

The Corporation of
THE TOWNSHIP OF LANARK HIGHLANDS

OFFICIAL PLAN

Office Consolidation

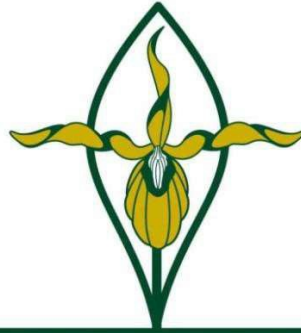
As approved by the Ministry of Municipal Affairs and Housing
(December 17, 2012)

and

Ontario Municipal Board
(August 4, 2016)

and

As amended by Official Plan Amendments No 1 and 2
And updated by Official Plan Amendment #3, as modified by Lanark County
(June 26, 2024)



The Corporation of
THE TOWNSHIP OF LANARK HIGHLANDS

OFFICIAL PLAN

Office Consolidation

This is an Office Consolidation of the Township of Lanark Highlands Official Plan, including Ministry of Municipal Affairs and Housing (MMAH) Modifications and Official Plan Amendments No. 1, 2 and 3. It has been prepared for convenience purposes only. While every effort has been made to ensure the accuracy of the information contained herein, reference should be made to the original Official Plan, the MMAH Modifications (including OMB decision), and Official Plan Amendments No. 1, 2 and 3 for legal purposes.

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1.0 INTRODUCTION

The Township of Lanark Highlands Official Plan (OP) is an essential planning document which is designed to manage future growth, development and change in our municipality. This Official Plan provides a framework which will guide land use decisions within the Township’s boundaries for the next 20 years. Because decisions which implement growth and development have long lasting impacts, it is incumbent on everyone to ensure that those decisions reflect community values and will result in more liveable communities which are economically and environmentally sustainable.

1.1 LEGISLATIVE CONTEXT

The Official Plan is a policy document, it is not a by-law or a regulation. However, it is a legal document and the policies in this Plan have a basis in the Planning Act. There is therefore a need for all decision-making authorities to ensure that any by-laws, permits and authorizations they issue will conform to the intent and direction provided by the policies of this Official Plan. The Planning Act requires that Council prepare and adopt an Official Plan which covers the full extent of its territory. The Planning Act also identifies matters of provincial interest which are further defined by the Provincial Policy Statement (PPS). The Township’s Official Plan must be consistent with the policies in this Statement. The Official Plan was drafted, reviewed and adopted in conformity with the requirements of the Planning Act and the content of the Plan is consistent with the Provincial Policy Statement issued under Section 3 of the Planning Act which came into effect on May 1, 2020.

The Provincial Policy Statement includes definitions of numerous significant terms used in its policies. These definitions will apply to instances in this Plan where the same terms are used, for instance in reference to “development”, “adjacent lands”, or “Sensitive land uses”, among others. Where this Plan employs a different meaning for a term defined in the Provincial Policy Statement, this will be specifically identified in the text of the Plan.

“As a lower-tier municipality, the Township of Lanark Highlands’ Official Plan must conform to the policies of the Lanark County Sustainable Communities Official Plan (SCOP). The Lanark County SCOP was adopted on June 27, 2012, and was approved by the Ministry of Municipal Affairs and Housing on June 18, 2013. The policies of the County’s SCOP are further implemented through the land use and development policies of this lower-tier Official Plan. This Official Plan was updated to conform to the County’s SCOP, however, in reading this Plan, there may also be a need to refer to the County SCOP.”

This Official Plan was prepared by the Township of Lanark Highlands in partnership with the residents of the Township, its community organizations, the provincial government and its agencies. As such, the policies of the Official Plan represent a balance of interests and points of view.

1.2 STRUCTURE OF THE OFFICIAL PLAN

This document shall be known as the Official Plan for the Corporation of the Township of Lanark Highlands. It is divided into ten major components as follows:

Part 1.0 Introduction

The introduction outlines the regulatory structure of land use planning within the Province of Ontario. This section delineates the planning area, outlines the planning period and the structure of the plan.

Part 2.0 Vision and Guiding Principles and the Planning Context

Part 2 of the Plan presents the vision for growth for the Township as well as the guiding principles, objectives and goals. Developed through public consultation during the early phases of the Official Plan update, the Township's vision is the foundation of the Plan's policies.

Part 3.0 Planning Sustainable Communities

These policies provide for future sustainable growth within the Township's waterfront communities, the villages and hamlets, and the rural area. The Plan provides for a mix of land uses in these varied communities in a manner which is sustainable in terms of the municipality's environment, its rural and small-town character and its municipal finances.

Part 4.0 Our Resource Lands

These policies address resource lands which make up a significant component of land uses in Lanark Highlands. The Plan provides policies for mineral resources and forestry uses to ensure the wise use and conservation of these resources for future generations.

Part 5.0 Our Environment: – Planning for Ecosystem Balance

These policies provide for the protection of natural heritage resources and provides direction on sustainable and balanced development.

Part 6.0 Planning for Public Health and Safety

This section of the Plan provides for the protection of public health and safety and includes policies on hazard areas such as lands prone to flooding or unstable slopes or where soils may be contaminated as well as policies on the control of incompatible uses.

Part 7.0 Making it Work: – Planning Our Infrastructure

These policies are designed to ensure that adequate servicing is available to support growth and development. Policies include water, wastewater, surface water and transportation infrastructure as well as waste management, communication, energy and other required services.

Part 8.0 Implementing the Plan: – The Planning Toolkit

Explains the various policy and regulatory tools available to ensure that the Official Plan's policies are properly implemented.

Part 9.0 Administration of the Official Plan

This section provides technical information on administration of the Official Plan.

2.0 Vision, Guiding Principles and the Planning Context

2.1 INTRODUCTION

The policies in this Official Plan were developed on the basis of achieving a stated long-term vision for the future of the municipality. The vision was inspired by a series of public open houses where numerous residents expressed their opinions, hopes and concerns for the future of their municipality. These sessions inspired a number of guiding principles which should be at the heart of the policies which will be found throughout the new Official Plan, and which will help guide future decision-making and facilitate the achievement of the Township stated Vision.

Future development in the Township of Lanark Highlands must proceed in a manner which is in full conformity with the policies of the Official Plan. It is recognized that from time to time there will be land use or development proposals which may not appear to be in full conformity with one or more policies in the Official Plan. On such occasions it will be necessary to ensure that every land use decision can be reconciled with the long-term vision and guiding principles of the Plan. Conformity to guiding principles will serve as a starting point for the review of land use in order to ensure good planning decisions.

2.2 VISION

Long term planning starts with a vision for the future. Attaining that vision requires that everyone who participates in the long-term development of the municipality adhere to a set of guiding principles which in turn are at the core of the policies in the Plan. The following statement is intended to be an expression of Council's vision for the future of the Township of Lanark Highlands:

Our Vision

The Township of Lanark Highlands will manage growth through a balanced approach that acknowledges economic opportunities and recognizes that the protection of our unique communities and our environment in a sustainable manner will result in a desirable place to call home.

2.3 GUIDING PRINCIPLES

The Township recognizes that the Algonquin Anishinaabe peoples were the first to inhabit the Township of Lanark Highlands. Historically significant places that hold sacred importance for indigenous communities may exist within the Township of Lanark Highlands. The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.

The following eleven (11) Guiding Principles are proposed to be the core of the Official Plan's policies. They were inspired by consultation with the citizens of Township of Lanark Highlands and will guide the development of the Township's land use planning framework.

Our Guiding Principles

Growth and development will provide for a mix of housing opportunities that is energy.

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efficient and sustainable and which occurs through economically viable land use development patterns.

We will support a continued focus for commercial, institutional and industrial opportunities within the Village of Lanark and provide for opportunities within the smaller Villages and Hamlets as well as for the economic potential of home based employment activities.

We recognize that our waterfront lands are a unique resource and land asset. Development will be encouraged that contributes to the overall attraction and viability of the waterfront and will be evaluated with careful consideration to recreational, environmental and, socio-economic matters in order to preserve the quality of the waterfront lands and provide for collective enjoyment.

We value and protect our resource lands and encourage development and expansion to occur in a manner which respects long term assets and avoids potential land use conflicts.

We will respect and enhance our natural environment in accordance with provincial policy and in a manner which is considerate of landowner interests and recognizes the need for ecosystem diversity, viability and sustainability.

We are committed to the preservation of our cultural heritage including historical connections to First Nations and early settlers and to our natural heritage including the traditional thoroughfares of the waterways.

We will ensure appropriate development which will not pose a danger to public safety or health or result in negative property or environmental impacts.

We will ensure that effective infrastructure services will be provided by the appropriate level of government or the private sector in a cost-efficient manner which recognizes development priorities, and which ensures the protection of our environment.

We shall plan for healthy, liveable, and safe communities, by preparing for regional and local impacts of climate change.

We recognize that scattered rural residential development generally does not generate positive net financial return for the Township.

We have an abundance of public lands including lands owned by the Township, Community Forest lands managed by Lanark County, Crown lands managed by the Province and Conservation Authority lands managed by the Mississippi Valley Conservation Authority. These public lands contribute to the wide range of outdoor recreation opportunities available within Lanark Highlands for those who live here and visit.

2.4 PLANNING FOR GROWTH

The Township of Lanark Highlands covers an area of approximately 1,048 square kilometres, representing approximately 35% of the land base of Lanark County. The Township had a 2016 population of 5,338 permanent residents and 2,294 private dwellings. It is estimated that there are also approximately 2,350 seasonal residents occupying roughly 1,021 seasonal dwellings.

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Between 2011 and 2016, the Township experienced a 4.1% increase in permanent population, or 210 additional residents.

One of the responsibilities of the Lanark County SCOP is to identify and allocate population, housing, and employment projections for its lower tier municipalities. In 2018 the County of Lanark provided a population allocation to the year 2038 for all the lower tier municipalities. The Lanark Highland population allocation was 7,507 people to the year 2038. This allocation represents a 41% increase over the 2016 population, or 2,169 additional people. Using the current average number of persons per household of 2.3, this population allocation would represent approximately 943 additional households over the 22-year period, equaling roughly 43 new home starts per year.

These additional homes are anticipated to be located throughout the Township and on lots created by consent, lots created by plan of subdivision or cluster lot development. Given the servicing constraints within the existing settlement areas within Township, there will be limited opportunities for infill and intensification within the existing hamlets and Lanark Village.

In anticipating the pressures for growth, careful planning and decision-making will ensure that the unique and desirable characteristics of the Township are not lost in order to accommodate the growth pressure.

2.5 GUIDING OBJECTIVES

Within the context of implementing the Provincial Policy Statement 2020 and the Lanark County Sustainable Communities Official Plan, the guiding objectives of this Plan are:

- 2.5.1 To protect the natural resources and natural heritage features of the Township, such as wetlands, ground and surface water quality, forestry resources, aggregate resources, sensitive waterfront areas, and other identified environmental features which have contributed to the natural character of the Township.
- 2.5.2 To protect, conserve, restore, maintain, and enhance cultural heritage resources which include, but are not restricted to, archaeological sites, cemeteries and burials, buildings, and structural remains of historical and architectural value, and human-made rural, village and hamlet areas or landscapes of historic, cultural, and scenic interest.
- 2.5.3 To co-operate with Lanark County, area municipalities, Provincial Ministries, and the Mississippi Valley Conservation Authority to achieve a coordinated approach to address issues and opportunities which cross municipal boundaries such as ecosystem and watershed planning.
- 2.5.4 To protect the natural amenities and rural character of the Township while providing opportunities for resource-based activities, recreation, tourism, and other rural land uses.
- 2.5.5 To protect existing land uses from the impacts of incompatible development.
- 2.5.6 To promote environmentally sound development.
- 2.5.7 To encourage the provision of an adequate supply and range of housing types to satisfy the needs of existing and future residents in designated settlement areas, and in the Rural designation.

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- 2.5.8 To establish policies which will guide the conversion of seasonal to permanent dwellings and the creation of new residential lots on waterfront properties which are located on both public and private roads, to ensure that such development meets appropriate environmental standards.
- 2.5.9 To provide for a range of land uses within the Township in both settlement areas and in the Rural designation.
- 2.5.10 To encourage the development of commercial and industrial uses in the designated settlement areas and in the Rural designation.
- 2.5.11 To promote development in the designated settlement areas which will provide a logical and cost-efficient means of servicing the development.
- 2.5.12 To promote development of the infrastructure needed to support future development in the Township, including highspeed internet, and to access any available provincial and federal funding opportunities for this purpose.
- 2.5.13 To provide needed recreational and community facilities and active transportation options, within the financial means of the Township, that support healthy active lifestyles for all residents.
- 2.5.14 To establish a pattern of development that supports public health and safety by avoiding natural and human made hazards and that is resilient to climate change.
- 2.5.15 To establish detailed land use policies as the basis for evaluating development proposals, particularly in those instances where such proposals may be in keeping with one or more of the foregoing objectives but which, at the same time, may conflict with others.
- 2.5.16 To conduct planning with an open process, producing policies which are fair in their distribution of benefits and influences.
- 2.5.17 To make planning decisions which are reflective of the Township's master plans which provide strategic directions.

3.0 PLANNING SUSTAINABLE COMMUNITIES

3.1 WATERFRONT COMMUNITIES

Lanark Highlands enjoys some of the most attractive and desirable waterfront landscapes in the province. With so many natural recreational opportunities, the Township has attracted a permanent population of cottagers, campers, and outdoor sports enthusiasts. Urbanites wishing to escape to the country as well as retirees continue to migrate to the Township as a lifestyle choice. The intent of the following policies is to provide a planning framework which will encourage continued sustainable waterfront development in a manner which protects the environment and property rights of landowners.

3.1.1 Identification

3.1.1.1 The Waterfront Communities is defined as those lands generally extending inland 150 metres from any lake or watercourse as shown on Schedule A, except that:

1. lands which ecologically, physically, visually or functionally relate to the water body, although extending beyond 150 metres from the waterbody shall be deemed to be within the Waterfront Communities;
2. lands which do not ecologically, physically, or functionally relate to the water body, although within 150 metres of the waterbody shall be deemed not to be within the Waterfront Communities; and,
3. lands within the Village and Hamlet Communities designation on Schedule A to this Plan shall be deemed not to be in the Waterfront Communities, except that the waterfront setback and protection policies of this Plan shall continue to apply.

3.1.1.2 The extent of the Waterfront Communities is not shown graphically on Schedule A to this Plan. In considering the precise location of where the Waterfront Communities policies apply, the following matters shall be considered:

1. the extent to which the lands or the existing or proposed use of the lands are associated with or impact upon the waterfront;
2. the existence of topographic features or other terrain constraints which would limit or orient the proposed use of the land toward or away from the waterbody; and,
3. the presence of man-made features which would orient the proposed use of the land toward or away from the waterbody.

3.1.1.3 When evaluating applications in proximity to a waterbody the Site Evaluation Report in Section 8.4.5 must be completed.

3.1.1.4 The Waterfront Communities policies shall be applied in conjunction with the policies of the individual land use designations as shown of Schedule A, except that the Waterfront Communities policies shall prevail in the event of a conflict between policies.

3.1.2 Waterfront Objectives

3.1.2.1 Council's objectives respecting development in the Waterfront Communities are as follows:

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1. To protect the visual qualities of the lakes and rivers and to protect or enhance the natural shoreline character.
2. To protect wetlands, wildlife habitat areas and fish habitat from incompatible development.
3. To maintain or improve the ecological, scenic, or recreational character of the Township's lakes and rivers and those lands that are visually connected to the shoreline.
4. To ensure that shoreline development does not have an appreciable adverse impact on the quality of lake water and, wherever possible, to rehabilitate and naturalize shoreline areas that are currently developed.
5. To encourage an increased awareness of the sensitivity of the environment and environmental stewardship of lands in the Waterfront Communities.
6. To ensure that development, redevelopment, and the increasing use of shoreline properties does not result in appreciable environmental impacts or increase municipal servicing costs.
7. To promote the maintenance and enhancement of native vegetation buffer areas in all shoreline areas of the Township.
8. To promote the use of septic systems and tile beds that utilize phosphorous retaining soils. To encourage and support the development of lake management plans that identify and protect the unique social, cultural, and ecological values of different lakes in the Township.
9. To protect areas of archaeological potential.
10. To preserve the dark sky through sensitive lighting design and installation.

3.1.3 Permitted Uses

3.1.3.1 Permitted uses in those areas subject to the Waterfront Communities policies shall include:

- single-detached dwelling units
- recreational commercial uses
- service commercial uses
- tourist commercial uses
- recreational vehicle or travel trailer parks subject to an approved Site Evaluation Report in accordance with section 8.4.5.
- public open space

3.1.3.2 All development shall be subject to the applicable policies of Section 8.0.

3.1.4 General Policies

3.1.4.1 All development on lands subject to the Waterfront Communities policies shall be subject to Site Plan Control.

3.1.4.2 The Zoning By-law will not differentiate between permanent and seasonal occupation. For the purposes of this Plan, all residential development shall be considered to be permanent year-round residential dwellings.

3.1.4.3 New residential development in the Waterfront Communities shall occur on separate lots. Where the environmental conditions are well suited to development, new lots shall have at least 60.0 metres (196 feet) of shoreline frontage and a minimum lot area of 0.8 hectares (1.9 acres). Larger lots may be required in areas where environmental or physical constraints exist on the land.

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- 3.1.4.4 One boathouse per lot shall be permitted as an accessory use. Provisions shall be included in the implementing Zoning By-law to limit the use of such structures to the storage of boats and related equipment. The area occupied by the boathouse shall count toward the maximum allowable shoreline clearing of 25%, to a maximum of 9 metres (29 feet). Boathouses shall be a maximum of one storey and the construction of a second storey addition for any existing boathouse shall not be permitted. Interior finishing or occupancy of any portion of a boathouse for use or occupancy as living space shall not be permitted.
- 3.1.4.5 One sleeping cabin per lot may be permitted in the Waterfront Communities as an accessory use to a permitted residential use, provided the sleeping cabin meets the specific requirements set out in the Zoning By-law for such a use. Sleeping cabin shall not have any cooking facilities or plumbing. The Zoning By-law will contain provisions which limit the size of sleeping cabins to ensure that they are clearly incidental to the main building and use and will be considered as part of the total lot coverage permitted on a lot. Sleeping cabins shall meet the 30-metre setback from the waterfront. As with all accessory buildings and structures, sleeping cabins shall not be used for profit or gain.
- 3.1.4.6 In some Waterfront Communities, the level of municipal service does not facilitate year-round occupation of dwellings. It is not the intent of Council to expand the level of services to enable year-round occupation nor is it the intention of Council to enforce seasonal occupation in areas receiving seasonal services.
- 3.1.4.7 In limited circumstances residential development may take the form of cluster developments where the separate residential units are set back from the waterfront. Such development shall only be permitted where it is demonstrated to the satisfaction of Council that the abutting waterbody and watershed can sustain the impact associated with the additional residential development. This shall include the submission of supporting technical studies including Hydrogeological reports, servicing options studies, stormwater management plans, lake capacity studies and lake management plans. Cluster development shall provide a minimum of 60.0 metres (196 feet) of frontage on the waterbody per dwelling unit and a maximum density of 1.25 units per gross hectare. Cluster development shall require a Zoning amendment and be approved through a plan of subdivision or condominium.
- 3.1.4.8 In limited circumstances, back lot development may be permitted where it is demonstrated to the satisfaction of Council that the abutting waterbody and watershed can sustain the impact associated with the additional lot(s). This may include the submission of supporting technical studies including hydro-geology studies, servicing options studies, and stormwater management plans, in consultation with the Conservation Authority. Such development will only be permitted where a common waterfront access area is provided for the residents of the back lots. The common waterfront access area shall include a minimum of 6 metres of water frontage per backlot and shall be subject to the applicable waterfront development criteria in Section 3.1.5 of this Plan. Such development will only be permitted on a year-round publicly maintained road.
- 3.1.4.9 Large residential development proposals (greater than 5 lots) and large commercial development proposals which provide accommodation to residents or guests require a supporting Environmental Impact Statement and Hydrogeological Study to take into consideration the existing water quality and quantity of the waterbody, surface water run-off, impact and loading of phosphorous from septic systems, stormwater

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management and retention or enhancement of natural vegetation. Such proposals shall require hydrogeological studies and approved sewage treatment systems in consultation with the Conservation Authority or other designated approval authority. A lake capacity study or lake management plan may also be required.

- 3.1.4.10 Commercial development generally includes uses related to tourism and recreation such as resorts, inns, campgrounds, recreational vehicle parks, cottage rentals, golf courses, short term rentals (Air B&Bs) and lodges as well as related service commercial uses including marinas, restaurants, and retail sales and rentals.
- 3.1.4.11 Other rural commercial and industrial uses that are permitted under the Waterfront Communities policies should generally be located on a maintained public road and include an undisturbed 30 metre waterfront setback. Common activity areas should be avoided from incorporating shoreline access unless such access is deemed essential for their intended functions.
- 3.1.4.12 New commercial uses will require an amendment to the Zoning By-law. New commercial uses and expansions to existing commercial uses shall be designed to minimize impacts on neighbouring residential uses and the waterfront or other natural heritage features. Such uses shall be subject to site plan control.
- 3.1.4.13 New commercial development or the expansion of existing commercial development shall be subject to site plan control.
- 3.1.4.14 Land uses shall be zoned in separate zone classifications in the Township's Zoning By-law.
- 3.1.4.15 Archaeological assessments for all new development may be required. The need for an archaeological assessment shall be determined on the basis of the screening criteria developed by the Ministry of Tourism, Culture and Sports or on criteria developed by a licensed archaeologist based on the known archaeological record of the Township and surrounding area and in accordance with the policies of Section 8.5.3.4 of this Plan. For clarification, all new development within 300 metres (984 feet) of any significant waterbody is subject to a minimum of a Phase I Archeological Review prepared by a licensed archaeologist.

3.1.5 Waterfront Development Criteria

- 3.1.5.1 These policies shall apply to the creation of new lots or additions to existing lots, new development and redevelopment of existing lands and buildings.
- 3.1.5.2 The Township recognizes that there are numerous existing waterfront dwellings and accessory structures which do not comply with the zone provisions set out under the existing Zoning By-law. Such buildings and structures are recognized as being non-complying as they relate to current performance standards (e.g., water setbacks, lot coverage, yard setbacks, shoreline area occupancy, etc.). Some structures are also legal non-conforming as they relate to current permitted uses (e.g. Environmental Protection (EP) zone). The Township anticipates that many landowners will seek to repair, renovate, reconstruct and/or enlarge these existing structures over time. To guide such activities the Township has established the following Waterfront Development Policies to be consulted prior to the submission of any Planning Act application involving Waterfront Community development.
- 3.1.5.3 This Plan is committed to the establishment of a "30 metre setback" from water and the "15 metre vegetated buffer" along shorelines as the key planning tools to

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minimize negative development impacts on waterfronts. Commonly referred to as a “ribbon of life”, this 30 m setback area is intended to be a strip of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Within the 30 m setback, the first 15 m abutting the shoreline is to be a natural, vegetative buffer of land. The 30 m setback and 15 m vegetative buffer are intended to help achieve the Official Plan’s broader Waterfront Development and Environmental policies.

