

AMENDMENT NO. 2
TO THE TOWNSHIP OF SOUTH ALGONQUIN OFFICIAL PLAN

- PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting

- PART B - THE PREAMBLE does not constitute part of this Amendment.

- PART C - THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No.2 to the Township of South Algonquin Official Plan.

- PART D - APPENDICIES

**PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Forbes Symon, Senior Planner for Township of South Algonquin, hereby certify that the Official Plan Update has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17 (16), 17(17), 17 (19), 17(20), 17(23) and Section 26 of the Planning Act, RSO 1990 as amended.

Forbes Symon
Senior Planner (Contract)
Township of South Algonquin

PART B - THE PREAMBLE

Purpose and Effect of the Amendment

The purpose of this Amendment to the Township of South Algonquin Official Plan is to update the Official Plan with changes resulting from the 2022 Official Plan Review.

Location and Site

This amendment is general in nature and applies to all lands within Township of South Algonquin.

BASIS

Pursuant to Section 17 of the Planning Act, R.S.O., 1990, Chapter P.13, as amended, The Township of South Algonquin Council is charged with responsibility for preparing and adopting a local OP. The Township of South Algonquin OP was adopted by Council in August 2012 and approved by the Ministry of Municipal Affairs and Housing (MMAH) in February 2014, and contains policies which are designed to manage future growth, development and change within the Township.

Section 26 of the Planning Act, R.S.O 1990 requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect. The Township's current Official Plan (OP) was adopted in 2012 and Council determined that now is the appropriate time to update the Official Plan. The purpose of the Official Plan review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest; and
3. Is consistent with the PPS.

The only provincial plan in place that affect the Township of South Algonquin is the Northern Ontario Growth Plan. There was an update to the Provincial Policy Statement in 2020. The intent of the Official Plan Review and Update is to modify the current Official Plan to make the OP consistent with the 2020 Provincial Policy Statement and Northern Ontario Growth Plan. By doing so, the assumption is that the South Algonquin OP will have regard for matters of provincial interest.

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies with respect to the revisions that may be required. The approval authority for the Township of South Algonquin Official Plan is the Ministry of Municipal Affairs and Housing. At the beginning of the project, the Consultant had a series of discussions with the staff at the Township of South Algonquin regarding roles, expectations and prescribed public body consultation.

All prescribed agencies, including the Ministry of Northern Development, Mines, Natural Resources and Forestry Services; the Ministry of Environment and Climate Change; the Ministry of Economic Development, Job Creation and Trade; the Ministry of Transportation; the Ministry of Agriculture, Food and Rural Affairs; and the Ministry of Heritage, Sport, Tourism and Culture Industries, the Algonquins of Ontario, neighboring municipalities and utilities, and local area school boards were requested to participate in the project and provide comments on the draft OPA.

The August 17th and 18th, 2022, two (2) special council meetings were held to introduce the Official Plan Review and Update project to the public and solicit their comments. Council encouraged the public to provide written comments or oral comments at the Special Council Meeting. Written comments from members of the public were received until August 26, 2022.

To assist with the public consultation, the Township created a special page on its website (<https://www.southalgonquin.ca/official-plan-review/>) dedicated to the Official Plan update and review. This page includes information of what is an Official Plan, why the Township needs and Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

In December of 2022, Council was presented with the “South Algonquin Preliminary Planning Issues and Policy Options Report” which highlighted the elements of the Official Plan that required attention. The options presented in the Report were debated and discussed by Council and at a meeting on December 21st, 2022. Council provided direction to the consultant planner on the drafting of an Official Plan Amendment to update the Township of South Algonquin Official Plan. On June 20th, 2023, Council was provided with a draft of the Official Plan Amendment (OPA) for their consideration. Following this, Council provided staff and the consultant with direction to circulate the draft OPA update to the Province and prescribed agencies for comments and to schedule the necessary open house and public meeting to solicit comments from the general public on the content of the OPA.

Policy changes proposed in the Official Plan Amendment include, but not limited to, policies related to:

1. Engagement with Indigenous Communities.
2. Climate Change, Sustainable Infrastructure, and Growth Management.
3. Intensification and Redevelopment.
4. Additional Residential Units (ARUs) and Affordable Housing.
5. Growth Management.
6. Waterfront Development/ Redevelopment.
7. Housing
8. Emergency Management.
9. Servicing Policies.
10. Open Space/ Parks/ Recreation.

