designated Waterfront Policy Area may be used for the permitted use in the coinciding land use designation provided they comply with the relevant planning principles in **Section 11.2**.

11.2 Planning Principles

11.2.1 The lot size and frontage must be adequate for the intended use (e.g. dwelling/principal use, accessory uses, ***individual on-site sewage and water services***, parking). New lots for all uses shall be a minimum of 0.8 ha [2.0 ac.] and shall have a minimum lot frontage of 60 m [196.8 ft.].

11.2.2 The lot shall be serviced with ***individual on-site water and sewage services*** where site conditions are suitable for the long-term provision of such services. This may require a hydrogeological and terrain analysis study designed to assess the potential risk to groundwater. Reference shall be made to Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, Ministry of the

Environment in undertaking the appropriate assessment. Approval of new lots shall include sufficient off-site **reserve sewage system capacity** for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.

Applications for lot creation on **individual on-site sewage services** or **private communal sewage systems** generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

- 11.2.3** New lot creation shall have frontage on and direct access onto a year round maintained public road constructed to a standard acceptable to the Municipality. Development including the creation of infill lots and construction on a lot of record fronting shall be permitted on an existing private road constructed to a standard acceptable to the Municipality (see definition of infill in the Glossary). A condominium approved under the *Condominium Act* may be served by a private road constructed to a standard acceptable to the municipality.
- 11.2.4** Development may occur by consent or by plan of subdivision subject to the land division policies of this Plan.
- 11.2.5** The minimum setback from the shoreline of a lake, river or tributary for a dwelling, a sewage disposal system or a non-residential use or building shall be 30 m [98.4 ft.]. The setback for an accessory building such as a garden shed, gazebo, sauna, viewing stand or similar minor building shall be 15 m [49.2 ft.]. Reductions to the required setback may be permitted where site conditions warrant it (e.g. an existing lot of record, a substandard lot depth, a steep slope). Reduced setbacks, particularly on existing lots of record, may be compensated by such measures as retaining or increasing the percentage of vegetation coverage on the lot, requiring the installation of a sewage disposal system with a higher level of phosphorus removal (i.e. 90% or more), limiting the construction of accessory buildings or docks on the shoreline, etc.
- 11.2.6** Development on lakes and water bodies shall be planned with the intent of preserving the shoreline area in its natural state. Vegetation within 15 m [49.2 ft.] should be left undisturbed except for a narrow access to the lake. Accessory uses, i.e. storage shed, gazebo, viewing stand shall be discouraged in this shoreline area.
- 11.2.7** Council recognizes that the viewshed or viewscape contributes to the aesthetics and economic value or importance of shorelines and water front properties in the Municipality. Development will be controlled to ensure that the woodland coverage within the viewshed of a water body is conserved. This may be achieved through such measures as site plan control, development agreements and controls on tree cutting. Council will also require the retention of a vegetation buffer along municipal roads and property lines as both an environmental feature and as a measure to conserve the aesthetic amenity characteristic of

the municipality (agricultural crop lands exempted).

11.2.8 Development will be restricted or prohibited on lands adjacent to a water body where the water body has reached or may reach its development capacity. Adjacent refers to any development within 300 m [984.2 ft.] of the shoreline of a lake or associated tributary, such as the lakes listed in the Lake Development Capacity Table in Appendix 1.

For the purposes of this Plan, the residual lake development capacity for key water bodies in Huron Shores is set out in the Lake Development Capacity Table in Appendix 1. This Table may be used as a guideline in assessing the need for a further capacity analysis.

Development will be prohibited on lands adjacent to a water body where the water body has reached or may reach its development capacity except where one or more of the following conditions exists:

- The tile fields on each new lot are set back at least 300 m [984 ft.] from the shoreline of the lake or such that the drainage from the tile fields would flow at least 300 m [984 ft.] before reaching the lake;
- The tile fields on each of the new lots are located such that it would drain into the drainage basin of another water body which is not at capacity;
- To separate existing, habitable buildings which were included in the original capacity calculation, each having a separate sewage disposal system, provided that the land use would not change, and
- The proposed new use complies with **Section 11.2.2** of this Plan.

11.2.9 The Municipality shall maintain an inventory of existing development and vacant lots of record on each lake and shall monitor conversions of seasonal to permanent dwellings and the consequential changes to the development capacity.

11.2.10

Areas for new waterfront development will be by an amendment to this Plan and shall include a calculation of the residual lake development capacity. No new *development* shall be approved where a lake is deemed to be at capacity.

11.2.11

The proponent of development will normally be responsible for the costs of studies required to determine lake development capacity.

11.2.12

Lake associations will be encouraged to collect water quality data.

11.2.13

Consideration will be given to energy efficient and sustainable design in housing developments and for accessibility by those with physical and other challenges.

11.3 Implementation Measures

11.3.1 The Municipality will zone lands to control the types and densities of housing, accessory uses and non-residential uses in the Waterfront Policy Area.

11.3.2 Site plan control may be used for waterfront development as a measure to retain natural features including the vegetation cover, to control drainage and the layout and onsite-service on the lot.

12 MINERAL AGGREGATE RESOURCE POLICY AREA

12.1 Permitted Uses

Mineral Aggregate Resources include lands shown as Mineral Aggregate Resource Policy Area and Mineral Aggregate Resource Overlay on the Land Use Plan.

On lands designated as Mineral Aggregate Resource Policy Area on the Land Use Plan the scope of permitted uses will include a ***mineral aggregate operation*** (includes lands licensed under the *Aggregate Resources Act*). Asphalt and concrete plants including facilities for the recycling of asphalt and concrete, mineral aggregate processing facilities and administration buildings or structures are permitted as accessory uses to a ***mineral aggregate operation***. ***Wayside pits or quarries***, a forestry use, an agricultural use including a barn, a conservation use, a hunt camp, peat extraction and associated accessory uses are also permitted.

On lands shown as Mineral Aggregate Resource Overlay, an area generally intended to identify the presence of bedrock resources, the scope of permitted uses will include all land uses in the underlying land use designation subject to the Planning Principles set out in **Section 12.2**.

12.2 Planning Principles

12.2.1 On Crown Lands, approvals for pit and quarry operations, including ***wayside pits and quarries***, will remain within the jurisdiction of the Province.

12.2.2 Lands designated as Mineral Aggregate Resource Policy Area, and lands in the Mineral Aggregate Resource Overlay on the Land Use Plan are intended to be protected for long-term use.

Applications for ***development*** on lands in the Mineral Aggregate Resource Overlay shall be reviewed in consultation with the Ministry of Natural Resources and a determination made as to whether any proposed ***development*** would preclude or hinder the establishment of new ***mineral aggregate operations***. The Municipality may request the proponent of ***development*** to submit a Resource Management Report (see **Section 25.1**) prepared by a qualified professional. ***Development*** will only be permitted where the report substantiates that the resource use would not be feasible, or the proposed land use development serves a greater long-term interest and issues of public health, public safety and environmental impacts are addressed.

Development proposed within the influence area of a Mineral Aggregate Resource Policy

Area (as determined through the Ministry of the Environment D-6 Guideline), will not be permitted where **development** would preclude or hinder **mineral aggregate operations** within the land use designation or which would be incompatible for reasons of public health, public safety or environmental impact unless it has been demonstrated that the resource use would not be feasible, or the proposed land use development serves a greater long-term interest and issues of public health, public safety and environmental impacts are addressed.

- 12.2.3 Mineral aggregate operations** shall be subject to the requirements and approvals provided for under the *Aggregate Resources Act* and any related provincial or federal approvals. Extraction shall be undertaken in a manner which minimizes social and environmental impacts. Provision shall be made for the recovery of **mineral aggregate resources** wherever feasible. Applicants will be required to comply with the *Aggregate Resources on Ontario Provincial Standards, Version 1.0, 1997* in the submission and preparation of applications under the *Aggregate Resources Act* including any required separation distance (as determined by the applicable Ministry of the Environment Guidelines) between a **mineral aggregate operation** and a **sensitive land use**.
- 12.2.4** Development of a **sensitive land use** may be permitted within an influence of a pit or 1,000 m [3,280 ft.] from a quarry where technical studies demonstrate that there will be no impact or that the impact of a mineral aggregate operation (noise, dust, vibration) can be appropriately mitigated.
- 12.2.5** Lands which are depleted of **mineral aggregate resources** shall be progressively rehabilitated to accommodate a subsequent land use or for a sequential natural resource use and shall take surrounding and approved land uses into consideration. Lands with capability for agricultural production (i.e. classed as Canada Land Inventory Class 2 and 3 soils) shall be rehabilitated so that the same areas and same average soil quality for agriculture is restored. This may be exempted where a substantial component of the extraction occurs below the water table and thus makes rehabilitation to pre-extraction agricultural capability unfeasible.
- 12.2.6 Wayside pits and quarries, portable asphalt plants and portable concrete plants** used on public authority contracts shall be permitted without the need for an official plan amendment or rezoning in the Countryside Policy Area except on lands with a particular environmental sensitivity (i.e. **significant natural heritage feature or areas**). Operators of aggregate processing equipment such as crushers and screening plants will require a Certificate of Approval from the Ministry of the Environment and location approval from the District office of the Ministry of the Environment.