- 3.1.5.4 Generally, this Plan strives to limit expanded development within the 30 m setback and 15 metre buffer areas, particularly where other preferred development options may exist on the property. Expansions of development within the 30 m setback will require the approval of the Committee of Adjustment.

Expansion or Additions to Existing Development

- 3.1.5.5 This Plan recognizes the right to repair, restore or rebuild an existing legal non-conforming and non-complying building or structure provided there are no increases to height, size, volume or extent of non-conformity or non-compliance of the use, building or structure, except as is required in order to comply with provincial or federal requirements. That said, proponents will be encouraged to relocate their development outside of the 30 m setback whenever possible.
- 3.1.5.6 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.
- 3.1.5.7 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30 m setback, to design the expansion to accommodate the 30 m setback and achieve net environmental gain. When considering expansions to existing structures, it will be expected that the proponent demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30 m setback. Additions which horizontally extend the existing dwellings shoreline setback will generally be discouraged.
- 3.1.5.8 Where expansions are proposed which are to the rear (i.e. landward side) of the existing non-conforming/non-complying structure, and where the proposed expansion or addition provides an opportunity for a net environmental gain in the shoreline area documented through the use of site plan control or through conditions imposed by the minor variance process, such expansions or additions may be supported by the Committee of Adjustment.
- 3.1.5.9 When reviewing applications before the Committee of Adjustment for the expansion or enlargement of legal non-conforming (Section 45(2) of Planning Act) and legal non-complying uses (Section 45 (1) of Planning Act) on or adjacent to the waterfront, the following criteria shall be considered in determining if the application represents good land use planning:
- i. The proposed extension or enlargement is located to the rear of the existing non-conforming/non-complying use, building or structure and maximizes the water setback;
 - ii. The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;
 - iii. The proposed extension or enlargement is of a scale consistent with the existing development (on-site and surrounding properties) and does not result in adverse visual impacts as seen from the water and/or adjacent properties;

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- iv. The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff, improvements to habitat, and/or restoring/enhancing the 15 m vegetative buffer;
- v. The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards) and is in a location that reduces potential environmental impacts;
- vi. Safe access (ingress and egress) is provided;
- vii. The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from sensitive environmental features;
- viii. The proposed extension or enlargement does not create further non-complying standards related to lot intensity (i.e. lot coverage) or massing (i.e. height);
- ix. The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to submit of an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated;
- x. The proposed extension or enlargement will be assessed on its ability to mitigate negative cumulative impacts through design measures that consider the topography, soil, drainage, vegetation and waterbody sensitivity at or near the site.

Preservation of Vegetation

- 3.1.5.10 Projects involving development within the Waterfront Communities area shall incorporate measures to achieve a 30 m setback and 15 m vegetative buffer.
- 3.1.5.11 New development and the expansion or redevelopment of existing development in the Waterfront Communities area shall be sensitive to the preservation of tree cover and native vegetation so as to prevent erosion, siltation, and possible nutrient migration as well as to maintain the complex ecological functions of the shoreline and littoral zone environment. Development shall be setback a minimum of 30 metres (98 feet) from the high-water mark. Site alteration and disturbance of vegetation within 30 metres (98 feet) of the shoreline shall be limited to low-impact small scale structures identified in the zoning by-law, minor alterations to accommodate access trails, water pumping equipment or restoration work and limited limbing of mature trees for health and safety reasons.
- 3.1.5.12 As a condition of development or redevelopment, the restoration of the natural vegetation and shoreline characteristics may be required. In these instances, undisturbed shorelines of the waterbody in question may be referenced as an example of how to restore and rehabilitate a disturbed shoreline.
- 3.1.5.13 The Zoning By-law implementing this Official Plan will include regulations that will limit lot coverage within 30 metres (98 feet) shoreline setback, require the vast majority of the shoreline area be maintained in a natural vegetative state and prevent further encroachment into this area. The Zoning By-law will also provide an allowance for a limited amount of the 30 m setback area (i.e. 25% to a maximum of 9 m wide) to be cleared and/or occupied for access to the water, for walkways and for permitted shoreline structures such as a boat ramp, boat house and deck.

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Existing Undersized Lots of Record

- 3.1.5.14 The development of existing vacant lots having an area of less than 0.8 hectares (1.9 acres) shall be permitted in accordance with the implementing Zoning By-law provided the development can be adequately serviced including consideration given for the size, configuration and, where applicable, the topography and soil structure of the lot and, provided that all other applicable provisions in the By-law are met. Where any of the other zoning standards cannot be met, the proponent may seek relief through the Committee of Adjustment or through a Zoning By-law Amendment process.
- 3.1.5.15 Any lot having less than 0.3 hectares (0.74 acres) of area shall require the completion of a Site Evaluation Report, in accordance with Section 8.4.5, that demonstrates to the satisfaction of the Township that the site can be developed without significantly altering the natural features of the landscape, adversely impacting the natural environment, and maintaining important shoreline vegetation. A Site Evaluation Report shall be required as part of a complete application for a minor variance or zoning by-law amendment where other zoning standards cannot be met.
- 3.1.5.16 The policies in Section 8.3.4, Existing Undersized Lots shall also apply with necessary modifications based on this Section.

Waterfront Servicing

- 3.1.5.17 All new residential development shall be serviced by a private potable water system and an approved wastewater system by the appropriate approval authority.
- 3.1.5.18 Private wastewater systems shall be located a minimum of 30 metres (98 feet) from the high-water mark of the nearest water body. On an existing undersized lot where the minimum setback cannot be met, a reduced setback may be considered through the Committee of Adjustment or Zoning By-law Amendment processes. The incorporation of tertiary treatment systems and other technologies shall be explored when proposing development on waterfront lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources. The Township may require specialized studies or reports from licensed septic installers to identify all system- related options available to private landowners.

Where the lot size or configuration does not provide the opportunity for the installation of a septic system and there is an existing pit privy or holding tank, a replacement holding tank may be installed as long as it has been demonstrated by a qualified professional that no alternative system is feasible. Composting toilets are accepted as an alternative to pit privies where septic fields cannot be accommodated due to lot size and/or configuration and subject to the approval of the appropriate Approval Authority. Offsite disposal of the composted materials shall be required.

- 3.1.5.19 Holding tanks shall not be permitted for new vacant lot development.
- 3.1.5.20 Existing septic systems which are identified as being non-compliant with the requirements of the Township's Zoning By-law and/or the Ontario Building Code (OBC), may require replacement or upgrades when reviewed in conjunction with proposals to repair, renovate, reconstruct, or enlarge non-complying dwellings. Through its review of planning applications, the Township may require proof that an existing septic system is functioning property. Additional information may be required to ensure the system is adequately sized and configured to comply with the

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requirements of the OBC.

- 3.1.5.21 Where new waterfront lots are proposed in the Waterfront Communities the applicable policies of Section 8.4 shall apply.

Access

- 3.1.5.22 Development shall generally front upon a year-round publicly maintained road. However, development may be considered with the following access provisions:
- a) a seasonally or year-round maintained public road;
 - b) an existing private road with the capacity to handle the additional traffic and where a substantial increase in demand for additional municipal services would not be created and where legal right-of-way or access can be determined, and the proponent has entered into a private road agreement;
 - c) a minor extension or new private road serving a limited number of lots where the proposal is infilling or representative of the last physical development feasible and the proponent has entered into a private road agreement;
 - d) a new private condominium road that directly accesses a public road on which the subject property has legal frontage, in accordance with Section 7.4.5;
 - e) where legal right-of-way or access can be determined, and where the alternative of a public road is not environmentally or economically viable; or,
 - f) water access provided that adequate long-term parking and docking facilities are secured to the satisfaction of the Township by way of a 30-year lease or other legal agreement.

Lake Stewardship

- 3.1.5.23 Council will foster the concept of lake stewardship in order to:
- a) encourage the protection of natural features and ecological functions;
 - b) foster the rehabilitation and naturalization of waterfront lands;
 - c) address matters associated with climate change;
 - d) improve the quality of source water; and,
 - e) monitor changes to lake ecosystems.
- 3.1.5.24 It is the intention of Council to retain unopened road allowances leading to water and where they provide public access to the waterbody. Such water access points may provide the Township with potential future infrastructure corridors or enhanced opportunities for recreational purposes.
- 3.1.5.25 Where lands abutting waterbodies and watercourses become available, Council will review the opportunity for public acquisition to provide enhanced public recreation space.
- 3.1.5.26 The Township may establish partnerships with public agencies and private associations and individuals to provide guidance, assistance and resources to associations and individuals wishing to undertake projects that will improve the health of the Township's lakes, rivers, and streams.

Lake Plans

- 3.1.5.27 The preparation of Lake Plans will be supported as a tool to identify and protect a lake's unique social, cultural, and ecological values and as a means to establishing the capacity for future development.

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The Township may establish partnerships with public agencies and private associations and individuals (i.e. property owners, lake associations, environmental stewardship organizations and conservation authorities) to provide guidance, assistance and resources to associations and individuals wishing to undertake projects that will improve the health of the Township's lakes, rivers, and streams. Such projects may include local restoration or habitat enhancement projects or larger scale Lake Plans.

Where a Lake Plan has been developed in partnership with public agencies and private associations it will generally be adopted as an amendment to this Plan (i.e. secondary plan) and will serve as the basis for regulatory controls through zoning, site plan control, site alteration by-laws, development agreements, etc.

Net Environmental Gain

- 3.1.5.28 Waterfront development and redevelopment shall be required to demonstrate a net environmental gain in regard to increased setbacks, drainage design, new septic system, increased buffers, vegetation and habitat.

Proponents for the development of vacant waterfront properties or developed properties which demonstrate a high level of environmental stewardship of the waterfront and natural environment, will be expected to demonstrate no net environmental loss for new development, other than the necessary disruption of the building/development envelop. Where the phrase "net environmental gain" is used throughout this Plan, it will be implied to reference "no appreciable net environmental loss" for properties which demonstrate a high level of environmental stewardship.

Proponents of waterfront development or redevelopment are encouraged to reference the "Municipal Site Evaluation Guidelines in Eastern Ontario" created by the Eastern Ontario Conservation Authorities as a tool to help ensure that any the development would reflect and address the variable constraints posed by site specific conditions (i.e. slope height, slope angle, soil depth and type as well as vegetative cover).

- a) Municipal Site Evaluation Guidelines are recognized as a valuable tool in managing the long-term health and integrity of the township's lakes and lake communities. These guidelines are intended to protect, improve, and restore water quality in the respective watersheds consistent with the PPS and local Official Plan policies.
- b) Site Evaluation Guidelines will be supported as a tool to identify site specific constraints and ensure that new development is conducted in a manner that reflects variable constraints imposed by site specific conditions.

- 3.1.5.29 Development shall be setback a minimum of 30 metres (98 feet) from the high-water mark. Site alteration and disturbance of vegetation within 30 metres a boathouse, dock, gazebo, and small storage shed (less than 10 square metres).

3.2 VILLAGE AND HAMLET COMMUNITIES

The Township of Lanark Highlands has a number of villages and residential areas which together make up the municipality's settlement areas. The Plan recognizes that the Village of Lanark is the primary settlement area of the Municipality, and that Elphin, Hopetown, Middleville, Poland, Watson's Corner's and McDonald's Corners are small communities that have historical context as Villages. Although those communities have in many cases lost their commercial presence, they have a strong cultural significance, and the Plan maintains these areas within the Village

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and Hamlet Communities.

This Plan recognizes that the Village and Hamlet Communities within Township are serviced by private wells and septic systems. As such, there are constraints and limitations to the extent to which the infill and intensification expectations set out in the Provincial Policy Statement can be achieved. The Township shall promote the healthy, sustainable growth and development of its Village and Hamlets understanding the servicing limitations and the need to protect the public health of its residents.

The intent of the following policies is to provide a planning framework which will encourage continued sustainable mixed-use development in these communities.

3.2.1 Distribution of Growth and Development

In order to encourage and facilitate the regeneration of existing Village and Hamlet Communities, it is a policy of this plan to encourage residential development and supporting commercial and institutional development to locate in existing Village and Hamlet Communities.

To this end, new residential development in Rural Communities is intended to take place on a limited basis within the context of the regional housing market, which is defined as the County of Lanark and the Town of Smiths Falls. Council will monitor lot creation in the regional housing market on an annual basis and may defer approval of lot creation in Rural Communities should there be a trend towards increased rural residential development in comparison with development in the urban, village or hamlet areas, bearing in mind Council must maintain a three-year supply of building lots.

Any proposed expansion to existing Village and Hamlet Communities shall require an amendment to this Plan and be in accordance with the recommendations of a Growth Management Study which analyzes factors that shall include growth projections, land supply, existing and planned infrastructure, servicing, market-demand, and environmental constraints.

3.2.2 Village and Hamlet Communities Objectives

3.2.2.1 Council's objectives respecting residential development in the Village and Hamlet Communities are as follows:

1. To ensure the provision of an adequate supply of residential land;
2. To provide for adequate water and wastewater servicing for each community
3. To provide for a range of housing types subject to the ability to provide private or communal services;
4. To provide for neighbourhood facilities and amenities which are appropriate to a residential living environment;
5. To ensure the provision of roads and other municipal services necessary to the development of functional neighbourhood areas.

3.2.3 Lot Creation

It is a policy of this Plan that, within the Village and Hamlet Communities identified on Schedule A, lot creation in excess of three lots, excluding the retained lot, shall generally take place by Plan of Subdivision. As determined by the municipality, additional lots may be created by consent in some instances where a detailed plan of subdivision is not required for technical reasons. In these instances, the application for consent shall be supported by a planning rationale that considers such things as type of use, existing road pattern and access to vacant interior lands. In

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addition, large residential development proposals (greater than 5 lots) and large commercial development proposals which provide accommodation to residents or guests shall require supporting hydro-geological studies and approved sewage treatment systems in consultation with the Conservation Authority or other designated approval authority.

3.2.4 Permitted Uses

3.2.4.1 Residential areas shall be defined through the Zoning By-Law. Council shall zone land for specific types of residential uses and shall ensure that permitted non-residential uses are appropriately zoned. Residential zones shall provide for the following uses:

- A range of residential uses consistent with servicing types ;
- Home based businesses subject to Section 8.4.21;
- Schools and Places of Worship;
- Parks and Open Space;
- Public Uses subject to Section 8.3.7.

3.2.4.2 Local commercial uses may be permitted in residential areas provided that such uses are located on an appropriate collector road, are appropriately zoned and provided that they are not detrimental to the economic wellbeing of the Village and Hamlet Communities.

3.2.4.3 For the purposes of this section, low density development is defined as single and semi-detached or duplex dwellings which can be appropriately serviced on private water and wastewater treatment systems. Higher densities shall only be permitted where development is proposed on full municipal services (as expected in the Village of Lanark) or on communal services which are subject to municipal agreements or condominium approvals.

3.2.5 Residential Development Criteria

3.2.5.1 The following criteria shall apply when reviewing residential development applications:

1. Identify and zone areas exclusively reserved for residential development;
2. Ensure adequate buffering of residential areas from incompatible non-residential uses through separation distances, landscaping or other appropriate means;
3. Identify and zone permitted non-residential uses;
4. Where applicable identify and zone mixed-use areas in selected areas of the municipality;
5. Permit increased housing densities through redevelopment of existing residential and non-residential buildings subject to 3.2.4.3;
6. Permit additional residential units in accordance with the policies of this Plan and the Zoning By-law
7. Provide for open space and parkland and the protection of natural and cultural heritage features.

3.2.5.2 Allow residential infill and redevelopment. When reviewing applications for redevelopment or infill, consider the impact of the proposed development on the neighbourhood in terms of parking, traffic, open space, and proposed uses as well as the ability to provide appropriate water and wastewater services.

3.2.5.3 When reviewing development applications apply the applicable policies respecting

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development in Section 8.4.

3.2.6 Commercial Objectives

3.2.6.1 Council's objectives for commercial development in Village and Hamlet Communities are as follows:

1. To permit commercial uses which are compatible with the surrounding community;
2. To permit commercial development which can be appropriately serviced;
3. To ensure a broad range of commercial uses in order to provide local employment opportunities;
4. To facilitate control over the location and character of commercial development.

3.2.7 Permitted Uses

3.2.7.1 The following types of commercial uses shall generally be permitted in Village and Hamlet Communities:

- Retail uses;
- Service commercial;
- Office commercial ;
- Restaurants and eating establishments;
- Entertainment facilities;
- Vehicle sales and repair;
- Commercial trade shops;
- Recreational uses;
- Tourist commercial;
- Parks and open space;
- Other appropriate or compatible commercial uses;
- Public Uses subject to Section 8.3.7.

3.2.8 Commercial Development Criteria

3.2.8.1 The following criteria shall apply when reviewing commercial development applications:

1. Permit and zone a range of commercial uses;
2. Permit accessory apartments subject to water and wastewater services and amenity space;
3. Provide for the protection of natural and cultural heritage features;
4. Regulate the physical character of commercial uses to ensure their compatibility with the surrounding area;
5. Consider the impact of the proposed development on the area in terms of parking, traffic, pedestrian access, functionality and other site specific issues;
6. when reviewing development applications consider the development criteria stated in Sections 8.4.5.

3.2.8.2 Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded commercial uses in order to regulate the physical character of commercial development and to ensure compatibility with established areas.

3.2.9 Industrial Development Policies

3.2.9.1 Council's objectives for industrial development in Village and Hamlet Communities

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are as follows:

1. To permit industrial uses which are compatible with the surrounding community;
2. To permit industrial development which can be appropriately serviced;
3. To help develop a range of local employment opportunities.

3.2.9.2 The following industrial uses shall generally be permitted in the Village and Hamlet Communities designation:

- Class 1 and Class 2 manufacturing and processing;
- warehousing and wholesaling of bulk products;
- other appropriate or compatible industrial uses;
- related and or accessory commercial uses;
- Public Uses subject to Section 8.3.7.

3.2.9.3 Notwithstanding the above list of permitted uses, Council may exclude some industrial uses from the permitted use section of the Zoning By-Law which implements this section where the location or scale of such uses can reasonably be considered to present environmental problems and where the presence of industrial uses is incompatible with the community.

3.2.9.4 Employment lands in the form of Class 1 or Class 2 industrial uses, may be permitted in the Village and Hamlet Communities provided that they are appropriately separated from existing and future residential areas, subject to available infrastructure and amenity space and subject to zoning and site plan control.

3.2.10 Industrial Development Criteria

3.2.10.1 The following criteria shall apply when reviewing industrial development applications:

- a) Permit and zone a range of commercial uses;
- b) Provide for the protection of natural and cultural heritage features;
- c) Regulate the physical character of industrial uses to ensure their compatibility with the surrounding area;
- d) Consider the impact of the proposed development on the area in terms of parking, traffic, pedestrian access, functionality and other site specific issues;
- e) When reviewing development applications consider the development criteria stated in Sections 8.4.5.

3.2.10.2 Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to new or expanded industrial uses in order to regulate the physical character of industrial development and to ensure compatibility with established land uses. Particular attention will be placed on appropriate buffering of the industrial use from adjacent land uses as well as ensuring that there is efficient and immediate access to transportation links which separates industrial traffic from normal community traffic.

3.2.11 Expansions to Settlement Area Boundary

The Township may identify a new settlement area or allow for the expansion of a settlement area boundary only at the time of a comprehensive review and only where it has been demonstrated that:

3.2.11.1 Sufficient opportunities for growth are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs

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over the identified planning horizon;

3.2.11.2 The infrastructure and public service facilities which are planned or available are suitable for the development over the long term and protect public health and safety;

3.2.11.3 In prime agricultural areas:

1. The lands do not comprise specialty crop areas;
2. There are no reasonable alternatives which avoid prime agricultural areas; and
3. There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and

3.2.11.4 Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of settlement areas or the identification of a new settlement area, the Township shall consider and apply all the policies related to natural heritage features, natural resource protection, cultural heritage protection and protection of public health and safety.

3.3 RURAL COMMUNITIES

Lanark Highlands is characterized by its vast expanse of rugged shield topography which provides for an attractive rural lifestyle. The following policies are intended to provide for the long-term orderly development of the rural area in a manner which is consistent with ensuring the protection of natural and environmental resources and which will respect the objective of protecting the character of our rural lands.

3.3.1 General

3.3.1.1 The Rural Communities is composed of lands which are comprised of open spaces, forested lands, agricultural resources and low-density residential uses.

3.3.1.2 The rural area is not the principal sector for development. Population and economic growth is intended to be directed to the Village and Hamlet Communities of the Township. The intent of this Official Plan however is not to prohibit residential or economic development in the rural areas, but rather to provide guidance on appropriate land use which will support the objective of preserving the identity and character of the rural and settlement areas.

3.3.1.3 In order to maintain and protect the landscape and identity of the Rural Communities, it will be important to avoid inefficient land use patterns such as strip or scattered development, to minimize incompatibility between land uses and to minimize adverse environmental impacts.

3.3.1.4 Within the rural areas of the Township permitted uses and activities will relate to the management or use of resources, resource-based recreational activities, limited residential development and other land uses.

3.3.2 Water and Wastewater Servicing

3.3.2.1 Development in the Rural Communities will generally be on the basis of private individual services and as such there is a need to ensure that the installation of these services be carried out on the basis of solid construction guidelines in order to ensure the long-term viability of these services. The need to develop on private services may

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place limits on the amount, distribution and type of development which may take place.

3.3.3 Lot Creation

- 3.3.3.1 The creation of new lots is permitted on a limited basis. When reviewing applications for new lot creation in the rural area under Section 51 of the Planning Act, Council shall have regard to the number of existing lots of record within the municipality in determining whether the creation of new lots is warranted.
- 3.3.3.2 The creation of rural lots can result in numerous negative impacts on the rural landscape. This can include traffic flow issues, impacts on groundwater supplies, drainage impacts on adjacent lands and financial challenges due to inefficient delivery of municipal services. Notwithstanding these issues the creation of new residential parcels in the rural area can occur in a responsible manner provided that the policies and criteria of sections 3.3, 8.4.1, 8.4.2 and 8.4.7 are implemented.
- 3.3.3.3 Up to three (3) consents, excluding the retained lot, may be granted for a lot or land holding existing as of April 1, 2003.
- 3.3.3.4 Notwithstanding Section 3.3.3.3, additional lots may be granted by consent in accordance with the following policies.
1. Additional lots may be granted by consent in Rural Communities where the lots to be created would constitute infill in existing strip development. For the purposes of this Plan, strip development is defined as development which existed as of April 1, 2003, and which is located on the same side of the road where the existing uses are separated by not more than 150 metres. In these situations, the application for consent shall be supported by a hydrogeological and terrain analysis report in consultation with the Conservation Authority or applicable approval authority.
 2. Additional lots may be granted by consent where the lots to be created are waterfront lots located in Waterfront Communities. Where the additional lots are to be located on an existing public road, the application for consent shall conform to the policies of Section 3.3 and shall be supported by a hydrogeological and terrain analysis report in consultation with the Conservation Authority or applicable approval authority. Where the additional lots are to be located on an existing private road, an extension to an existing private road or on a new private road, the application for consent shall conform to the policies of Sections 3.3 and 7.4.4 of this Plan and be supported by a hydrogeological and terrain analysis report in consultation with the Conservation Authority or applicable approval authority.
- 3.3.3.5 Except where it is deemed appropriate by the municipality in accordance with Section 3.3.3.4, it is a policy of this Plan that in the Rural Communities, as identified on Schedule A, lot creation in excess of 3 lots, excluding the retained lot, from the original lot, shall take place by Plan of Subdivision. For the purposes of this policy, the original lot is defined as it existed as of April 1, 2003.
- 3.3.3.6 Notwithstanding policies of Section 3.3.3 to the contrary, a “cluster lot development” may be permitted in accordance with the policies of Section 8.4.2.4 of this Plan. A “Cluster Lot Development” is a grouping of five (5) to ten (10) lots created through the plan of subdivision/condominium process for clustered rural residential development

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and shall be available for lands within the “Rural Communities” or “Village and Hamlet Communities” designation. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development.