11. Hazard Lands.
12. Natural Heritage Resources.
13. Resource Mapping.
14. General Housekeeping.

With the approval of this amendment, the Township of South Algonquin Official Plan will be consistent with the Provincial Policies Statement (2020).

AMENDMENT NO. 2
TO THE OFFICIAL PLAN
OF TOWNSHIP OF SOUTH ALGONQUIN

This amendment was adopted by the Corporation of Township of South Algonquin by By-Law No. [REDACTED] in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the [REDACTED] day of [REDACTED], 2024.

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, which consists of changes, additions and revisions of the text and the changes to Schedules as set out below, constitutes Amendment No. 2 to the Official Plan of Township of South Algonquin.

DETAILS OF THE AMENDMENT

The Official Plan of Township of South Algonquin, as amended, is further amended as follows:

General Administrative Changes

1. All references to the “Ministry of Environment” within the Official Plan (approximately 8 occurrences) are hereby changed to “Ministry of Environment, Conservation and Parks.”
2. All references to “Ministry of Northern Development and Mines” within the Official Plan (approximately 3 occurrences) are hereby changed to “Ministry of MINES”.
3. All references to the “Ministry of Natural Resources” within the Official Plan (approximately 15 occurrences) are hereby changed to “Ministry of Natural Resources and Forestry”.
4. All references to the word “Hamlet” or “Hamlets” within the Official Plan (approximately 40 occurrences) is hereby changed to “Village” or “Villages”.
5. All references to the phrase “Ministry of Environment *Land Use Guidelines*” (approximately 4 occurrences) are hereby changed to “Ministry of Environment, Conservation and Parks *Land Use Guidelines*”.
6. Section 4.5.1 Forestry is hereby amended by replacing the phrase “Ministry of Natural Resources and any other relevant provincial ministry” with the word “Province”.
7. All references to “Ministry of the Environment” in Section 8, Municipal Services, and Section 12, Plan Implementation and Monitoring (approximately 2 occurrences) shall be replaced with the word “Province”.
8. All references to “Ministry of Municipal Affairs and Housing” in Section 12, Plan Implementation and Monitoring (approximately 1 occurrence) shall be replaced with the word “Province”.

9. All renumbering because of the following amendments to the Official Plan are to follow sequential order.

Part 1: Introduction and Background

10. Section 1.0, Background, is hereby deleted in its entirety and replaced with the following:

“An official plan describes a municipality’s policies on how land in that community should be used. It is prepared with input from local residents and other stakeholders with the intention of ensuring that future planning and development decisions will meet the specific needs of the community. Although South Algonquin was created in 1998, through the amalgamation of the geographic townships of Airy, Sabine, Lyell, Murchison, and Dickens, it has not had an official plan in place to provide guidance for local planning and development activities before the adoption of this document.

In July 2007 the Township of South Algonquin formally commenced the process of creating its first-ever official plan. This plan was produced through a unique partnership between the Township of South Algonquin and the Department of Geography at Brock University, and was intended to ensure that South Algonquin’s official plan reflects, as much as possible, the values, goals, and objectives of the Township’s residents.

The original Plan specified the Township’s planning objectives for the period between 2012 and 2032, as well as the policies intended to assist in achieving these ends. The Township has had an Official Plan in effect since 2012.

In 2022 Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the South Algonquin Official Plan into compliance with the 2020 Provincial Policy Statement.”

11. Section 1.1.1 is hereby deleted in its entirety and replaced with the following:

“The Township of South Algonquin is located in Northeastern Ontario, directly adjacent to the world-famous Algonquin Provincial Park. It is accessed from the east and west by Provincial Highway #60 and from the south by Provincial Highways #127 and 523. South Algonquin is the southernmost municipality in the District of Nipissing. To the south it borders Hastings County, and to the west and east, respectively, it borders Haliburton and Renfrew Counties.

South Algonquin can generally be described as a remote and sparsely populated municipality. Located on the Canadian Shield, the Township is comprised mainly of forested areas, as well as numerous water bodies. Approximately 80% of the Township’s land base is composed of provincial Crown land.