12.3 Implementation Measures

- 12.3.1** Pits and quarries shall be zoned for extraction and associated accessory uses in the zoning

by-law. Lands within any Mineral Aggregate Resource Policy Area designation which are not zoned for an active pit or quarry (i.e. reserve), will be placed in an appropriate zone category to protect the lands from sterilization by new development. Zoning standards shall include the relevant separation distances between pits and quarries and ***sensitive land uses*** or a sensitive receptor. An official plan amendment will be required prior to establishing a ***mineral aggregate operation*** on lands which are not designated as Mineral Aggregate Resource Policy Area and for lands within a Mineral Aggregate Resource Overlay.

13 WASTE MANAGEMENT SYSTEMS POLICY AREA

13.1 Permitted Uses

On lands designated as Waste Management Systems Policy Area on the Land Use Plan, the scope of permitted uses will include landfill and recycling facilities and sites, septage haulage and disposal sites, composting, waste materials haulage and disposal sites.



Accessory buildings and structures to any of the foregoing permitted uses will be permitted.

It is the intent of this Plan that the municipality's landfill site will be used for domestic waste disposal and that the capacity will be expanded in response to new development.

Council promotes reduction, reuse and recycling or waste diversion as measures to reduce waste disposal in the landfill site and the corresponding extension of the lifespan of the site.

13.2 Planning Principles

13.2.1 All waste must be disposed of in an approved waste management facility. Existing active or new sites (public or private) may only be operated, expanded or closed in accordance with current provincial environmental standards and approvals. Site development shall make provision for the progressive rehabilitation and reuse of the site.

13.2.2 *Waste management systems* may include facilities for recycling, composting, waste control, transfer sites and ancillary activities operated in accordance with a valid Certificate of Approval. New sites, sites for septage disposal and transfer stations will require an amendment to this Plan and will require approval under the *Environmental Protection Act* before an amendment is considered. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage. Prohibited wastes shall include nuclear wastes, hazardous or pathological wastes. Sites may include transfer sites used for the temporary storage of waste materials. The municipality will monitor the impact of sites operated by the Municipality of Huron Shores to ensure that there are no off-site adverse impacts.

13.2.3 The municipality will use a 500 m [1,640 ft.] radius (see Land Use Plan for illustration) as the influence area for requiring impact studies for *development*, and will also establish provisions in the zoning by-law or use site plan control to establish an appropriate separation distance from an active or closed landfill site (i.e. 30 m [98.4 ft.]) from the boundary of the licensed footprint or boundary of a closed or inactive site within which all other land uses

will be prohibited. Within an influence area, which may be considered as a study area, factors to be considered in assessing whether development proposals should be approved include, but are not limited to, landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicular traffic, dust, noise, vectors and vermin and visual impact. These matters shall be addressed in a technical report.

- 13.2.4** Closed or inactive sites, whether public or private, may be used for other purposes subject to meeting requirements of the *Environmental Protection Act*. No buildings or other uses shall be made of land or land covered by water which has been used as a waste management facility within a period of 25 years from the year in which the site was closed without the prior approval of the Minister of the Environment pursuant to Section 46 of the *Environmental Protection Act*. Closure plans should provide for the progressive rehabilitation of the site.
- 13.2.5** As a condition of approval of any development which depends on ***individual on-site sewage services***, the applicant shall demonstrate that there is adequate capacity for hauled sewage from the proposed development.
- 13.2.6** Other ***waste management systems*** such as septage haulage and disposal sites, waste stabilization ponds, transfer sites may be designed, developed, operated or closed only where they comply with applicable provincial and other approvals and in locations with adequate separation distances from affected land uses.
- 13.2.7** Council will also maintain or require the retention of a vegetation buffer along municipal roads and property lines surrounding waste management facilities as both an environmental feature and as a measure to buffer landfill operations from adjacent properties.

13.3 Implementation Measures

- 13.3.1** The municipality will maintain a valid Certificate of Approval for its landfill sites, other waste management uses, where applicable and will monitor impacts as required by the Ministry of the Environment.

LANDS AND WATERS

14 PARKS AND OPEN SPACE

14.1 Permitted Uses

Parks, playgrounds, sports fields, public places and open spaces are areas designed and developed for the public for recreation, leisure, fitness and aesthetic appreciation. These areas may also serve as habitat areas and linkages for wildlife. They are essential to a healthy community. The scope of permitted parks and open space uses will include parks, playgrounds, sports fields, recreational trails, walkways, public beach areas, boat launches, campgrounds, conservation areas and reserves, stormwater management facilities, cemeteries, golf courses and open space. Lands are not specifically designated on the Land Use Schedule for Parks and Open Space as such land uses may be located throughout the Municipality where appropriate to the needs of the community.



The intent of this Plan is to recognize provincial park facilities and conservation areas.

Public spaces, parks and open space uses are not a land use designation and may be permitted wherever appropriate through zoning.

Accessory buildings and structures to any of the foregoing uses will be permitted.

14.2 Planning Principles

14.2.1 Public spaces, parks and open space uses should be adequately sized to user needs with provision being made for their potential expansion. Where applicable, provision shall be made for adequate parking.

14.2.2 Where ancillary facilities to a park or open space area include the need for water or sewage disposal services, the lot shall be serviced with *individual on-site water and sewage services* having adequate capacity to service the development. The lot shall also be designed for stormwater management and, where applicable, waste disposal services. The policies of **Section 19.2.2** shall apply to the design of services.

14.2.3 Facilities designed for public use should generally have access from a public road.

- 14.2.4** Lands for public spaces, public parks and open space areas may be acquired through parkland dedication and land acquisition under the *Planning Act* (including the acquisition of Crown Land).
- 14.2.5** The intent of this Plan is to conserve and add to the system of recreational trails for single and multi-use. Single use passive trails for walking, hiking and cross-country skiing may be restricted to non-motorized use.
- 14.2.6** Huron Shores is a snowmobile and 4-wheel off-road friendly community. Controls may be imposed, however, to protect residential areas from undue motorized traffic. Trail crossings of provincial highways will require the approval of the Ministry of Transportation.
- 14.2.7** The intent of this Plan is to ensure that opportunities are provided for public access to lakes and water bodies in the municipality through such measures as the retention/provision of boat launches, public beaches and road allowances.

14.3 Implementation

- 14.3.1** Lands may be acquired through parkland dedication under the *Planning Act* (i.e. 5% for residential or 2% for commercial/industrial).
- 14.3.2** Lands will be appropriately zoned to distinguish the types or use of parks and open space uses.
- 14.3.3** Any Parks or Open Space uses proposed within 300 m [984.2 ft.] of the shoreline of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

15 AGRICULTURE

15.1 Scope of Agricultural Activity

There are no lands identified as provincially significant agricultural lands in the Countryside Policy Area. However, the intent of this Plan is to permit *agricultural uses, agriculture-related uses* and *secondary uses* on or adjacent to lands used for agriculture provided, wherever possible, that the best agricultural soils are conserved for food production and livestock operations. Normal farm practices will be promoted and protected. Non-farm development may be permitted on lesser capability soils provided Council is satisfied that such development does not negatively affect farming operations.



15.2 Definition of Agricultural Uses

Agricultural uses include the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; agro-tourism; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time labour when the size and nature of the operation require additional employment. The municipality will also encourage the development of *secondary uses* in farming operations. Innovative energy-related activities will be encouraged such as the development of anaerobic digestion facilities and constructed wetlands.

15.3 Minimum Distance Separation Formulae

All farm and non-farm development shall comply with the *Minimum Distance Separation Formulae* (MDS) in order to minimize odour conflicts between livestock facilities and development. For the purposes of this Plan, the MDS I will not apply to existing lots of record of less than 1 ha [2.47 ac.]. Cemeteries will be classified as a Type B land use. Where a non-farm residential use or structure or a livestock facility is destroyed by a catastrophic

event, compliance with MDS I and II, respectively will not be required provided that neither the dwelling or the livestock facility are built closer to a livestock facility or dwelling respectively, than before the catastrophe. MDS I shall not limit the expansion of an existing use or the construction of accessory buildings and structures on the property.

15.4 Farm Vacation

Farm vacation uses associated with a farm are permitted. A second dwelling on a farm property may be permitted for this purpose where it does not interfere with normal farming practices.

15.5 Lot Creation

Lot creation on lands actively used for agriculture will be discouraged except for *agricultural uses, agriculture-related uses*, a residence surplus to a farming operation, *infrastructure* and for *legal or technical reasons*.

15.6 Nutrient Management Act

Livestock operations shall comply with the requirements of the *Nutrient Management Act, 2002*.

15.7 Zoning

Lands may be specifically zoned to provide protection for agricultural activities.

16 MINERALS

16.1 Mineral Potential

Areas shown as Mineral Potential on the Land Use Plan are recognized as a development constraint overlay. This shall mean that mineral resource-related uses such as exploration, development and mining of *minerals* mine structures, buildings and ancillary uses are encouraged as a means to strengthen the economic base of Huron Shores. The municipality will consult with the Ministry of Northern Development and Mines in the review of planning applications within the areas of mineral potential.



16.2 New Mines

It is the intent of this Plan that the establishment of new mines shall be subject to the approval of the Ministry Northern Development and Mines under *The Mining Act and The Environmental Protection Act* (as well as other applicable legislation) and do not require an amendment to the Official Plan but will require an amendment to the zoning by-law where such mines are located on private lands. Influence areas and separation distances for an industrial use (per the Ministry of the Environment Guidelines D-1 and D-6) shall be taken into consideration in the approval of the location of mine processing, storage and mine buildings. Consideration will also be given to the impact on *natural heritage features and areas* and the provisions of **Section 17** for conserving and protecting such features.