3.3.4 Residential Land Use

3.3.4.1 The following residential uses are permitted in the Rural Communities subject to other relevant policies in this Plan:

- Single dwelling units
- Semi-detached and duplex dwellings
- additional residential units in accordance with the policies of this Plan and the Zoning By-law

3.3.5 Residential Development Criteria

3.3.5.1 The implementation of this Official Plan through zoning regulations, subdivision and condominium control and consents shall be based on the following criteria:

1. Permit and zone a range of housing types and sizes;
2. Ensure adequate buffering of residential areas from incompatible non residential uses through separation distance, landscaping or other appropriate means;
3. Permit accessory apartments subject to available infrastructure and amenity space;
4. Ensure the protection of resources from incompatible uses through appropriate setbacks (e.g., Section 4.1.3) and the use of Minimum Distance Separation formulae where appropriate;
5. Ensure the protection of natural and cultural heritage features;
6. Development is supported by a hydro-geology study or a hydro-geology and terrain analysis study in accordance with the policies of this Plan to determine the suitability of the site for development on the basis of private services.

3.3.5.2 When reviewing development applications consider the development criteria stated in Section 8.4.8.

3.3.6 Minimum Lot Requirements

3.3.6.1 The minimum lot area required in the Rural Communities for residential development shall be based on the area required to ensure adequate private water and septic wastewater disposal systems. The minimum lot area shall generally be .0.8 hectare (1.9 acres) or more. Minimum lot areas of less than 0.8 hectare (1.9 acres) may be permitted by the Zoning By-Law depending on sustainable ground water quantity and acceptable quality as required by O. Reg 544/06, and the soil conditions and their ability to accommodate the effluent load from a septic field along with its replacement area, as demonstrated by a hydrogeology study prepared by a qualified professional.

3.3.6.2 A Hydrogeological and Terrain assessment shall be required through the consent process when any one of the following apply:

1. The development involves the creation of a lot less than 1 ha in size;
2. The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;

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1. The development involves the creation of more than one building lot. A building lot is defined as a parcel of land suitable for residential development with a lot size less than or equal to 2 hectares. For the purpose of clarity, where a development proposal involves the creation of more than one lot, and one or both of the lots is greater than 2 hectares, a hydrogeological assessment will not be required unless triggered by other criteria of this Section.
2. That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.

3.3.6.3 Generally, a minimum lot frontage of 60 metres (196 feet) shall be required.

3.0.2 Non-residential Development Policies

3.0.2.1 The rural area is not the principal sector for non-residential development. The intent of this Official Plan however is not to prohibit development in the rural areas but rather to provide a framework for appropriate non-residential development which can occur in a manner which is consistent with the objective of preserving the identity and character of the rural areas.

3.0.2.2 Non-residential development can only occur if the development has limited servicing requirements.

3.0.2.3 The following non-residential uses are permitted in the Rural Communities:

- Agricultural uses in accordance with the Nutrient Management Act and Minimum Separation Distance standards established by the Ministry of Agriculture Food and Rural Affairs.
- Uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including agricultural-related uses and on-farm diversified uses.
- Hobby farms in accordance with the Zoning By-Law
- Parks and open spaces
- Recreational trails and recreational uses
- Wayside pits and quarries, portable asphalt plants and concrete plants used on public authority contracts shall be permitted except in areas of existing development or particular environmental sensitivity as identified in the Zoning By- Law
- Commercial and Industrial Uses
- Agriculture-related commercial and industrial uses
- Non-agricultural industrial and commercial uses which meet the needs of the traveling public, or which relate to local resources
- Custom workshops
- Kennels and veterinary clinics
- Motor vehicle sales and service establishments
- Tourism commercial uses (motel, hotel, eating establishments, etc.)
- Recreational commercial uses such as marinas, golf courses and campgrounds

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- Communication towers
- Institutional uses such as churches, cemeteries and community halls
- Infrastructure Uses
- Waste disposal facilities subject to the relevant policies of this plan.

3.0.3 Non-residential Development Criteria

3.0.3.1 The review of site development and the development of Zoning By-Laws shall address the following:

1. Permit a range of non-residential uses;
2. Ensure the protection of resources from incompatible uses
3. Ensure the protection of natural and cultural heritage features.

3.0.3.2 When reviewing development applications consider the development criteria stated in Sections 8.4.8 of this Plan.

3.0.3.3 Site Plan Control, in accordance with the relevant policies in this Plan, shall apply to non-residential uses in order to regulate the physical character of development and to ensure compatibility with established land uses.

3.0.4 Locally Significant Agricultural

This Plan recognizes that there have been no provincially significant agricultural lands identified by the province within Lanark Highlands. It is also recognized that there are many active agricultural businesses operating in the Township on smaller pockets of good soil. This Plan will strive to minimize the impact of rural development on active agricultural operations. Lands which are identified as supporting active agricultural activities, the following additional criteria shall be used to assess the merits of the development proposal:

1. On lands which are part of an active agricultural operation, agricultural uses, agriculturally related uses and on-farm diversified uses shall be permitted.
2. All new development shall comply with the Minimum Distance Separation (MDS).
3. The establishment of new non-farm buildings shall maintain the MDS setback, or a minimum of 30 metres, whichever is greater, from lands which are being utilized as part of an active agricultural operation (crop lands, pastureland, farm buildings). The creation of new lots adjacent to an active agricultural operations shall have sufficient building envelope outside of the MDS setback or 30 m setback, whichever is greater.
4. Where development is on an existing lot of record and the MDS or 30 metre setback, cannot be achieved, development may take place within the MDS or 30 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.

4.0 OUR RESOURCE LANDS

Resource lands make up a significant component of land uses in Lanark Highlands. Mineral resources and forestry are important to the overall economic base of the Township. Aggregate resources such as sand, gravel and limestone and mineral resources such as high-purity marble extracted at the Tatlock Quarry for industrial mineral applications have been evaluated and appropriate land use policies have been developed to ensure the wise use and conservation of these resources for future generations.

The most significant bedrock mineral resource in the Township is the Tatlock marble deposit, quarried and processed near Perth. This is not technically an aggregate deposit, although the quarry operates under the Aggregate Resources Act. It is a world-class industrial mineral (calcium carbonate) deposit, significant for its high purity, brightness and whiteness from which a range of ground products are made for use in the paper, paint, and plastics industries.

It should be noted that there has been past production of iron from several magnetite deposits and there is current exploration for gold in the Township. Iron mining falls under the policies of the Mining Act. There is potential for development of magnetite and other non-aggregate minerals on both Crown Land, through recording of mining claims, and on private land under the policies of the Mining Act.

4.1 MINERAL AGGREGATES

For the purposes of this Plan, lands designated for mineral resource and mineral aggregate extraction shall be categorized in accordance to extraction type (“pit”, “quarry” or “pit and quarry”) on Schedule A and A2 – Land Use and Transportation.

4.1.1 Permitted Uses

The following uses are permitted:

- Pits and quarries;
- Agricultural uses excluding any accessory building or structure;
- Conservation and natural resource management uses excluding any accessory building or structure;
- Uses accessory to an aggregate extraction operation such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities and office space;
- Permanent and portable asphalt and concrete plants.

4.1.2 Prohibited Uses

4.1.2.1 Development, including changes in land use and the creation of new lots for residential, commercial, institutional, recreational, or industrial development which has the potential to preclude or hinder future aggregate extraction or the expansion of existing extraction operations or resource use shall be prohibited within the Mineral Aggregate Resource Policy Area.

4.1.3 New or Expanded Mineral Aggregate Uses

4.1.3.1 An amendment to the Official Plan is required for the establishment of a new licensed

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operation, for the enlargement of an existing licensed operation beyond the limits of the areas shown on Schedules A and A2, and for a previously unlicensed area to a licensed extraction operation and shall be subject to the requirements of the Aggregate Resources Act and an amendment to the Zoning By-Law.

4.1.3.2 Where an Official Plan amendment is proposed which could result in the redesignation of lands to Mineral Aggregate Resource Policy Area in order to facilitate the establishment or addition of previously unlicensed area to a licensed extraction operation under either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted, and where the limits of the extraction operation could ultimately be located within 300 metres (984 feet) of a residential, institutional or commercial use on another lot for a licensed pit and, 500 meters (1640 feet) for a licensed quarry, and 1000 metres (3280 feet) for a mining operation under the Mining Act, such proposed amendment shall be supported by the following:

1. Hydrogeological investigations, in accordance with either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted, conducted by a qualified professional, which demonstrate conclusively that the extraction operation will not result in negative impacts on the existing non-extraction development's water and sewer services;
2. Any other investigation as required by the approval authority such as traffic studies, noise studies, vibration studies, slope stability studies etc. are carried out and demonstrate conclusively that the proposed extraction operation can proceed without negative impacts on the existing non-extraction development. Such studies are to be carried out by qualified professionals.

4.1.4 Mineral Aggregate Reserve

Potential pit and quarry resources are identified as Mineral Aggregate Reserve on Schedule B – Development Constraints as a constraint overlay. It is the intent of this Plan that these areas be protected by directing permanent development away from them, and from adjacent land as set out in Section 4.1.5. Development and activities which would preclude or hinder the establishment of new extractive operations or access to the resources shall only be permitted if it is demonstrated that:

1. The resource use would not be feasible; or
2. The proposed land use or development serves a greater long-term public interest; and
3. Issues of public health, public safety and environmental impact are addressed.

4.1.4.1 Residential and other sensitive land uses shall not be located within 300 metres of areas intended or used for a licensed pit operation or within 500 metres of areas intended or used for a licensed quarry operation unless it can be demonstrated, in accordance with Section 4.1.4 that such uses will not preclude or hinder existing and future extractive operations.

4.1.5 Adjacent Land

4.1.5.1 In areas located within 300 metres (984 feet) of a Mineral Aggregate Resource Policy Area intended or utilized for a licensed pit operation and 500 metres (1,640 feet) from a licensed quarry operation, incompatible development, including the creation of new lots shall only be permitted subject to the following criteria:

1. Hydrogeological investigations conducted by a qualified professional conclusively

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demonstrate that the proposed non extraction development can be adequately serviced by water and sewer services in a manner which will not impede continued existing and proposed extraction operations.

2. Any other investigation as required by the development approval authority such as traffic studies, noise studies, vibration studies, slope stability studies, air quality impact studies etc. are carried out and demonstrate that the proposed development can proceed without impeding the continued operation of the existing licensed operations and future operations on reserves. Such studies are to be carried out by a qualified professional.

4.1.6 Rehabilitation of Extraction Sites

- 4.1.6.1 Progressive rehabilitation of extraction sites to accommodate subsequent land uses is a requirement of this Plan. Where extraction is ongoing, rehabilitation is to be carried out on a progressive basis and shall be in accordance with the approved rehabilitation plan submitted to the Ministry of Natural Resources and Forestry as part of the site plan for licensing purposes.
- 4.1.6.2 Once a licensed operation is exhausted and the license surrendered, an amendment to this Plan and the Zoning By-Law may be granted. It is a policy of this Plan that all subsequent land uses be consistent and compatible with surrounding land uses.
- 4.1.6.3 Any required amendment to the Zoning By-law to permit subsequent development of an exhausted aggregate operation shall be subject to the rehabilitation of the lands in accordance with the plan approved by the Ministry of Natural Resources and Forestry.

4.1.7 Abandoned Mine Hazard Sites

- 4.1.7.1 There are 27 Abandoned Mine (AMIS) sites within the Township boundary and the 1 km buffer zone of an additional 6 AMIS sites extends to within the Township boundary as identified on Schedule B, Development Constraints. Any development proposed within one (1) kilometre of these sites requires consultation with the Ministry of Mines prior to any further review of development by the planning authority.

4.1.8 Wayside Pits and Quarries and Portable Asphalt Plants

- 4.1.8.1 Wayside pits and quarries and portable asphalt and concrete plants required for public authority contracts will be permitted, without an amendment to this Official Plan or Zoning By-Law in all areas except within the Village and Hamlet Communities and any identified natural heritage features.

4.1.9 Zoning and Development Control

- 4.1.9.1 The licensed area of pits and quarries shall be zoned for extraction and associated accessory uses. Licensed areas may also be zoned for aggregate-related uses, such as portable asphalt plants and concrete plants.

4.2 FORESTRY

Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines including wetlands, streams, rivers and creeks an appropriate distance so that clearing and cutting operations do not impact the visual quality and character of the shoreline when viewed from the waterbody. Clear cutting shall be prohibited within 500 metres of

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shoreline including wetlands, streams, rivers, creeks unless carried out in accordance with sound forest management practices and maintaining appropriate vegetation buffers.

The re-habilitation of any woodland areas or lands subject to harvesting are encouraged to establish a plan for rehabilitation and reforestation to preserve the biodiversity and ecological health of the region.

It should be noted that all lands identified as Crown Lands on Schedule B to this Plan are not subject to the aforementioned policies but regulated under the Crown Forest Sustainability Act.

5.0 OUR ENVIRONMENT – PLANNING FOR ECOSYSTEM BALANCE

5.1 INTRODUCTION

The Township's natural heritage features should be conserved and rehabilitated for the benefit of future generations according to best management practices undertaken today and as they evolve. The landscape of Lanark Highlands is an assortment of rural settlements, waterfront areas, resource operations and natural lands including wetlands, woodlands and watercourses. This diversity defines the character of the Township. The rural landscape includes wildlife and their habitats within both the terrestrial and water ecosystems and may include areas of natural and scientific interest (ANSI's) and portions of the habitat of endangered and threatened species. All natural heritage features are important to the Township. However, certain natural heritage features have been identified as having special significance to the Province of Ontario.

Natural heritage features are not islands in the landscape. Rather they are part of an interconnected system of natural heritage features and areas, which are linked by natural corridors and support the natural processes necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The Township's Natural Heritage System identified on "Schedule C*" is comprised of Provincially Significant Wetlands, ANSIs, fish habitat (i.e. all water courses), interior forest lands, and unevaluated wetlands.

Where development and site alteration are contemplated by the policies of this Section, they would also be subject to the underlying land use designation policies in the Land Use Designation Policies Section of this Plan. Notwithstanding any other policy in this Plan, the policies contained in this Section shall not limit the ability of existing agricultural uses, and other legally established existing uses to continue.

Within this diverse landscape, there are many "natural heritage features" including wetlands, interior woodlands, areas of natural and scientific interest (ANSI's), fish habitat, water bodies, water streams, municipal drains, significant wildlife habitat, linkages and corridors, habitat of endangered and threatened species and ground water resources.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages and corridors between and among natural heritage features and areas, surface water features and ground water features.

5.2 DETERMINATION OF SIGNIFICANCE AND GENERAL POLICIES

Council acknowledges that its decisions regarding land use and development can affect the significant natural heritage features of Lanark Highlands. Therefore, policies are required to protect these features from the potential negative impacts of development or to conserve them by prohibiting development.

5.2.1 Determination of Significance

5.2.1.1 The natural heritage policies are based on information from the Ministry of Natural Resources and Forestry who provided information on wildlife and fish habitat as

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well as wetlands and woodlands.

5.2.1.2 Features that are “significant” for the purposes of this plan are illustrated on Schedule C* with the exception of significant wetlands which are shown on Schedule A and A2 as Provincially Significant Wetland designation. These have been determined by the province to be either, 1- ecologically important in terms of functions, representation or amount, and that contribute to the quality and diversity of the natural heritage system of the Township, or 2 - economically or socially important in terms of resource utilization, public access, recreational enjoyment, and community values. It is especially important to Lanark Highlands that the characteristics that made these significant features be retained for the benefit of future generations.

5.2.1.3 In addition to significant features, the Natural Heritage System shown on Schedule B also contains linkages and corridors. These linkages and corridors mostly follow watercourse and wetlands and are intended to function as connections between significant features. For the purpose of this Plan, linkage and corridors will be considered to be wildlife habitat with a corresponding 30 m setback.

5.2.2 General

5.2.2.1 Council shall designate on Schedule A those features where development is prohibited. These include provincially significant wetlands which are shown as Provincially Significant Wetland. Schedule C* identifies the Township’s Natural Heritage System, comprised of wetlands, watercourses, Areas of Natural or Scientific Interest (ANSI’s), fish habitat, significant interior woodlands, linkages and corridors and riparian zones.

5.2.2.2 Council shall consider minor alterations to the boundaries of natural heritage features identified on Schedules A and A2 or C* without the need to amend the Official Plan where evidence consistent with Ministry of Natural Resources and Forestry criteria clearly demonstrates that such modifications are justified. Boundary alterations to provincially significant wetlands and Areas of Natural or Scientific Interest (ANSI’s) are subject to the approval of the Ministry Natural Resources and Forestry.

5.2.2.3 Council recognizes that the exact boundaries of certain elements of the Natural Heritage System are mapped using digital data which has not been ground checked. Schedule B provides a general sense of where the feature may be located. It also needs to be recognized that the boundaries of these features may evolve and change due to natural causes. As a result, Council shall consider minor alterations to the boundaries of natural heritage features identified on Schedules A or C* without the need to amend the Official Plan where evidence prepared by a qualified professional clearly demonstrates that such modifications are justified and supported by the appropriate government agency. Specifically, the determination of the boundaries of unevaluated wetlands may require field proofing with the assistance of the MVCA on a case-by-case basis.

5.3 LANDFORM SPECIFIC POLICIES

The following provides policies specific to natural heritage systems and features in Lanark Highlands.

5.3.1 Endangered or Threatened Species Habitat

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Endangered and threatened species can encompass any of the many types of living things: birds, mammals, plants, fish, reptiles, amphibians, and invertebrates. There are a number of species which are known to be endangered in Lanark Highlands. They include Butternut, American Eel, Wood Turtle, and American Ginseng. There are also identified threatened species including: Blanding's Turtle, Common Gray Fox, Eastern Musk Turtle and Flooded Jellyskin. The Ministry of Natural Resources and Forestry has identified the Black Tern, Milksnake, Five-lined Skink and Eastern Ribbonsnake as species of special concern.

- 5.3.1.1 Where endangered or threatened species habitat is identified development and/or site alteration is prohibited unless it can be demonstrated by means of an Environmental Impact Statement in accordance with Section 8.4.6 that there will be no negative impacts on the natural features or the ecological function for which the area is identified. Development within 120 metres of the identified habitat is subject to an Environmental Impact Statement to determine no adverse impact will result by means of the proposed development.
- 5.3.1.2 The habitat of endangered or threatened species will not be identified on any land use schedules as identifying these features may prove to be harmful.

5.3.2 Wetlands

Wetlands are lands which have specific ecological characteristics which include, but are not limited to, the presence of a permanent or seasonal shallow water cover, water-tolerant vegetation or the presence of a water table which is close to the surface. They are commonly known as swamps, marshes, bogs, and fens. Wetlands serve important functions such as controlling ground water recharge and discharge, reducing flood damage, stabilizing shorelines, retaining and removing nutrients, supporting the food chain, providing fish and wildlife habitat and contributing to the social and economic quality of life in the Township.

- 5.3.2.1 The Ministry of Natural Resources and Forestry has developed a wetland evaluation system based on the biological, hydrological, social and special characteristics of a wetland area and on the abundance of water which has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. Wetlands that meet Ministry criteria are classified as provincially significant and such wetlands, identified on Schedule A and A2, are to be protected from development and site alteration.
- 5.3.2.2 Council shall designate Provincially Significant Wetland on Schedule A and A2 and shall base the designation limits on mapping prepared by the Ministry of Natural Resources and Forestry.
- 5.3.2.3 Wetland boundaries as shown on Schedule A and A2 may be amended or adjusted without the need for an Official Plan amendment provided that such adjustments are identified through the application of the most current wetland evaluation manual of the Ministry of Natural Resources and Forestry and subject to the confirmation and approval by the Ministry.
- 5.3.2.4 Development or site alteration of a Provincially Significant Wetland designated on Schedule A and A2 is not permitted. Development within 120 metres of a Provincially Significant Wetland or development on a lot which includes a wetland or part of a wetland must take place outside of the wetland area and such development shall be subject to the preparation of an Environmental Impact Statement which demonstrates that there will be no negative impacts on the natural features or ecological functions of

the wetland.

Development or site alteration of an unevaluated wetland identified on Schedule C* is not permitted. Development within 30 metres of an unevaluated wetland be subject to the preparation of an Environmental Impact Statement which demonstrates that there will be no negative impacts on the natural features or ecological functions of the unevaluated wetland. Any development or site alteration shall require consultation with the Conservation Authority.

5.3.2.5 Permitted Uses

The following uses are permitted in designated wetlands:

- Open space and passive recreational uses which do not involve extensive site alterations and do not adversely affect the natural features or ecological functions of the wetland or require approval under the Planning Act;
- Conservation uses which improve the ecological functions of the wetland;
- Uses of a scientific or educational nature;
- Established agricultural uses ongoing at the time of adoption of this Plan. However new or expanded structures or the clearing and draining of additional lands within the limits of the wetland are not permitted;
- Lot creation for all permitted uses stated above is permitted.
- The replacement of existing structures (existing prior to May 4, 2006).
- Development or site alteration within 120 metres (393 feet) of a designated wetland may be permitted, if it can be demonstrated that there will be no negative impacts on the wetland's natural features or ecological functions. An Environmental Impact Statement will be required except for established agricultural uses.
- All uses subject to Ministry of Natural Resources and Forestry or Conservation Authority Regulations.

5.3.2.6 New development shall be setback a minimum of 30 metres (98 feet) from the high-water mark of any wetland.

5.3.2.7 Development and/or interference in and within 30 metres of a provincially significant wetland is regulated under the Conservation Authorities Act through the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses Regulations. Development activities including construction and/or interference in any way will require a permit from the Mississippi Valley Conservation Authority or the Ministry of Natural Resources and Forestry.

5.3.2.8 Development and/or interference in and within 30 metres of an unevaluated wetland is regulated under the Conservation Authorities Act through the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses Regulations. Development activities including construction and site alteration will require a permit from the Mississippi Valley Conservation Authority or the Ministry of Natural Resources.

