



The Municipality of Huron Shores

Draft Official Plan

December 9, 2023

Table of Contents

1	INTRODUCTION.....	5
1.1	Purpose of the Official Plan	5
1.2	Consistency with the Provincial Planning Statement and Growth Plan for Northern Ontario.....	5
2	GOALS OF THE OFFICIAL PLAN	7
3	GROWTH AND SETTLEMENT	8
3.1	Community Development.....	8
3.2	Land Supply	8
4	HOUSING.....	10
4.1	Rental Housing	10
4.2	Affordable Housing	10
4.3	Supportive Housing.....	11
4.4	Additional Dwelling Units.....	11
5	ECONOMIC DEVELOPMENT	13
5.1	Agriculture	13
5.2	Outdoor Recreation and Tourism	13
5.3	Resource Based Activities	13
5.4	Service Oriented Businesses	13
6	LAND USE COMPATABILITY.....	14
6.1	Summary of Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines — Compatibility between Industrial/Noxious and Sensitive Uses.....	14
6.2	Specific Separation Distances	14
6.3	Policies	15
6.4	Land Use Compatibility Between Livestock Facilities and Sensitive Uses	15
7	LAND USE POLICY AREAS (SCHEDULE A: LAND USE).....	17
7.1	Residential Policy Area.....	17
7.2	Commercial Policy Area	19
7.3	Industrial Policy Area	20
7.4	Countryside Policy Area	21
7.5	Waterfront Policy Area	22
7.6	Mineral Aggregate Resource Policy Area.....	24
7.7	Waste Management Policy Area.....	25
8	PARKS, OPEN SPACE AND PUBLIC SERVICE FACILITIES	26

8.1	Parks and Open Space.....	26
8.2	Public Service Facilities	26
8.3	Community Hubs Within Parks and Public Service Facilities	26
9	AGRICULTURE.....	27
9.1	Policies	27
10	MINERALS.....	28
10.1	Policies	28
11	NATURAL HERITAGE FEATURES AND AREAS.....	29
11.1	Fish Habitat	29
11.2	Wetlands	29
11.3	Endangered and Threatened Species and Their Habitat	31
11.4	Other Significant Wildlife Habitats.....	32
11.5	Evaluating the Potential for Significant Wildlife Habitat	32
11.6	Areas of Natural or Scientific Interest (ANSI’s)	32
11.7	Forests and Natural Vegetation	32
12	CROWN LANDS.....	34
13	INFRASTRUCTURE	35
13.1	Municipal Water and Sewage Services	35
13.2	Individual On-site Water and Sewage Services.....	35
13.3	Partial Services	36
13.4	Storm water Management.....	36
13.5	Utility Corridors.....	37
14	TRANSPORTATION (Schedule E: Community Facilities and Infrastructure)	38
14.1	Provincial Highways	38
14.2	Municipal Roads.....	38
14.3	Private Roads	39
14.4	Upgrading Road Status.....	40
14.5	Resource Access Roads	40
14.6	Rail Corridors.....	40
14.7	Recreational Trails.....	41
15	SOURCEWATER PROTECTION	42
16	ENERGY, AIR QUALITY AND SUSTAINABILITY.....	43
16.1	Policies	43

17	NATURAL AND BUILT HAZARDS	44
17.1	Flooding.....	44
17.2	Wildland Fire	45
17.3	Physical Constraints	45
17.4	Contaminated Sites.....	45
17.5	Mine Hazards (Schedule D: Hazards)	46
18	CULTURAL HERITAGE AND ARCHAEOLOGY	47
18.1	Built Heritage Resources and Cultural Heritage Landscapes	47
18.2	Archaeological Resources	47
19	PLANNING TOOLS.....	49
19.1	Complete Application Requirements.....	49
19.2	Pre-Consultation	50
19.3	Site Plan Control.....	50
19.4	Zoning.....	50
19.5	Holding Zones	50
19.6	Interim Control By-law	51
19.7	Temporary Use By-laws	51
19.8	Parkland Dedication	51
19.9	Property Standards	51
19.10	Land Division and Part-Lot Control	52
19.11	Community Improvement Plans	53
19.12	Existing Uses and Non-Conforming Uses	53
19.13	Lots of Record	54
19.14	Site Alteration and Tree Cutting	54
20	INTERPRETATION	55
20.1	Official Plan to be Read in it's Entirety	55
20.2	Policy Area Boundaries	55
20.3	Amendments Not Required	55
20.4	Permitted Land Use Examples	55
20.5	References to other Legislation	55
20.6	Provincial Policy Statement Definitions	55
20.7	Administrative Amendments	55

1 INTRODUCTION

Huron Shores (2021 population 1,860) is a rural Municipality, with a vision to diversify and strengthen its economic base, sustain and improve the quality and range of municipal and community services it provides and 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.

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

The local employment base has traditionally been closely tied to resource-based activities such as agriculture, forestry and mineral aggregate extraction. Retirees and an increasingly mobile workforce represent population growth opportunities, whether it be new full-time residents or people spending more time at their seasonal dwelling.

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. There is 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 place for children and adults alike and this atmosphere is conducive to raising families.

The Official Plan sets out the Municipality's vision for the next 25 years. This Plan is a blueprint for positive growth and development that builds on the aspirations of citizens. Forecasted growth will increase the full-time population to 2,000.

This Plan provides for a full range of housing types, with an emphasis on affordable and supportive housing. Such housing for seniors is viewed as essential in encouraging seniors to remain.

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

1.1 Purpose of the Official Plan

The purpose of this Official Plan is to set out goals, policies and implementation measures for development in the Municipality for the next 25 years (2023-2048) while having regard for the effects on the social, economic and natural environment of the municipality.

1.2 Consistency with the Provincial Planning Statement and Growth Plan for Northern Ontario

This Plan is consistent with the Provincial Planning Statement and Growth Plan for Northern Ontario. Planning applications will be reviewed for completeness and compliance with the policies of this Plan and for consistency with the Provincial Planning Statement and Growth Plan for Northern Ontario. This plan shall be continually reviewed to ensure consistency with Provincial Plans, best practices, and

emerging trends. More specifically, this Plan shall undergo a comprehensive review 10 years after approval, and every 5 years thereafter.

2 GOALS OF THE OFFICIAL PLAN

The following goals guide the policies of the Official Plan:

- a. Achieving a land use pattern that optimizes the use of available or planned infrastructure, and facilitates the efficient, cost-effective delivery of services.
- b. Facilitating a balanced approach to development by encouraging new business development and business retention, building upon rural and recreational assets, while at the same time balancing a desire to maintain a rural, recreational and resource-based character of the Municipality.
- c. Planning for a community that is welcoming and accessible to all people regardless of age, ability and cultural background.
- d. Working with neighbouring communities, including indigenous communities to provide coordinated services and seek out mutually beneficial economic development opportunities.
- e. Recognizing agriculture as an important part of the economic and social fabric of the Municipality, by encouraging a full range of agricultural related uses, on-farm diversified uses and other uses that do not take away from the primary agricultural use of the property.
- f. Recognizing the natural environment as a critical social and economic asset to the long-term well-being of the community, by appropriately managing the sustainable development of renewable and non-renewable resources and supporting outdoor recreational activities.
- g. Directing development away from natural and built features that pose a threat to public health and safety, including flood prone areas, mine hazards and wildland fires by ensuring the risk is appropriately mitigated.
- h. Separating incompatible land uses and grouping compatible land uses.
- i. Ensuring there is an adequate supply of available lands to accommodate anticipated growth, with special regard for policies that ensure an appropriate range and mix of housing is available for people of differing income levels in different stages of their life.

3 GROWTH AND SETTLEMENT

This Plan is based on sustaining a stable population of 2,000 full-time residents. 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 Municipality of this size. Most importantly, the community must prioritize the continued development of affordable, reliable, high-speed internet connectivity infrastructure, not only for existing full and part-time residents, but also for attracting an increasingly mobile, remotely located workforce.

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

It is recognized that growth and development will be small-scale, relying primarily upon on-site well and septic services, which will serve to limit the overall density of development.

3.1 Community Development

This Plan envisions a mixed land use pattern within a predominantly rural setting. Specific land use policy areas are 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.

Schedule A: Land Use, identifies the locations of the Village of Iron Bridge and the Hamlet of Little Rapids, where concentrations of commercial and residential uses historically developed. Council will encourage new residential and commercial development in these communities as appropriate to maintain their continued function as local service centres for the surrounding rural and waterfront areas.

Other smaller nodes or development clusters include Sowerby, Ansonia, Day Mills, Dayton, Eley, Livingston, Livingston Creek, Maple Ridge, Nestorville, Sherwood and Sunset Beach. Additional development is also encouraged in these and other existing nodes or development clusters. Such development should be compatible and contextually appropriate to the surrounding area.

3.2 Land Supply

The 25-year land supply for development will be met through the build-out of lots of record and intensification in existing settlement, lakefront and rural areas. There are enough vacant lots of record and intensification opportunities throughout the Municipality to accommodate anticipated growth over the next 25 years. The creation of Accessory Dwelling Units within existing dwellings or on the same lot as an existing dwelling represents the most appropriate residential intensification opportunity within the Residential, Countryside and Commercial Policy 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 and development of public places, parks and open spaces. This 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 will be met through the development and marketing of a municipal industrial park near the Town of Thessalon or any other areas that are feasible outside of sensitive use areas. The intent is to make industrial land available which may be appropriately serviced with on-site water and sewer services. The Plan also permits the development of resource-based industrial development.

4 HOUSING

The range of housing types within the Municipality is characterized as low density, consisting primarily of single detached dwellings, with limited supply of semi-detached, multiple attached and ground-oriented apartment buildings. This plan aims to ensure that within this local context, a full range of housing types and tenure are available to meet a range of income groups and ages. The housing supply will generally be met through the build-out of existing lots of record, infill development, and intensification in the form of accessory dwelling units. As a target, the available land supply for residential purposes in the Residential Policy Areas should not be less than 25 lots or units at all times. The minimum supply target for the 25-year planning period is 150 lots or units. The municipality will maintain a minimum 15-year supply of land available for residential development and a 3-year supply of land suitably zoned to facilitate immediate residential development.