16.3 Mine Closures and Rehabilitation

It will be a policy that past producing mining operations, *mine hazards* and active *mineral mining operations* shall be subject to the provisions of *The Mining Act* with respect to rehabilitation and/or closure. Rehabilitation to accommodate subsequent land uses will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible. Policies in **Section 23.3** of this plan relating to contaminated sites shall apply.

16.4 Hazards

No *mine hazards* have been identified by the Ministry of Northern Development and Mines. For public safety reasons, any permitted (resource-related) development within one km (1 km) of mines that have been closed or *mine hazards* that may be discovered shall be subject

to a technical report indicating that the mine site has been properly closed and rehabilitated and that the site or ***mine hazard*** area/site can be safely used for its intended purpose.

17 NATURAL HERITAGE FEATURES AND AREAS

17.1 Scope

Natural Heritage Features and Areas are those features and areas which are important for their environmental and social values as a legacy of the natural landscapes of the area and include:

- *significant wetlands* (coastal, provincially and locally significant) in Ecoregion 5E
- *fish habitat*
- *significant* habitat of *endangered* and *threatened species*
- *significant wildlife habitat*
- *significant areas of natural and scientific interest*
- *significant* coastal wetlands
- species at risk
- unclassified wetlands



17.2 Planning Principles

17.2.1 This Plan provides appropriate measures for protection of the features identified on the Land Use Plan schedules and encourages further study and classification. *Other natural heritage features and areas* may be identified from time to time and shall be considered in making planning decisions. Although occurrences of species at risk and habitat are not shown on the Land Use Plan Schedules, due to data sensitivity, species at risk and habitat will be considered when screening planning applications and prior to application approval. There is potential that suitable/significant habitat persists in the Municipality and the list is subject to change as new information is gathered. The Municipality will contact the Ministry of Natural Resources periodically to update known occurrences of species at risk in the Municipality in order to assist with accurate and effective screening of development applications.

17.2.2 This Plan is intended to protect and enhance *natural heritage features and areas* as part of the land use decision making process.

17.2.3 Council in association with the Ministry of Natural Resources and other interested parties, will continue to work toward the identification, classification, and evaluation of *natural*

heritage features and areas in the Municipality.

- 17.2.4** *Development and site alteration* will not be permitted in *significant habitat of endangered and threatened species*, in provincially *significant wetlands* in Ecoregion 5E, in *significant coastal wetlands*, in *significant wildlife habitat* or in *significant areas of natural and scientific interest*. For the purposes of this plan, underground or surface mining of minerals or advanced exploration (as defined in the *Mining Act*) on mining lands in significant areas of mineral potential in Ecoregion 5E may be permitted in significant wetlands where it has been demonstrated that there will be no negative impact on the *significant wetland* or its ecological functions. In areas identified as Core Deer Habitat shown on the Land Use Plan, development may be permitted where 75% or more of the conifer habitat is conserved through such means as site plan control, a development agreement or a subdivision agreement. The municipality may require an Impact Assessment as set out in **Section 17.2.8** as a means to determine the extent of conifer habitat to be conserved and other mitigation measures.
- 17.2.5** *Development and site alteration* shall not be permitted on *adjacent lands* to the *natural heritage features and areas* listed in **Section 17.1** unless the *ecological function* has been evaluated and it has been demonstrated through an Impact Assessment as set out in **Section 17.2.8** that there will be no negative impacts on the *natural features and areas* on their *ecological function*. Development on unclassified wetlands may be permitted where information is provided that indicates that there will be no negative impacts on their *ecological function*. For the purposes of this plan, underground or surface mining of minerals or advanced exploration (as defined in the *Mining Act*) on mining lands in significant areas of mineral potential in Ecoregion 5E may be permitted in significant wetlands where it has been demonstrated that there will be no negative impact on the significant wetland or its *ecological function*.
- 17.2.6** *Development and site alteration* shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*.
- 17.2.7** An Impact Assessment may be required for any of the *natural heritage features and areas* which are shown on the Land Use Plan. For the purposes of this Plan an impact assessment will normally be required for development proposed within:
- 50 m [164 ft.] of *significant* habitat of an *endangered* or *threatened species*;
 - 50 m [164 ft.] of *significant wildlife habitat*;
 - 120 m [393 ft.] of a coastal, provincially or locally *significant wetland*;
 - 30 m [98 ft.] of *fish habitat*; or
 - 50 m [164 ft.] of an *Area of Natural and Scientific Interest*.

These distances are considered to be *adjacent lands* for the purposes of this Plan and may

be varied, if justified through an appropriate study. Adjacent lands mean those lands, contiguous to a specific *natural heritage feature and area*, where it is likely that development or site alteration would have a negative impact on the feature or area.

17.2.8 The components of an Impact Assessment (IA) are as follows:

- description of the study area and landscape context;
- description of the development proposal;
- identification of those natural heritage features and functions likely to be affected by the development proposal;
- assessment of the potential or cumulative impacts of the proposed development on key natural heritage features and functions;
- identification of mitigation requirements and monitoring requirements, where applicable;
- quantification of residual impacts (those that cannot be mitigated) if any; and
- recommendations.

The cost of an Impact Assessment will normally be borne by the applicant. Council may require a peer review of an Impact Assessment.

17.3 Implementation

17.3.1 Applicants for development shall submit a complete application as required under *The Planning Act* with supporting information to include the completion of an Impact Assessment for any proposed development within or adjacent to a significant *Natural Heritage Feature or Areas* which may be shown on the Land Use Plan or otherwise identified as part of the development process. Reference shall be made to the Wildlife Habitat Technical Guide, (MNR, 2000) in preparing an Impact Assessment and other technical evaluation criteria, where applicable.

17.3.2 Council may consult technical agencies for comments on the terms of reference or results of such studies or they may engage such professionals as are required for the purpose of reviewing an Impact Assessment report. Costs will normally be recovered from the applicant for development.

17.3.3 Measures such as zoning, site plan control, a development or subdivision agreement may be used as a means to implement the requirements for conservation of natural heritage features or areas and/or the mitigation of adverse impacts.

18 CROWN LAND

- 18.1** Crown Lands are not governed by this Plan, however, it is expected that Council and Provincial Ministries will work co-operatively in achieving the objectives of this Plan. It is expected that the Province will consult with the Municipality prior to the sale of Crown Land for private development and that such lands will be redesignated, where required by this Plan.

It is also the intent of Council to minimize or avoid land use conflicts in approving development on lands adjacent to or in the vicinity of Crown Land for resource activities such as mineral aggregate extraction and mining. These also include areas in which reforestation has occurred and where the natural landscape is host to habitat for fish and wildlife.

Council recognizes the interest of First Nations in traditional and other land uses on Crown Land and will support and ensure that they are appropriately consulted in land use planning decisions.

19 PUBLIC SERVICE FACILITIES

19.1 Permitted Uses

Public Service Facilities will include such uses as a municipal administration building, fire station, police station, school, municipal recreational facility, health care facility and public service administrative buildings. Lands are not specifically designated on the Land Use Schedule for **Public Service Facilities**. Such land uses may be located throughout the Municipality where appropriate to the needs of the community.

Accessory buildings and structures to any of the foregoing uses will be permitted.

19.2 Planning Principles

19.2.1 The lot size and frontage must be adequate for the intended use. This should include provision for parking, on-site traffic circulation, loading, landscaping and potential future expansion of any public service facility. Parking facilities may be shared among two or more facilities.

19.2.2 The lot shall be serviced with **individual on-site water and sewage services** where site conditions are suitable for the long-term provision of such services. This may require a hydrogeological and terrain analysis study designed to assess the potential risk to groundwater. Reference shall be made to Ministry of the Environment, Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment in undertaking the appropriate assessment. Approval of new lots shall include sufficient off-site **reserve sewage system capacity** for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.

Applications for development on **individual on-site sewage services** or **private sewage communal systems** generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

19.2.3 Points of access to a public road may be designed to serve one or more uses. Access points and on-site traffic movements should be designed to facilitate the flow of traffic and access for fire protection purposes. In the design of facilities, consideration will also be given to pedestrian linkages to encourage walking and cycling between facilities and between facilities and the community, particularly for youth. Access onto a provincial highway shall be subject to the requirements and permits of the Ministry of Transportation for entrances, buildings/structures and signs, prior to any construction or grading being undertaken (See

Section 20.6.1).

- 19.2.4 Facilities will be integrated with parks and open space areas wherever feasible.
- 19.2.5 The design of new facilities or expansions to existing facilities shall ensure that proper separation distances from incompatible land uses are maintained or adequately mitigated.
- 19.2.6 Consideration will be given to energy efficient and sustainable design in public service facilities and for accessibility by those with physical and other challenges.

19.3 Implementation Measures

- 19.3.1 The Municipality will zone lands to control the type, location and site development details of public service facilities.
- 19.3.2 The Municipality may use site plan control to ensure high quality development, to provide for on-site servicing and to provide for buffering or landscaping.
- 19.3.3 Any ***Public Service Facilities*** proposed within 300 m [984.2 ft.] of the shoreline of any lake/water body listed in Appendix '1' shall be subject to the applicable policies of **Section 11** of this Plan.

20 INFRASTRUCTURE

20.1 Scope

The intent of this Plan is to ensure that **infrastructure** is adequate and has the capacity to service existing and proposed development.