5.3.3 Areas of Natural and Scientific Interest (ANSI's)

According to the Provincial Policy Statement (PPS), Areas of Natural and Scientific Interest (ANSIs) are defined as "areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific

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study or education.” Significant ANSIs are those sites that have been identified by the Ontario Ministry of Natural Resources and Forestry as being representative of the most significant and best examples of natural heritage or geological features found in Ontario and are identified on Schedule B of this plan. The following policies apply:

- 5.3.3.1 Development may be permitted in accordance with the underlying land use designation in significant areas of natural and scientific interest (ANSIs), or on adjacent lands within 120 metres (396 feet), only if it has been demonstrated through an Environmental Impact Statement, in accordance with Section 8.4.5 that there will be no negative impacts on the natural features or on the ecological functions for which the area is identified.
- 5.3.3.2 Notwithstanding policy 5.3.3.1 above, existing agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an Environmental Impact Statement.

5.3.4 Significant Wildlife Habitat

According to the PPS, wildlife habitat is defined as “areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter, and space needed to sustain their population. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle and areas which are important to migratory or non-migratory species.” Wildlife habitat has many values that warrant its conservation: wildlife contributes to a diversity of species in the Township; wildlife forms a fundamental component of the natural heritage systems, the ecosystem, and the food chain; wildlife represents social and economic benefit, through nature observation, hunting, and trapping.

- 5.3.4.1 Where the Township has identified lands providing significant wildlife habitat, such areas shall be appropriately recognized on the land use schedules forming part of this Plan. Specific policies for significant wildlife habitats are as follows:
 - 1. Development and site alteration within the habitat area or on adjacent lands that are within 120 metres (396 feet) of these areas may be permitted provided that such development will not negatively affect the natural features or ecological functions of the habitat area. An Environmental Impact Statement shall be required in order to assess the impact of the development and site alteration.
 - 2. Notwithstanding the above policy, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an Environmental Impact Statement.

5.3.5 Fish Habitat

According to the PPS, fish habitat is defined as: “the spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.” Fish resources have many values to the Township, including:

- 1. contributing to a diversity of species;
- 2. providing a natural indicator of water quality and environmental health;
- 3. forming a vital part of the aquatic food chain;
- 4. providing commercial fishing such as baitfish (minnow) harvest ; and,

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5. providing recreational sportfishing opportunities and related economic spin-offs.

5.3.5.1 Development and site alterations shall not be permitted in fish habitat except in accordance with provincial and federal requirements. Where development is proposed within 120 metres (396 feet) of fish habitat, it must be demonstrated through an Environmental Impact Statement that there will be no negative impacts on the natural feature or on the ecological functions for which the feature is identified.

5.3.5.2 Notwithstanding policy 5.3.5.1 above, the cleaning of municipal drains shall be permitted provided that such is carried out in accordance with acceptable standards, and that, where required, the authorization of the Department of Fisheries and Oceans or its designate is obtained.

5.3.5.3 Notwithstanding policy 5.3.5.1 above extensions or enlargements of existing buildings and structures in the adjacent land area to an identified Fish Habitat may be permitted provided that it is demonstrated to the satisfaction of the appropriate regulatory agency or approval authority that such extension or enlargement will have no negative impact on the fish habitat as demonstrated by an Environmental Impact Statement.

5.3.5.4 It is the policy of this Plan to encourage the re-establishment of naturally vegetated buffer strips along water bodies and headwater areas.

5.3.5.5 Although storm water management and drainage measures are often located some distance from a watercourse these measures can impact the water quality and quantity of the watercourse and affect fish habitat. When evaluating storm water management and drainage activities, consideration shall be given to impacts upon fish habitat.

5.3.5.6 The advice of the Department of Fisheries and Oceans or their delegate should be sought where any proposal may potentially impact fish habitat. In instances where a proposal may result in a harmful alteration, disruption, or destruction of fish habitat the proponent must obtain authorization from the Department of Fisheries and Oceans or their delegate.

5.3.6 Linkages, Corridors, and Wetlands Deer-Yards

5.3.6.1 The Township's natural heritage system connects significant nature heritage features through linkages and corridors. For the most part, these linkages and corridors follow watercourses and unevaluated wetlands. Natural Heritage System linkages and corridors shall be considered as wildlife habitat and include a 30 m setback, the same as a watercourse setback.

5.3.6.2 The Township recognizes that the MVCA has a provincial mandate to regulate unevaluated wetlands. The MVCA regulations establish a 30 m setback from unevaluated wetlands, the same as a watercourse setback.

5.3.6.3 Development and site alteration within the habitat area or on adjacent lands that are within 30 metres (98 feet) of these areas may be permitted provided that such development will not negatively affect the natural features or ecological functions of the habitat area. An Environmental Impact Statement shall be required in order to assess the impact of the development and site alteration.

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5.3.6.4 Notwithstanding the above policy, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an Environmental Impact Statement.

5.3.7 Ground Water Protection and Enhancement

The ground water resource is crucial in Lanark Highlands as it is the source of drinking water for our communities and our rural population. In addition to residential uses, ground water is crucial for agricultural purposes and commercial and industrial uses. Ground water contamination from bacteria, nitrates, petroleum and chemicals, salt, pesticide use, and naturally present contaminants can occur and as such it is important to consider groundwater quality when reviewing development applications in order to ensure the long-term viability of this resource.

5.3.7.1 The Township of Lanark Highlands will cooperate with senior levels of government, environmental agencies, and the private sector to develop a water resources data base which identifies sensitive ground water recharge areas, sensitive hydro-geological areas and areas with known ground water quality and quantity constraints.

5.3.7.2 Lanark Highlands will work in partnership with senior and local levels of government, environmental agencies and the private sector to enforce provincial regulations on private septic fields and water well construction.

5.3.7.3 Industrial or commercial developments which require large amounts of ground water will be required to undertake a hydrogeology study conducted by qualified hydrogeology engineers which addresses the impact of the proposed development on the quantity and quality of the water supply for existing development in the general area of the development site.

5.3.7.4 Lanark Highlands supports the work of senior levels of government and environmental agencies to develop an education program aimed at reducing ground water consumption and pollution.

5.3.7.5 Areas in the Township may be identified as a Groundwater Recharge Area. Zoning By-law provisions may be adopted to restrict land uses in such areas as those which development would pose a threat to the quality of the existing resource. In addition, areas may be identified where the state of the groundwater resource is unacceptable for development purposes.

6.0 PLANNING FOR PUBLIC HEALTH AND SAFETY

6.1 INTRODUCTION

Our natural landscape and resources are constantly being shaped and reshaped by naturally occurring physical and ecological processes. These landscapes and resources only become a hazard when people and structures are located within them or are affected by them. As such environmental conditions occasionally represent significant constraints to the development of land such that there can pose a significant threat to people's health and safety. Constraints to development are primarily related to hazardous conditions such as the existence of floodplains, erosion hazards or the presence of unstable slopes, organic soils and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes. To a lesser extent, development may be restricted on the basis of existing site contamination or noise concerns.

The preparation of these development constraint policies was undertaken with the objective of integrating them with other policy areas, primarily those policies addressing natural heritage sectors. Issues surrounding water quality and quantity, wetlands, fisheries, and woodlands are closely related to development constraints. As such these policies should not be read in isolation. For instance, development is prohibited in a floodplain or in areas subject to slope failure because it can result in changes to natural conditions that may actually endanger areas previously unaffected. Promoting quality of life and self-sufficiency for our citizens requires that all development be carried out in a manner which ensures that life, safety, and economic welfare are protected.

6.2 IDENTIFYING HAZARD AREAS

Accurate mapping showing the location of areas characterized by health and public safety hazards and/or by constraints for development is of crucial importance in order to ensure informed decisions by approval authorities when considering development applications. The limits of hazard areas shown on Schedule B and B2 were identified on the basis of information provided by the Ontario Ministry of Natural Resources and Forestry and the Conservation Authority. The mapping of hazard areas will be completed over time as more accurate information respecting exact locations becomes available and included in the County's geographic information system (GIS) database.

6.3 GENERAL

Hazardous areas are identified on Schedule B and B2 on the basis of the particular characteristics which pose a threat to public health and safety which may result should these areas be developed. The constraints include areas subject to flooding, areas affected by unstable slopes, organic soils and unstable bedrock, erosion hazards, contaminated sites and abandoned pits and quarries.

Where hazard land mapping is complete, it is shown on Schedule B and B2. However, it is recognized that hazardous conditions may exist which are not shown on Schedule B and B2 and as such it is important to ensure that appropriate consultation be included in any development review process.

6.4 HAZARDOUS LANDS – FLOODING AND EROSION

6.4.1 Defining Areas Subject to Floods and Erosion

The floodplain area shown on Schedule B and B2 includes all areas known to be subject to 1 in 100-year flood events. These areas have been identified and mapped by the Conservation Authority or the Ministry of Natural Resources and Forestry. Lands that have been identified as floodplain area are also subject to the Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (O. Reg. 153/06) which is administered by the Mississippi Valley Conservation Authority (MVC) A permit will be required from MVC for any development, including construction, changes to a building that would result in an increase to the size or number of dwelling units, site grading or the placing, dumping or removal of fill within the floodplain area.

An effective tool that is considered a first line of defense against erosion, is the retention/provision of vegetated shorelines to mitigate the impacts of development, ice and wave action.

MVCA Wetlands play an important role in providing hydrologic benefits. Wetlands “Wetlands play an important role in providing hydrologic benefits. Wetlands retain water during the spring freshet and storm events, allowing water to slowly release into watercourses, and infiltrate into the ground, thereby mitigating flooding and erosion. When located along the shoreline of a watercourse/waterbody, wetlands also reduce the energy of moving water including boat wakes, and mitigate associated shoreline erosion. In summary, wetlands play an important role in localized flood control, erosion control, the hydrologic regime, and groundwater recharge.

Certain areas within the Township of Lanark Highlands are not administered by the Mississippi Valley Conservation and outside of the Mississippi River watershed boundary. This boundary has been identified on Schedule A Land Use and Transportation. The aforementioned areas are administered by the Ministry of Natural Resources and Forestry. The following uses and policies apply to all lands within the township regardless of administrative authority.

6.4.2 Permitted Uses

6.4.2.1 Notwithstanding the underlying designation on Schedule A, development and site alteration is prohibited in flood plains, except in accordance with the following:

1. Repairs and minor additions to buildings and accessory buildings, which do not affect flood flows, and/or flood water storage will be permitted where there is existing non-conforming development.
2. Uses which by their very nature must be located within the flood plain and will not result in a negative impact in terms of flooding and erosion control will be permitted.
3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which will not result in a negative impact in terms of flooding and erosion control will be permitted.
4. In accordance with the underlying designation on Schedule A, development and site alterations may be permitted in areas subject to erosion related hazards which are not located in the flood plain.
5. All new development and site alterations on hazardous lands must achieve all of the following:
6. the hazards must be safely addressed and the development and site alteration is carried out in accordance with the established standards and procedures;
7. new hazards are not created, and existing hazards are not aggravated;

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8. no upstream or downstream adverse impacts will result;
9. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and

6.4.2.2 Prohibited Uses

Within flood plains the following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police, and ambulance stations), electrical substations, storage or handling of hazardous substances.

6.5 UNSTABLE SLOPES AND ORGANIC SOILS

6.5.1 Policies

6.5.1.1 Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Development and site alteration in areas designated as having unstable slopes or organic soils is prohibited unless it can be identified that:

6.5.1.2 The proposed development will be in full conformity with the Building Code Act. This may require that sufficient soils and engineering information be made available to indicate that, although the site is identified as having unstable slopes or unstable bedrock, it is in fact suitable or can be made suitable for development using accepted scientific and engineering practices; alterations to the site will not result in increased hazards or cause adverse environmental effects on or off-site.

6.5.1.3 The designation on Schedule A permits the proposed development.

6.5.1.4 Notwithstanding the above, institutional uses or essential emergency services or the disposal, manufacture, treatment, or storage of hazardous substances shall not be permitted on lands designated as having unstable slopes or organic soils.

6.5.1.5 A permit will be required from Mississippi Valley Conservation for any development, including construction, changes to a building that would result in an increase to the size or number of dwelling units, site grading or the placing, dumping or removal of fill on lands that have been identified as unstable slopes under the Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation (O. Reg. 153/06).

6.6 CONTAMINATED SITES

Contaminated sites are defined as sites where the environmental condition of the property, i.e. the quality of the soil or ground water, may have the potential for adverse effects to human health or the natural environment. Current mapping showing contaminated sites was not available at the time this Official Plan was drafted.

6.6.1 Policies

6.6.1.1 In reviewing development applications, the approval authority may require the undertaking of an Environmental Site Assessment (ESA). An ESA shall be mandatory when a change of land use triggers an ESA in accordance with Ontario Regulation 153/04

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- 6.6.1.2 Where the ESA produces reasonable evidence to suggest the presence of site contamination, the proponent may be required to undertake appropriate technical studies as part of the development review process in order to identify the nature and extent of contamination, to determine potential human health and safety concerns as well as effects on ecological health and the natural environment, to demonstrate that the site can be rehabilitated to meet provincial standards and to establish procedures for site rehabilitation and mitigation of the contamination.
- 6.6.1.3 The proponent will be required to restore the site and to make it suitable for the proposed use in accordance with the recommendations of any required technical studies prior to development or land use change.
- 6.6.1.4 Filing of a record of site condition in the Registry, by a qualified person, as defined in O. Reg 153/04 is mandatory for a change of use of a property from industrial or commercial to residential or parkland.
- 6.6.1.5 The ESA and site restoration shall be undertaken according to Ontario Regulation 153/04 and with MOE guideline "Records of Site Conditions - A Guide to Site Assessment, the clean-up of Brownfield Sites and the Filing of Records of Site Conditions" dated October 2004 Record of Site Condition.

6.6.2 Closed Waste Disposal Sites

Closed Waste Disposal Sites have been identified on Schedule B on the basis of information provided by the Ministry of the Environment, Conservation and Parks.

- 6.6.2.1 Development may proceed in accordance with the policies of the underlying land use designation subject to Ministry of the Environment, Conservation and Parks Guideline D-4 "Land Use on or near Landfills and Dumps" and the following policies:
- 6.6.2.2 In reviewing development applications within 500 metres (1,640 feet) of a site identified as a closed waste disposal site an Environmental Study shall be required by the approval authority in order to ensure that there is no evidence of potential safety hazards which may be caused by landfill-generated gases, ground and surface water, contamination by leachate, odour or litter, potential fires, surface runoff and vectors, and vermin. Particular attention shall be given to the production and migration of methane gases. An Environmental Study documents the previous uses of the property and provides an assessment of the site to identify actual or potential hazards. The Environmental Study shall be undertaken using established principles and procedures.
- 6.6.2.3 Where the Environmental Study confirms environmental problems, the proponent will be required to undertake additional studies which shall demonstrate that the site is appropriate for development or can be rehabilitated in order to mitigate known or suspected hazards and to establish procedures for site rehabilitation prior to the final approval of the proposed development.
- 6.6.2.4 Land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used shall not be developed or re-developed unless an approval has been obtained under Section 46 of the Environmental Protection Act.

6.6.3 Site Decommissioning and Clean-Up

- 6.6.3.1 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.
- 6.6.3.2 Prior to approval of an Official Plan Amendment and prior to the approval of a Zoning By-law amendment, subdivision, condominium, consent or other planning application by the appropriate approval authority on a site that is potentially contaminated or is contaminated, the proponent shall document the present and past use of the site and surrounding lands, engage professional assistance in the analysis of soils, ground waters and surface waters as required in consultation with the Ministry of the Environment, Conservation and Parks and shall prepare a remedial action plan in accordance with “Ontario Regulation 153/04, Record of Site Condition”. Where the contaminants are in concentrations above Ministry established acceptable concentrations. A Ministry of the Environment, Conservation and Parks “Record of Site Condition” may be required to confirm that a site is suitable for its intended use. The proponent shall ensure the supervision of excavation and soil handling activities during site clean-up.
- 6.6.3.3 Where planning applications are not required, Council may require a proponent of development to consult with the Ministry of the Environment, Conservation and Parks on the suitability of site development.

6.7 OTHER HEALTH AND SAFETY CONCERNS

6.7.1 Abandoned Pits and Quarries

- 6.7.1.1 Development on, abutting or adjacent to lands affected by former mineral resource operations may proceed in accordance with the policies of the underlying land use designation only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.
- 6.7.1.2 In reviewing development applications for sites identified as an abandoned pit or quarry, a study may be required in consultation with the Ministry of Mines which will provide sufficient information to determine any potential safety hazards, to demonstrate that the site can be rehabilitated to mitigate the known or suspected hazard and to establish procedures for site rehabilitation and mitigation of the safety hazard.

6.7.2 Noise and Vibration

- 6.7.2.1 Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.
- 6.7.2.2 Notwithstanding policy 6.7.2.1 above existing and proposed agricultural uses and normal farm practices, as defined in the Farm and Food Production Protection Act,

1998, shall not be required to undertake noise and or vibration studies.

6.7.3 Incompatible Land Uses

- 6.7.3.1 In reviewing any development application, the Municipality shall be satisfied that the proposed use will be or can be made to be compatible with surrounding uses in accordance with the Ministry of Environment, Conservation and Parks, Conservation and Parks Guidelines.

Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be open space, a berm, wall, fence, plantings, or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

In order to implement buffering principles, provisions may be established in the implementing Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning).

For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is capable of co-existing in harmony with, and coexists with existing development without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards e.g., MECP Guidelines.

6.7.4 Wildland Fire

- 6.7.4.1 The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

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Wildland fire mitigation measures shall not be permitted in provincially significant wetlands.

Wildland fire mitigation measures shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat and significant areas of natural and scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

In order to implement any mitigation measures that may be required, site plan control may be used.

7.0 MAKING IT WORK – PLANNING OUR INFRASTRUCTURE

Infrastructure refers to the construction and maintenance of roads, bridges, structures and railway lines required for transportation services, the physical supply and distribution of water, the collection and treatment of waste water and the management of storm water, the collection and disposal of solid waste, the construction and maintenance of energy production and distribution facilities such as hydro-electric structures, wind and solar energy facilities and gas pipelines, recreational facilities such as snowmobile, ATV and recreational trails and finally the development of communication facilities such as transmission towers and underground telephone and fibre optic lines.

The provision of appropriate infrastructure is crucial to ensuring that Lanark Highlands can continue to accommodate growth in a manner which is environmentally, socially and economically sustainable.

7.1 OBJECTIVES

7.1.1.1 Council's objectives respecting the provision of infrastructure works are as follows:

1. The road network within the Lanark Highlands, regardless of which level of government is responsible, will function in a cost effective, efficient and safe manner for the movement of people and goods throughout the territory;
2. Water, wastewater and stormwater will be managed in a fiscally and environmentally responsible manner;
3. Waste management is carried out in a manner which is environmentally sustainable and to provide appropriate waste management infrastructure which support on-going development;
4. Renewable energy facilities be permitted where they can be developed in harmony with surrounding uses;
5. Recreational facilities be supported and expanded as an important contributor to the local economy.
6. All infrastructure shall be planned and designed to prepare for the impacts of climate change.
7. Development shall be appropriate to the infrastructure which is planned or available and avoids the need for the unjustified and/or uneconomical expansion of infrastructure.

7.2 FUTURE INFRASTRUCTURE

The Planning Act requires that infrastructure expansion conforms to the Official Plan. (See Section 24.1, Planning Act). This Official Plan recognizes the future provision of water and sewer infrastructure to the Village of Lanark as well as expansions or improvements to the Township's roadway and recreational infrastructure as being consistent with the intent of this Official Plan. Council will strive to have all future infrastructure planned and designed to be able to withstand the anticipated impacts of climate change.

7.3 DEVELOPMENT CHARGES

It is the intention of Council to ensure that an increase in the need for eligible services and infrastructure may be recoverable through the enactment of a development charge by-law under

the Development Charges Act, 1997 by the Township of Lanark Highlands. In short, eligible public works and municipal services may be in part or in whole funded through development charges.

7.4 TRANSPORTATION

The management of the roadway infrastructure in the Township of Lanark Highlands is shared between the Province, the County, and the Township. The transportation system is composed of Provincial highways, County Roads, Local Public Roads opened and maintained on a year-round basis, roads opened and maintained on a seasonal basis and private roads. The transportation network is shown on Schedule A.

7.4.1 Provincial Highways

Highway 7 is a controlled access highway. Permits from the Ministry of Transportation are required prior to municipal permits or approvals when building a structure, entrance, road, or sign that falls within the designated control areas as defined by the Public Transportation and Highways Improvement Act (PTHIA) and the Highway Corridor Management Manual. In addition, the MTO requires the municipality to obtain the consent of the Minister to open, close or divert any road entering upon or intersecting the provincial highway. MTO's designated controlled areas fall upon or within:

- A) 45 metres of any limit of Highway 7 or upon or within 395 metres of the centre point of an intersection for the purpose of the placement of buildings or other structures, entrances or any road;
- B) 800 metres of any limit of Highway 7, for the purpose of a shopping centre, stadium, fairground, racetrack, drive-in theatre or any other purpose that cause persons to congregate in large numbers; or,
- C) 400 metres of any limit of Highway 7 for the purpose of placing signs and placing, erecting, or altering an electricity transmission and distribution system, pole line, or other transmission line.

MTO will also require permits for any location signage that are within 400m from MTO right-of-way or are visible from Highway 7. All signage must be 3m from the ROW, shown on the site plan, and a permit is required. The permit application can be submitted online using the Highway Corridor Management Online Services at: HCMS - MTO's online permit application wizard (gov.on.ca).

If a development triggers roadway improvement, the developer would be fully responsible for the costs, financial or otherwise, of implementing development driven highway improvements prior to the MTO signing off on the proposal.

Ministry of Transportation (MTO) may ask for studies in support of development along provincial highways including the traffic impact study, stormwater management report, site plan, and illumination report to ensure that developments do not pose adverse impact on the safety and operation of provincial highways.

7.4.2 County Roads

- 7.4.2.1 County Roads have the capacity to carry large traffic volumes, which link two or more communities or which function as an integral part of the provincial transportation network through linkages to Provincial highways. They must maintain a high level of efficiency for the movement of vehicles while also providing limited opportunities for commercial and industrial development which can benefit from high traffic volumes.

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The following policies shall apply to County Roads.

- 7.4.2.2 Lot creation for residential purposes with direct access to a County Road shall be subject to review and permitting by Lanark County.
- 7.4.2.3 Residential subdivisions fronting on a County Road may be permitted in accordance with the land use designation, provided that access is provided through a public road, maintained year-round. The review process shall ensure that adequate measures are included in the subdivision design to mitigate any potential negative impacts related to the proximity of the County Road to the residential development.
- 7.4.2.4 Within the limits of a settlement area, commercial or industrial development with frontage on a County Road may be permitted subject to the approval of the design and location of the lot access by Lanark County and subject to other relevant policies of this Plan.
- 7.4.2.5 Lot creation for commercial or industrial development outside of a settlement area may be permitted in accordance with the applicable land use designation provided that the lot access is located at a minimum of 200 metres (656 feet) from the closest existing road access on the same side of the road and provided that there is no traffic safety or hazardous conditions. The design and location of the lot access shall be subject to the approval of Lanark County and shall generally require the construction of acceleration and deceleration lanes. Turning lanes may also be required where it is established through a traffic impact analysis completed to the satisfaction of the Director of Public Works, that the development will generate substantial traffic volumes.
- 7.4.2.6 Development on lots of record existing as of the day of adoption of this Official Plan may be permitted in accordance with the applicable land use designation policies and zoning regulations and provided that new accesses are kept to a strict minimum by enforcing, where possible, a minimum 200 metres (656 feet) separation distance from existing accesses on the same side of the road. Alternatively, safety issues may be addressed through engineered solutions such as turning lanes, acceleration lanes or deceleration lanes.
- 7.4.2.7 The minimum 200 metre (656 feet) separation distance as required above may be reduced by the County's Public Works Department without amendment to this Plan where sufficient frontage exists which would normally permit the maintenance of the separation distance but where topographical or safety considerations would dictate that a lesser separation distance may be reasonable.
- 7.4.2.8 A minimum development setback of 15 metres (49 feet) from the property line shall be required.