4.1 Rental Housing

Rental housing plays a vital role in the overall housing supply. Limited availability or a low rental vacancy rate has implications for housing affordability. A healthy vacancy rate is often considered to be between 3 to 5 percent.

With regard to rental housing, the Municipality shall:

- a. Continue to monitor the local rental market to ensure the provision of adequate, safe and affordable rental housing.
- b. Consider creating incentives aimed at promoting the construction of rental units where local rental market trends and conditions warrant.

4.2 Affordable Housing

Affordable housing also plays a vital role in the Municipality's housing supply. Affordable dwelling units are encouraged throughout the community. For the purposes of this Plan, affordable housing is defined as follows:

- a. In the case of ownership housing, the least expensive of:
 - i. Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate income households; or,
 - ii. Housing for which the purchase price is at least 10% 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:
 - i. A unit for which the rent does not exceed 30% of gross annual household income for low and moderate income households; or,
 - ii. A unit for which the rent is at or below the average market rent of a unit in the regional market area.
- c. Low and Moderate Income Households
 - i. In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area; or
 - ii. In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.
- d. Regional Market Area

- i. The Algoma Region DSSAB, which consists of the Algoma Region excluding the City of Sault Ste. Marie and the Sault North Planning Board Area, which includes the 31 unincorporated Townships north of Sault Ste. Marie to Montreal River.

With the overall goal of encouraging and supporting the creation of additional affordable housing units, this Plan aims to ensure that a minimum of 30% of all dwelling units throughout the community are affordable by:

- a. Considering the provision of incentives, through a Community Improvement Plan, for the provision of affordable housing. Incentives may include the waiving of application (rezoning, building permit) fees, grants and tax rebates among others.
- b. Supporting a mixture of housing types, including infill development and intensification, primarily within the Residential Policy Area, but also in other areas where appropriate.
- c. Supporting the creation of Accessory Dwelling Units as outlined in Section 4.4.
- d. Supporting innovative housing design, such as smaller units (tiny homes) and alternative development standards such as reduced lot frontages, setbacks and parking requirements.
- e. Conducting ongoing monitoring on affordability levels.
- f. Maintaining a current, comprehensive understanding of funding opportunities for the creation of affordable housing and assisting applicants in accessing such funding.
- g. Prioritizing the review and processing of development proposals that include affordable dwelling units.
- h. Working with non-profit stakeholders that provide affordable housing units.
- i. Making Municipally owned lands available for affordable housing.

4.3 Supportive Housing

Supportive housing is an important component of the housing spectrum. Supportive housing includes a variety of housing types where occupants generally require some level of supervision or care. On-site supports and administration are important aspects of on-site care and the overall provision of supportive housing. Supportive housing is often operated through government programs and non-profit organizations. Examples include group homes, nursing homes, assisted living units and rehabilitation facilities. The following policies apply to supportive housing:

- a. Supportive housing is generally encouraged to locate within the Residential Policy Area, but also in other areas where appropriate.
- b. Supportive housing should be integrated within existing areas on a scale that is compatible with the surrounding area, with special regard for traffic, on-site parking, outdoor amenity space, buffering and setbacks.
- c. Various administrative and other support related offices and uses shall be permitted as accessory to a supportive housing development.
- d. The Municipality will proactively collaborate with agencies and service providers involved in the provision of supportive housing and other support services for residents.

4.4 Additional Dwelling Units

Additional Dwelling Units (ADUs) can help support the provision of attainable and affordable housing. It is recognized that ADUs are often affordably priced, while at the same time offering income generating opportunities for home owners. They also create additional age in place and supportive housing

opportunities by providing self-contained accommodation for caregivers or family members. ADU's represent a viable and appropriate form of residential intensification, within the local context.

4.4.1 Policies

- a. ADUs are permitted on lots with single detached, semi-detached and row house dwelling units.
- b. ADUs may be located within the main building (the primary dwelling unit), as part of an accessory building (such as a garage) and as a standalone accessory building.
- c. ADUs are generally permitted within the Residential, Countryside and Commercial Policy Areas, and must meet all other applicable OP policies, with special regard for land use compatibility and hazards.
- d. Additional dwelling units are not permitted on lands within the Waterfront Policy Area or lands without the benefit of direct frontage and access to a year-round publicly owned and maintained roadway.

5 ECONOMIC DEVELOPMENT

Economic growth and diversification shall be conducted in a manner that supports the wise management and use of natural resources. This plan supports a balanced approach to economic development, with special regard for the following sectors:

5.1 Agriculture

It is important to protect productive agricultural areas from incompatible development, while at the same time providing diversified income opportunities for farmers by permitting a variety of related and diversified uses that do not take away from the agricultural use.

5.2 Outdoor Recreation and Tourism

The North shore of Lake Huron and numerous inland lakes form the basis of world class outdoor recreational and tourism opportunities such as cottaging, camping, hiking, hunting, fishing, snowmobile and ATV trails. Protecting these natural features is critically important.

5.3 Resource Based Activities

Resource based activities such as forestry and mining (primarily aggregate) will continue to play an important economic role. Aggregate pits and areas, which are critical to support local and regional construction projects, will be protected from the encroachment of incompatible uses. There are also mineral resources present in the community, however their location and development may pose conflicts with existing tourism and cottaging areas, therefore this plan supports a balanced approach to protecting mineral extraction opportunities, while at the same time, permitting appropriate recreational and tourism development opportunities.

5.4 Service Oriented Businesses

Service oriented businesses include commercial, administrative and institutional activities which contribute to the local economy. These uses exist primarily to serve local full-time and seasonal residents, tourists and those passing through along Highway 17. This plan supports the expansion of existing and further development of new service-oriented businesses.

6 LAND USE COMPATABILITY

Sensitive land uses are those where routine or normal activities would be negatively impacted by a nearby use that emits noxious discharges such as noise, dust, odour and vibrations. Examples of sensitive land uses include residential uses, day care centres, parks, educational and healthcare facilities. Uses that can produce noxious discharges include industrial uses, aggregate pits and quarries, major transportation and public infrastructure facilities, and agricultural uses where livestock are kept. The construction of new sensitive uses within the influence area of a noxious use or vice versa is generally discouraged.

6.1 Summary of Ministry of the Environment, Conservation and Parks (MECP) D-6 Guidelines — Compatibility between Industrial/Noxious and Sensitive Uses.

Industrial Facility Type	General Characteristics	Minimum Recommended Separation Distance	Potential Influence Area
Class 1	<ul style="list-style-type: none"> • Small scale, self-contained, no outdoor storage. • Fugitive outputs are infrequent. • Daytime operation only. • Infrequent movement of products/trucks. 	20m	70m
Class 2	<ul style="list-style-type: none"> • Medium scale processing or manufacturing, with outdoor storage. • Periodic outputs of minor annoyance. • Shift operations are permitted. • Frequent movement of products/trucks during daytime hours. 	70m	300m
Class 3	<ul style="list-style-type: none"> • Large scale manufacturing or processing with outdoor storage of raw and finished products. • Shift operations are permitted. • Large production volumes and continuous movement of products/trucks 24 hours per day. 	300m	1000m

6.2 Specific Separation Distances

- a) Rail Yards: 300 metres
- b) Rail Lines: 70 metres
- c) Landfill: 500 metres from the landfill footprint
- d) Wastewater Treatment Sites (Drying Beds): 150 metres from the periphery of the odour producing source structure.

6.3 Policies

- a. An Impact Assessment prepared by a qualified professional must be submitted as part of a complete application to locate a non-compatible use, including new lot creation, where a lot or part thereof is within the influence area of a sensitive or noxious use.
- b. Existing topography, vegetated areas and intervening development will be considered when assessing the need for an impact assessment as part of a complete application.
- c. Where new sensitive uses or lots that have the potential to house a sensitive use are proposed and a portion of the new lot or use is within the influence area of a noxious use, the need for an impact assessment may be waived, and conditions imposed to ensure the sensitive use is located upon the portion of the lot that is beyond the influence area.
- d. The Municipality may utilize Site Plan Control upon existing vacant lots within the influence area of a noxious use to implement such measures. Site plan control may be waived where existing buildings housing a sensitive use are proposed to be expanded or new accessory structures are proposed in association with an existing sensitive use. Existing vacant lots will be required to enter into a site plan agreement to ensure among other things, that new sensitive uses and amenity areas are constructed beyond the influence area of a noxious use.
- e. Reductions to established minimum distance separations may be permitted where:
 - i. Mitigation measures such as berms and vegetated buffers will sufficiently reduce potential impacts.
 - ii. In support of infill development and redevelopment, where there is existing intervening development between the proposed sensitive and/or noxious use.

6.4 Land Use Compatibility Between Livestock Facilities and Sensitive Uses

The Ontario Ministry of Agriculture, Food and Rural Affairs' (OMAFRA) Minimum Distance Separation Formulae (MDS) exist to minimize odour conflicts between livestock facilities and development.

- a. MDS I applies to the construction of any new sensitive use, including rural residential lot creation, within the vicinity of an existing livestock facility such as a barn.
- b. MDS II applies to the construction of a new livestock or manure storage facility or the expansion of an existing livestock or manure storage facility.
- c. Sensitive Land Uses include dwelling units, parks, cemeteries and any other use that could be adversely affected by a livestock operation.
- d. Type A sensitive land uses are those which are generally rural in nature, such as rural residential dwellings.
- e. Type B sensitive land uses are those which may be more sensitive and generally include higher development densities, such as nodes and development clusters or major facilities such as Municipal parks and cemeteries.