In general, municipal roads, road works and water and sewage works shall be planned in accordance with the Municipal Class Environmental Assessment process as approved under the *Environmental Assessment Act*.

20.2 Municipal Water and Sewage Disposal

The intent of this plan is to avoid a density of development that will require **municipal water services** or **municipal sewage services**. Despite this, the Municipality may work with the Town of Thessalon in the design and development of **municipal water services** and **municipal sewage services** for an industrial park and other properties east of the Town boundaries, in which case, new development will proceed on the basis of full services. However, it is not the intent of this Plan to preclude the installation of **municipal water** and/or **municipal sewage services** where circumstances may warrant (e.g. to resolve a public health or safety concern). This may be undertaken without an amendment to this Plan.

20.3 Individual On-site Water and Sewage Services

Development in the Municipality of Huron Shores, where permitted by the policies of this Plan, may be serviced with **individual on-site water and sewage systems**. **Individual on-site water services** shall comply with *Ontario Regulation 903*, as amended with respect to the construction of water wells. **Individual on-site sewage services** shall conform with the applicable legislation, i.e. *Ontario Water Resources Act, Building Code Act, Ministry of the Environment, Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems*, will be used as a means to assess the impacts of five or more lots to ensure that site conditions are suitable for the long-term provision of such services.

Applications for lot creation on privately owned and operated individual or **private sewage communal systems** generating more than 4,500 litres [989.8 gal.] of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report.

As a condition of development, i.e. lot creation, the proponent of any new **individual on-site sewage disposal service** shall provide evidence, e.g. contract or agreement, that there is

sufficient *reserve sewage system capacity* for any hauled sewage.

20.4 Partial Services

It is the intent of this Plan to permit infilling and rounding out of existing development on the existing municipal water services system provided by the Town of Thessalon and which extends easterly into the Municipality of Huron Shores generally along the Highway 17 corridor. Infill will only be permitted where reserve water system capacity exists and where allocation is granted by the Corporation of the Town of Thessalon.

20.5 Stormwater Management

20.5.1 Scope

Development in both urban and rural areas can change existing conditions such that the quantity and quality of storm water run-off are altered. Storm water management considers both water quantity and quality aspects of storm water run-off where artificial drainage improvements or practices become necessary. The protection and rehabilitation of stream corridors and erosion control along water courses are best approached through an integrated strategy and best management practices.

20.5.2 Storm water management shall be integrated as a component of the development approval process, particularly for subdivisions, multiple lot/unit residential development, commercial, industrial and public service facilities and in the design and implementation of storm water infrastructure.

20.5.3 Storm water management shall incorporate an ecosystem approach through the design, construction and post-construction phases. Ecological functions, particularly fish habitat, will be conserved or enhanced.

20.5.4 In the design and construction of storm water management infrastructure best management practices shall be used to ensure:

- that post-development flows, particularly in receiving streams, are maintained at pre-development levels and that the cumulative impacts of development are considered as part of storm water infrastructure design;
- the natural characteristics and quality of water of the receiving streams are maintained or enhanced including sediment control, riparian vegetation and thermal conditions;
- that there will not be any new or increased downstream flooding or erosion;
- that natural habitat areas are protected or enhanced or restored;
- that a construction mitigation plan is instituted to prevent stream borne sediments,

- changes in flow or other adverse characteristics from affecting the ecological functions or other impacts on receiving waters during construction;
- that the post construction phase shall include rehabilitation, continued maintenance or infrastructure and preferably, a monitoring program;
- storm water management infrastructure may be incorporated into parks and open space or green space within and between communities or may be integrated with a wetland complex;
- storm water management shall incorporate consideration for groundwater recharge and discharge and ensure that groundwater is not negatively impacted.

20.6 Transportation

20.6.1 Provincial Highways

Highways 17, 129 and 546 are recognized as provincial highways. In addition to all the applicable municipal requirements, all proposed development located in the vicinity of Highways 17, 129 and 546 will be subject to the Ministry of Transportation (MTO) approval under the *Public Transportation and Highway Improvement Act*. Any new areas in the municipality identified for future development that are located in the vicinity of Highways 17, 129 and 546 and/or intersections within MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO's access management policies, standards and requirements. Direct access will be discouraged and often prohibited. Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. This may include a traffic study. Any new roads proposed to be connected to a provincial highway are subject to provincial approval including spacing requirements between intersections. Noise and vibration studies may be required prior to considering whether development should be approved adjacent to provincial highways. The Land Use Plan illustrates the potential realignment of Highway 17 through the municipality and land use planning decisions shall take into consideration, this proposed realignment through consultation with MTO.



20.6.2 Municipal Roads

20.6.2.1

Purpose and Standards

The Land Use Plan shows the network of municipal roads. The primary function of Municipal Roads will be to provide access to abutting properties. Standards for new road construction will include a minimum of 20 m [66 ft.] right-of-way, engineered design and layout, appropriate drainage and construction. Roads on lands under a plan of subdivision may be assumed by the municipality provided the standards for road construction have been

satisfactorily met.

An entrance permit may be required for access onto any municipal road.

20.6.2.2

Seasonally Maintained Roads

Seasonally maintained municipal roads are intended for seasonal land uses only. There is no obligation by Council to convert a seasonally maintained road to a year-round maintained road. Council may, however, undertake or request a cost-benefit analysis (e.g. assessment of the operational costs of maintaining roads and extending infrastructure and services such as ambulance, fire, police, utilities, school bussing) to determine the impact of a conversion. Where Council is satisfied that potential development is justifiable, the status of the road may be changed to year-round. As a condition of the change of status, Council may require one or more applicants to share the cost of improving the road to an acceptable standard. The conversion of a seasonal road to a year-round maintained road may be undertaken by a municipal by-law without an amendment to this Plan. In making a decision on the change of status, Council may also consult with school boards to determine whether any additional costs to school bussing are reasonable.

20.6.2.3

Unassumed Roads

Unassumed roads are roads that have not been constructed to a municipal standard (i.e. 20 m [66 ft.] right-of-way) or maintained by the municipality and are not intended for development. However, roads which are brought up to a municipal standard and assumed by the municipality may be used for access without an amendment to this Plan. The costs for upgrading (e.g. survey, legal, design and construction) will typically be borne by the abutting property owners or proponent of the development. The Municipality may require or undertake a cost-benefit analysis to determine whether it is in the interests of the public to assume the road (e.g. assessment of the operational costs of maintaining roads and extending infrastructure and services such as ambulance, fire, police, utilities, school bussing). The Municipality does not guarantee the provision of municipal or emergency services on any unassumed road.

Unassumed municipal roads may be used for off-road vehicles where approved by Council.

20.6.2.4

Unmaintained Roads

Council recognizes that there are municipal roads which are abandoned and are no longer maintained by the municipality. Where such roads have been abandoned, it is not the intent of Council to maintain these roads nor to permit development on such roads. Council may

give consideration to new development (i.e. creation of a new lot, change in land use, construction of a building) provided that the road is upgraded. The costs for upgrades (e.g. survey, legal, design and construction) will typically be borne by the abutting property owners or proponent of the development. The Municipality may require or undertake a cost-benefit analysis to determine whether it is in the interests of the public to upgrade the road (e.g. assessment of the operational costs of maintaining roads and extending infrastructure and services such as ambulance, fire, police, utilities, school bussing). The Municipality does not guarantee the provision of municipal or emergency services on any unmaintained road.

20.6.2.5

Land Use Schedules

The classification of roads is set out on the Land Use Schedules to this Plan.

20.6.3 Private Roads

Private roads are roads under private ownership. Development of new private roads is not permitted except for a condominium development. Roads constructed to service a condominium development shall meet a municipal construction standard (i.e. 20 m [66 ft.] right-of-way).

New lot creation, except for infill lots on an existing private road is not permitted (see definition of infill in the Glossary). (See also **Sections 8.2.3, 9.2.4, 10.4.3, 11.2.3, 14.2.3 and 19.2.3**). As a condition of approval, the municipality may require a private road to be upgraded to the equivalent of a municipal construction standard.

A lot of record or infill lots on an existing private road may be developed for a permitted use where there is also compliance with the applicable planning principles of this Plan.

The Municipality may assume an existing private road where it is upgraded to an acceptable municipal standard (i.e., 20 m [66 ft.] right-of-way). The costs for upgrades (e.g. survey, legal, design and construction) will typically be borne by the abutting property owners. The Municipality may require a cost-benefit analysis to determine whether it is in the interests of the public to assume a private road.

The Municipality does not guarantee the provision of municipal or emergency services on any private road.

20.6.4 Resource Access Roads

For the purposes of this Plan, resource access roads are intended to provide access to resource-based land uses such as forestry, mineral or mineral aggregate extraction and are not intended

to provide access to residential or commercial land uses. Resource roads are expected to be maintained by private enterprise under lease or other arrangements with the Crown. Resource access roads may be shown on the Land Use Plan.

20.6.5 Transportation Corridors

It is the intent of this Plan that existing transportation corridors for road and rail is protected from land use activities which may interfere with the function and safe operation of these corridors.

20.6.6 Infrastructure Corridors

It is the intent of this Plan that existing infrastructure corridors for utilities is protected from land use activities which may interfere with the function and safe operation of these corridors.

20.6.7 Rail

The rail corridor is recognized as an important economic and transportation linkage through and serving the municipality. Rail-related noise and vibration attenuation and/or the construction of crash barriers/berms (for public safety against derailments) shall be considered in land use decisions for development proposed adjacent to or in the vicinity of the corridor.