7.4.3 Local Roads

- 7.4.3.1 Local roads consist of streets and roadways maintained on a year-round basis, seasonally maintained roads and private roads. Local roads shall generally have a minimum right-of-way width of 20 metres (66 feet) however reduced right-of-way widths may be accepted through the subdivision or condominium review process provided that the right-of-way widths can accommodate all of the required servicing infrastructure for the proposed development and provided that the approval authority is satisfied that the reduced widths will not result in lower quality development.

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- 7.4.3.2 Local roads are identified on Schedule A. Generally new development and lot creation on local roads may be permitted in accordance with the relevant policies of this Plan and the requirements of the Zoning By-Law. The minimum width of any local road right-of-way shall be 20 metres (66 feet). A reduced right-of-way standard may be accepted in new developments where it can be demonstrated that required infrastructure including snow storage space can be accommodated.
- 7.4.3.3 Land may be acquired by the Township for road widenings, road extensions, rights of way, intersection improvements or railway crossing improvements. Such land may be acquired through the subdivision or consent process, through site plan control or through formal agreements. Schedule A identifies the minimum rights-of-ways for highways and roads to be widened and the extent of the proposed widening.
- 7.4.3.4 Extensions to existing roads may proceed without amendment to this Plan provided that the extension is required to improve the Township road system. Minor extensions may be permitted for development purposes provided that the roadway extension is constructed to municipal standards at no cost to the municipality and provided that the local council is satisfied that the extension and the subsequent maintenance costs are justified.
- 7.4.3.5 New roads may be added to the road system without amendment to this plan where such roads are the result of the approval of a Plan of Subdivision or is required as a condition of Site Plan Approval.
- 7.4.3.6 The conversion of private roads to public roads shall require an amendment to this Plan. An amendment shall not be required where such private road meets municipal design standards for public streets.

7.4.4 Private Roads

Private roads consist of roadways that are privately owned and maintained. For the purposes of this Plan, the establishment of a right-of-way to provide shared driveway access to two abutting properties, each of which has frontage on a public road, shall not constitute the creation of a new private road. In addition, a consent application, the sole purpose of which is to legally identify the location of an existing private road, shall not constitute the creation of a new private road.

The establishment of any new private road or the extension of any existing private road may be permitted where it can be demonstrated that it shall:

1. be constructed and maintained to municipal standards;
2. result in the creation and maintenance of a proposed private road which is at no cost to the municipality; and
3. satisfy the criteria outlined in Section 8.4.2 of this plan.

Where a private driveway serving one or more lots is located on an unopened Township road allowance it shall comply with the foregoing policies and shall also be subject to a road allowance use agreement with the Township.

7.4.5 Condominium Roads

- 7.4.5.1 A private road may be permitted by way of an application pursuant to the Condominium Act, 1998 or any successor legislation, and Section 51 of the Planning Act, RSO 1990, and where it connects directly to an existing public road and where

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the subject lands have legal frontage on the same existing public road. Private condominium roads shall be constructed to a municipal standard and in accordance with the provisions of Section 8.4.1 of this plan.

- 7.4.5.2 Notwithstanding the generality of Section 7.4.5.1, condominium roads shall generally be permitted only for development in Waterfront Communities, including back-lot development which includes a common element water access area.

7.4.6 Bridges

- 7.4.6.1 Bridges and culverts are an integral component of the Lanark Highlands transportation systems. The maintenance, repair, replacement or expansion of these structures is an on-going and necessary activity and is considered consistent with the policies of this Official Plan.

7.4.7 Water, Wastewater and Stormwater Services

The need to ensure that water and wastewater infrastructure meet growth and development priorities is crucial to the long term economic and environmental health of the municipality. As such any capital expenditure required for the introduction of water and wastewater systems are considered to be in full conformity with this Official Plan.

- 7.4.7.1 This Plan acknowledges that municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. The Township does not have any municipal sewage or water services at this time. Where such municipal services are not available private communal services are a preferred form of servicing for multi-unit/lot developments, subject to the specific policies of this Plan. Where municipal services and private communal services are not available, planned, or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- 7.4.7.2 Where development is proposed on private services, the applicant must show that there is sufficient quantity and quality of potable water and must also demonstrate that a permit can be obtained for the proposed sewage system from the Health Unit or the Ministry of Environment, Conservation and Parks as applicable. In addition, the applicant must demonstrate that the proposed development will not result in increased costs to the municipality for the provision of other required services such as road maintenance, school transportation, waste collection etc.
- 7.4.7.3 The Village of Lanark has well documented groundwater contamination issues. The municipality has been working diligently over the last few years to try and find solutions to the potable water and groundwater concerns. It is a policy of this plan that Council will continue to try and find a satisfactory long-term solution and in doing so will work with senior levels of government.
- 7.4.7.4 Partial services may be permitted in the following circumstances:
1. Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; and
 2. Within settlement areas, to allow for infilling and rounding out of existing development on partial services provided that:
 - a) The development is within the reserve water system capacity; and

b) Site conditions are suitable for the long-term provision of such services.

7.4.7.5 Communal services may be permitted provided that they are for the common use of more than five residential units/lots. Any such system will have to meet the requirements of the Township, this Official Plan and the Ministry of the Environment, Conservation and Parks, as well as the approval processes under the Environmental Assessment Act, Ontario Water Resources Act, Safe Drinking Water Act and the Planning Act

It is recognized that the implications for municipal responsibility for communal systems resulting from Provincial policy can present challenges to both the developer and the Township, and as such, the Township is not obligated to approve the use of communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement. The need to develop on private services may place limits on the amount, distribution and type of development which may take place.

The Municipality, in approving any communal system, will have particular regard for the documented performance of the proposed system, the financial securities which are to be provided, the long-term maintenance requirements, and the operation and administration requirements for the system. In reviewing proposals for development on communal systems, the Municipality will also determine the number and types of communal systems that will be accepted by the Municipality. In general, the Municipality shall only accept developments on communal systems when it can be clearly demonstrated that such systems will not create an unacceptable financial burden on the Municipality.

Communal systems must be owned, operated, and managed by the municipality or another public body if servicing freehold residential development. They may be owned, operated, and managed by a condominium corporation or single owned land if serving condominiums or mobile home parks respectively, provide an agreement has been entered into with the municipality or public body pursuant to Section 51 of the Planning Act.

Such agreement entered into under this Section shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that the Township may not have the financial or human resources to own, operate and manage such systems and as such the Township is not obligated to accept communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement.

7.4.7.6 The Township shall ensure that there is sufficient capacity in existing water and wastewater services including capacity to treat hauled sewage from private communal or individual septic systems prior to granting approval of a plan of subdivision.

7.4.8 Innovative Technologies

7.4.8.1 Council will encourage, support and promote wastewater disposal systems which incorporate proven and innovative technologies to reduce wastewater volumes, or which improve the quality of waste water effluents. This will include, but not be limited to:

1. water conservation devices which reduce water usage;
2. innovative solutions to municipal or industrial wastewater treatment such as the design and construction of artificial wetlands and grey water treatment and re-use.

7.4.9 Stormwater Management

- 7.4.9.1 Stormwater management is an important part of the Township's broader interest in protecting water quality and responding to the threats of climate change. It is understood that development may affect the quality and quantity of storm runoff. Accordingly, the Township will ensure that adequate consideration is given to storm water management, including off-site impacts. Through proper storm water management, the Township shall attempt to protect, improve, or restore the quality and quantity of water and plan for the impacts of climate change.
- 7.4.9.2 When considering development and redevelopment proposals, the Township shall promote stormwater systems which are resilient to climate change. This may involve the promotion of the use of low impact development (LID) approaches and technologies, such as the use of green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, use of best management practices and reducing hard surfaces to maximize site permeability.
- 7.4.9.3 In order to control flooding, ponding, erosion, sedimentation and to protect water quality and natural habitat, stormwater management plans shall be required for some forms of new development. The consideration of Best Management Practices and alternatives to stormwater management ponds shall be encouraged.
- 7.4.9.4 Planning for stormwater shall:
- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - b) minimize, or, where possible, prevent increases in contaminant loads;
 - c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces; and
 - f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
- 7.4.9.5 The following policies shall govern stormwater management.
- a) Prior to approval of any development consisting of 4 or more lots or any development with greater than 0.2 hectare in impervious area, the Township may request that storm water plans be prepared for review by the Township or their agent. The stormwater management plan will include a statement of the receiving stream and design objectives to be applied and a description of the storm water management practices to be applied, in accordance with the relevant Provincial policies and guidelines, specifically the `Storm water Management Planning and Design Manual`, MOECC, as amended, and Adaptive Management of Stream Corridors in Ontario`, NDNNRF, as amended. Applicants are encouraged to consult with the relevant ministries and agencies prior to submitting a draft plan of subdivision.
 - b) Stormwater management may not be required for small scale developments such

as lots created through the consent process or developments subject to site plan control where there is no impact on the watershed.

- c) Prior to approving any development proposal, the Township, in consultation with others such as the MVCA, shall be satisfied that adequate storm water management and drainage to a suitable outlet are provided.
- d) Increases in runoff from the development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed in consultation with the Township or its agent and implemented as a condition of approval according to the following policies:
 - i. developments shall incorporate methods of on-site storm water best management practices in accordance with the quality and quantity standards of the Township or its agent to ensure that post-development flow rates do not exceed pre- development rates.
 - ii. in order to meet storm water quality objectives, the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground and erosion and siltation control measures will be incorporated into any grading and drainage scheme.
 - iii. developments which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties.
 - iv. in order to achieve the Township's objectives for stormwater management, it will be required that, prior to the start of development on any given site, that the proponent submit a plan clearly demonstrating how sediment and erosion control is to be undertaken so as to eliminate off site impacts.
 - v. Low Impact Development (LIDs) entails the use of design features that minimize runoff and maximize infiltration of surface water (precipitation, snow melt and stormwater), providing resiliency to development and climate change related flood and drought impacts. LID measures can range from simple solutions that are easily implemented at the small, individual lot scale (ex. use of rain barrels, french drains, grassed swales as opposed to concrete ditches, etc.) to more technically advanced measures for larger scale developments.
 - vi. For effective implementation of LIDs, the onus must be on the developer to identify LID techniques that are suitable for site specific conditions which have been assessed through the required site characterization and stormwater studies. This is not intended to be the municipality's responsibility. Instead, the municipality's role is to provide policy direction and guidance. The "Low Impact Development Stormwater Management Planning and Design Guide" (2019, LID SWMPDG)" prepared by Toronto and Region Conservation, Credit Valley Conservation, Lake Simcoe Region Conservation and the "City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)" are helpful reference guides.

7.4.10 Watershed Planning

- 7.4.10.1 The Township encourages the preparation of watershed and sub watershed studies where major development or redevelopment is proposed which could have a significant downstream impact upon a watershed. These studies are most needed in areas with both development pressures and highly sensitive natural environments to provide some understanding of the relationship between water resources and land

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use activities. The development of sound watershed and sub watershed plans will require cooperation between all affected municipalities, Mississippi Valley Conservation, government agencies and interested groups to ensure that potential cross-boundary environmental impacts are addressed. The results of watershed studies should be incorporated into the Township's Official Plan whenever practical.

- 7.4.10.2 This Plan recognizes that the MVCA has approved the Mississippi River Watershed Plan (2021). This Watershed Plan was developed in consultation with watershed municipalities; a Public Advisory Committee representing various economic sectors and interests including agriculture, forestry, waterfront communities and tourism; and a range of other interested parties. It sets out 35 actions for the management and protection of resources within the watershed with a key focus on responding to the impacts of climate change and development pressures. The Township will work with the MVCA to implement the recommendations of the Watershed Plan.

7.4.11 Waste Management

Solid Waste Disposal

- 7.4.11.1 Development shall be reviewed to ensure that appropriate solid waste disposal services can be provided in a manner which is consistent with environmental considerations. Efforts will be made to ensure waste management services are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling.
- 7.4.11.2 Solid waste disposal sites are identified on Schedule B. The establishment of new sites or the enlargement of existing sites shall be in accordance with Ministry of the Environment, Conservation and Parks guidelines and regulations and shall require an amendment to the Official Plan.
- 7.4.11.3 Solid waste disposal sites shall be appropriately zoned.
- 7.4.11.4 The most significant contaminant discharges and visual problems are normally within 500 metres of the perimeter of a fill area of landfill site. This distance should be used as a study area for land use proposals and the proponent must evaluate the impact of any adverse effects or risks to health and safety resulting from the landfill site. Guideline D-4 should be consulted to determine the factors to be considered when undertaking environmental studies near open and closed landfills.
- 7.4.11.5 Separation distances shall normally be measured from the periphery of the odour producing source or structure to the property line of the sensitive land use for a wastewater treatment facility or from the boundary of the fill area (footprint) specified in the Certificate of Approval (or property line for closed sites where no Certificate of Approval is available) to the property line of the sensitive land use for a solid waste management site.
- 7.4.11.6 In reviewing development proposals adjacent to such disposal sites, the approval authority shall consult Guideline D-4 issued by the Ministry of the Environment, Conservation and Parks.
- 7.4.11.7 The Zoning By-Law shall zone adjacent lands appropriately, prohibiting new incompatible uses which cannot be reasonably mitigated.

Wastewater Disposal

- 7.4.11.8 Separation distances shall normally be measured from the periphery of the odour producing source or structure to the property line of the sensitive land use for a wastewater treatment facility specified in the Certificate of Approval.
- 7.4.11.9 Wastewater treatment sites shall be appropriately zoned.
- 7.4.11.10 In reviewing development proposals adjacent to such disposal sites, the approval authority shall consult Guideline D-2 issued by the Ministry of the Environment, Conservation and Parks.
- 7.4.11.11 The Zoning By-Law shall zone adjacent lands appropriately, prohibiting new incompatible uses which cannot be reasonably mitigated.

7.4.12 Energy Conservation, Air Quality, and Climate Change

- 7.4.12.1 Energy conservation shall be considered in the siting, layout, and construction of buildings and in the design, landscaping, and designation of land use throughout the Township. Consideration will be given to the implementation of principles of energy conservation in the design and layout of development with respect to the efficiency of access along streets and connecting links that could include bicycle routes and pedestrian walkways. Principles of energy conservation must also be considered in the design and siting of buildings and structures.
- 7.4.12.2 The Township shall support energy efficiency and improved air quality through land use and development patterns which:
 - 1. Permit alternative and/or renewable energy systems in all land use designations within the Township, subject to the development and use of the alternative and/or renewable energy systems being in accordance with federal and provincial requirements, including appropriate separation distances to address land use compatibility. Alternative and renewable energy systems shall be considered as accessory and standalone uses.
 - 2. Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible
 - 3. Promote renewable energy systems including Net Metering, Net Metering with Back-Up and Off-Grid systems, and to promote alternative energy systems in all new development and re-development projects.
 - 4. Consider LEED (Leadership in Energy and Environmental Design) certification for all new municipal buildings and for major renovations/expansions to existing municipal buildings.
 - 5. Promote approaches to low impact development when considering development and redevelopment proposals.
 - 6. Promote the protection and enhancement of tree canopies and natural areas in recognition of the benefits that trees provide in relation to energy conservation, air quality improvement, protection from sun exposure, reduced localized temperatures, increased carbon sequestration, and efforts towards managing climate change.
 - 7. Consider potential impacts of climate change, including extreme and unpredictable weather events, that may increase the risk associated with development near natural hazards.
 - 8. Promote active transportation to help reduce automobile use and related

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greenhouse gas emissions.

9. Facilitate the diversion of organic waste from the municipal garbage stream through household composting and/or a municipal organic waste program in order to reduce greenhouse gas emissions from the landfill.
10. Support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.

7.4.13 Utility and Communication Facilities Corridors

- 7.4.13.1 Utility and communications facilities and corridors include a wide variety of utilities owned and operated by both public and private entities. The wellbeing of Lanark Highland's economy is closely linked to the presence of hydroelectric corridors, telecommunications networks and energy pipelines.
- 7.4.13.2 The development of hydro-electric power generation and supply facilities, telecommunications facilities and local utilities shall not require an amendment to this Official Plan provided that they are in full compliance with applicable Provincial and/or Federal legislation.
- 7.4.13.3 The development of hydro-electric power generation and supply facilities, telecommunications facilities and local utilities shall be subject to the provisions of local zoning by-laws.
- 7.4.13.4 The development of hydro-electric power generation and supply facilities, telecommunications facilities and local utilities is not permitted in the Habitat of Endangered and Threatened Species.
- 7.4.13.5 Utility installations that may pose a hazard shall be located away from residential areas.
- 7.4.13.6 The multiple use of corridors for utility and transportation uses shall be encouraged.

7.4.14 Other Infrastructure Corridors

- 7.4.14.1 Council recognizes the importance of other infrastructure corridors, such as hydroelectric transmission corridors, oil pipelines, natural gas pipelines, abandoned rail lines and fibre-optic corridors. The expansion, maintenance and preservation of these and other infrastructure corridors are important to continued economic development and diversification and will not require an amendment to this Plan.
- 7.4.14.2 Development within 200 metres (656 feet) of a Trans-Canada pipeline is subject to the review and permitting requirements of the National Energy Board. A setback of 7 metres from the limits of the pipeline right-of-way shall be required for all permanent structures and excavations.

7.4.15 Recreational Facilities

- 7.4.15.1 Active transportation opportunities and assets will be promoted in Lanark Highlands. Active transportation, recreational, snowmobile and ATV trails will be protected and expanded where desirable and where such expansion is economically feasible and can occur with minimal impacts on existing land uses.
- 7.4.15.2 Council may acquire lands to facilitate expansions to the existing trails network.

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- 7.4.15.3 Council shall consider the impact of any non-recreational development on existing trails prior to granting any Planning Act approvals.
- 7.4.15.4 Prior to any trail development Species at Risk mapping shall be consulted to determine if the proposed trail will adversely impact any identified species at risk. If the proposed trail falls within identified areas, consultation with the Ministry of Natural Resources and Forestry to determine compliance with the Endangered Species Act (2007) will be required.
- 7.4.15.5 Any trail development within 120 metres (396 feet) of any identified natural heritage feature will require an Environmental Impact Statement to determine no adverse impacts to the feature.

8.0 IMPLEMENTING THE PLAN – THE PLANNING TOOLKIT

8.1 INTRODUCTION

The following policies are provided to guide the implementation of the Official plan. The policies are divided into five categories as follows:

1. General
2. Land Use Control
3. Development Control
4. Economic Development
5. Social and Cultural Policies

8.2 GENERAL

8.2.1 Authority

1. The policies of this Plan shall be implemented by the Township of Lanark Highlands through the powers conferred upon them by the *Planning Act*, R.S.O. 1990, the *Municipal Act*, 2001, the *Development Charges Act, 1997*, the *Building Code Act*, R.S.O. 1992, as amended, the Green Energy Act, 2009 and any other applicable statutes of the Province of Ontario. The decisions of Township Council must be consistent with and in conformity to the relevant policies of this Official Plan.
2. Pursuant to Section 24(1) of the *Planning Act*, R.S.O. 1990, no public work shall be undertaken, and no by-law shall be passed by the Township for any purpose that does not conform to the intent and policies of this Official Plan.
3. Township Council may acquire, hold, or dispose of land for the purposes of implementing any policies of this Official Plan subject to the provisions of the *Planning Act*, R.S.O. 1990, the *Municipal Act*, 2001, and any other applicable statutes of the Province of Ontario.
4. All forms of development agreements regarding subdivisions, consents, condominiums, variances and site plans are required to conform to the policies of this Official Plan.

8.3 LAND USE CONTROL

8.3.1 Accessory Uses

1. Wherever a use is permitted in the land use designation, it is intended that uses, buildings or structures incidental, accessory or essential to the use shall also be permitted.
2. Accessory Dwelling Units: It is a policy of this Plan to provide opportunities for accessory dwelling units such as apartments in detached dwelling units on the same lot as the principal single detached dwelling. In substantiating the appropriateness of a proposed accessory dwelling the proponent shall:

- a) Demonstrate compliance to the Ontario Building Code;
- b) Demonstrate compliance with applicable zoning standards for lot size, setbacks and parking.

8.3.2 Existing Land Uses and Non-Conforming Uses

1. All uses which were legally in existence at the effective date of this Plan shall be allowed to continue as such.
2. Existing uses which do not conform to the relevant provisions contained in this Plan shall be deemed non-conforming uses. The long-term objective of this Plan is to relocate, eliminate, or replace these non-conforming uses with uses which are permitted in the relevant land use designation.
3. Council may recognize a non-conforming use and zone it in accordance with the existing use provided that:
 - a) The Zoning By-Law does not permit any change of use or performance standard that might aggravate, increase or enlarge the non-conforming status;
 - b) The use does not constitute a danger to surrounding uses or persons by virtue of its hazardous nature or the traffic flow generated;
 - c) The use does not pollute the air, water or soil to the detriment of the health or comfort of the surrounding land uses;
 - d) The use does not interfere with the orderly development of adjacent lands.
4. Where a non-conforming use is discontinued, the lot may be rezoned in accordance with the policies and intent of this Plan, or to permit a similar use provided that the Council is satisfied that the use is similar to the discontinued use and provided that the provisions of section 8.3.2.3 above are met.
5. Existing non-conforming buildings or structures which are destroyed or damaged may be reconstructed to their former dimensions.
6. Non-conforming uses located in a flood plain area which are damaged or destroyed by flooding may only be reconstructed in accordance with the requirements of Mississippi Valley Conservation or the Ministry of Natural Resources and Forestry.

8.3.3 Extension or Enlargement under Section 34(10) of the Planning Act, R.S.O.1990

7. Where a property is not zoned in accordance with the existing use, the extension or enlargement of such use may be considered by Council through the passing of a Zoning By-law Amendment pursuant to Section 34(10) of the *Planning Act* or by the Committee of Adjustment under Section 45 of the *Planning Act* subject to the following guidelines:
 - a) The extension or enlargement should not aggravate the non-conforming situation for neighbouring uses.
 - b) The extension or enlargement should be in a reasonable proportion to the existing use and to the land on which it is to be located.