6.4.1 Policies

- a. For the purposes of this Plan, the MDS I will not apply to existing lots of record of less than 1ha or to development in Little Rapids or Iron Bridge.
- b. Where a non-farm residential use or structure or a livestock facility is destroyed by natural disaster, compliance with MDS I and II, respectively will not be required provided that neither the dwelling or the livestock facility are built closer to each other than before the catastrophe.

- c. MDS I shall not limit the expansion of an existing use as long as the resulting expansion is built no closer to a livestock facility than the existing structure or any other existing non-farm uses, (whichever is closer to the livestock facility) or the construction of accessory buildings and structures on the property.

7 LAND USE POLICY AREAS (SCHEDULE A: LAND USE)

7.1 Residential Policy Area

7.1.1 Permitted Uses

On lands within the Residential Policy Area, permitted residential uses will include a full range of housing types and densities appropriate to community settlement. These include single, two and three-unit housing, row housing, boarding houses, apartments, senior's residences, group homes and supportive housing.

Additional dwelling units, in the form of second and third units are permitted in association with any single detached, semi detached and townhouse dwelling units within the Residential Policy Area.

Accessory uses may include bed and breakfasts and home-based businesses. Accessory buildings and structures to any of the foregoing uses are also permitted.

7.1.2 Policies

- a. 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 0.8ha and have a minimum lot frontage of 45 m.
- b. 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.
- c. The lot shall have frontage and direct access to a public year-round maintained 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.
- d. Housing types and densities may be segregated to maintain compatibility and consistency with the character of the area in which they are located. Supportive and affordable housing should be located closer to public service and commercial facilities.
- e. Generally, Plans of Subdivision or Condominium shall be utilized where development is proposed that will result in the creation of new roads or where the Plan of Subdivision process is deemed to contribute to the orderly development of the area.
- f. 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).
- g. Group homes are generally defined as a single housekeeping unit in which 3 to 10 persons, excluding supervisory or operating staff, live together under supervision. Group Homes shall be licensed or approved under federal, provincial or regional public authorities.
- h. Consideration will be given to energy efficient, sustainable and barrier-free design in housing developments.
- i. The Municipality will create appropriate zoning provisions to permit and regulate Additional Dwelling Units (Second and Third Units) in association with any single detached, semi detached and townhouse dwelling within the Residential Policy Area, subject to any site-specific development constraints, such as servicing, hazards or the presence of natural heritage features.
- j. The Municipality may use site plan control for larger multiple housing projects consisting of more than 10 dwelling units, group homes, bed and breakfasts and short-term rentals. Site plan

and zoning controls may be used to implement land use compatibility recommendations such as increased setbacks, landscaping and buffering to name a few.

7.2 Commercial Policy Area

7.2.1 Permitted Uses

On lands within the 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.

Residential uses may be permitted in the same building as a permitted commercial use, except where the main commercial use is an automotive or engine repair use. Existing residential uses in a commercial area are also permitted to continue and expand in a legal manner, including the creation of up to 2 additional dwelling units.

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

7.2.2 Policies

- a. The lot size and frontage must be adequate for the intended use. This should include provision for parking, loading, landscaping, and outdoor storage. New lots shall be a minimum of 0.8ha and have a minimum lot frontage of 45m
- b. The lot shall have frontage and direct access to a public, year-round maintained road constructed to municipal standards.
- c. Outdoor storage associated with commercial uses shall generally be located in a rear yard or in a manner so that it is not adjacent to a provincial highway and a municipal road. Outdoor storage shall be screened or buffered from adjacent uses or the roadway. This policy does not apply to outdoor display areas, which are generally characterized as areas where goods are displayed for immediate purchase.
- d. This plan supports the development of identifiable commercial areas by generally clustering and concentrating commercial uses. The location or clustering of commercial uses shall generally be directed to a highway, municipal road intersections along Highway 17 or within existing development notes, including but not limited to Iron Bridge and Little Rapids.
- e. Where feasible, commercial areas will be planned for both vehicular and pedestrian access and shall be designed to be barrier-free.
- f. Commercial uses will be planned to avoid or minimize impacts on residential or other sensitive land uses located on adjacent properties.
- g. Consideration will be given to energy efficient and sustainable design in commercial developments.
- h. The Municipality may use site plan control for any commercial development, to ensure among other things, high quality landscaping, buffering, screening, parking, storm water management and any other details of the development are constructed and maintained over the long-term.

7.3 Industrial Policy Area

7.3.1 Permitted Uses

On lands within the Industrial Policy Area 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 use caretakers dwelling.

7.3.2 Policies

- a. The lot size and frontage must be adequate for the intended use. This should include provision for setbacks, parking, loading, landscaping, buffering, outdoor storage and potential future expansion of any industrial or industrially-related commercial use.
- b. The lot shall have frontage and direct access onto a public, year-round maintained road constructed to a standard acceptable to the municipality. Industrial traffic and access points should be directed away from residential and other sensitive land uses.
- c. Outdoor storage, parking, loading, waste receptacles, lighting and signage shall be visually screened and buffered or appropriately located in a way that does not negatively affect adjacent properties and sensitive land uses.
- d. The Municipality may use site plan control to ensure high quality development, adequate provision of on-site services buffering and landscaping between industrial uses and sensitive uses.
- e. Applicable Provincial Environmental Approvals shall be obtained where required.

7.4 Countryside Policy Area

The Countryside Policy Area is applied to large rural portions of the Municipality. As such, a broad scope of uses are permitted such as residential uses, additional dwelling units, agricultural uses, including agricultural related uses and on-farm diversified uses and a wide variety of resource related uses, public parks and public facilities and open spaces.

7.4.1 Land Use Pattern

Given the large rural portions of the Municipality within the Countryside Policy Area, the land use pattern comprises a mix of land uses, including resource-based recreational activities, agriculture, rural residential uses, commercial uses, small-scale industrial uses, public spaces, parks and open space, public service facilities and resource activities.

7.4.2 Residential Uses in the Countryside Policy Area

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.

Permitted uses include dwellings, additional dwelling units, bed and breakfasts and home-based businesses. Mobile homes and mobile home parks are not permitted.

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

- a. The lot size and frontage must be adequate for the intended use. New lots shall be a minimum of 0.8ha and have a minimum lot frontage of 45m
- b. New lot creation shall have frontage and direct access onto a year-round maintained public road constructed to a standard acceptable to the Municipality. Development on a lot of record may be permitted where the lot fronts on an existing private road constructed to a standard acceptable to the Municipality. Limited new lot creation may be permitted on an infill basis, subject to the policies outlined in Section 14.3 of this Plan. A condominium approved under the Condominium Act may be served by a private road internal to the condominium constructed to a standard acceptable to the municipality.
- c. New lot creation is limited to consents in accordance with the land division policies of this Plan.
- d. Home based businesses may be permitted as an accessory use in either the principal dwelling or an accessory building, provided the use is clearly secondary to the residential use and does not create a nuisance to neighbours (i.e. noise, traffic, signs), and that adequate parking is available.

7.4.3 Commercial Uses in the Countryside Policy Area

The policies of the Commercial Policy Area shall apply to any lands used for commercial uses in the Countryside Policy Area. 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, subject to a rezoning application where required.

7.5 Waterfront Policy Area

7.5.1 Permitted Uses

On lands within the Waterfront Policy Area, the permitted uses 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 intended for year-round occupancy are not permitted. Water access lots may be permitted for seasonal residential uses or resort commercial uses provided there is a designated public access boat launch or private boat launch on property either under common ownership or where long-term access has been granted through Municipal Consent.

Sleep cabins are permitted as an accessory use to a waterfront residential use provided it contains no sanitary or cooking facilities. Additional dwelling units are not permitted within the Waterfront Policy Area, unless they are associated with a permitted recreational commercial use.

7.5.2 Policies

- a. The lot size and frontage must be adequate for the intended use. New lots for all uses shall be a minimum of 0.8 ha and shall have a minimum lot frontage of 45m.
- b. New lot creation shall have frontage and direct access onto a year-round maintained public road constructed to a standard acceptable to the Municipality. Development on a lot of record may be permitted where the lot fronts on an existing private road constructed to a standard acceptable to the Municipality. Limited new lot creation may be permitted on an infill basis, subject to the policies outlined in Section 14.3 of this Plan. A condominium approved under the Condominium Act may be served by a private road internal to the condominium constructed to a standard acceptable to the municipality.
- c. To maintain the rural recreational character of the Waterfront Policy Area, the majority of new lot creation is anticipated to be seasonal. Limited new year-round residential development may be permitted by consent, subdivision or plan of condominium, subject to the land division policies of this plan, with special regard for frontage and direct access to a year-round, publicly maintained road.
- d. 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. The setback for a small accessory building such as a garden shed, gazebo, sauna, viewing stand or similar minor building shall be 15 m. 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 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.
- e. 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 of the shoreline should be left undisturbed except for a narrow access to the lake.
- f. This Plan recognizes that the viewshed or viewscape contributes to the aesthetics and economic value and importance of shorelines and waterfront 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).

- g.* All new development within the Waterfront Policy Area shall be subject to the Lake Capacity policies outlined in Section 7.5.3.
- h.* This Plan supports establishing lake associations on all inland lakes, as a means of providing public feedback on development applications adjacent to a lake and assisting with ongoing water quality monitoring.
- i.* This Plan supports efforts to undertake Lake Capacity Assessments on all inland lakes, as funds may become available.
- j.* 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 on-site services on the lot.

7.5.3 Inland Lake Capacity

This plan recognizes that local inland lakes are a significant recreational, environmental and economic asset to the Municipality and region. It is a policy of this Plan to protect them from over-development. Lake capacity generally refers to a lake's ability to withstand adjacent development without water quality impacts. The main concern is nutrient or phosphorus loading from nearby septic systems or other activities such as agriculture. Erosion from de-vegetated or de-naturalized shorelines also contributes to water quality impacts.

In 2011, Freshwater Research conducted a Lake Capacity Study for Bright and Basswood Lakes utilizing the methods outlined in the Lake Capacity Handbook. Bright Lake is determined to be above development capacity and Basswood Lake is below development capacity.