20.6.8 Recreational Trails

It is the intent of this Plan that the integrity of the vehicular and non-vehicular trail systems is promoted as a means of providing alternative transportation linkages or recreational services. Trail alignments may be changed as long as the linkages continue to exist.



21 WATER SOURCE PROTECTION

21.1 Scope

The Municipality recognizes the importance of its groundwater resource in maintaining the quality of life of residents. Council intends to provide for a sustainable supply of drinking water through an integrated and long-term approach to the protection, improvement or restoration of the quality and quantity of water. Council intends to prohibit, restrict or manage land uses to minimize the risk to potential contamination of the groundwater aquifer.

21.2 Groundwater Source Protection

Where deemed appropriate, Council may require the proponent of development to prepare a source protection plan for the intended use. The contents of the source protection plan may include but not be limited to: the preparation of a detailed hydrogeological study using protocols acceptable to the Ministry of the Environment that predicts the net groundwater and/or surface water quality impacts likely to occur on the subject property; mitigation measures, including Best Management Practices designed to minimize any risks to contamination of water resources; the preparation of a spill prevention and contingency plan.

Examples of BMPs include: no on-site bulk storage of petroleum products, pesticides, herbicides; secondary containment for storage of raw materials and waste products; retention or installation of vegetation buffers; maintaining updated nutrient management plans.

21.3 Implementation Measures

21.3.1 Zoning By-law

The zoning by-law will incorporate appropriate requirements to implement the policies for source protection. The zoning by-law may prohibit any new land use or the expansion of an existing use in the vicinity of a sensitive ground water or surface water feature. The zoning by-law may set out minimum distance separations between a water well, a sensitive ground water or surface water feature and any potential contaminant land use, building or structure.

21.3.2 Holding By-law

The Municipality may place any property in a source protection area in a holding by-law for the purposes of meeting any of the performance criteria set out above. The Holding symbol

'H' may be lifted by an amendment, subject to meeting the performance standard.

21.3.3 Site Plan Control

Site plan control may be imposed as a condition of the approval of any use of land within any area deemed to be a source protection area. Site plan control will be used as a means of incorporating mitigating and remedial measures, proper siting, containment, handling, storage or disposal of materials, or design and development of facilities, landscaping or buffering, lot grading and drainage, and site design plans identified through the development review process. As a requirement of maintenance, the Municipality may require a spills contingency plan.

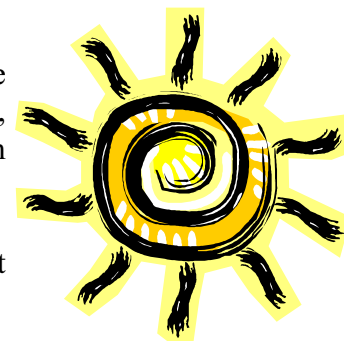
22 ENERGY, AIR QUALITY AND SUSTAINABILITY

22.1 Scope

The Municipality recognizes the importance of its air quality as a resource in maintaining the quality of life of residents as well as moving toward a more sustainable community. Studies may be required to assess the impact of development (i.e. industries) on air quality. Council intends to examine different approaches to reach environmental sustainability by encouraging the development of new sources of 'green energy' into the community, together with improving the air quality.

22.2 Planning Principles

22.2.1 The intent of this Plan is to provide appropriate measures for the assessment and possible implementation of alternative sources of energy, i.e. renewable resources (wind, water, solar, etc.) in conjunction with ensuring that measures are taken to improve air quality.



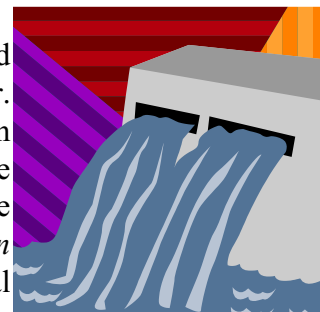
22.2.2 Facilities to generate renewable energy sources may include but are not limited to:

- **Active solar energy:** The sun can be used directly to heat water for pools, homes and industry, to provide space heating and to generate electricity. The sun's energy can also be used to distill water and cook food.
- **Biomass energy:** The sun's energy is stored in organic materials such as wood, grains and peat. Wood and peat are both burned to provide heat. Grains can be fermented into ethanol and used as a liquid fuel.
- **Geothermal energy:** Heat from the earth's core can be used to generate electricity. It can also be used directly (with heat pumps) to heat and cool buildings.
- **Passive solar energy:** Passive solar energy is incorporated into energy efficient building and landscape design, e.g. window placement to heat retaining walls and floors.
- **Small hydro:** Small hydro projects will generate power by using falling water at an average capacity of 20 megawatts or less. A 'run-of-the-river' project also uses falling water by directing water to the turbine using pipes, rather than



dams.

- Wind Energy: The energy from the wind can be harnessed by wind turbines and windmills to generate electricity and also to pump water. Wind turbines require a Certificate of Approval (noise) under Section 9 of the *Environmental Protection Act*. Additionally, wind turbine projects greater than or equal to 2 megawatts are made subject to the *Environmental Protection Act* by the *Electricity Projects Regulation (O.Reg 116/01)*. Proponents must conduct an environmental screening according to the Ministry of the Environment's Guide to Environmental Assessment requirements for Electricity Projects. Wind turbine projects shall be set back a distance measured from the limit of a provincial highway right-of-way equal to the distance of the height of the wind turbine structure plus the length of one blade.



22.2.3 Any proposal for new energy sources shall require proper Ministry (and other agencies) approval(s) as well as documentation supporting/justifying the proposed use. The report shall include information, depending on the source proposed, which indicates possible impacts on surrounding land uses, the environment, and what measures are required to ensure public health and safety and to provide for implementation. The tools available to Council include but are not limited to: Zoning, Site Plan Control, buffering, and Minimum Separation Distances.

22.2.4 Proposals or the construction of a new power source may require an amendment to this Plan. Commercial scale energy facilities should be directed away from ***prime agricultural land*** where they will interfere with agricultural operations.

22.2.5 Council's intent is to move the community toward sustainability. This may be achieved but not limited to the methods outlined in the Huron Shores Community Profile. Any proposal shall require proper documentation and justification for the said sustainability improvement and proper approvals.

It also the intent of Council to attract new industries which can utilize the resources of the community, rather than relying on imports, i.e. value-added forest products, production of local produce, increasing the amount of service-based industries, i.e. adequate number of hotels/restaurants to supply the increase in the tourism industry.

22.2.6 Council, in conserving energy, may encourage energy audits and implementation measures to retrofit the existing stock, i.e. upgrading of windows, fixtures, energy efficient furnaces, etc.

22.2.7 It is a policy of Council to inform the public and make applications, where deemed appropriate or required, to senior levels of government in achieving a more energy efficient

community.

22.2.8 It is a policy of Council to encourage non-vehicular movement (pedestrian) within the community.

22.2.9 It is the intent of Council to encourage the installation of: energy efficient solid fuel burning appliances; proper, energy efficient insulation; water conserving fixtures, etc. This may be enforced through a property standards by-law.

22.2.10

Council may regulate the location and use of outdoor furnaces to ensure that good air quality is maintained.

22.3 Implementation Measures

22.3.1 Zoning By-law

Council may establish zoning standards for the installation of any energy system.

22.3.2 Site Plan Control

Site plan control may be imposed as a condition of the approval of any energy system project.

23 NATURAL AND HUMAN-MADE HAZARDS

23.1 Flood Plains

23.1.1 No new buildings are permitted to be constructed within a ***flood plain*** except flood control structures, approved infrastructure, e.g. storm water outlets and marine structures, e.g. dock, boat house, sea plane base. In particular, no use, building or structure which involves the storage of hazardous or toxic materials, e.g. ignitable, corrosive, reactive, radioactive or pathological materials and sewage facilities, nor any institutional use or essential service shall be permitted to be constructed, enlarged or expanded in a flood plain. For the purposes of this Plan, the ***flood plain*** of Lake Huron are those lands below the 178.3 m [584.9 ft.] elevation which includes a wave uprush of 0.5 m [1.6 ft.]. Any openings to new buildings shall be above the prescribed elevation. The ***flood plain*** of the Mississagi River has been established through the Flood Plain Damage Reduction Program, although this mapping has not been revised to reflect flood plain control and channelization measures. No ***flood plain*** mapping or elevations have been established for other water bodies in the municipality.

Extensions or enlargements to existing buildings within a defined ***flood plain*** may be permitted where it is demonstrated through technical studies that the ***flooding hazard*** or ***erosion hazard*** can be overcome and that all building openings are located above the ***one hundred year flood level***.

Development and site alteration, where permitted, shall meet the applicable requirements for flood proofing, the installation of protection works and compliance with the access standard, i.e. safe egress during flood conditions.

This policy shall not prevent the reconstruction of a building damaged or destroyed by a natural cause, provided that it is reconstructed on the same building footprint and is flood proofed. Council shall, however, encourage reconstruction outside of the flood plain.

23.1.2 The ***flood plain*** has not been determined for most water bodies in the Municipality. In the absence of detailed mapping the setback of habitable buildings, non-residential buildings and sewage disposal systems from the shoreline or high water mark shall be set back 30 m [98.4 ft.]. The setback provisions may be reduced or be waived without amendment to this Plan where technical evidence is provided that establishes the ***one hundred year flood level*** elevation and that development will be located above the said elevation. Lands may be rezoned to implement changes to the flood elevation.