- c) Any extension or enlargement involving land should be minor in relation to the total property. Any major change or adjustment shall require an amendment to this Plan.
- d) The proposed extension or enlargement shall not create undue noise, vibration, fumes, smoke, dust, odours, traffic generation nor glare from lights.
- e) Adequate buffering, setbacks and other measures necessary to reduce or mitigate any impact shall be required and where possible shall be extended to the existing use.
- f) Traffic and parking conditions in the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and by improvement of site conditions especially in proximity to intersections.
- g) Adequate provisions have been or will be made for off-street parking and loading facilities.
- h) Municipal services such as storm drainage, roads, sewer and water are adequate or can be made adequate.
- i) Neighbouring landowners will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.

8.3.4 Existing Undersized Lots

- 8.3.4.1 The development of existing vacant lots having an area of less than required in the implementing Zoning By-law shall be permitted provided that the lot is held under distinct and separate ownership from adjoining lots and provided it can be adequately serviced including consideration of the size, configuration and, where applicable, the soil structure of the lot, and that all other applicable provisions in the Zoning By-law can be met. Where any of the zoning standards cannot be met, relief may be granted through the Minor Variance process.
- 8.3.4.2 A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the zoning by-law. In such cases the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the Zoning By-Law.
- 8.3.4.3 The creation of new undersized lots by consent or plan of subdivision shall not be permitted.
- 8.3.4.4 Existing waterfront lots should also refer to the policies within Sections 3.1.5.5 and 3.1.5.6 for additional guidance.

8.3.5 Minor Variance or Permission

- 8.3.5.1 Section 45 of the *Planning Act* authorizes a Committee of Adjustment to grant variances and permission for enlargements or extensions or changes in the use of lands, buildings, or structures to a similar or more compatible use. A Committee may approve applications provided that (1) general intent and purpose of the Official Plan are maintained, (2) the general intent and purpose of the Zoning By-law are maintained, (3) the variance is minor and (4) the proposed use of land, building or structure is desirable for appropriate development.

8.3.6 Lots Of Record

8.3.6.1 Except for lots which are subject to development constraints such as flooding or unstable slopes, and subject to section 8.3.4, lots of record which are vacant may generally be used for building purposes in accordance with the policies of this Plan and the regulations of the Zoning By-Law, provided they front on a year round publicly maintained road or have an alternate means of access either by deeded access or an existing private roadway and can be adequately serviced. Lots of record which are subject to development constraints may be developed provided the constraint can be mitigated in accordance with other relevant policies in this Plan.

8.3.7 Public Uses

8.3.7.1 Public utility facilities subject to the requirements of the *Environmental Assessment Act* may be permitted in all land use designations of this Plan and are not subject to the restrictions listed in section 8.3.7.2 below.

8.3.7.2 Other public utility and municipal services and facilities are permitted in all land use designations as shown on the accompanying land use schedules, provided that:

1. Such use is necessary in the area, that it can be made compatible with its surroundings and that adequate measures are taken to ensure land use compatibility;
2. Adequate off-street parking and loading facilities are provided;
3. The construction of permanent buildings is discouraged in all areas which have been identified as environmentally sensitive;
4. The general intent of the policies of this Plan is satisfied.

8.3.7.3 Notwithstanding the power of the Federal and Provincial Governments to undertake public works by authority granted under statutes other than the *Planning Act*, Council shall endeavour to ensure that such development follows the general intent of this Plan and is compatible, as far as practicable, with the type, quality, and character of development in the area in which it is proposed. Council encourages the Federal and Provincial Governments to consult with them whenever a use of land or public work is proposed which is not permitted by this Plan, in order that the proposal may be evaluated with regards to its effect on the achievement of the goals and objectives of this Plan and on the provision of Township's services and facilities.

8.3.7.4 Public uses are not permitted in areas of Endangered or Threatened Species habitat. Where public uses are to be located on lands adjacent to natural heritage or resource designations, such public uses shall not result in a negative impact on the natural features or ecological functions for which the area is identified.

8.3.8 Short Term Rental Accommodation

This Plan recognizes short term rental accommodation as a form of transient accommodation in the whole or part of a residential unit for a period of less than thirty (30) consecutive nights and which is marketed or brokered by a short-term rental platform, is not a rooming house or hotel and includes bed and breakfast and cottage rental.

The Township may pass a by-law under the Municipal Act, S.O. 2001 and/or the

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Planning Act, S.O. 1990, to regulate and/or license short-term rentals. Such by-laws may establish definitions of short-term rental accommodations, set out site and building conditions that must be satisfied, identify ownership requirements, establish a renter code of conduct, set out licensing terms, detail enforcement and penalty provisions, and other relevant provisions.

8.4 DEVELOPMENT CONTROL

8.4.4 Plans of Subdivision

8.4.4.1 A plan of subdivision application will be reviewed on the basis of technical, environmental and planning and design considerations. The following is a list of some of the types of studies which may be required. Though this list summarizes the types of studies commonly required for plans of subdivision it is not necessarily exhaustive, and other studies may be required in certain situations.

8.4.4.2 Technical considerations relate to the following requirements:

1. The application must be complete in accordance with the requirements of Section 51 (17) and applicable regulations under the *Planning Act*, R.S.O.1990;
2. The application must conform to the policies of this Official Plan;

8.4.4.3 Environmental documentation which should accompany the submission of application for draft plan approval, relate to the following requirements:

1. Evidence respecting the availability and suitability of water and wastewater services including where appropriate the preparation of a hydrogeological study, terrain analysis and an Environmental Impact Statement in accordance with the Ministry of Environment, Conservation and Parks guidelines and regulations;
2. Preparation of a servicing options statement;
3. Preparation of a stormwater drainage plan
4. Preparation of a grading plan
5. Preparation of a sediment and erosion control plan
6. Completion of studies required under the environmental and development constraints policies in sections 5.0 and 6.0 of this Plan.

8.4.4.4 Planning and Design Considerations include the following:

1. Lot and block configuration
2. Compatibility with adjacent uses
3. Road access, street layout and pedestrian amenities
4. Parks and open space amenities
5. Easement and right-of-way requirements
6. Justification of the need for the Subdivision
7. In considering a draft plan of subdivision, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act*, R.S.O. 1990
8. Emergency and secondary accesses

8.4.5 Consents

8.4.5.1 Lot creation by consent shall take place in accordance with Sections 3.2.3 and 3.3.3 and the following subsections.

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8.4.5.2 Consents may also be granted to permit a lot enlargement, clarification of title or for any legal or technical reason which does not result in the creation of a new lot. Vertical consents (commonly known as Strata Plans) are not permitted.

8.4.5.3 The following criteria shall apply when considering consent applications.

1. The size, configuration and, where applicable, the soil structure of a proposed lot shall be appropriate for the long-term provision of services and the applicant shall provide sufficient information to the consent authority to this effect. The Township may require that this information shall be in the form of a hydro-geological study, prepared by a qualified professional, and must demonstrate that the aquifer can provide a long-term sustainable water supply of acceptable quality and quantity, as well as providing evidence through testing, that the soil conditions can accommodate the effluent load from a septic field along with its replacement area. Such a study shall recommend a minimum lot size, which shall be used in evaluating the proposed consent. Regardless of the recommendation contained in such a study, the Township may impose a minimum lot size in the implementing Zoning By-Law.
2. The consent granting authority will ensure that there is sufficient capacity to treat hauled sewage from private communal or individual septic systems prior to granting a consent to create a new lot.
3. All lots created shall have access in accordance with the applicable policies of Sections 3.1.5.17 and 7.4.
4. The proposed lot shall be compatible with adjacent land uses and shall not result in a traffic hazard as a result of limited sight lines on curves or grades.
5. All consents shall comply with the Minimum Distance Separation formulae developed by the Ontario Ministry of Agriculture, Food and Rural Affairs.
6. A consent which has the effect of land locking another parcel is not permitted.
7. Access to interior land will be protected by ensuring that 20 metre (66 feet) wide openings for future road allowances are provided at strategic locations.
8. Consents will not be granted in areas which may be affected by development constraints.
9. The lot being severed, and the lot being retained shall conform to the provisions of this Plan and the implementing Zoning By-law.
10. A maximum of one new lot may be created per consent application.
11. In considering a consent, regard shall be had to, among other matters, the criteria of Section 51 (24) of the *Planning Act*, R.S.O. 1990 with necessary modifications.

8.4.5.4 Cluster Lot Development

A "Cluster Lot Development" is a grouping of five (5) to ten (10) lots created through the consent plan of subdivision/condominium process for clustered rural residential development and shall be available for lands within the "Rural Communities" or "Village and Hamlet Communities" designation. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development. An example of a cluster lot development concept is attached at the end of this policy.

Since the cluster lot development is a new approach to rural residential development, it will be treated initially as a pilot project. The maximum number of residential lots which

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can be created under the pilot project within Lanark Highlands shall be 40. The cluster lot development policies and the success of their implementation shall be assessed during the five-year review of this Plan. If necessary, appropriate changes to the policies will be made following the review of this Plan.

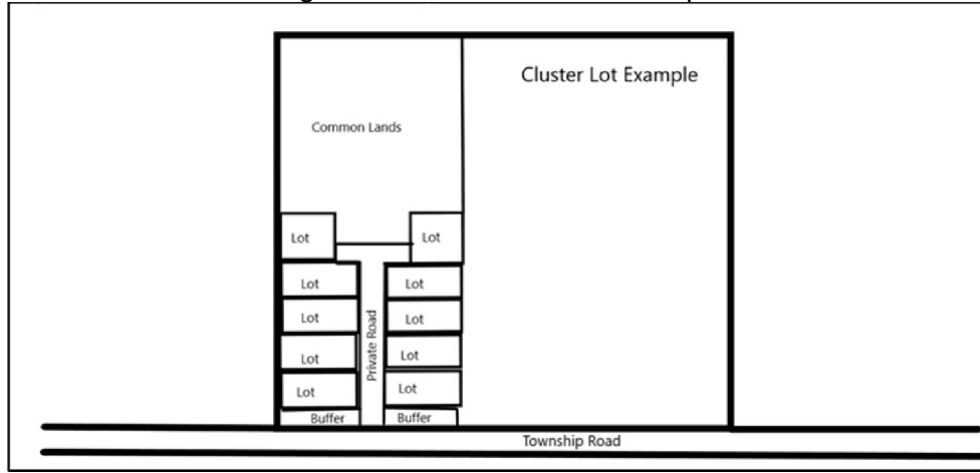
The following policies shall apply to cluster lot development proposals:

1. The parent property from which the cluster lot development proposal is created shall have a minimum lot area of 20 ha (50 acres).
2. The single internal road serving the cluster lot development shall be a private road built and maintained to Ontario Building Code standards or such private road standards established by the Township.
3. The access point to the development from the public road must be located so that no safety hazards are created at the intersection. A Traffic Impact Statement supporting the proposed development may be required.
4. Lots are to be serviced either by private individual water and sewage systems or by communal systems. A communal water and sewage system shall be established in accordance with the requirements of this Plan. Appropriate servicing studies, including a hydrogeological review shall be required.
5. The overall density of development shall be approximately one residential lot per one hectare of land, excluding the retained parcel. The size of the individual freehold lots may be as small 0.4 hectares provided sufficient common land is provided to meet the overall density of one residential lot per hectare of land. The minimum lot size shall not include lands within a Natural Hazard or within a provincially significant wetland.
6. Generally, the placement of dwellings within the cluster lot development shall be determined based on the following considerations:
 - i. houses should either be set back from the nearest public road a minimum of 30 metres, or the dwellings must be screened from such road by topography or mature vegetation;
 - ii. the siting of dwellings shall take into consideration the significant landscape features, vegetation, wildlife habitats or other resources on the property and avoid such areas;
 - iii. the siting of dwellings shall blend as much as possible with the natural landscape so that the rural character is relatively undisturbed;
 - iv. when the 30-metre setback can be reduced due to a screen of mature vegetation, agreements must be entered into that ensure the screening effect of the vegetation is not compromised. The site plan control process may be used to carry out this requirement.
 - v. Cluster lot development shall be subject to MDS requirements of this Plan.
 - vi. The cluster lot development may include land held in common ownership to be used as open space for recreation, as a site for communal systems or for an access road right-of-way. Such land shall be managed under a "common elements condominium".
 - vii. The Resources policies of Section 4, Environmental policies of Section 5, and the Public Health and Safety policies of Section 6 shall apply to all cluster lot development proposals.
 - viii. Any necessary supporting studies, identified through the preconsultation process, including EIS, Stormwater, Servicing, Archeological, hydrogeological and terrain analysis will be required to be submitted with the application for consent and not as conditions of consent approval.

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- ix. Proponents of cluster lot development proposals shall be required to submit an accurate site plan which identifies lot sizes, frontage, lands to be held in common ownership, proposed building and septic system envelopes, natural features including treed areas, slopes, watercourses, drainage courses and low areas subject to ponding/flooding.
- x. Applications for cluster lot developments will be required to submit the necessary supporting documents in accordance with the policies of this Plan.

Figure 8.4.2.4 Cluster Lot Example



8.4.6 Site Plan Control

General Intent

- 8.4.3.2 It is the intent of this plan that an appropriate policy framework be provided which will allow and encourage Council to use site plan control to enhance the quality of - new development or redevelopment in conjunction with other applicable controls such as zoning, development permits and the Ontario Building Code.
- 8.4.3.3 The objective is to provide for the use of site plan control to ensure functional and aesthetically pleasing, safe development and redevelopment throughout the Township.
- 8.4.3.4 In order to achieve the goal, Council shall adopt a Site Plan Control By-law which provides for the following:
 1. The submission of site plans for review;
 2. The application of appropriate engineering and site development standards;
 3. Reducing or eliminating land use incompatibility between new and existing development;
 4. Ensuring that approved developments are built and maintained as set out in the site plan agreement;
 5. Ensuring that the development occurs in accordance with any required Environmental Impact Statement recommendations where required.

Site Plan Control Area

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- 8.4.3.5 Council may by by-law designate specific areas or uses as a Site Plan Control Area pursuant to the provisions of Section 41(2) of the *Planning Act, R.S.O. 1990*. Should Council implement a Development Permit System, the area subject to Site Plan Control would be amended to reflect the regulatory requirements of the Development Permit By-law. Council recognizes that the adoption of a Development Permit By-law requires extensive public and agency consultation and as such there is no requirement to amend the Site Plan Control policies of this Plan where development control is transferred from Site Plan Control to the Development Permit system.

Application of Site Plan Control

- 8.4.3.6 Site Plan Control shall apply to the following land uses:
1. All uses permitted within any commercial, industrial or institutional zone;
 2. A residential structure consisting of three (3) or more dwelling units;
 3. All development located in the Waterfront Communities as described in section 3.1.1;
 4. Heritage properties designated under the *Ontario Heritage Act*.

Exemption

- 8.4.3.7 The following uses are exempt from site plan control:
1. One and two-unit dwellings and buildings, structures accessory thereto and additions or alterations thereto which are within zones which permit residential uses unless such dwellings are located in areas described in 3.1.1; and
 2. Agricultural buildings and structures, and additions and alterations thereto.
- 8.4.3.8 In imposing site plan control, Council will seek to regulate the general site design of the property and, when appropriate, the conceptual design of all buildings and structures on the property. The Site Plan Control By-law shall stipulate when and what type of drawings are required. Floor plan, elevation and cross-section drawings of each proposed building may be required. In accordance with the provisions of Section 41(7) of the *Planning Act, R.S.O. 1990*, Council may require the owner of land to provide to the satisfaction of and at no expense to the municipality any or all of the following:
1. Widenings of highways that abut the land;
 2. Access to and from the land;
 3. Off-street vehicular loading and parking facilities;
 4. Pedestrian and/or bicycle pathways or access;
 5. Lighting that prevents spillover onto adjacent properties and that is directed downward to protect the night sky;
 6. Landscaping and other facilities for the protection of adjoining lands;
 7. Facilities and enclosures for the storage of garbage and other waste material;
 8. Required municipal easements;
 9. Grading of lands and disposal of storm water;
 10. Emergency and secondary accesses
- 8.4.3.9 Site plan control may be used to require the dedication of land for road widenings as indicated on Schedule A. Land for road widening will be taken equally from either side and will not exceed a width of 5 metres (16 feet) from either adjacent property. Additional lands for widening to provide corner triangles at all road intersections may

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also be required.

- 8.4.3.10 In the review of site plan applications the municipality may circulate to public bodies and/or qualified professional for their comments prior to the approval of any site plan or site plan agreement.
- 8.4.3.11 Council shall have regard for the enabling authority of Section 41 of the *Planning Act* with respect to the matters which may be addressed under site plan control, the entering into one or more agreements for the provision of any or all of the facilities, works or matters as provided for by the Act and the maintenance thereof and for the registration of such agreements against title to the land. Council will also have regard to the requirements of the Public Works Departments of both the Township and County and the Ministry of Transportation with respect to road widenings, safe access, and the provision of storm drainage facilities.

8.4.4 Site Evaluation Reports

- 8.4.4.1 Where this Plan requires a Site Evaluation Report be completed, the report shall consist of the following elements and shall be prepared to the satisfaction of the Township:
1. location of building envelopes which meet setback requirements defined in Zoning By-law;
 2. adequate area, depth and suitability of soils for supporting an appropriate on-site sewage system;
 3. the availability of a potable water supply;
 4. the provision of appropriate access to the site;
 5. the location of water access and all shoreline structures and pathways which limit erosion and slope instability;
 6. maintenance of vegetation on slope faces and within 15 metres (49 feet) of the high water mark;
 7. construction mitigation measures and stormwater management techniques that address slope stability, soil erosion, surface drainage, groundwater infiltration and water quality;
 8. the protection of significant wildlife habitat, significant wetlands, fisheries and other environmentally sensitive areas on or adjacent to the site; and,
 9. addresses all components of the development proposal and its construction which have potential on-site or off-site impacts.
- 8.4.4.2 A Site Evaluation Report shall be prepared by a professional qualified to address the specific site evaluation criteria. The municipality may choose to require a peer review of the report with all related costs to be borne by the applicant.

8.4.5 Environmental Impact Statement

An Environmental Impact Statement (EIS) may be required, in accordance with the relevant policies of this Plan, for any site alteration or development proposal which requires the approval of a planning application under the Planning Act. Where required, an EIS shall be undertaken by a qualified professional and submitted with the development application.

Depending on the type, scale and location of a proposal, the Township may require either a Scoped EIS or a Full EIS in accordance with the following policies.

Scoped Environmental Impact Statement

- 8.4.5.1 An EIS may be scoped, in consultation with the Municipality and/or Ministry of Natural Resources and Forestry (MNR), as the case may be, taking into account the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted.
- 8.4.5.2 Notwithstanding Section 8.4.6.1, the requirement for an EIS may be waived, where the potential impacts of a proposal are known and where standard or special zoning regulations and/or site plan approval conditions are adequate to mitigate potential adverse impacts.

Full Environmental Impact Assessment

- 8.4.5.3 A Full EIS will be required, in consultation with the Municipality and/or Ministry of Natural Resources and Forestry (MNR), as the case may be, where it is determined to be necessary based on the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted. In such circumstances the developer shall be fully responsible for implementing all of the recommendations of the Full EIS as a condition of development approval.
- 8.4.5.4 A Full EIS shall:
1. research, identify and map the natural feature(s), values and functions that are potentially affected and describe the existing site conditions;
 2. describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, and sewer and water services (if any) in relation to the natural feature(s);
 3. predict the effects of the proposed development on the various components of the environment on the site such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration;
 4. evaluate the significance of all predicted negative and positive effects on the various environmental considerations;
 5. itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative effects, including a timetable for implementation;
 6. evaluate the cumulative effect that the project (and any other known projects or activities) may have, following implementation of any mitigation measures on the natural resource values and functions which make the natural feature(s) significant;
 7. conclude with a professional opinion on whether negative effects will occur, the significance of such effects, and whether ongoing monitoring is required; and,
 8. As deemed necessary by MVCA, the EIS shall include an assessment of impacts associated with drainage and hydrology, in the context of flooding and erosion.
- 8.4.5.5 The Township may retain a qualified consultant to undertake an independent peer review of the Full EIS, at the expense of the applicant. Council may also consult with

the relevant public agencies prior to accepting the Environmental Impact Study.

- 8.4.5.6 Algonquins of Ontario and/or identified First Nations shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Indigenous interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.

8.4.6 Best Management Policies

- 8.4.6.1 Council is committed to the best management of the Township's significant natural heritage features, and to other natural heritage features that may become significant over time. Council acknowledges that it does not always have legislative authority to control the management or use of all natural heritage features in the Township, particularly those located on private lands. However, Council will pursue the implementation of the following best management practices, through its own activities, and through landowner education, public awareness, demonstration projects, and regulation, where possible.
- 8.4.6.2 Council shall strive to ensure that programs enacted, and decisions taken regarding the natural heritage of the Township shall be made with the involvement of stakeholders including landowners, government agencies, and the public, and shall pursue the education of all regarding the benefits of best environmental management practices.
- 8.4.6.3 Council shall encourage the conservation and rehabilitation of lands for native wildlife habitat. The variety of species in the Township is an indicator of a diverse and healthy environment. Best management practices include controlling diseases and invading species, conserving larger patches of woodlands and wetlands, connecting natural areas, reducing forest fragmentation, and retaining a variety of landscape features.
- 8.4.6.4 Council shall ensure that its approval of all development projects, and designs for infrastructure projects in the Township, consider the potential environmental effects and the opportunities for plan modification or mitigation. The approval of Plans of Subdivision will require applicants to demonstrate how the plan will be designed and constructed to mitigate effects on woodlands, wetlands, watercourses, fish and wildlife habitat, soils, and other natural features.
- 8.4.6.5 Council shall encourage the implementation of agricultural practices that are least detrimental to the natural environment. Best management practices to be pursued include: leaving non-cultivated buffer strips adjacent to water features, rotating crops, avoiding overgrazing, retaining windbreaks, restricting livestock access to river and stream bank areas, diverting manure storage or runoff from watercourses, the preparation of nutrient management plans and properly controlling the use and storage of chemicals, fuels, and fertilizers.
- 8.4.6.6 Council shall encourage activities and infrastructure development that leads to an overall improvement of surface and ground water quality in the Township during the planning period. Clean water is an indicator of a healthy environment. Best management practices to be pursued include managing stormwater, installing sediment and erosion controls in construction projects, stabilizing sensitive slopes, vegetating shorelines, improving agricultural practices, regulating topsoil removal or peat mining, ensuring efficient wastewater treatment facilities, assessing solid waste management options, rehabilitating contaminated lands, and controlling the use of

chemicals that may enter the water system.

- 8.4.6.7 Council shall encourage the rehabilitation and enhancement of watercourses for fish habitat and productivity. Partnerships and volunteers will play a large role in this activity, which should focus on the improvement of fish nurseries and spawning areas, and the reduction of turbidity, temperature, and nutrient loading.