Given the importance of protecting local inland lakes and waterbodies, new development is restricted upon lands within the Waterfront Policy Area except where:

- a.* Development is proposed adjacent to Basswood Lake, which has been assessed utilizing the Lake Capacity Handbook and found to be below development capacity; or
- b.* Development is proposed adjacent to Lake Huron; or
- c.* Development is accompanied by a Lake Capacity Study, prepared by a Qualified Professional, showing the lake has residual capacity to accommodate the proposed development; or
- d.* Development does not have the effect of increasing the overall intensity of existing development, with special regard for increased sewage flows and any vegetation removal within 15m of the shoreline; or
- e.* Where there exists intervening development or topographical features between the proposed development and the waterbody, which mitigate any potential impacts. This may require an appropriate study prepared by a Qualified Professional.

7.6 Mineral Aggregate Resource Policy Area

7.6.1 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 within the Mineral Aggregate Resource Policy Area the scope of permitted uses will include mineral aggregate operations (sand and gravel pits), asphalt and concrete plants including facilities for the recycling of asphalt and concrete, mineral aggregate processing facilities and 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. Where industrial uses associated with the mineral aggregate industry are developed as standalone uses, the policies outlined in the Industrial Policy Area shall apply.

7.6.2 Policies

- a. Pit and quarry operations, including wayside pits and quarries, shall be licensed by the Province.
- b. Lands within the Mineral Aggregate Resource Policy Area are intended to be protected over the long- term for mineral aggregate extraction uses.
- c. Non aggregate uses may be permitted by way of a rezoning, if:
 - i. The use will not significantly preclude or hinder future extraction; or
 - ii. The aggregate resource has been depleted or does not exist in a manner that is economically feasible, which may require specific study, prepared by a Qualified Professional; or
 - iii. The proposed use or development serves a greater long-term public interest.
- d. 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.
- e. Lands which are depleted of mineral aggregate resources shall be progressively rehabilitated to accommodate a subsequent land use.
- f. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public projects shall be permitted without the need for an official plan amendment or rezoning in all land use designations except on lands with a particular environmental sensitivity (i.e. significant natural heritage feature or areas).

7.7 Waste Management Policy Area

7.7.1 Permitted Uses

The Waste Management Policy Area is applied to lands utilized as landfills. It is the general intent of this Plan to protect existing landfills from the encroachment of sensitive uses that could impact the long-term operation of the landfill. The scope of permitted uses includes landfill and recycling facilities and sites, septage disposal and composting sites. Accessory uses, buildings and structures are also permitted.

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

7.7.2 Policies

- a. 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, including the progressive rehabilitation of the site.
- b. New waste disposal sites, including transfer stations and septage disposal sites will require an amendment to this Plan. Expanding such sites upon lands within the Waste Management Policy Area may be permitted, subject to applicable Provincial approvals.
- c. Sites specializing in accepting nuclear, hazardous and pathological wastes are prohibited; however, temporary transfer sites may be permitted, subject to an amendment to this Plan.
- d. The Municipality will continue to monitor the impact of sites operated by the Municipality of Huron Shores to ensure that there are no off-site adverse impacts.
- e. Although there is enough landfill capacity to accept solid waste disposal and hauled septage to accommodate projected development over the 25-year timeframe of this Plan, the Municipality will continue to monitor such capacity and may require proponents, as part of a complete application, to demonstrate there is adequate capacity to accommodate the proposed development.
- f. Existing waste management sites shall maintain a vegetated buffer along municipal roads and property lines surrounding the facility, as both an environmental feature and as a measure to buffer landfill operations from adjacent properties.

8 PARKS, OPEN SPACE AND PUBLIC SERVICE FACILITIES

Lands are not specifically designated for Parks and Open Space. Such land uses may be located throughout the Municipality subject to appropriate zoning.

8.1 Parks and Open Space

Parks, playgrounds, sports fields, public places and open spaces are areas designed and developed for public recreation, leisure, fitness and aesthetic appreciation. These areas may also serve as habitat areas and linkages for wildlife and are essential quality of life attributes. The scope of permitted parks and open space uses will include parks, playgrounds, sports fields, recreational trails, walkways, public beaches, boat launches, campgrounds, conservation areas, cemeteries, golf courses and open space.

8.2 Public Service Facilities

Public Service Facilities include public administration buildings, fire stations, police stations, schools, municipal-recreational facilities and health care 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.

8.3 Community Hubs Within Parks and Public Service Facilities

It is the intent of this Plan to permit the grouping of a wide variety of recreational, social service and cultural uses within parks and public service facilities, in the form of community hubs, subject to appropriate zoning regulations. Examples include social events, community gardens and non-profit social service providers to name a few.

8.3.1 Policies

- a. Parks, open space and public service facilities should be adequately sized to user needs with provision being made for parking and the inclusion of other appropriate public uses.
- b. Wherever feasible, parks, open space and public service facilities should be integrated.
- c. Facilities should generally have direct access to a year-round maintained public road, however it is recognized that seasonal facilities, such as public boat launches, may be located on public roads that are only maintained on a seasonal basis. Public service facilities and facilities that serve as community hubs, shall be located on a publicly owned and year-round maintained road.
- d. The intent of this Plan is to conserve and add to the system of recreational trails for single and multi-use. Certain trails may be restricted to non-motorized use.
- e. 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.
- f. 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.

9 AGRICULTURE

Although there are no provincially significant or prime agricultural lands identified within the Municipality, agricultural uses are an important part of the economic and social fabric of the community. Furthermore, agriculture is vital to the local and regional food system, contributing to food security.

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.

9.1 Policies

- a. New lot creation on lands with active agricultural uses or where current soils are identified as Class 2 or 3, is generally discouraged, unless:
 - i. The severed and retained parcels are large enough to support agricultural uses, with recognition that crop production can occur on smaller lots and livestock operations or more intensive farming operations require larger lots; or,
 - ii. Where smaller lots are proposed, it shall be demonstrated that agricultural uses are not feasible on the proposed severed portion, due to topography or soil conditions.
- b. This Plan supports, where feasible, the following additional permitted uses in association with an active agricultural use:
 - i. Agriculture-related uses that are directly related to farm operations on-site or in the area, support agriculture and benefit from being in close proximity to farm operations. Examples include, but are not limited to processing, handling and storage facilities, the production and sale of agricultural products and value-added agricultural products, educational farms and u-pick operations.
 - ii. On-farm diversified uses including agro-tourism, banquets and other social gathering events and small-scale food services.
 - iii. Home based Industries such as small-scale trades shops, contractor's yards, indoor and outdoor storage.
- c. Agricultural related uses, on-farm diversified uses and home-based industries in association with an active agricultural operation are subject to the following criteria:
 - i. The primary use of the property shall be agricultural.
 - ii. The use does not impair the primary agricultural operation.
 - iii. The use does not negatively impact nearby sensitive uses.
 - iv. The use can be supported with adequate on-site services (well and septic) and parking.
- d. Agricultural best practices shall be encouraged.

10 MINERALS

Mineral deposits include metallic minerals such as gold, copper and nickel, as well as non-metallic minerals such as mica, salt and talc. For specific policies related to aggregate (sand and gravel resources) see section 7.6. This Plan recognizes that the location and likelihood of future mineral extraction operations can be difficult to predict.

There are known mineral deposits within the Municipality, shown as 'Mineral Potential' on Schedule A: Land Use. It is the overall intent of this Plan to take a balanced approach to protecting future mineral extraction operations from the encroachment of sensitive land uses, while at the same time, permitting further development of sensitive uses where mineral extraction potential is impacted by the presence of existing sensitive uses.

10.1 Policies

- a. Exploration for mineral potential may proceed without an amendment to this Plan or a rezoning, subject to all applicable Provincial approvals.
- b. New mineral extraction operations may proceed without an amendment to this Plan; however, a rezoning will be required. In reviewing a rezoning application for a new mineral extraction operation, Council shall consider the following matters:
 - i. Land use compatibility, with special regard for impacts on sensitive uses within the influence area of the proposed mine, as well as mitigating measures to reduce impacts.
 - ii. Impacts to natural heritage features, with special regard for Significant Natural Heritage features.
 - iii. Impacts to groundwater quantity and quality.
 - iv. Impacts to adjacent roadways, which may require a traffic impact study, including a detailed assessment of the Municipal road network's ability to accommodate anticipated traffic, including heavy truck traffic.
- c. New mineral extraction operations shall be subject to all applicable Provincial regulations and approvals.
- d. Past producing mining operations, mine hazards and active mineral mining operations shall be rehabilitated. Rehabilitation to accommodate subsequent land uses will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible.
- e. Within an area identified as having mineral potential, the development of new sensitive uses, including new lot creation, will only be permitted where:
 - i. The lot is located within the Waterfront Policy Area; or,
 - ii. It can be demonstrated that mineral extraction is not feasible due to the quality or quantity of material; or,
 - iii. There are existing incompatible development patterns or existing land uses in the area significantly preclude or reduce the ability of a mineral extraction operation; or,
 - iv. The proposed development serves a greater long-term public interest than a mineral extraction operation.

11 NATURAL HERITAGE FEATURES AND AREAS

The Municipality contains an abundance of natural heritage features and areas that play a major role in the overall character of the area and the outdoor lifestyle that many residents and tourists enjoy.

Natural heritage features and areas include fish habitat, wetlands and significant wildlife habitat. It is a general policy of this plan to protect significant natural heritage features and areas.

11.1 Fish Habitat

Although not all waterbodies throughout the Municipality are identified as fish habitat, it is a general policy of this Plan to recognize the interconnected nature of all watercourses, serving a variety of fish and their prey throughout various stages of their life cycle.