23.2 Physical Constraints

23.2.1 Development shall generally be directed away from lands having significant development constraints (*hazardous sites*) such as steep or unstable slopes, organic soils, marshy or low-lying lands or unstable bedrock unless the hazards can be overcome using acceptable engineering techniques and where applicable, the standards set out in the *Building Code* can be met and provided that no adverse environmental impact will result.

23.3 Contaminated Sites

23.3.1 Scope

Potentially contaminated sites include lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses such as gasoline stations and automotive repair garages have a similar potential.

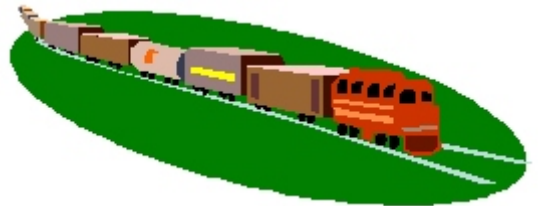
23.3.2 It is the intent of this Plan to ensure the proper decommissioning and clean up of contaminated sites and brownfields prior to their redevelopment or reuse such that there will be no adverse effect on subsequent land users.

23.3.3 Applications for the development or redevelopment of sites that are identified as contaminated or potentially contaminated shall be accompanied by a Ministry of the Environment acknowledged Record of Site Condition, and if necessary, a site remediation plan prepared in accordance with the requirements of the *Environmental Protection Act*.

Where the Record of Site Condition indicates that remediation work is necessary, the approval authority shall require as a condition of approval of development or redevelopment that appropriate action is taken to implement the components of the site remediation plan.

23.3.4 Site plan control may be used as a measure to enhance site decommissioning and remediation.

23.3.5 Contaminated sites may be placed in a holding zone in the municipality's zoning by-law (where the principle of development or land use has already been established). Where a holding zone is used, the "H" may be removed when the site has been acceptably decommissioned or cleaned up to the satisfaction of the municipality and in accordance with a site remediation plan and subject further, to the submission to the municipality of a Ministry of the Environment acknowledged Record of Site Condition.



23.4 Noise and Vibration

23.4.1 All applications for development of a *sensitive land use*

(e.g. residential use, daycare, education or health care facility) within 300 m [984 ft.] of the Rail Line or within the influence area of a Class II or III industry or within the influence area of a ***mineral mining operation*** or ***mineral aggregate operation*** should be accompanied by a noise and vibration feasibility study prepared by a qualified consultant in accordance with Ministry of the Environment Noise Criteria (LU-131). The study shall demonstrate whether noise and vibrations levels can be reduced to meet provincial standards. The conclusions and recommendations of this study shall be implemented through conditions of the development approval.

24 CULTURAL HERITAGE AND ARCHEOLOGY

24.1 Heritage Conservation Intent

No specific *built heritage resources* or *cultural heritage landscapes* or *areas of archaeological resources* have been designated in Huron Shores under the *Ontario Heritage Act*. The intent of this Plan, nonetheless is to manage all types of heritage resources through the pro-active identification, recognition, documentation, protection, conservation and rescue of these resources and to conserve heritage resources when making development and infrastructure decisions which may affect those resources. Heritage resources shall include *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* which are important to the community or area in which they are located or are recognized for their significance at a provincial or national level. Examples in the municipality of known heritage resources include the ‘Old Little Rapids Public School’ and the two hexagonal barns. These resources warrant protection for their heritage values.

24.2 Application Review

In reviewing an application for a zoning amendment, a consent for a commercial, industrial or institutional use or a multi-unit residential building; or subdivision; or in the undertaking of new infrastructure works (e.g. a new road, road widening, communal water or sewer system, landfill site), consideration shall be given to the possible effects and impacts of such works on a known heritage resource or on an *area of archaeological potential* (lands where there is a likelihood for the presence of *archaeological resources* based on physiographic or historical features, such as along the shoreline of the Thessalon River or Lake Huron or the Mississagi River, etc.).

A ‘known’ heritage resource is one which has been designated under the *Ontario Heritage Act* by the municipality; is a site or building which has been identified or registered by the Ministry of Culture. A heritage impact assessment report (prepared by a licensed archeologist) shall generally be required for development adjacent to a known heritage resource (local, provincial or federal), or is an *area of archaeological potential*, e.g. site which is in close proximity to a lakeshore, water body (300 m [984 ft.]) (current or ancient shorelines) or the confluence of major water courses, or within 200 m [656 ft.] from a secondary water body). These distances may be altered subject to the advice or guidelines of the Ministry of Culture. The report shall identify the characteristics and significance of the heritage resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the resource. This shall include consideration of development on adjacent sites and their impact on any protected heritage property or heritage attributes.

Council recognizes that there may be archaeological remains of prior habitation, or areas containing archaeological potential within the Municipality. Archaeological resources contained within these areas can be adversely affected by any future development. ***Areas of archaeological potential*** are determined through the use of provincial screening criteria, or criteria developed based on the known archaeological record within the Municipality and developed by a licensed archaeologist in consultation with the Ministry of Culture. Such criteria include features such as proximity to water such as current or ancient shorelines, rolling topography, unusual landforms, and any locally known significant heritage areas such as portage routes or other places of past human settlement.

Council shall require archaeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Culture, as well as licensing requirements developed under the *Ontario Heritage Act*.

Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

Council recognizes there may be a need for archaeological preservation on site or rescue evacuation of significant archaeological resources as a result of development proposals. Council may also consider archaeological preservation in-situ, to ensure that the integrity of the resource is maintained.

Archaeological assessment reports prepared to provide an inventory of archaeological and cultural heritage resources present on a development property, and recommendations for the conservation and protection of these resources must be prepared in accordance with terms of the *Ontario Heritage Act*, Section 65.

24.3 Unmarked Burial Sites

Where, through development, a site is identified to contain an unmarked burial site or new archaeological features, the municipality shall contact the Ministry of Culture, the Ministry of Small Business and Consumer Services, the OPP and the Cemeteries Regulation Unit shall also be contacted with respect to the discovery of burial sites and unmarked cemeteries and matters related to the *Cemeteries Act*.

24.4 Heritage Resources Designation

The Municipality may by by-law, designate properties (includes a building or structure) of historical or architectural value under *Part IV* of the *Ontario Heritage Act* or may designate a heritage conservation district under *Part V* of the *Ontario Heritage Act*.

24.5 Heritage Committee

The Municipality may establish a Municipal Heritage Committee for the purposes of identifying and recommending the designation of property(ies) under *Part IV* or *Part V* of the *Ontario Heritage Act*.

24.6 Heritage Conservation Incentives:

Where feasible and desirable, incentives may be provided to land developers in exchange for the preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities, density transfers, tax incentives, assistance through a trust fund, heritage conservation easements and/or other means considered appropriate for heritage resource conservation.

24.7 Development and Site Alteration

Development and site alteration including any public work, private development, consent or zoning by-law amendment shall not be permitted on lands adjacent to a protected cultural heritage feature or property unless impacts on the cultural heritage feature have been evaluated and provisions are made to minimize or mitigate any impacts.

25 PLANNING TOOLS

25.1 Scope

Reference is made in this Plan to various planning tools such as site plan control, holding zones, temporary use by-laws and land division (consents and subdivision control). These tools may be used where they assist Council to enhance or provide for orderly development and to ensure compatibility with adjacent land uses.

Applications for development for an official plan amendment, a zoning by-law amendment, site plan control, subdivision or consent shall be reviewed for completeness. The municipality will not consider an application complete where studies or other information required by this Plan or the *Planning Act* are not submitted as part of the application. These studies or information may include, but are not limited to:

- A servicing options report
- A hydrogeological study and terrain analysis or water assessment report including an assessment of the carrying capacity or appropriate density of development
- A drainage and/or stormwater management report
- An Environmental Impact Assessment for a natural heritage feature or area
- An Archaeological Assessment
- An influence area study for development in proximity to a waste management facility, industrial use or mineral aggregate use
- A Resource Management Report
- A traffic study
- A mine hazard rehabilitation assessment
- A contaminated site assessment report (an environmental site audit/assessment)
- A noise and/or vibration study
- A cost benefit analysis for the assumption of a private road
- A source protection study including a groundwater impact and/or surface water impact study
- A lake capacity analysis
- An MDS I or II calculation
- A minimum separation distance calculation for an industry, waste management facility, pit or quarry
- An off-site septage haulage report
- A geotechnical study for unstable lands or soils
- A lake capacity assessment
- A shoreline capability assessment

- A cost-benefit study and/or justification report for a private road
- A renewable or alternative energy report for a solar, biomass, geothermal, passive, hydro or wind energy facility
- A visual impact assessment report for an alternative energy facility
- Proof of a registered right-of-way

These studies may be in addition to other requirements set out in Ontario Regulations 543/06, 544/06, 545/06 or 547/06.

25.2 Site Plan Control

Where the use of site plan control is provided for in this Plan, and subject to the adoption of a by-law designating the Municipality or parts thereof as an area(s) subject to site plan control, this will enable Council to require any person or corporation to enter into an agreement (which can be registered on title) to provide for any of the matters set out in Section 41 of *The Planning Act*. It is the intent of this Plan that the Municipality is subject to site plan control and that site plan control will typically apply to new commercial, industrial or public service facilities, **alternative energy systems**. Site plan control may also be applied to any water front development and as otherwise provided for in this Plan.