8.4.7 Development Criteria

- 8.4.7.1 Council shall consider the following development criteria when reviewing the compatibility and appropriateness of any new development or redevelopment, when considering amendments to the Zoning By-law and in considering, where applicable, the requirements for site plan control under Section 41 of the Planning Act:

- 1 The provision of safe access onto or from a local, private or Township road or provincial highway.
- 2 Adequate access to, and provision of, off-street parking.
- 3 Barrier-free access to public and commercial buildings and the designation of parking spaces for physically challenged persons.
- 4 Access and maneuvering of emergency vehicles in providing protection to public and private properties.
- 5 The availability of municipal services and the cost of upgrading such services including water, sewage treatment facilities, fire and police protection, street lighting, roads and winter maintenance, waste disposal, community facilities and recreation.
- 6 Adequate grade drainage or storm water management and erosion control.
- 7 The screening, buffering or fencing of aesthetically displeasing or dangerous land uses or open storage. A buffer may be open space, a berm, a wall, a fence, plantings, a land use different from the conflicting uses but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.
- 8 The provision of landscaping, the creation of privacy and/or open space areas around buildings and other uses, and the establishment of setbacks to maintain proper distance separation between new development and natural heritage sites, natural hazards and resource areas and development constraints such as noise and vibration.
- 9 Adequate exterior lighting for access and parking areas for public or private use such as in commercial, industrial, institutional, and multiple residential development.
- 10 The control of signs and advertising such that they are in scale with the intended use and with surrounding uses.
- 11 Protection of the environment by avoiding air, soil or water pollution.
- 12 The adequacy of school board facilities to accommodate new development or redevelopment and the provision or availability of school bussing.
- 13 Protection or enhancement of natural resource values.
- 14 Conserving cultural heritage resources.
- 15 The physical suitability of the land for the proposed use.

- 8.4.7.2 When reviewing development applications, ensure that safety and security measures are considered through such means as:

1. Sufficient lighting in spaces intended for public use after dark to support the kind of activities envisioned for that space;
2. Signs and an overall pattern of development that supports users' sense of

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- orientation and direction;
- 3. Preservation of clear lines of sight for persons passing through the space;
- 4. Attention to the proposed mix of uses and their proximity to each other to ensure they are complementary;
- 5. The routing and design of pedestrian routes so that they are accessible to populated areas.

8.4.8 Minimum Distance Separation Calculation (MDS)

- 8.4.8.1 All development shall be subject to the Minimum Distance Separation (MDS) calculation as developed by the Ontario Ministry of Agriculture, Food and Rural Affairs and amended from time to time, The MDS I and II calculation will be implemented in the Zoning By-law which may contain provisions exempting properties from the application such as: non- voluntary building destruction, development within Village and Hamlet Communities and development on existing lots of record. The Municipality may require that restrictive covenants and/or notices be registered on title as a condition of an approval of planning applications.

8.4.9 Cash-in-lieu

- 8.4.9.1 Cash-in-lieu of parkland may be used to acquire or develop public parks or public recreational uses. Cash-in-lieu may be required for residential severances or residential subdivisions at the rate of up to 5% or for commercial or industrial severances at the rate of up to 2% of the value of land as set out in Section 42 or 51 of the Planning Act.
- 8.4.9.2 Council may enter into an agreement to exempt an owner or occupant from the need to provide and maintain parking facilities as required under the Zoning By-Law. Such agreement shall provide for the making of one or more payments of money to the municipality as consideration for the granting of the exemption and shall set forth the basis upon which such payment is calculated.

8.4.10 Phasing Tools

- 8.4.10.1 Holding Provisions
- The use of Holding provisions in accordance with Section 36 of the Planning Act R.S.O. 1990 is permitted. The Township may adopt holding provisions and when doing so shall clearly state the conditions which must be met prior to the removal of the "H" designation by Council. The use of holding provisions shall conform to the policies of this Official Plan.
- 8.4.10.2 The following have been established as objectives for using holding provisions in a Zoning By-law:
- 1. To assist in the phasing of development and/or redevelopment;
 - 2. To co-ordinate development and/or redevelopment with the provision of water, sanitary sewage, storm sewer and other services;
 - 3. To control development and/or redevelopment which may necessitate special design considerations;
 - 4. To forestall development and/or redevelopment until such time that stated planning related criteria can be satisfied.
 - 5. Removal of the holding provisions shall be accomplished by the adoption of an amending By-law in accordance with the provisions of Section 36 of the

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Planning Act, R.S.O. 1990 and related regulations.

6. Removal of the holding provisions shall occur only after Council is satisfied that all prescribed conditions or criteria have been satisfied.

8.4.10.3 It is intended that holding provisions shall be implemented by means of the implementing Zoning By-law. Land or lands shall be zoned for its/their intended use and the holding symbol (H) shall be added as a suffix, separated from the principal zone by a hyphen. The Zoning By-law shall specify the uses of land permitted and any regulations applying to the land during the time for which the holding provisions are in place. Conditions or criteria that are to be satisfied before the holding provisions can be removed shall be clearly stated in the Zoning By-law.

8.4.10.4 Subdivision Agreements

The Township has the ability to phase growth and development through terms and conditions in subdivision agreements. Specifically, the agreements can speak to phased registration of the subdivision, the terms and conditions under which future phases can advance, and financial terms and conditions associated with each phase of development.

8.4.10.5 0.3 m Reserves

Commonly associated with the phasing of subdivision development, the Township has the ability to use 0.3 m reserve to assist in phasing development. A 0.3m reserve is a strip of land 0.3m wide, running along the street frontage or perimeter of a property or perpendicularly across a road right-of-way with the primary intent to control access from a public road to private property. The reserve has the effect of legally denying access to a property, or adjacent lands because the law requires that all land must have frontage on a public street to qualify for a building permit.

8.4.10.6 The 0.3 m reserve is used as a means to control development until such time as various conditions are met or to prohibit development on lands that are not yet scheduled for development. The lifting of the reserves can result in the dedication of land as public highways, the conveyance of land back to the owner or in some cases, both. If the conditions no longer apply, an application may be made to request that the Township “lift” the requirement for the reserve, giving the property owner direct access to a public street. For lifting of 0.3m reserves, Township staff prepare a By-law and forwards the By-law to Council for consideration. There is no opportunity to appeal a decision of Council on a By-law to lift a 0.3 m reserve.

8.4.11 Temporary Use By-laws

8.4.11.1 A Temporary Use By-law is a By-law passed by Council for the purpose of allowing a use that is otherwise prohibited by the Zoning By law. A Temporary Use By-law must define the land or lands to which it applies, and it shall prescribe the period of time during which it is in effect, which period of time shall not exceed three years from the day of passing of the By-law except in the case of a “Garden Suite” where a Temporary Use By law cannot exceed a period of twenty years. Council may extend the period of time during which a temporary use is permitted by passing further By-laws, each of which shall not be in effect for more than three years.

8.4.11.2 The following criteria shall apply where a Temporary Use By-law, pursuant to the

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authority of Section 39 of the Planning Act, R.S.O. 1990, is used in the implementation of the Official Plan:

- 8.4.11.3 Temporary Use By-laws may be passed to permit uses which do not conform with the Official Plan provided that the temporary use will not affect the ability of the land in question to be used for the purposes intended in the Official Plan;
- 8.4.11.4 The proposed use shall be compatible or can be made compatible with the surrounding land uses;
- 8.4.11.5 Required services shall be adequate for the proposed use;
- 8.4.11.6 Access and parking shall be appropriate for the proposed use;
- 8.4.11.7 The proposed use is of a temporary nature and will not require any major construction or extensive capital investment on the part of the owner or that the owner will not experience undue hardship in reverting the original use upon termination of the temporary provisions.

8.4.12 Interim Control By-laws

- 8.4.12.1 Interim Control By laws may be passed by Council in accordance with the provisions of Section 38 of the Planning Act for the purpose of controlling the use of land, buildings and structures within specifically identified areas for a specific period of time (i.e. not exceeding one year in length with provision for extending the time period for a total time period of not more than two years).
- 8.4.12.2 Prior to passing an Interim Control By law, it is first necessary for Council to pass a resolution directing that a review or study be undertaken in respect to land use planning policies in the municipality or in any area or areas thereof. It is intended that any Interim Control By law be passed in order to adequately control development in a designated area while the review or study is being completed. Where an Interim Control By law ceases to be in effect, Council may not for a period of three years pass a further Interim Control By law that applies to any lands to which the original Interim Control By law applied.

8.4.13 Complete Applications

1. In addition to the information and materials required pursuant to the Planning Act and associated Regulations and any other legislation, as may be amended, the Township may require development proponents to provide additional information to accompany applications as part of a complete application. Notwithstanding the generality of the foregoing, additional studies and materials may be required for Official Plan Amendment, Zoning By-law Amendment, minor variance, site plan control, consent, subdivision, and condominium applications.
2. The number and scope of studies and assessments to be required for the submission of a complete application shall be appropriate and in keeping with the scope and complexity of the application, and to the extent possible will be identified during the applicable pre-consultation meetings. Nonetheless, it is recognized that development issues may arise during the approval process, resulting in the need for unforeseen studies.
3. The additional information that may be required in support of an application

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includes, but is not limited, to the following:

- Aggregate Studies
 - Agricultural Soils Assessment
 - Archaeological Assessment
 - Boat Capacity Study
 - Conceptual Stormwater Management Plan
 - Contaminated Site Assessment / Environmental Site Assessment
 - Cultural Heritage Assessment
 - Environmental Impact Statement
 - Environmental Site Assessment
 - Erosion and/or Sedimentation Plan
 - Floodplain Analysis
 - Geotechnical Report
 - Grading and Drainage Plan
 - Groundwater Impact Assessment
 - Heritage Impact Assessment
 - Hydro-geology Study
 - Hydrogeology and Terrain Analysis Study
 - Lake Capacity Assessment
 - Landscaping Plan
 - Land Use Compatibility Assessment
 - Minimum Distance Separation (MDS) Calculations
 - Noise/Vibration/Blast Study
 - Parking Study
 - Planning Rationale
 - Record of Site Condition
 - Risk Management Plan
 - Servicing Options Report
 - Slope Stability Analysis
 - Species at Risk Assessment
 - Stormwater Management Plan
 - Surface Water Impact Assessment
 - Terrain Analysis
 - Traffic Impact Assessment
 - Tree Conservation and Protection Plan
 - Visual Impact Assessment
 - Other information or studies relevant to the development of lands impacted by the proposed development approval application.
4. The Township may require any of the required studies to be peer-reviewed on behalf of the Township, at the sole expense of the proponent.
 5. The Township encourages development proponents to preconsult with the Township prior to submitting planning applications. Failure to do so may result in the application being deemed incomplete in accordance with the Planning Act.

8.4.14 Development Permit By-laws

8.4.14.1 Council may allocate any land within the Township of Lanark Highlands as an area subject to a Development Permit By-law. The Development Permit approval framework combines existing systems of zoning, site plan control, tree cutting by-laws and site alteration by-laws into one approval or permitting system. Provisions for new development, infill and construction are outlined within the Development Permit By-law and are consistent with Official Plan designations and directions. It differs from traditional land use regulations by allowing discretionary uses, conditional approvals, and variations to standard requirements, control of exterior design elements and removal of vegetation. This provides staff and Council with flexibility within the context of the By-law to review development proposals and provide approvals without further site-specific amendments to the By-law. The Development Permit By-Law shall clearly articulate and establish development and design requirements, provisions and standards which must be demonstrated to the satisfaction of the Township prior to the granting of any approval. The Development Permit By-Law will generally provide for a streamlined approach to the review and approval of development applications and allow for flexibility within a clearly articulated context. The Development Permit By-law shall establish specific designations on the basis of consistency and compatibility of land uses, neighborhood characteristics and architectural and functional design and compatibility.

Area

8.4.14.2 A Development Permit By-law may be developed and adopted for a specific area of the Township or for the entire corporate limits of the Township. Where a Development Permit By-Law has been enacted and approved the Zoning By-Law and Site Plan Control By-Law will not apply.

Objectives

8.4.14.3 The objectives of the Township in implementing the development permit system include but are not limited to the management of growth through a balanced approach that acknowledges economic and environmental sustainability, the preservation of the waterfront and the enhancement of recreational opportunities.

8.4.14.4 Except for those types of development for which the Development Permit By-law specifies that no development permit is required, a development permit will be required prior to undertaking any development.

Application Requirements

8.4.14.5 All applications for Development Permit are required to submit a full drawing and plan set which includes elevation and cross section drawings for any proposed building or structure. More specifically all applications for Development Permit must include:

1. The name, address, telephone number and, if applicable, the email address of the owner of the subject land, and of the agent if the applicant is an authorized agent and if known the date the land was acquired.
2. The current designation of the subject land in the official plan and the land uses the designation authorizes.
3. The current designation of the subject land in the Development Permit By-Law and the land uses the designation authorizes.

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4. Whether the proposed use is,
5. A permitted use; or
6. A use that may be permitted subject to criteria as set of in the development permit by-law and how the applicable criteria have been addressed.
7. Whether a variation is requested within the provisions set out in the development permit by-law and how the proposed variation meets the criteria as set out in the development permit by-law.
8. A description of the subject land, including such information as the legal description of the subject land including lot and concession numbers, registered plan and lot numbers, reference plan and part numbers and street names and numbers.
9. The frontage, depth, and area of the subject land, in metric units.
10. How access to the subject land is achieved and the location, width, and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
11. The location and nature of any easement or restrictive covenant affecting the subject land.
12. The existing uses of the subject land and the length of time such use has existed if known.
13. Whether there are any buildings or structures on the subject land and if so the following information for each building or structure must be provided;
14. The type of building or structure;
15. The setbacks from the building or structure from all lot lines, the height of the building or structure and its dimensions or floor area;
16. The current use of the building or structure and the date of construction if known.
17. The proposed uses of the subject land.
18. The current land uses adjacent to the subject land.
19. The approximate location of all natural and artificial features (for example, buildings, railways, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, wells, and septic tanks) that are located on the subject land and on land that is adjacent to it.
20. Whether any development is proposed for the subject land and if so the following information must be provided;
21. The type of development proposed, including whether or not any buildings or structures are proposed and the setbacks from all lot lines, height and dimensions or floor area.
22. Plans that show the location of all buildings and structures to be erected, the location of all facilities and works to be provided in conjunction with the buildings and structures, and the location of all facilities and works.
23. Whether water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.
24. Whether sewage disposal is provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system.
25. Whether storm drainage is proved by sewers, ditches, swales, or other means.
26. Drawings that show plan, elevation and cross-section views for each building or structure to be erected and are sufficient to display;
27. The massing and conceptual design of the proposed building,
28. The relationship of the proposed building to adjacent buildings, streets, and exterior areas to which members of the public have access,
29. The provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets, open spaces and interior

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walkways in adjacent buildings;

30. Matters relating to exterior design, including without limitation the character, scale, appearance, and design features of the proposed building.
31. Design elements on any adjoining highway under the Township's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities and any facilities designed to have regard for accessibility for persons with disabilities.

8.4.14.6 Plans and drawings shall not include the following:

1. Interior design;
2. The layout of interior areas, other than interior walkways, stairs, elevators and escalators.
3. The manner of construction and standards for construction.

8.4.14.7 Additional required information, if known, should include:

1. Whether the subject land has ever been the subject of an application under the Act for approval of a plan of subdivision or a consent and if yes, the file number and status of the application;
2. Whether the subject land has ever been the subject of an application under section 34, 41 or 45 of the Act and if yes, the file number and the status of the application.

Pre-Consultation

8.4.14.8 Applicants are encouraged to consult with municipal staff prior to submitting a Development Permit application. Pre-consultation will provide important information including the identification of required studies and /or reports in support of an application. Failure to consult with municipal staff prior to submitting an application may result in delays related to incomplete applications.

Supporting Studies and Reports

8.4.14.9 Technical reports/plans or studies may be required to assist in the review process of a Development Permit application. Applications for a Development Permit may be required to submit the following studies or reports;

1. A servicing options report;
2. A hydrogeological study;
3. Site Evaluation Report
4. A drainage and/or stormwater management report;
5. An Environmental Impact Statement for a natural heritage feature or area;
6. An Archaeological Assessment;
7. Heritage Impact Assessment;
8. An influence area study for development in proximity to a waste management facility or industrial use;
9. A traffic study;
10. A mine hazard rehabilitation assessment;
11. A Phase I Environmental Study and if necessary further investigation as required;
12. A noise and/or vibration study;
13. A source water protection study;

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14. An MDS I or II calculation
15. A minimum separation distance calculation for an industrial use or a waste management facility;
16. Confirmation on sufficient reserve sewage system capacity and reserve water system capacity.
17. Vegetation Inventory and /or Tree Preservation Plan.

Discretionary Uses

- 8.4.14.10 As may be provided in the Development Permit By-Law, a development permit may be issued to permit, as a discretionary use, any use not specifically listed as a permitted use in the Development Permit By-Law, provided that the proposed use is similar to and compatible with the listed permitted uses, would have no negative impact on adjoining properties, and would maintain the intent, principles and policies of this Plan.
- 8.4.14.11 In addition, the Development Permit By-law may provide that a development permit may be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship, that it would have no negative impact on adjoining properties, and that it would maintain the intent, objectives, principles and policies of this Plan.

Variations

- 8.4.14.12 The Development Permit may allow for defined variations to the standards and provisions outlined in the Development Permit By-Law. Such variations will only be permitted if they are consistent with the policies of this plan.
- 8.4.14.13 Any proposal for a use which is not listed as a permitted use, or which does not qualify as a discretionary use in the Development Permit By-law and in accordance with the relevant policies in the Official Plan will require an amendment to the Development Permit By-Law.

Delegation of Approval Authority

- 8.4.14.14 Council may delegate to staff the approval or issuance of development permits. Limits on and criteria for such delegation will be established in the Development Permit By-Law.

Development Permit Not Required

- 8.4.14.15 A Development Permit shall not be required for single dwelling units and semi-detached dwelling units provided that such development or proposed development is deemed to be in conformity with the requirements, standards, and provisions within the designated Residential Development Permit Area, and which is also in full conformity with all of the following standards:
1. Development is setback a minimum 30 metres (98.4 feet) from any natural watercourse.
 2. No site alteration or vegetation removal is required or proposed within 30 metres (98 feet) of any lake or waterbody or natural heritage feature.
 3. In addition, a Development Permit shall not be required for the following:

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4. Any Development that has a Plan approved through prior Site Plan Control may proceed with Development in accordance with the approved Site Plan.
5. Any necessary repairs or maintenance to existing development.
6. The placement of a portable classroom on a school site of a district school board is exempt from the requirement for a development permit if the school site was in existence on January 1, 2007.

Conditions

- 8.4.14.16 The Corporation may impose conditions and grant provisional approval prior to final approval.
- 8.4.14.17 The proposed development shall in all cases be required to occur as illustrated on the approved and stamped drawings including all grading and drainage, servicing, lighting, landscaping, and elevation designs. A development agreement, registered on title may be required prior to final approval for any development application.
- 8.4.14.18 Technical reports may be required to assist in the review process and any recommendations therein may be imposed as conditions of Development Permit Approval. In the event that any recommendations within a submitted technical report exceed the minimum requirements of any section of the By-Law the stricter requirement will be imposed prior to approval.
- 8.4.14.19 As a condition to the approval of the plans and drawings the Township of Lanark Highlands may require the owner of the lands to provide to the satisfaction of and at no expense to the Township of Lanark Highlands any or all of the following:
 1. Widening of highways that abut on the land.
 2. Subject to the Public Transportation and Highway Improvement Act, facilities to provide access to and from the land such as access ramps and curbing and traffic direction signs.
 3. Off-street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles, and the surfacing of such areas and driveways.
 4. Walkways and walkway ramps, including the surfacing thereof, and all other means of pedestrian access.
 5. Facilities designed to have regard for accessibility for persons with disabilities.
 6. Facilities for the lighting, including floodlighting, of the land or of any buildings or structures thereon.
 7. Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material.
 8. Easements conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof on the land.
 9. Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and wastewater from the land and from any buildings or structures thereon.
 10. maintain to the satisfaction of the municipality and at the sole risk and expense of the owner any or all of the facilities or works mentioned paragraphs 2, 3, 4, 5, 6, 7, 8 and 9 of clause a), including the removal of snow from access ramps and driveways, parking and loading areas and walkways;
 11. enter into one or more agreements with the municipality dealing with and

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ensuring the provision of any or all of the facilities, works or matters mentioned above, and the maintenance thereof as mentioned in clause b) or with the provision and approval of the submitted plans and drawings or,

12. enter into one or more agreements with the municipality ensuring that development proceeds in accordance with the approved plans and drawings.
13. Convey part of the land to the municipality to the satisfaction of and at no expense to the municipality for a public transit right-of-way.

Agreements

8.4.14.20 The Owner or Applicant may be required to enter into a Development Permit Agreement with the Township, to be registered against the lands affected, which shall include but not be limited to:

1. The responsibility of each party to execute and complete all works envisioned in the Development Permit Approval,
2. Detailed drawings and specifications of the work to be completed, including plans showing the physical relationship to the adjacent properties and public rights-of-way,
3. The timing of construction, including commencement and completion,
4. Any financial guarantees and/or fees required by the Township to ensure the completion of the works described on the Development Permit.
5. Cash in lieu of parking.
6. Cash in lieu of parkland.

8.4.15 Community Improvement Area

8.4.15.1 The entire Township shall be designated a Community Improvement Area.

8.4.15.2 Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Area, Council shall repeal all previous designating by-laws adopted under the Planning Act for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

8.4.15.3 Subject to Section 28 of the Planning Act, in pursuing the objectives of the Official Plan's Community Improvement Policies Council may:

1. Sell, lease or dispose of lands and buildings acquired or held by the municipality;
2. Give loans and grants to owners, tenants and their assignees for rehabilitation purposes;
3. Provide tax assistance by freezing or canceling the municipal portion of the property tax on eligible properties for remediation purposes; and
4. Issue debentures with the approval of the Ontario Land Tribunal.

Policy Objectives

8.4.15.4 The policy objectives are as follows:

1. To upgrade and maintain all essential municipal services and community facilities.
2. To ensure that community improvement projects are carried out within the built-up areas of the Township.

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3. To ensure the maintenance of the existing building stock.
4. To preserve heritage buildings.
5. To facilitate the remediation, rehabilitation and \or redevelopment of existing Brownfield sites;
6. To encourage private sector investment and the strengthening of the economic base.
7. To enhance the visual appearance of Community Improvement Areas.

Preparation and Adoption of a Community Improvement Plan

8.4.15.5 Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan, namely;

8.4.15.6 The basis for selection of the community improvement project areas with specific consideration of the following:

1. That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.
2. That the phasing of improvements corresponds to the timing of improvements by the Township and/or senior governments and is within the financial capability of the municipality.
3. That a significant number of buildings in an area show signs of deterioration and need of repair.
4. That there is evidence that a site can be classified as a Brownfield and that the adoption of a community improvement plan would assist in the remediation, rehabilitation and\or redevelopment of a property or area.
5. That improvement to the visual appearance or aesthetics be required.
6. That improvements will have a significant impact on strengthening the economic base of the community.
7. The boundary of the area and the land use designations contained in this Plan;
8. Properties proposed for acquisition and/or rehabilitation;
9. The estimated costs, means of financing and the staging and administration of the project;
10. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
11. The phasing of improvements and the means of their implementation; and
12. Citizen involvement during the preparation of a Community Improvement Plan.