11.1.1 Policies

- a. Encourage the restoration, enhancement and creation of fish habitat.
- b. Strongly encourage the maintenance of shoreline riparian areas in a natural state.
- c. Require where appropriate, the restoration of previously altered or developed shorelines to a natural state as a condition of development approvals.
- d. Encourage the provision and maintenance of public access to recreational fishing opportunities.
- e. Prohibit development and site alteration in fish habitat, except in accordance with provincial and federal requirements.
- f. Prohibit development and site alteration generally within 120 metres of fish habitat, unless it can be demonstrated through appropriate evaluation that there will be no negative impacts upon natural features or their ecological functions. This may require an Environmental Impact Study prepared by a Qualified Professional, which outlines any impacts to fish habitat and the measures required to mitigate all negative impacts, if possible. The extent of the study will take into account the scope of proposed development, existing development, zoning, topography, species and habitat sensitivity. An Environmental Impact Study may be scoped or waived where:
 - i. Development is small scale, including the creation of less than 3 lots.
 - ii. A minor encroachment into the adjacent lands is proposed.
 - iii. Significant intervening development exists between the proposed development and the identified fish habitat, such as roads or existing development, or where the shoreline is no longer natural and has been engineered by way of a constructed edge.
 - iv. The topography is such that runoff will not enter into the watercourse or the development can be graded in such a way to eliminate any runoff to the watercourse.
 - v. Appropriate land use controls, such as Site Plan Control or Holding Provisions can be utilized to ensure that development does not encroach into adjacent lands or appropriate vegetative buffers are protected or established between the watercourse and proposed development.

11.2 Wetlands

Wetlands provide numerous benefits, such as wildlife habitat, water filtration and flood attenuation. Furthermore, by their very nature, wetlands are a constraint to development.

Huron Shores contains numerous wetlands, as shown on Schedule C: Environmental Features 1. As of the drafting of this Plan, no wetlands have been evaluated for Provincial Significance.

11.2.1 Policies

The following table applies to any development within or adjacent to an identified wetland:

Type of Wetland	Development Within the Wetland	Development Upon Adjacent Lands (Within 120m of wetland boundary)
Provincially Significant Wetlands and Provincially Significant Coastal Wetlands (Determined through a wetland evaluation)	No development or site alteration.	No development or site alteration within 120m of wetland boundary, unless an appropriate study shows that such development will not impact the natural heritage features or ecological functions of the wetland.
Coastal Wetlands (Wetlands adjacent to Lake Huron, as defined by the PPS)	No development or site alteration unless an appropriate study shows that such development will not impact the natural heritage features or ecological functions of the wetland.	No development or site alteration within 120m of wetland boundary, unless an appropriate study shows that such development will not impact the natural heritage features or ecological functions of the wetland.
Evaluated Wetlands (Determined not Provincially Significant or Coastal)	Development and site alteration may be permitted, subject to any recommendations outlined in the wetland evaluation.	Development and site alteration permitted, subject to appropriate buffering and storm water management.
Unevaluated wetlands <0.5ha in size and not containing characteristics and components typical of a significant wetland.	A wetland evaluation may be waived, supported by a study prepared by a qualified professional indicating that the wetland does not contain characteristics and components typical of a significant wetland.	Development and site alteration permitted, subject to appropriate buffering and storm water management.

Type of Wetland	Development Within the Wetland	Development Upon Adjacent Lands (Within 120m of wetland boundary)
Unevaluated wetlands >0.5ha in size.	<p>A wetland evaluation is required as part of a complete Planning Act application.</p> <p>If determined not to be Provincially significant or coastal, development and site alteration may be permitted, subject to any recommendations outlined in the wetland evaluation.</p>	If determined not to be Provincially significant, development and site alteration permitted, subject to appropriate buffering and storm water management.

- a. Infrastructure projects may be permitted to locate within or adjacent to a Provincially Significant or Coastal Wetland where it can be shown, through the Environmental Assessment process, that the proposal cannot be located outside of the wetland. Examples include pipelines, Provincial highways, public roads, electric power facilities and water treatment plants.
- b. An Environmental Impact Study or wetland evaluation may be scoped or waived where:
 - i. Only a minor encroachment into the adjacent lands is proposed.
 - ii. Significant ‘intervening buffers’ exist between the proposed development and the wetland or adjacent lands, such as roads or existing development.
 - iii. Appropriate land use controls, such as Site Plan Control or Holding Provisions, can be utilized to ensure that development does not encroach into the wetland or adjacent lands.

11.3 Endangered and Threatened Species and Their Habitat

According to the Province, there are 47 species at risk that live in the Algoma Region which may or may not actually be present within the Municipality of Huron Shores. In some cases, these animals may simply pass through the Municipality or stop for a short period of time.

At this point in time, the Official Plan does not specifically identify any known endangered and threatened species habitat, but that is not to say that such habitats do not exist. It is the general intent of this plan to prohibit development within or adjacent to the habitat of an endangered and threatened species except in accordance with Provincial and Federal requirements. Furthermore, proponents are reminded that under the Endangered Species Act, where any new endangered or threatened species occurrence is identified, development and site alteration activities must immediately cease and the Province must be contacted.

11.4 Other Significant Wildlife Habitats

11.4.1 Core Deer Habitat (Schedule C: Environmental Features 2)

A significant portion of the Municipality is identified as Core Deer Habitat. Generally, the most important core deer habitat consists of thick conifer stands, which provide shelter during the harshest winter months. It is the general intent of this Plan to permit small-scale development to proceed within core deer habitat, with the overall intent of maximizing vegetation retention, subject to the following specific policies:

- a. Development and site alteration within the Core Deer Wintering Area is generally discouraged where it will result in significant vegetation loss, unless it can be demonstrated through an appropriate evaluation prepared by a Qualified Professional that the development or site alteration will not significantly impact the Core Deer Habitat.
- b. The need for an evaluation may be scoped or waived where:
 - i. The area proposed for development is not heavily vegetated or part of a contiguous forested area.
 - ii. The proposed development is small-scale or infill in nature and will result in very minimal vegetation loss, such as the creation of up to three rural residential lots.
 - iii. Appropriate land use controls, such as Site Plan Control or Holding Provisions, can be utilized to maximize vegetation retention.

11.4.2 Bald Eagle Feeding Area (Schedule C: Environmental Features 2)

The shores of the Mississagi River are identified as a Bald Eagle Feeding Area. While development is permitted, it is the overall goal of this Plan to maximize vegetation retention, with special regard for the retention of tall mature trees.

11.5 Evaluating the Potential for Significant Wildlife Habitat

Not all significant wildlife habitats have been identified. Where subdivisions, commercial or industrial developments are proposed in previously undisturbed areas, additional study may be required, as part of a complete application, to evaluate the potential for significant wildlife habitat.

11.6 Areas of Natural or Scientific Interest (ANSI's)

ANSI's generally recognize unique geological or ecological features. Although there are no ANSI's currently identified in Huron Shores, in the event an ANSI is identified, it shall be protected.

11.7 Forests and Natural Vegetation

Huron Shores consists of a connected system of forests and natural vegetation, which provides numerous economic (forestry and tourism), environmental (habitat, greenhouse gas reduction) and social (recreation, shade, aesthetics) benefits. The overall intent of this Plan is to maximize vegetation retention, encourage the replanting or naturalization of previously developed areas and require vegetation planting as a part of any new commercial development, especially along the Highway.

The following policies shall guide the Municipality's approach to forests and natural vegetation:

- a. Forestry is recognized as an important economic sector and forests shall remain available as a renewable resource. Forestry operations shall utilize best practices.

- b. Maintaining natural vegetation or the 'riparian edge' along shorelines is strongly encouraged and may be required as part of the development approvals process.
- c. Wherever possible, Council shall support partnerships and efforts to plant trees on public or private lands.
- d. Preference shall be given to the planting of native species. Where non-native species are proposed, they shall be non-invasive species. Planted vegetation should be resilient to climate change and site-specific considerations, such as salt tolerance. Plantings should include a diversity of species rather than a single type.
- e. Care shall be taken to ensure that the right species are planted in the right locations, to ensure public safety and the ongoing viability of public infrastructure. More specifically, vegetation shall not be planted in a manner that impacts sightlines at street and driveway intersections. Furthermore, certain species shall not be planted beneath overhead power infrastructure, which would eventually need to be maintained by the operator.

12 CROWN LANDS

Crown Lands are not governed by this Plan; however, it is expected that Council and the Province will work co-operatively in adhering to the applicable policies 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 re-designated, 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 and mineral aggregate extraction. 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 on Crown Land and will support and ensure that they are appropriately consulted in land use planning decisions.

13 INFRASTRUCTURE

This Plan aims to ensure that infrastructure is adequate and has the capacity to service existing and proposed development. Furthermore, this Plan aims to ensure that development proceeds in a manner that results in the continued cost-effective, efficient delivery of municipal services.

Existing and planned infrastructure corridors including roads, railways and utilities shall be protected from land use activities which may interfere with the function and safe operation of these corridors.

13.1 Municipal Water and Sewage Services

It is the overall intent of this plan to avoid a density of development that will require municipal water or sewage services. The majority of development will be supported by individual on-site water and sewage (septic) services.

- a. This Plan recognizes existing development on the Town of Thessalon's municipal water system and where feasible, infill development may connect to the existing system, subject to applicable approvals from the Town of Thessalon.
- b. Where feasible, the Municipality may coordinate with the Town of Thessalon to expand or upgrade municipal water and sewage services that could benefit development in the industrial park and other properties east of the Town of Thessalon boundaries.
- c. The Town of Thessalon water treatment plant and sewage lagoons are at capacity at the present time and cannot support additional development until they are upgraded and reserve capacity is available. 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.

13.2 Individual On-site Water and Sewage Services

The majority of Development in the Municipality of Huron Shores will be serviced by individual on-site water and sewage services.

The Municipality is currently working through the Provincial approvals process to increase the capacity of the Ward 1 drying beds. Upon Provincial approvals, there will exist ample hauled sewage capacity within the Municipality to accommodate existing and projected future development over the lifetime of this Plan.