Site plan control provides detailed control of the development of a particular site. Under this provision, Council may require a site plan agreement with a developer outlining details such as parking areas, elevations and grades, landscaping and buffering, storage of wastes, lighting, entrance and exits, road widening and services (water supply and sewage disposal services).

Site plan control may be used to require the conveyance of land for a road widening to achieve the minimum standards for road widths set out in this Plan provided the conveyance does not exceed 5 m (16.4 ft) on any one side. The conveyance will normally be along the length of the frontage of the property affected and shall be conveyed at no cost to the municipality.

25.3 Zoning

Council will amend its zoning by-law to regulate the use of land, buildings and structures within the municipality in accordance with the enabling authority of Section 34 of the *Planning Act*.

25.4 Holding Zones

The zoning by-law may include holding provisions subject to the enabling authority of Section 36 of the *Planning Act*. Lands which are subject to a holding provision will be denoted as 'h' following the zone symbol for a particular zone category.

Holding provisions may be applied when the uses that will be developed in the area will be

known. However, Council may delay development until specified conditions have been met, i.e. provision of infrastructure or public service facilities, remediation of contaminated sites, to control the phasing of development, to complete an Impact Assessment, Heritage Impact Assessment statement, to control land uses in a source protection area, etc. The holding provision will indicate the future use and the use(s) permitted on the site during which the holding provision is in place.

The holding provision will be removed when Council determines that the conditions have been met.

25.5 Interim Control By-law

Where Council has, by by-law or resolution, directed that a study is undertaken regarding its land use policies for an area or areas within the Planning Area, it may pass an interim control by-law under Section 38 of the *Planning Act* prohibiting the use of the land, buildings or structures within the area defined, except for uses as are set out in the by-law. An interim control by-law will apply for a one year period but may be renewed for an additional year subject to the provisions of the *Planning Act*. When an interim control by-law expires, the prior zoning will automatically apply, unless a new zoning by-law is passed.

25.6 Temporary Use By-laws

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the zoning by-law. Council may, therefore, in a by-law passed under Section 39 of the *Planning Act*, authorize a temporary use of buildings or structures for any purpose set out therein. The period of time for a temporary use may be for a period of up to ten years for a garden suite and up to three years in all other cases, both of which are renewable. In considering applications for such temporary uses, Council shall ensure that:

- such uses are temporary in nature, compatible with surrounding land uses, and will not interfere with the long term development of the area; and
- appropriate controls are placed in the implementing by-law to adequately regulate the temporary use.

Any use introduced under such a temporary use by-law does not acquire the status as a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease.

25.7 Property Standards

Council may adopt a property standards by-law under the *Building Code Act* with the objective of maintaining buildings, structures and properties in the municipality in a good state of repair.

The by-law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and without limiting the foregoing, shall include consideration for:

- the maintenance of yards and accessory buildings
- the maintenance of residential and non-residential buildings and structures
- occupancy standards
- notices and orders
- administration and enforcement procedures

25.8 Land Division and Part-Lot Control

25.8.1 This Plan provides for land division using Part VI of the *Planning Act*. This includes land division by consent, e.g. generally the creation of one or two lots, and the retained lot from an original township parcel and by plan of subdivision, e.g. division of land into multiple lots, and development under the *Condominium Act*.

25.8.2 Where the use of land division is provided for in this Plan, this will enable Council to require any person or corporation to enter into an agreement to satisfy any of the matters or conditions as may be provided for in Section 51 or 53 of the *Planning Act*.

25.8.3 An application for a consent or plan of subdivision shall be in accordance with the requirements of *The Planning Act*. Additional information may be required in assessing the appropriateness of the application. This may include the requirement for special studies such as noise and vibration, archaeological assessment, impact assessment for a natural heritage feature or area, minimum distance separation, influence area etc. Such studies shall be undertaken by the proponent at his/her cost and do not guarantee the approval of any application. Applications may not be further processed until such studies are submitted and deemed to be adequate.

25.8.4 Multiple unit/lot development shall generally be by plan of subdivision, e.g. where five or more lots are to be created. Applications for a plan of subdivision comply with the relevant policies of this plan, e.g. community development, infrastructure, natural heritage features and areas and cultural heritage resources.

25.8.5 Up to two consents for residential uses may be granted for a lot as of the approval date of this Plan (excluding the retained lot).

However, consents may be granted for a limited number of existing lots in the municipality which is occupied by more than one dwelling unit where such dwellings existed as of May 25, 1985. This shall include lots on existing private roads provided there is compliance with all other applicable consent criteria.

Consents which have the effect of land locking a lot will not be permitted. Applications for

a consent shall comply with the relevant policies of this plan, e.g. community development, infrastructure, natural heritage features and areas and cultural heritage resources.

An applicant for a consent shall be responsible for providing written proof that there is a registered right-of-way which provides legal access to the land to be severed where the access is or will be across private land. The proof shall be provided at the time the application is filed. Where a registered right-of-way providing access does not exist, the applicant will be required to provide written proof from the affected property owners agreeing to the registration of a right-of-way for access.

25.8.6 There shall be no limit on consents granted for non-residential purposes provided the consents comply with the relevant policies of this Plan.

25.8.7 Consents may also be granted for the following purposes:

- to correct lot boundaries;
- to convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot for the purpose for which it is being or will be used;
- to clarify title to the land;
- where the effect of the severance does not create an additional building lot;
- to permit an easement;
- to permit a severance for municipal or other government purposes.

25.8.8 Part-lot control may be used for existing plans of subdivision where it is necessary to re-align lot boundaries to clarify or grant title, exact specific servicing requirements as a condition of consent such as a road widening or to further control internal development on a lot.

25.9 Community Improvement

25.9.1 Community improvement may be used as permitted under Section 28 of the *Planning Act*.

25.9.2 Community improvement may be used to improve or upgrade infrastructure, public service facilities and to maintain, restore or renew buildings and properties including brownfield sites or to provide for elements of sustainable community development.

25.9.3 Community Improvement may be applied to any area of the municipality. Community Improvement Areas may be established where any of the criteria of **Section 25.9.2** apply.

25.9.4 Within the Community Improvement Area, Council may undertake or provide for one or more projects through the preparation of a Community Improvement Project Area Plan.

25.9.5 Council may use a property standards by-law to provide for the upgrading, maintenance or restoration of buildings and properties.

25.9.6 Subject to Provincial approval, Council may make grants or loans toward the cost of rehabilitation of lands and buildings in conformity with the community improvement plan.

25.9.7 Pursuant to the *Planning Act*, Council may also offer tax assistance.

25.10 Existing Uses and Non-Conforming Uses

Nothing in this Plan shall affect the continuance of uses legally established under the provisions of any zoning by-law in force on the date of approval of this the Plan or other legally established land uses including uses that do not conform with the land use designations as shown on the Land Use Plan. Nothing in this Plan shall prevent the reconstruction of legal non-conforming uses which are inadvertently destroyed by a natural cause, e.g. fire, flood, an earthquake nor prevent the maintenance, repair or strengthening of any building to a safe condition.

It is the intent of this Plan, that non-conforming uses, where they exist, should eventually cease to exist. It may be desirable, however, to permit the extension, enlargement or change of a non-conforming use to a similar or more compatible use subject to the following criteria:

- The extension or enlargement does not aggravate the non-conforming situation for neighbouring uses;
- The extension or enlargement is in reasonable proportion to the existing use and to the land on which it is to be located;
- The proposed extension or enlargement will not create undue noise, vibration, fumes, smoke, dust, odours or traffic.

25.11 Lots of Record

Lots of record are legally created parcels or tracts of land that can legally be conveyed and, for the purposes of this Plan, are deemed to include lots in a registered plan of subdivision, parcels created by consent, in accordance with the *Planning Act* and/or any other distinct and separate holding, the deed to which is registered in the Land Registry office or Land Titles office.

Lots of record which are vacant may generally be used for building purposes provided they front on and have direct access to a publicly maintained road, or on a private road provided the lot can be adequately serviced with appropriate sewage disposal and water supply services. An absolute minimum lot size may be established in the zoning by-law.

25.12 Site Alteration and Tree Cutting

Council may enact by-laws under the *Municipal Act* to govern site alteration and tree cutting. These tools may be used for the beautification of properties, to retain natural features,

viewscales, viewsheds, buffering and woodland coverage and to maintain or sustain the natural environment.

26 INTERPRETATION

- 26.1** It is intended that the boundaries of the land use designations shown on Land Use Plan are considered as approximate. Boundaries are to be considered absolute only where clearly bounded by roads, railways, rivers or streams or other geographical barriers. Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor to the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the Land Use Plan.
- 26.2** It is intended that all figures and numerical quantities herein shall be considered as approximate unless otherwise stated. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures.
- 26.3** For the purposes of this Plan, it is interpreted that the existing use refers to the land presently or actually in use and not necessarily the total land area or land holding of the property owner.
- 26.4** Where examples of permitted uses are provided for in the land use policies of this Plan, it is intended to indicate the possible range of uses considered appropriate and not to be interpreted as all-encompassing unless otherwise stated as such. However, all uses shall be in conformity with the general intent and policies of the general land use designations of this Plan.
- 26.5** Where an *Act* or portion of an *Act* is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may supersede the *Act* so named.
- 26.6** Reference shall be made to the Provincial Policy Statement for the interpretation or meaning of words or terms used in this Plan (see Section 6.0 Definitions of the Provincial Policy Statement) which are shown in ***italicized bold script***.