Implementation of a Community Improvement Plan Policies

8.4.15.7 Council shall implement the general principles and policies of this Section as follows:

1. Through the identification of specific community improvement projects and the preparation of Community Improvement Plans;
2. Through participation in programs with senior levels of government;
3. Through enforcement of the Municipality's Property Standards Bylaw;
4. Through the acquisition of land to implement adopted Community Improvement Plans;
5. Through the encouragement of the orderly development of land as a logical and progressive extension of development which provides for the infilling of

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- underutilized land;
 - 6. Through the encouragement of the private sector to utilize available government programs and subsidies;
 - 7. Through the enactment of a comprehensive Zoning By-Law which provides for a range of appropriate uses, for the intensification and integration of land uses, and which stimulates the economic and/or functional role of the areas or alternatively through the adoption of an area specific Development Permit System which streamlines development approval, and which ensures that architectural and urban design considerations are implemented; and
 - 8. By encouraging the rehabilitation of existing buildings and structures which will be used for a purpose compatible with the surrounding area.
- 8.4.15.8 Council shall have regard for the phasing of improvements in order to permit a logical sequence of events to occur without unnecessary hardship to area residents and the business community. The improvements should be prioritized having regard for available municipal funding.

8.4.16 Maintenance And Occupancy Standards

- 8.4.16.1 It is the policy of Council to maintain the physical condition of the existing building stock by adopting and enforcing a Municipal Property Standards By-law as enacted under Section 15.1 of the *Building Code Act*, R.S.O. 1990, as amended.
- 8.4.16.2 Council may further support property maintenance and safe occupancy by:
- 1. Utilizing available government programs, where applicable, to provide financial and administrative support to individuals seeking to improve their properties.
 - 2. Maintaining municipally owned buildings, properties and community facilities and providing or maintaining municipal services in good repair.
 - 3. Using or encouraging the use of associated legislation such as the Ontario Fire Code for the retrofit of buildings and Part 11 of the Ontario Building Code also respecting the retrofit of buildings.
 - 4. Appointing a Property Standards Officer to enforce the By-law and by the appointment of a Property Standards Committee under the provisions of Section 15.6 of the *Building Code Act*, R.S.O. 1992, as amended.

8.4.17 Building Permits

- 8.4.17.1 In accordance with the provisions of Section 8 of the Ontario Building Code Act, R.S.O. 1992, as amended, it is a policy of this Plan that building permits will not be issued where the proposed construction does not conform to the provisions of the Zoning By-law.

8.4.18 Zoning By-Law

- 8.4.18.1 It is a policy of this Plan that the Zoning By-law shall conform to the policies of this Official Plan. Following adoption of this Plan and its subsequent approval the Zoning By-law shall be brought into conformity with the policies of this Plan. This may be accomplished through the Zoning By-law Amendment process or through a comprehensive update of the municipality's existing Zoning By-law.

8.4.19 Economic Development

Introduction

8.4.19.1 Council recognizes that the economic base of the Township is dependent upon a mix of resource-based industries, agriculture, commercial, service industries, recreational activities and tourism. Council's intent is to establish a framework in which to encourage new economic growth and new employment generation while sustaining existing economic strengths.

Goals and Objectives

8.4.19.2 Goal:

1. To sustain the strengths of the existing economic base and to broaden the Township's employment opportunities.

8.4.19.3 Objectives:

1. To sustain and to build on the existing strength of the recreational and tourism sectors of the economy.
2. To undertake initiatives to stimulate new employment generation.
3. To work cooperatively with senior governments and community groups in promoting and undertaking economic development activities.
4. To sustain and to build on the existing strength of the resource-based industries and agricultural sectors of the economy.

General Policies

8.4.19.4 It is acknowledged that the Township has not identified a specific employment area within the Township. Rather, employment opportunities are located throughout the Township. In addition to specific land use policies elsewhere in this Plan, Council will undertake several measures to sustain, strengthen and diversify the economic base including:

1. Providing a policy framework which facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for commercial, industrial and other employment generating activities.
2. Expediting planning and other approvals necessary at the Township level to permit the development of lands or construction of new buildings associated with economic development.
3. Supporting community improvement programs.
4. Encouraging and facilitating employment in the construction industry through expediting the planning approvals, encouraging the rehabilitation of heritage buildings, encouraging the retrofit of the existing building stock and by encouraging the recycling of funds in the Financial Help for Home Repairs program provided by the Canadian Mortgage and Housing Corporation or any subsequent, similar program.
5. Introducing a program of community promotion through better signage on Township roads.
6. Encouraging an "Open for Business" philosophy towards economic opportunities in the design of municipal by-laws regulating and licensing businesses. This should also include an "investment ready" approach to the economic development of the Township.
7. Recognize the importance of resource-based industries such as forestry, mineral

- aggregate, mining, and agriculture to the historic economic base of the Township.
- 8. Encouraging the development of home-based businesses.
- 9. Encouraging measures that will extend the length of the tourist season.
- 10. Encourage the development and redevelopment of the Village downtown and main street and other hamlet areas throughout the CIP.

8.4.20 Home Based Business

8.4.20.1 Home based businesses are an important means of realizing small business start-ups and stay-at-home self-employment. Home based businesses are permitted subject to the requirements of the Zoning By-law. The Zoning By-law may provide home based business regulations which:

- 1. include a detailed list of permitted home-based business uses;
- 2. limit the number of employees, other than residents of the house;
- 3. provide a maximum percentage of the floor area of the residence which may be used for the home-based business, or the maximum floor area of an accessory structure;
- 4. ensure the external appearance of the residence is maintained and regulate outdoor storage and signage;
- 5. Do not cause excess noise, vibrations, dust, or traffic issues;
- 6. provide appropriate parking standards for such uses; and
- 7. limit traffic impact, ensure safe access and prohibit uses that are deemed to be significant traffic generators.

8.4.20.2 Permitted home based businesses uses shall include, but are not limited to professional, administrative, and consulting services, office uses, telecommuting, knowledge-based businesses, computer technology uses, instructional services, distribution sales offices and arts and crafts. As well, bed and breakfast tourist operations may be included as a form of home occupation that is detailed in the Zoning By-law. The permitted uses shall be detailed in the Zoning By-law.

8.4.20.3 Home based businesses shall be:

- 1. Clearly accessory, secondary, incidental and subordinate to the permitted residential use;
- 2. Compatible with surrounding residential and/or non-residential uses;
- 3. Regulated by Council through provisions contained within zoning by-laws.

8.4.20.4 Home based businesses of an industrial nature, such as a contractor's shop, tinsmith shop, welding shop, light manufacturing etc., may be permitted as an accessory use to a principal residential use. Council may however restrict these types of home-based businesses to specific sectors through the Zoning By-law.

8.4.20.5 Home based businesses may be subject to Site Plan Control.

8.4.21 Brownfield Redevelopment

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

8.4.21.1 From an economic perspective, brownfields can result in reduced property values, economic activity and employment. Vacant and underutilized properties in urban areas represent an opportunity to increase development densities. From an environmental perspective, brownfields can present a threat to ecological and human

health and safety. From a social perspective, the existence of brownfields can lead to neighbourhood deterioration, threats to personal safety and security, and reduced quality of life.

- 8.4.21.2 The benefits that result from brownfield redevelopment are also environmental, economic and social. The economic benefits of brownfield redevelopment can include increased employment and increased property values. Environmental benefits can include the removal of threats to the health of residents and workers, the protection of groundwater resources and wildlife habitats and a reduction in unplanned growth. The social benefits of brownfield redevelopment can include neighbourhood revitalization, improved safety and security, the provision of additional housing opportunities through intensification and infill, and an increased sense of community pride. Financial incentive programs that result in an increase in brownfield development will translate into economic, environmental and social benefits.
- 8.4.21.3 Accordingly, the Township shall identify and promote opportunities for intensification and redevelopment of Brownfield industrial sites. Private sector investment in the re-use and/or redevelopment of underutilized and/or abandoned Brownfield industrial lands will be encouraged through the use of Community Improvement as described in section 5.5 and the related financial tools including property tax and building permit fee incentives.

8.4.22 Emergency Management

The Township shall maintain and update its Emergency Management Plan in accordance with the direction from Emergency Management Ontario. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. The Township will coordinate with neighbouring municipalities in the delivery of regional emergency planning services.

8.5 SOCIAL AND CULTURAL POLICIES

8.5.1 Affordable Housing

- 8.5.1.1 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal sewer and water services. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:
1. Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Ministry of Municipal Affairs and Housing and the Social Services Department of the County of Lanark to meet identified needs.
 2. Encouraging infill and housing intensification. This may be achieved through the conversion of single detached dwellings to multiple units, through re-development at higher densities, through land severances on large, under-utilized lots which create opportunities for development on the severed lot (subject to the relevant policies elsewhere in this plan) and through infill on vacant lands.
 3. Ensuring a minimum 10-year supply of residential land at all times.
 4. Working with the development industry to ensure that a 3-year minimum supply of

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registered or draft approved lots and blocks for new residential development is available at all times.

5. Monitoring population projections and the residential development targets.
6. Making provision for alternative housing types such as accessory dwelling units.
7. Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
8. Council shall require a minimum of 25% of all new housing units to be “affordable” as defined by the Provincial Policy Statement, 2020.

8.5.1.2 Council may, where a need for affordable housing has been identified, undertake all or some of the following:

- a) Identify areas of the Municipality for intensification and infill, subject to consideration of neighbourhood planning issues, adequate servicing, and potential impacts and mitigating measures, and the policies of 11.3.5 of this Plan.
- b) Provide density bonuses, where suitable, to proposals which have an affordable housing component.
- c) Provide financial relief, in the form of waived or deferred Development Charges, for affordable housing projects.
- d) Give a higher priority to reviewing proposals which provide an affordable housing component.
- e) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.
- f) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.
- g) Surplus municipal land shall be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses. Any surplus municipal lands to be considered for affordable housing should meet the following criteria:
 - i. Lands are of an adequate size to support the use;
 - ii. Lands are not isolated from existing residential areas and are located in proximity to public uses and infrastructure, including schools, parks, libraries and other community amenities;
 - iii. Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the Municipality.
- h) Council shall encourage the Federal, Provincial and County Governments to consider any government-owned, undeclared surplus land for affordable housing before any other use is considered.

8.5.1.3 Council shall prioritize the provision of housing that is affordable and accessible to low and moderate-income households. For the purposes of the policies in this Section, ‘affordable’ is defined as housing, either ownership or rental, for which a low- or moderate-income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Township on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC).

8.5.1.4 The Township shall strive to implement the Lanark County 10-Year Housing and Homelessness Plan, in coordination with the Lanark County.

8.5.1.5 When evaluating proposed developments for new residential development or redevelopment, the Township may require a proponent to provide a portion of the

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development as affordable housing units, in order to help meet Council's minimum affordable housing target.

8.5.1.6 Council encourages the provision of non-profit housing by private or non-profit housing corporation at appropriate locations, consistent with good planning principles and in keeping with the general character of the area in which they are proposed.

8.5.1.7 Council shall encourage and promote the achievement of the minimum affordable housing target by implementing innovative measures to support affordable housing in the Township. These measures may include:

- a) Density bonusing, in accordance with the policies of the Section of this Plan;
- b) Implementing site-specific zoning standards in suitable locations and conditions;
- c) Consideration of incorporating affordable housing in redevelopment opportunities;
- d) Consideration of innovative housing designs or concepts, such as tiny dwellings;
- e) Exploration of partnerships between the Township and public or private proponents in the provision of such housing;
- f) Encouraging infill development where private servicing permits;
- g) Encouraging additional residential units;
- h) Using available incentive programs, such as grants available through a Community Improvement Plan or other tools permitted by the Planning Act or Municipal Act, in order to implement the policies of this Plan related to the provision of affordable housing; and
- i) Giving priority to processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low or moderate incomes.

8.5.1.8 The Township may participate in the preparation of an Affordable Housing Strategy, in partnership with Lanark County.

8.5.1.9 The Township shall discourage the conversion of affordable rental housing stock to a condominium, if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level.

8.5.1.10 Affordable housing is encouraged in the Township in the form of garden suites, additional residential units, and tiny dwellings.

8.5.1.11 Additional Residential Units (ARU)

ARUs are an efficient and cost-effective means of increasing the supply of affordable accommodations for rental purposes and for providing alternative living arrangements for those, by virtue of their personal circumstances, require the support of others to live on their own.

Additional Residential Units (ARUs) include, up to two, self-contained dwelling units, often with separate entrances, located within and subordinate to an existing single dwelling, semi-detached dwelling or rowhouse. In addition to the two ARUs within a dwelling, this Plan also permits one ARU to be located in a building or structure ancillary to the principal dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters. For the sake of clarity, this policy allows for a total of three ARUs on a given property, two internal to the principal dwelling and one in an accessory structure, provided the requirements set out in the Zoning By-law are complied with.

In conjunction with a single dwelling, semi-detached dwelling or rowhouse, ARUs will be permitted 'as of right' in certain zones of the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Building permits for ARUs may require supporting information that the ARU can be serviced by private well and septic system, including the need for a hydrogeological study.

Notwithstanding this policy, the implementation of ARUs does not supersede the need for all development to be in conformity with the natural hazard policies of this plan. No new ARUs shall be permitted within land identified as being floodplain. Generally, ADRs shall be discouraged within Waterfront Communities, due to compatibility concerns and the potential environmental and health risks associated with the intensification of waterfront development. Standards will be established in the Zoning By-law to govern compatibility with the main dwelling and surrounding land uses and servicing standards.

8.5.2 Group Homes

8.5.2.1 A group home is defined as a single housekeeping unit in a residential dwelling, which is registered with the municipality, in which 3 to 10 residents (excluding supervisory or operating staff) live together under responsible supervision consistent with the requirements of its residents. The home is licensed or approved under provincial statute and is in compliance with municipal by-laws.

8.5.2.2 A group home shall be permitted in all land use designations which permit residential uses.

8.5.2.3 A group home shall be permitted in a single detached dwelling or a semi-detached or duplex dwelling provided that both units are occupied by one group home operation and that the total number of residents does not exceed ten (10).

8.5.2.4 An accessory dwelling unit or a garden suite shall not be permitted on the same lot as a licensed group home.

8.5.3 Heritage Conservation

The municipality will maintain a cultural heritage resource database resulting in a municipal register of significant heritage buildings, heritage districts, cultural heritage landscapes, archaeological sites, and archaeological potential areas located within the Township. The register may also consist of properties that are not designated but have been identified as being of cultural heritage value or interest.

8.5.3.1 The heritage resources policies of this plan shall apply when:

1. Conserving heritage buildings, cultural heritage landscapes and archaeological resources. Conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;
2. Respecting the heritage resources identified, recognized or designated by federal and provincial agencies;

8.5.3.2 Council may permit development and site alteration on adjacent lands located to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. A heritage impact assessment may be required if there are any adverse impacts to any significant cultural heritage resources resulting from development proposals. Mitigative measures and/or alternative

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development approaches may be required for the conservation of heritage attributes of a protected heritage property. The Ontario Heritage Act may be utilized to conserve, protect and enhance any significant cultural heritage resources located within the Township.

- 8.5.3.3 Council shall obtain updated archaeological site mapping from the Ministry of Tourism, Culture and Sport under the provisions of a municipal- provincial data sharing agreement and update this database as new archaeological sites are identified from land development and on the Provincial archaeological sites database. Council may undertake the preparation of an Archaeological or Cultural Heritage Master Plan with the assistance of the Ministry of Tourism, Culture and Sport.
- 8.5.3.4 Areas of archaeological potential are determined through the use of screening criteria established by the Ministry of Tourism, Culture and Sport. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following screening criteria shall be assessed by a qualified professional for archaeological resources:
- The presence of known archaeological sites within 300 metres of the property;
 - The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
 - The presence of a known burial site or cemetery adjacent to the property (or project area);
 - Elevated topography (knolls, drumlins, eskers, plateaus, etc.);
 - Pockets of sandy soil in a clay or rocky area;
 - Unusual land formations (mounds, caverns, waterfalls etc.);
 - Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
 - Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) within 300 metres of the property;
 - Proximity to historic transportation routes (e.g., road, rail, portage);
 - The property is designated under the Ontario Heritage Act;
 - Local knowledge of archaeological sites on the property or of the property's heritage value
- 8.5.3.5 Council may consider archaeological preservation on site, to ensure that the integrity of the resource is maintained. The heritage integrity of archaeological resources can be preserved by adopting Archaeological Zoning By-Laws under section 34 of the Planning Act, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.
- 8.5.3.6 Council shall consult appropriate government agencies, including the Ministry of Tourism, Culture and Sport when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Heritage Act and the Cemeteries Act shall apply.
- 8.5.3.7 In considering applications for waterfront development Council shall ensure that cultural heritage resources both on shore and in water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.
- 8.5.3.8 Council shall conserve cultural heritage resources when considering the

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establishment of new areas for mineral extraction or when considering the establishment of new operations or the expansion of existing operations. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

- 8.5.3.9 Council shall ensure that new development in older established areas of historic, architectural or landscape value shall be encouraged to develop in a manner consistent with the overall character of these areas and that infill in significant areas of historical, architectural or landscape merit is sensitive to the existing scale, massing and pattern of those areas; is consistent with the existing landscape and streetscape qualities; and does not result in the loss of any significant heritage resources.
- 8.5.3.10 Council may establish a municipal heritage committee to advise and assist council on matters related to Parts IV and V of the Ontario Heritage Act.
- 8.5.3.11 Pursuant to the Ontario Heritage Act and in consultation with the municipal heritage committee when properties of significant cultural value or interest are identified council may:
1. Designate these properties as having cultural value; or
 2. Define the municipality, or any area or area within the municipality, as an area to be examined for designation as a heritage conservation district; or
Designate the municipality, or any area or areas within the municipality as a heritage conservation district.
- 8.5.3.12 Any alterations to known archaeological site shall only be performed by a licensed archaeologist, as per Section 48 of the Ontario Heritage Act.
- 8.5.3.13 The Algonquins of Ontario, Algonquins of Pikwaganagan and/or identified First Nations shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of Indigenous Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the Algonquins of Ontario and/or identified First Nations shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered which are considered to be of potential aboriginal origin.

9.0 ADMINISTRATION OF THE OFFICIAL PLAN

9.1 GENERAL

9.1.1 Amendments to This Official Plan

9.1.1.1 Amendments to this Plan shall be considered in accordance with related policies elsewhere in this Plan. In general, amendments will only be considered when they are justified and when the required supportive information is provided as stated in the policy sector proposed for revision. Proposed amendments to this Plan shall be accompanied by sufficient information to allow Council to fully understand and consider the following:

1. The impact of the proposed change on the achievement of the stated goals, objectives and policies expressed in this Plan;
2. The need for the proposed change;
3. The effect of the proposed change on the need for public services and facilities.

9.1.1.2 In addition, when considering amendments which affect the use of a specific site or sites, Council shall consider:

1. Whether there is a need to add the site or sites to the lands already designated for the proposed use;
2. The physical suitability of the land for the proposed use.

9.1.2 Consultation

9.1.2.1 Council shall undertake a community consultation program for all amendments to and reviews of the Plan. The consultation process shall include timely provision of adequate information as well as opportunities for members of the public to discuss this information with Township's staff and to present views to Council.

9.1.3 Review and Monitoring of the Official Plan

9.1.3.1 Council shall at regular intervals of not more than five years, undertake a review of this Plan, or parts thereof, to ensure that:

1. The Plan's goals and objectives remain valid and realistic in light of prevailing circumstances;
2. The Plan's policies are adequate for the achievement of its goals and objectives.
3. The Plan continues to be consistent with the Provincial Policy Statement.

9.1.3.2 In order to facilitate the review of this Plan, Council will monitor the achievement of its objectives and the effectiveness of its policies.

9.2 LAND USE DESIGNATION BOUNDARIES

The boundaries of the land use designations established by this Plan and as shown on the attached Schedules are intended to be approximate and shall be considered as absolute only.

where they coincide with roads, railway lines, rivers, lot lines shown in an implementing Zoning By-law, or other clearly defined physical feature.

Where land use designation boundaries are considered as approximate, amendments to this Plan will not be required in order to make minor adjustments to the boundaries provided that the general intent and purpose of the Plan are maintained. Such minor adjustments shall be determined by Council and will not need to be incorporated into the land use schedules.

Where the land use boundaries are considered as absolute, the location of the boundaries is not open to interpretation and an amendment to this Plan will be required in order to deviate from or change these boundaries.

9.3 REFERENCES TO STATUTES

Where any Act or portion of any Act is referred to in this Plan, such references shall be interpreted as referring to the stated Act or portion of the Act and any subsequent changes to or renumbering of these sections of such Act.

9.4 REFERENCES TO MINISTRIES AND REVIEW AGENCIES

Throughout this Official Plan, references are made to various Provincial Ministries and agencies in regard to the review of and/or input on various types of planning issues and development proposals. While such references are considered to be current at the date of adoption of this Official Plan, it is acknowledged that changes may occur as a result of ongoing changes in the planning and application review processes in the Province of Ontario. No amendment to this Plan is required in order to acknowledge such changes; however, it is the intent to update such Ministry and agency references at the time that general reviews and updates of the Official Plan are undertaken.

9.5 INTERPRETATION OF FIGURES, QUANTITIES AND USES

It is intended that all figures and quantities herein shall be considered as approximate unless stated otherwise. Amendments to the Official Plan will not be required where Council is satisfied that the variance from the figure or quantity is minor and that the intent of the policy in question is met.

Where examples of permitted uses are provided for in the land use policies of the Plan, it is intended that these be recognized as representative examples as opposed to a definitive and/or restrictive list of uses. The implementing zoning by-law shall ensure that all permitted uses are consistent with the intent of this Official Plan.

9.6 DEFINITIONS

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

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development or site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

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

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

Affordable: means

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

Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on- farm

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buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

Agri-tourism uses: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

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

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

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

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

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

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is

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initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

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

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are

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required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

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

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

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

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

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

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

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

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

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat: as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

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

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Flood plain: for *river, stream and small inland lake systems*, means the area, usually lowlands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

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

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

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

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

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

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

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

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated

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with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

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

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

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

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Housing options: means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi- residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co- ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

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

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that

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are owned, operated and managed by the owner of the property upon which the system is located.

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

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Intensification: means the development of a property, site or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

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

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

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

Minerals: means metallic minerals and non- metallic minerals as herein defined but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

- a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;
- b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

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

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

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

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

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

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

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including *significant wetlands*, *significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E, *habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

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

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas*, including *specialty crop areas*, only as *on-farm diversified uses*.

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

One hundred year flood level: means

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

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exceeded in any given year; and

- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred-year flood level is based on the highest known water level and wind setups.

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

Partial services: means

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

Portable asphalt plant: means a facility

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

Portable concrete plant: means a building or structure

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

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

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

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

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial

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Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

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

Provincial and federal requirements: means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services.

Public service facilities do not include *infrastructure*.

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

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

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

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

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the

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purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act* or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

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

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

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

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

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

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas*, and which are outside *prime agricultural areas*.

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

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

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

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

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

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

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

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

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

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

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

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

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

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

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

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

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

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

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

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

migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act definition* or the Province's Ecological Land Classification system definition for "forest".