- a. Private on-site sewage systems which will result in more than 10,000 litres of effluent per day, are subject to Provincial approvals. Private on-site sewage systems resulting in less than 10,000 litres of effluent per day are subject to Algoma Public Health approvals.
- b. Applications for lot creation on privately owned and operated individual or private sewage communal systems generating more than 4,500 litres of effluent per day as a result of the development shall require the submission of a servicing options report and a hydrogeological report, prepared by a Qualified Professional.
- c. New development proposals, including new lot creation, shall be reviewed to ensure site conditions are suitable for the long-term provision of on-site water and sewage services. This may require a hydrogeological and terrain analysis study, prepared by a Qualified Professional, in accordance with Provincial Regulations, which assesses the potential risk to groundwater.

- d. Applications for new development, including new lot creation which will generate 4,500 litres of effluent per day shall require the submission of a servicing options report and a hydrogeological report, prepared by a Qualified Professional.
- e. Existing development serviced by private communal water or sewage systems may continue to exist and such systems may continue to be maintained and upgraded as required. New private communal water or sewage systems are generally discouraged, unless they are proposed as part of a condominium development under the Condominium Act. Such systems are subject to all applicable Provincial Legislation.

13.3 Partial Services

It is the intent of this Plan to permit infilling and rounding out of existing development on the existing municipal water system provided by the Town of Thessalon, which extends easterly into the Municipality of Huron Shores generally along the Highway 17 corridor and is shown on Schedule E: Community Facilities and Infrastructure. Infill development will only be permitted where reserve water system capacity exists and where allocation is granted by the Corporation of the Town of Thessalon. This Plan supports maintaining a current agreement with the Town of Thessalon, as it relates to the aforementioned municipal water service system.

13.4 Storm water Management

Storm water management considers both water quantity and quality aspects of storm water run-off where artificial drainage improvements or practices become necessary, due to an increase of impermeable surfaces, such as paved areas and building roofs.

- a. 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. More specifically, storm water management shall be required where in the opinion of a Qualified Professional, post-development flows, will exceed pre-development flows, utilizing the 1 in 100-year storm.
- b. Low Impact Design (LID) is supported as an appropriate means of storm water management.
- c. 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.
- d. In the design and construction of storm water management infrastructure best management practices shall be used to ensure:
 - i. 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;
 - ii. The natural characteristics and quality of water of the receiving streams are maintained or enhanced including sediment control, riparian vegetation and thermal conditions;
 - iii. That there will not be any new or increased downstream flooding or erosion;
 - iv. That natural habitat areas are protected, enhanced or restored;

- v. 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;
- vi. That the post construction phase shall include rehabilitation, continued maintenance or infrastructure and preferably, a monitoring program;
- vii. 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; and
- viii. Storm water management shall incorporate consideration for groundwater recharge and discharge and ensure that groundwater is not negatively impacted.

13.5 Utility Corridors

Utility corridors include transmission corridors such as the high-pressure natural gas pipeline and high tension Hydro One power lines, as well as networks that distribute natural gas and electricity to the end user.

It is the intent of this Plan to protect existing utility infrastructure corridors from land use activities that may interfere with the function and safe operation of these critical services.

14 TRANSPORTATION (Schedule E: Community Facilities and Infrastructure)

14.1 Provincial Highways

Highways 17, 129 and 546 are recognized as provincial highways. This Plan recognizes that the main purpose of these Highways is to facilitate the safe and efficient movement of people and goods. At the same time, this Plan recognizes that specific portions of these Highways support important existing development and future development opportunities. This Plan also recognizes reduced speed limits on Highway 17 through Iron Bridge.

- a. In addition to applicable municipal requirements, all proposed development located in the vicinity of Highways 17, 129 and 546 is subject to Ministry of Transportation (MTO) approvals under the Public Transportation and Highway Improvement Act, including access management policies, standards and requirements.
- b. In some cases, direct access to a Provincial Highway may be discouraged or prohibited.
- c. An MTO permit is required prior to the construction of a building, structure or entrance within 45m of the edge of the Highway right-of-way, within 180m of the centre point of any intersection on a King's Highway and 395m of the centre point of any interchange on a controlled access highway.
 - i. MTO permit applications may include the need for traffic, noise and/or vibration studies, prepared by Qualified Professionals.
- d. The potential realignment of Highway 17 through the municipality is identified on the Schedules of this Plan. Land use planning decisions shall take into consideration this proposed realignment through consultation with MTO.

14.2 Municipal Roads

Municipal Roads are generally those roadways that are owned and maintained by the Municipality. The primary function of Municipal Roads is to facilitate the movement of people and goods throughout the Municipality and to provide access to abutting properties. Standards for new road construction will include a minimum 20m right-of-way, with an engineered design and layout, appropriate drainage and construction.

- a. An entrance permit may be required for access onto any municipal road.
- b. As a condition of any new development approvals adjacent to a portion of a Municipal Road that might be privately owned or where the ROW is less than 20m, proponents are generally required to convey required lands to the Municipality in order to achieve a 20m ROW.

14.2.1 Year-Round Maintained Municipal Roads

Subject to other policies of this Plan, year-round maintained roads shall be the focus of the majority of new development.

14.2.2 Seasonally Maintained Municipal Roads

Seasonally maintained municipal roads are intended for seasonal land uses and there is no obligation by Council to convert a seasonally maintained road to a year-round maintained road. Therefore, development upon seasonally maintained roads shall be limited in nature, with the overall intent of

avoiding development that requires year-round maintenance. More specifically, development upon a seasonally maintained municipal road shall adhere to the policies set out in Section 14.3 - Private Roads.

14.2.3 Unmaintained Roads

Unmaintained Roads are generally those which have been abandoned and are no longer maintained by the municipality. It is the general intent of this plan to prohibit development where a lot only has frontage upon an unmaintained road. Furthermore, this Plan recognizes that there is no obligation to begin maintaining such roads. Not all unmaintained roads are shown on the Schedules of this Plan. For the purposes of this Plan, development on an unmaintained road shall adhere to the policies set out in Section 14.3 – Private Roads.

14.2.4 Unassumed Roads

Unassumed roads are roads that have not been constructed to a municipal standard and as such, they are not maintained by the municipality. It is the general intent of this Plan to treat unassumed roads in the same manner as private roads. Therefore, development is generally restricted, except in accordance with the policies outlined in Section 14.3 Private Roads.

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

14.3 Private Roads

Private roads are roads under private ownership. It is a general policy of this Plan to not permit new development on private roads, or the development of new private roads, except as permitted below:

- a. Development is proposed as a condominium approved through the Condominium Act.
- b. Development is proposed on an existing lot of record with frontage and access to a private road, in accordance with all other aspects of this Plan.
- c. The creation of new lots may proceed on a private road, to separate multiple dwellings which were lawfully created on one lot, prior to February 28, 2018. In such cases, each lot shall have frontage and direct access to the private road, whether such private road is existing or to be constructed.
- d. Up to one additional lot may be created on a lot that has frontage and direct access onto a private road, on an infill basis only, subject to the following provisions:
 - i. For the purposes of this policy, infill is defined as the creation of not more than one lot between two existing lots located on the same side of a private road.
 - ii. New infill lot creation on a private road is limited to the creation of one new lot, counted from the day this Plan is approved by the Province.
 - iii. New infill lots on private roads shall meet all other policies of this Plan, with special regard for the policies outlined in Section 7.5.3 Lake Capacity.
 - iv. New infill lots on private roads shall not result in the creation of a new private road or the extension of an existing private road. All new infill lots shall have frontage and direct access onto an existing private road, unless a new private road is constructed to service multiple lots where such lots have the required frontage on a year-round maintained public road, but a single driveway or private road is deemed to be less impactful.
 - v. It is generally recognized by this Plan that new infill development on a private road shall be of a seasonal nature.

- e. Where new private roads are constructed to support development, as permitted by the policies of this Plan, the private road shall be constructed to a standard that can be utilized by emergency service vehicles, with special regard for drainage.
- f. With the exception of condominium developments approved through the Condominium Act, where development is otherwise permitted as outlined in the policies above, Municipal Consent(s) are required to formalize private access and establish long-term, surveyed easements.

14.4 Upgrading Road Status

From time to time, requests may be made to either convert or upgrade a road to a different standard. Examples include, but are not limited to, requests to maintain a seasonal road on a year-round basis, assuming an unassumed or private road.

In considering requests to upgrade or convert a road to a year-round maintained public road, Council may:

- a. Request or undertake an assessment of the road, to ensure it adheres to Municipal standards. Where a particular road is determined not to meet a Municipal standard, it shall be upgraded to Municipal standards.
- b. Request or undertake a cost-benefit analysis, prepared by a Qualified Professional, which includes an assessment of the long-term operational costs of maintaining the road year-round and extending infrastructure and services such as ambulance, utilities and school bussing, which should include consultation with appropriate entities having jurisdiction, including but not limited to emergency service providers, school boards and utility companies. Where Council is satisfied that potential development is justifiable, the status of the road may be changed to year-round.
- c. As a condition of a status change Council may require proponents to cover all or a portion of the costs associated with improving the road to an acceptable Municipal standard.
- d. Where Council is satisfied that the road status change is within the public interest and feasible over the long-term, the change in road status may be undertaken by a municipal by-law without an amendment to this Plan.

14.5 Resource Access Roads

Resource access roads are generally located on Crown Land and 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. Not all resource access roads are shown on the mapping schedules of this Plan.

14.6 Rail Corridors

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. Furthermore, new development in the vicinity of a rail line shall adhere to the land use compatibility policies outlined in Section 6 of this Plan.

14.7 Recreational Trails

It is the intent of this Plan to protect and support the continued development of motorized and non-motorized trail systems as a means of providing active transportation linkages as well as recreational and tourism assets.

15 SOURCEWATER PROTECTION

This Plan recognizes the importance of groundwater resources that provide the potable water supply of the overwhelming majority of development, in the form of on-site wells.

For large-scale development proposals, studies, including but not limited to a hydrogeological study, prepared by Qualified Professionals, may be required to assess potential impacts to groundwater resources.