**APPENDIX 1 -
LAKE DEVELOPMENT CAPACITY**

Lake Development Capacity Table -2004

Lake	Predicted Lake Classification Trophic Level	Predicted Mean Phosphorus Value (ppb)	Residual Lake Development Capacity	
			Cottages #	Permanent Dwellings #
Big Basswood	1	3.2 (5.9)	3446 (2088)*	1149
Birch	1	4.5	176	59
Bright		3.9	1896	632
Brownlee	1	6.5	44	15
Clear	1	5.3	106	34
Cranberry	1	6.5	80	27
Dean	1 (4)	4.0 (41.3)	243 (0)**	81
Little Basswood	1	4.1	279	93
Red Rock***	2	13.6	No limit	No limit
Warnock	1	7.3	24	8

Notes

Table results are predicted values from MOE model. Measured results are in (brackets).

Trophic Level 1 - Excellent water quality 0-9.9 ppb total phosphorus

Trophic Level 2 - Good water quality 10-18.5 ppb total phosphorus

Trophic Level 3 - Fair water quality 18.6-29.9 ppb total phosphorus

Trophic Level 4 - Poor water quality >30 ppb total phosphorus

*lake trout lake, should be considered sensitive

** (value based on measured data), modelled data indicates a capacity for 243 additional lots

***part of Mississagi River system

This Table lists the residual development capacity for cottages and permanent dwellings. In considering the creation of new lots by plan of subdivision or by consent, or the conversion of seasonal dwellings to permanent dwellings, the number of existing vacant lots of record shall first be deducted from the total in the Table and the deduction will be based on the assumption that these existing vacant lots of record would be developed for permanent residences. Development may then be permitted up to the limit of the remaining capacity subject to meeting all other relevant policies of this Plan.

For non-residential development the deduction shall be based on residential equivalents as determined in consultation with the Ministry of the Environment.

The information in this Table is subject to change with development and redevelopment activity.

**APPENDIX 2 -
DEFINITIONS**

Definitions

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards.

Adjacent lands: means

- a) for the purposes of policy 2.1 of the Provincial Policy Statement, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- b) for the purposes of policy 2.6.3 of the Provincial Policy Statement, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Adverse effects: as defined in the Environmental Protection Act, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) in the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agricultural uses: means the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

Airports:

means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

Alternative energy systems:

means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources:

includes artifacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential:

means areas with the likelihood to contain archaeological resources. Criteria for determining archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of mineral potential:

means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence.

Areas of natural and scientific interest (ANSI):

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Areas of petroleum potential:

means areas favourable to the discovery of petroleum resources due to geology, the presence of known petroleum resources or other technical evidence.

Brownfield sites:

means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resources:

means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified

as being important to a community. These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions.

Coastal wetland: means

- a) any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive review: means

a) for the purposes of policies 1.1.3.9 and 1.3.2 of the Provincial Policy Statement, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

- 1. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
- 2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;
- 3. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement;
- 4. is integrated with planning for infrastructure and public service facilities; and
- 5. considers cross-jurisdictional issues.

b) for the purposes of policy 1.1.5 of the Provincial Policy Statement, means a review undertaken by a planning authority or comparable body which:

- 1. addresses long-term population projections, infrastructure requirements and related matters;
- 2. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2 of the Provincial Policy Statement; and
- 3. considers cross-jurisdictional issues.

Conserved:

means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Cultural heritage landscape:

means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts.

Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Defined portions of the one hundred year flood level along connecting channels:

means those areas which are critical to the conveyance of the flows associated with the one hundred year flood level along the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where development or site alteration will create flooding hazards, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

Deposits of mineral aggregate resources:

means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available:

for the purposes of policy 1.4.1(a) of the Provincial Policy Statement, means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g., secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be designated for the purposes of this definition.

Designated growth areas:

means lands within settlement areas designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2 of the Provincial Policy Statement, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 1.4.1(a) of the Provincial Policy Statement, as well as lands required for employment and other uses.

Designated vulnerable area:

means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source that may be impacted by activities or events.

Development:

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process;
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 2.1.3(b) of the Provincial Policy Statement, underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 2.1.4(a) of the Provincial Policy Statement.

Dynamic beach hazard:

means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and large inland lakes, as identified by provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.

Ecological function:

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Employment area:

means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species:

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

Erosion hazard:

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Fish:

means fish, which as defined in S.2 of the Fisheries Act, c. F-14, as amended, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat:

as defined in the Fisheries Act, c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Flood fringe:

for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.

Flood plain:

for river stream, and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.

Flooding hazard:

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:

- a) Along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards;
- b) Along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - 2. the one hundred year flood; and
 - 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard:

means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems.

Floodway:

for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire contiguous flood plain.

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

Great Lakes - St. Lawrence River System:

means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Ground water feature:

refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Hazardous lands:

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites:

means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Hazardous substances:

means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Heritage attributes:

means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

Hydrologic function:

means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

Individual on-site sewage services:

means individual, autonomous sewage disposal systems within the meaning of s.8.1.2, O.Reg. 403/97, under the Building Code Act, 1992 that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services:

means individual, autonomous water supply systems that are owned, operated and managed by the

owner of the property upon which the system is located.

Infrastructure:

means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Intensification:

means the development of a property, site or area at a higher density than currently exists through: redevelopment, including the reuse of brownfield sites; the development of vacant and/or underutilized lots within previously developed areas; infill development; and the expansion or conversion of existing buildings.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Legal or technical reasons:

for the purposes of policy 2.3.4.2 of the Provincial Policy Statement, means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

Mine hazard:

means any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Minerals:

means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation:

means lands under license or permit, other than for wayside pits and quarries, issued in accordance with the Aggregate Resources Act, or successors thereto; for lands not designated

under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral deposits:

means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation:

means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae:

means formulae developed by the Province to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multi-modal transportation system:

means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services:

means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services:

means a municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002.

Natural heritage features and areas:

means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an

area.

Natural heritage system:

means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

Negative impacts: means

- a) in regard to policy 2.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
- b) in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity; and
- c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

Normal farm practices:

means a practice, as defined in the Farming and Food Production Protection Act, 1998, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the Nutrient Management Act, 2002 and regulations made under that Act.

Oil, gas and salt hazards:

means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

One hundred year flood:

for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or

exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards:

means water-associated phenomena other than flooding hazards and wave uprush which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) municipal sewage services or private communal sewage services and individual on-site water services; or
- b) municipal water services or private communal water services and individual on-site sewage services.

Petroleum resource operations:

means oil, gas and brine wells, and associated facilities, oil field brine disposal wells and associated facilities, and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources:

means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors:

means corridors identified through provincial plans or preferred alignment(s) determined through the Environmental Assessment Act process which are required to meet projected needs.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area:

means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas

where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land:

means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Private communal sewage services:

means a sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services:

means a non-municipal drinking water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002 that serves six or more lots or private residences.

Protected heritage property:

means real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Protection works standards:

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

Provincial and federal requirements: means

- a) in regard to policy 1.8.3, legislation and policies administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy facilities and ensuring that the necessary approvals are obtained; and
- b) in regard to policy 2.1.5 of the Provincial Policy Statement, legislation and policies administered by the federal or provincial governments for the purpose of the protection of fish and fish habitat, and related, scientifically established standards such as water quality criteria for protecting lake trout populations.

Provincial plan:

means a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

Public service facilities:

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

Quality and quantity of water:

is measured by indicators such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

Recreation:

means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

Redevelopment:

means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Regional market area:

refers to an area, generally broader than a lower-tier municipality, that has a high degree of social and economic interaction. In southern Ontario, the upper or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper or single-tier boundaries, it may include a combination of upper, single and/or lower-tier municipalities.

Renewable energy systems:

means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

Reserve sewage system capacity:

means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.4.1(e) of the Provincial Policy Statement, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated or disposed of at sites approved under the Environmental Protection Act or the Ontario Water Resources Act, but not by land-applying untreated, hauled sewage.

Reserve water system capacity:

means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation:

means an existing farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification:

means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of brownfield sites;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development; the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- d) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

River, stream and small inland lake systems:

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas:

means lands in the rural area which are located outside settlement areas and which are outside prime agricultural areas.

Secondary uses:

means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Sensitive: in regard to surface water features and ground water features, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

Sensitive land uses:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2 of the Provincial Policy Statement. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated.

Sewage and water services:

includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services.

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle;
- c) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history;
- d) in regard to other features and areas in policy 2.1 of the Provincial Policy Statement, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
- e) in regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
- f) in regard to potential for petroleum resources, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time; and
- g) in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Site alteration:

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.3(b) of the Provincial Policy Statement, site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in

significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 2.1.4(a) of the Provincial Policy Statement.

Special needs:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

Special policy area:

means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Specialty crop area:

means areas designated using evaluation procedures established by the province, as amended from time to time, where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- b) a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Surface water feature:

refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species:

means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Transportation systems:

means a system consisting of corridors and rights-of way for the movement of people and goods,

and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

Valleylands:

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable:

means surface and groundwater that can be easily changed or impacted by activities or events, either by virtue of their vicinity to such activities or events or by permissive pathways between such activities and the surface and/or groundwater.

Waste management system:

means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

Watershed:

means an area that is drained by a river and its tributaries.

Wave uprush:

means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries:

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildlife habitat:

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands:

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.