When assessing new developments that require the storage and use of fuel and other liquid chemicals, the following best practices should be addressed:

- a. Fuel and chemical storage tanks must be of a double walled construction, with an audible alarm to enunciate a failure of either the inner or outer wall of the tank.
- b. Fuel and chemical storage tanks shall be installed on an impervious surface with sufficient containment to hold 110% of the total tank volume.
- c. Fuel and chemical storage tanks shall be situated to minimize exposure to moving equipment and vehicles, including collision protection features.
- d. Fueling areas must be designed to collect all runoff, separate fuel from water and allow for proper disposal of the contaminants before the runoff enters ground or surface water systems.
- e. On-site fueling equipment should be in a fixed location. Where portable fueling equipment is necessary to fuel fixed machinery, a means to catch and contain a spill is required.
- f. A spill response action plan shall be developed and maintained on-site, with all employees receiving spill response training.

16 ENERGY, AIR QUALITY AND SUSTAINABILITY

The Municipality recognizes the importance of energy efficiency, good air quality and sustainability as important aspects to maintaining the quality of life of residents. 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 Municipality, with the overall goal of greenhouse gas reduction.

16.1 Policies

- a. Accessory use renewable energy facilities such as wind turbines and solar panels shall be permitted in all policy areas, subject to all other policies of this Plan and applicable zoning regulations, with special regard for:
 - i. Appropriate setbacks, to be established by the Zoning By-law.
 - ii. Land use compatibility with the surrounding land uses, especially where wind turbines are proposed to be located upon elevated topography or within cottaging areas.
- b. Larger scaled renewable energy projects with the sole purpose of producing energy for the grid are permitted in all policy areas, subject to all local, Provincial and Federal regulations. The Zoning By-law shall be amended to establish regulations
- c. It is Council's intent to attract new industries that maximize the use of local resources, rather than relying on imports, i.e. value-added forest products, and local food production.
- d. Council, will strive to continually upgrade municipal assets to be energy efficient. Where feasible, energy efficiency shall be considered in the procurement process.
- e. 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.
- f. Council may provide incentives, through the use of a Community Improvement Plan, to encourage the further build-out of complimentary compatible uses in existing development nodes, with the overall goal of creating complete communities with residential, service-commercial and employment uses within close proximity of each other, to reduce automobile reliance.

17 NATURAL AND BUILT HAZARDS

17.1 Flooding

Flooding represents the largest type of natural disaster in Canada. In Huron Shores, there exist three flood risks, the Lake Huron Flood Plain, flood plains associated with inland lakes and flood plains associated with rivers, creeks and streams. It is the overall intent of this Plan to direct all new development away from any flood risk areas, utilizing the 100-year flood level.

- a. The flood plain of Lake Huron includes any lands below 178.3m Canadian Geodetic Datum, which includes a wave uprush allowance of 0.5m. Any openings to new buildings shall be located above this elevation.
- b. On inland lakes, any openings to new buildings shall be located above the following elevations:

100 Year Flood Elevations on Inland Lakes*	
Lake	100-Year Flood Elevation (m) Canadian Geodetic Datum
Basswood Lake	208.75
Birch Lake	208.42
Bright Lake	183.5
Brownlee Lake	209.01
Clear Lake	220.78
Cranberry Lake	209.41
Dean Lake	190.39
Little Basswood Lake	206.46
Little Dean Lake	189.41
Warnock Lake	204.97

*As identified by the Huron Shores Flood Risk Assessment Report completed by Hatch Consulting in 2021

- c. The Huron Shores Flood Risk Assessment Report, completed by Hatch Consulting in 2021, identified flood prone areas along the shores of many rivers, creeks and streams. No new buildings are permitted to locate within the identified flood plains of rivers, creeks and streams. Furthermore, setbacks from the identified flood plain have been established in the Zoning By-law. Council has proceeded with additional flood mapping,, as a means to further refine and establish a 2-zone approach within the flood plains of rivers, creeks and streams. Upon completion of additional flood mapping, appropriate amendments to this Plan and the Zoning By-law can be undertaken as required.
- d. Notwithstanding the policies of this Section, 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, docks and boat houses. 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.
- e. 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 100-year flood level.

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

17.2 Wildland Fire

Behind flooding, wildfires are the second largest factor for natural disasters. The anticipated impacts of climate change (increased frequency and severity of drought periods) coupled with communities expanding into forested areas have increased the risk of wildfires.

Vegetation types which present high to extreme risk for wildland fire include natural conifer forests and unmanaged conifer plantations that can include black or white spruce, jack pine and balsam fir, along with immature red and white pine. Mixed wood forests with greater than 50% conifer composition also pose a potential risk. Damaged or diseased forests also pose a risk. Lands subject to Wildland Fire Hazard (high to extreme risk) are shown on Schedule D: Hazards.

- a. It is recognized that current wildland fire hazard mapping was captured at a gross scale. As such, the need for additional study or development restrictions may be waived, subject to further on-site verification.
- b. Generally, large-scale development shall be directed away from areas where hazardous forest types have been identified as high to extreme risk for wildland fire.
- c. Larger scale developments proposed upon lands with high to extreme risk forest types may require a wildland fire assessment, prepared by a Qualified Professional, in accordance with wildland fire assessment and mitigation standards identified by the Province.
- d. Mitigation efforts such as clearing vegetation should consider all other policies contained within this Plan, especially those related to natural heritage features and areas.
- e. Landowners in areas where high to extreme wildland fire risks have been identified are encouraged to follow the 'Be FireSmart' approach to protecting property from wildland fire damage.

17.3 Physical Constraints

Development shall generally be directed away from lands having significant constraints such as steep or unstable slopes, organic soils, marshy or low-lying lands or unstable bedrock, unless the hazard(s) can be mitigated to Council's satisfaction. This may require various studies, prepared by Qualified Professionals.

17.4 Contaminated Sites

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. Commercial uses such as gasoline stations and automotive repair garages have a similar potential.

17.4.1 Policies

- a. It is the intent of this Plan to ensure the proper decommissioning and cleanup of contaminated sites and brownfields prior to the redevelopment of a sensitive use.
- b. Applications for the development or redevelopment of sites that are identified as contaminated or potentially contaminated shall be accompanied by a Provincially acknowledged Record of Site Condition and if necessary, a site remediation plan prepared in accordance with applicable Provincial requirements and regulations.
- c. Council may, through a Community Improvement Plan, provide incentives to assist in the decommissioning and remediation of contaminated sites and brownfields to facilitate redevelopment.

17.5 Mine Hazards (Schedule D: Hazards)

The Province's Abandoned Mines Inventory System (AMIS) identifies 13 mine hazards within Huron Shores and 1 mine hazard within 1km of the Municipal boundary. Development proposed within 1 km of a mine hazard identified on the Official Plan schedules should not be permitted without prior consultation with the Ministry of Northern Development and Mines, Natural Resources and Forestry's Regional Land Use Geologist. The Ministry will work with proponents to refine development setbacks and to assess the need for additional geotechnical studies.

Furthermore, written consent from the Minister of Northern Development, Mines Natural Resources and Forestry is required prior to the disturbance of any rehabilitated mine hazard feature.

18 CULTURAL HERITAGE AND ARCHAEOLOGY

18.1 Built Heritage Resources and Cultural Heritage Landscapes

Built Heritage Resources include significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history, which have been identified as being important to the community. There are currently no designated built heritage resources within the Municipality, however the 'old Little Rapids School' and the two 12 sided barns may warrant protection for their heritage values.

Although no specific built heritage resources or areas have been designated in Huron Shores under the Ontario Heritage Act, it is the overall intent of this Plan to manage all types of heritage resources through proactive identification, recognition, documentation, protection, conservation and rescue of these resources.

- a. The Municipality may establish a Municipal Heritage Committee for the purposes of identifying and recommending the designation of properties or areas under the Ontario Heritage Act.
- b. The Municipality may by by-law, designate properties, areas, buildings or structures of historical or architectural value under the Ontario Heritage Act
- c. Incentives may be provided to support the preservation of significant cultural heritage resources. Incentives may include, but are not limited to, tax incentives, assistance through a trust fund, heritage conservation easements and/or other means considered appropriate for heritage resource conservation.
- d. If properties, areas, buildings or structures are designated under the Ontario Heritage Act, all development applications, including building permit applications, shall be evaluated to ensure the proposed development or building alteration does not impact the significant heritage features that have been identified.

18.2 Archaeological Resources

Archaeological resources may include artifacts, archaeological sites or marine archaeological sites. There are currently 17 known archaeological sites identified within the Municipality.

18.2.1 Assessing Archaeological Potential

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) has established the following criteria for determining if an area has archaeological potential:

- a. The presence of known archaeological sites within 300 metres of the property;
- a. The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
- b. Elevated topography (e.g., knolls, drumlins, eskers, plateau);
- c. Pockets of sandy soil in a clay or rocky area;
- d. Unusual land formations (e.g., mounds, caverns, waterfalls);
- e. Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- f. Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) on the property;
- g. Proximity to historic transportation routes (e.g., road, rail, portage);
- h. The property is protected under the *Ontario Heritage Act*;
- i. Local knowledge of archaeological sites on the property or of the property's heritage value.

18.2.2 Application Review

Where the following types of development are proposed in an area that meets MHSTCI's archaeological potential criteria, as outlined in Section 18.2.1, an archaeological assessment, prepared by a licensed archaeologist and accepted by MHSTCI, shall be required:

- a. Plans of Subdivision
- b. Consent applications proposing the creation of more than 5 vacant lots.
- c. Large-scale infrastructure projects, including but not limited to new roads and utility corridors.

Archaeological assessments may not be required under the following circumstances:

- a. In areas that have been subject to previous intensive and extensive soil disturbances.
- b. Where a holding provision or site plan control can be applied to restrict development or site alteration upon the portion of the property having archaeological potential.

18.2.3 Additional Archaeological Resource Policies

- a. Only licensed archaeologists are permitted to undertake alterations to known archaeological sites and areas of archaeological potential.
- b. Where burial sites are encountered during any excavation or other action, the provisions of the Cemeteries Act and its regulations will apply. Where there are First Nations burials, consultation with all relevant First Nations communities is required. More specifically:
 - i. Where human remains are found, all work must immediately cease and the site must be secured.
 - ii. The Ontario Provincial Police, the Registrar of Cemeteries Regulation Section of the Ontario Ministry of Consumer Business Services, the Cultural Program Branch of the Ministry of Tourism and Culture and the Municipality of Huron Shores must be contacted immediately for further direction.
 - iii. Where deeply buried or previously undiscovered artifacts are found, all work must immediately cease and the site must be secured. The Cultural Program Branch of the Ministry of Tourism and Culture and the Municipality of Huron Shores must be contacted immediately for further direction.
- c. This Plan supports conducting an archaeological potential study for the entire Municipality, with the goal of further refining MHSTCI's criteria within the local context, as resources allow and subject to potential funding opportunities.
- d. The Municipality should enter into a memorandum of understanding with MHSTCI to share the location of known archeological sites, on a confidential basis, so that future development applications can be assessed to determine proximity to known archaeological remains.

19 PLANNING TOOLS

References are made in this Plan to various planning tools that may be utilized to assist in the implementation of the policies throughout this Plan. It is recognized that not all tools outlined in this Section are required to be implemented by the Municipality, and are in some cases communicated as enabling policies should Council wish to implement them in the future.

19.1 Complete Application Requirements

All Planning Act applications 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 storm water management report
- An Environmental Impact Assessment for a natural heritage feature or area
- An Archaeological Assessment
- A Land Use Compatibility Study
- A Resource Management Report
- A traffic Impact 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
- 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 visual impact assessment report for an alternative energy facility
- Proof of a registered right-of-way
- A pre-development audit for a septic system
- A Planning Justification Report
- A land survey

These studies may be in addition to other requirements set out in Ontario Regulations 543/06, 544/06, 545/06 or 547/06 and must be completed by a Qualified Professional. The Municipality reserves the right to have any study peer reviewed. The costs of such a peer review may be borne by the applicant.

19.2 Pre-Consultation

This Plan recognizes the importance of pre-consultation with Municipal staff prior to the submission of any Planning Act application. Where the Municipality deems it appropriate, fees may be charged to proponents who may wish to undertake pre-consultation.

19.3 Site Plan Control

Pursuant to Section 41 of the Planning Act, Council may pass by-laws to designate properties, areas and uses as subject to Site Plan Control. In these cases, prior to the issuance of a building permit, proponents shall be required to enter into a site plan agreement with the Municipality. Site Plan agreements may be registered on title.

It is the intent of this Plan that site plan control will typically apply to new commercial, industrial or public service facilities. Site plan control may also be applied to any waterfront development and as otherwise deemed appropriate by Council.

Site plan control may also 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. 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.

Site Plan Control agreements shall relate to the construction and on-going maintenance of exterior details of a particular development, including but not limited to parking, storage, buffering, screening, landscaping, vegetation retention and removal, storm water management, on-site servicing, lighting, access and road widening. Council may also deem it appropriate to collect and hold bonding or a letter of credit to ensure that such measures are constructed to the satisfaction of the Municipality. In the event that such matters are not constructed to the satisfaction of the Municipality, such funds can be utilized to remedy. Funds can be returned to an applicant when such measures have been constructed to the satisfaction of the Municipality.

19.4 Zoning

Pursuant to Section 34 of the Planning Act, Council will maintain a current, comprehensive zoning by-law to regulate the use of land, buildings and structures within the municipality.

19.5 Holding Zones

The zoning by-law may include holding provisions subject to 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.

19.6 Interim Control By-law

Where Council has, by by-law or resolution, directed that a study be undertaken regarding its land use policies for an area or areas within the Municipality, 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 defined area. 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.

19.7 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. Pursuant to Section 39 of the Planning Act, Council may authorize a temporary use of land, buildings or structures for any purpose set out therein. Temporary use by-laws may be enacted for a period of up to three years. Temporary Use By-laws are renewable; however, it is generally understood that over time, a more permanent zoning should be established. In considering applications for such temporary uses, Council shall ensure that:

- a. Such uses are temporary in nature, compatible with surrounding land uses, and will not interfere with the long-term development of the area; and
- b. Appropriate controls are placed in the implementing by-law to adequately regulate the temporary use.
- c. Generally, temporary uses shall not require the construction of permanent buildings or structures unless such buildings or structures are in accordance with underlying zoning and can be repurposed in accordance with applicable zoning upon expiration of the temporary use by-law.
- d. The Temporary Use does not acquire legal non-conforming use status at the expiration of the by-law(s) and at that time must therefore cease.

19.8 Parkland Dedication

Pursuant to Sections 42, 51.1 and 53 of the Planning Act, Council may collect parkland or cash in lieu of parkland as a condition of development and redevelopment, subject to the following:

- a. Not exceeding 2% of land area or cash in lieu of, for commercial and industrial development or redevelopment.
- b. Not exceeding 5% of land area or cash in lieu of, for all other types of development or redevelopment, such as residential and institutional.

Given the relatively small-scale, low-density nature of development, it is recognized that should parkland dedication be obtained as a condition of development, it will likely be in the form of cash in lieu of parkland dedication, and primarily related to new lot creation.

19.9 Property Standards

Council may continue to implement a property standards by-law under the Building Code Act with the objective of maintaining buildings, structures and properties 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:

- a. The maintenance of yards
- b. The maintenance of buildings and structures
- c. Occupancy standards
- d. Notices and orders
- e. Administration and enforcement procedures

19.10 Land Division and Part-Lot Control

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 parcel and by plan of subdivision, e.g. division of land into multiple lots, and development under the Condominium Act.

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.

- a. 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.
- b. Multiple unit/lot development shall generally be by plan of subdivision, especially where the extension of new public infrastructure, such as roads, is required.
- c. 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). Additional consents may be granted where an existing lot is occupied by multiple dwelling units which were lawfully established prior to February 28, 2018.
- d. 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.
- e. New lots created by Consent, shall generally have frontage on a publicly owned and year-round maintained roadway, unless permitted by Section 14.3 of this Plan. Where this Plan permits new lot creation on a road that is not publicly owned and maintained on a year-round basis, complete applications shall include:
 - i. 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.
 - ii. 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.
- f. There shall be no limit on consents granted for non-residential purposes provided the consents comply with the relevant policies of this Plan.
- g. Consents may also be granted for the following purposes:
 - i. To correct lot boundaries;
 - ii. 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;
 - iii. To clarify title to the land;
 - iv. Where the effect of the severance does not create an additional building lot;

- v. To permit an easement; and
- vi. To permit a severance for municipal or other government purposes.
- h. This Plan recognizes that from time to time, lots may merge on title. Where lots have merged, and one parcel remains vacant, Council may consider a severance application to re-establish the lot lines in a manner consistent with how they existed prior to the merger.
- i. 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.

19.11 Community Improvement Plans

Council may initiate a Community Improvement Plan if it is considered desirable for any environmental, social or community economic development reason.

Community Improvement Plans must outline the overall intent of improvements for the area.

- a. The entire area of the Municipality of Huron Shores is designated as a Community Improvement Project Area.
- b. By way of Community Improvement Plans, the Municipality can encourage improvements to private and public lands, through incentives such as grants, loans, waiving of fees and municipal property tax rebates.
- c. The Municipality may consider providing new incentives for the following:
 - i. Projects that enhance conservation and efficient use of energy and water, including the use of low-impact design and sustainability features.
 - ii. The provision of affordable, barrier-free or supportive housing units.
- d. In reviewing new development incentives and Community Improvement Plans, Council shall ensure that incentives are aimed at strategic development that addresses a community need and achieves significant public good and community benefit.

19.12 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 policy areas as shown on Schedule A: Land Use.

Nothing in this Plan shall prevent the reconstruction of legal non-conforming uses which are inadvertently destroyed by a natural cause such as fire or flood. Furthermore, nothing in this plan shall prevent the maintenance, repair or strengthening of any building to a safe condition.

It is the intent of this Plan that non-conforming uses, 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:

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

19.13 Lots of Record

Lots of record are legally created parcels that can be legally 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.

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

20 INTERPRETATION

20.1 Official Plan to be Read in it's Entirety

This Official Plan is a holistic document. All relevant schedules and policies should be reviewed and applied in each situation. While some policies are cross referenced with each other, this cross-referencing does not take away from the need to read the Official Plan as a whole. The ordering of the policies or length of an individual policy section does not imply any priority or importance.

20.2 Policy Area Boundaries

Boundaries are to be considered absolute only where clearly bounded by roads, lot lines, railways, watercourses 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 policy areas, provided the general intent of the Plan is preserved.

20.3 Amendments Not Required

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 figures and numerical quantities.

20.4 Permitted Land Use Examples

Examples of permitted uses are intended to indicate the possible range of uses considered appropriate and not to be interpreted as all-encompassing unless otherwise stated.

20.5 References to other Legislation

Where Provincial and Federal legislation and regulations are referred to in this Plan, such references will be interpreted to include any subsequent amendments.

20.6 Provincial Policy Statement Definitions

Reference shall be made to the Provincial Policy Statement for the interpretation or meaning of words or terms used in this Plan.

20.7 Administrative Amendments

Public notice procedures, pursuant to the Planning Act may be waived when the amendment does not affect the provisions or intent of this By-law, including:

- a. Formatting changes, including the alteration, numbering or arrangement of provisions.
- b. Correcting punctuation or altering language to obtain a uniform mode of communication.
- c. Correcting clerical, grammatical, dimensional or typographical errors.
- d. Amending references to other legislation or authority, where such legislation or authority is altered or amended in any way.
- e. The addition of new *Zone* Exceptions resulting from rezoning applications and zoning by-laws passed by *Council*.