This Official Plan acknowledges that the Township of South Algonquin is situated on unceded, and un-surrendered territory of the Algonquin Anishinabee. It is also acknowledged that there may be other First Nation interests in the Township.”

12. Section 1.1.2 is hereby deleted in its entirety and replaced with the following:

“Council recognizes that the economic base of the Township is dependent upon a mix of forestry, other resource-based industries, tourism, and service and retail commercial. It is Council’s intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths.

Due to the Township’s location on the eastern edge of Algonquin Park, along with its own abundance of natural and recreational amenities, tourism has come to play an important role in the local economy.

It is a goal of this Plan to strengthen the existing economic base and to broaden the Township’s employment opportunities. To realize this goal the following objectives are established:

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

The Township recognizes that scattered rural residential development generally does not generate positive net financial return for the Township and may result in incremental increases in municipal services.

The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and support the Townships forestry and tourism industries.”

13. Section 1.1.3 is hereby deleted in its entirety and replaced with the following:

“The Township acknowledges that South Algonquin is situated on the unceded Traditional Territory of the Algonquin Anishinaabeg people, specifically the Matouweskarini (people of the Madawaska River). We further acknowledge that the Algonquin People have been stewards of this land since time immemorial and we strive to treat the land along with the flora and fauna it supports, the people, their customs and traditions, with honour and respect. Today, this area is home to people of all walks of life, and we acknowledge the shared opportunities and responsibilities to live, work and survive within this beautiful territory. It is acknowledged that historically significant places that hold sacred importance for Indigenous communities exist within the Township of South Algonquin.

The Township of South Algonquin recognizes the need to strengthen its relationship with Indigenous people. Through this recognition we acknowledge that municipal government leaders and staff can support Indigenous communities, and be part of the healing, learning, and restoration needed to support reconciliation with our Indigenous friends, neighbours, and communities. The township recognizes the Truth and Reconciliation Commission’s (TRC’s) 94 calls to action and will strive towards addressing those areas

which we as municipal governments can address. Specifically, the municipality believes it has impact role to Play in the following Calls to Action.

#3 We call upon all levels of government to fully implement Jordan's Principle.

#17 We call upon all levels of government to enable residential school Survivors and their families to reclaim names changed by the residential school system by waiving administrative costs for a period of five years for the name-change process and the revision of official identity documents, such as birth certificates, passports, driver's licenses, health cards, status cards, and social insurance numbers.

#47 We call upon federal, provincial, territorial, and municipal governments to repudiate concepts used to justify European sovereignty over Indigenous peoples and lands, such as the Doctrine of Discovery and terra nullius, and to reform those laws, government policies, and litigation strategies that continue to rely on such concepts.

#57 We call upon federal, provincial, territorial, and municipal governments to provide education to public servants on the history of Aboriginal peoples, including the history and legacy of residential schools, the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Treaties and Aboriginal rights, Indigenous law, and Aboriginal-Crown relations. This will require skills-based training in intercultural competency, conflict resolution, human rights, and anti-racism.

#77 We call upon provincial, territorial, municipal, and community archives to work collaboratively with the National Centre for Truth and Reconciliation to identify and collect copies of all records relevant to the history and legacy of the residential school system, and to provide these to the National Centre for Truth and Reconciliation.

#87 We call upon all levels of government, in collaboration with Aboriginal peoples, sports halls of fame, and other relevant organizations, to provide public education that tells the national story of Aboriginal athletes in history.

#88 We call upon all levels of government to take action to ensure long-term Aboriginal athlete development and growth, and continued support for the North American Indigenous Games, including funding to host the games and for provincial and territorial team preparation and travel.

The Township will continue Actively listen to our Indigenous leaders, elders and community, The Township will continue to Educate its staff and elected on Indigenous history, perspectives and rights under the Canadian Constitution and treaty as it is finalized, the Township will continue to speak up in support of Indigenous peoples and the Township will continue to work collaboratively with our Indigenous community.

Council recognizes that there may be a need to undertake a formal review and update of this Official Plan following the completion of land claim settlements with Indigenous communities, in order to reflect and acknowledge a new vision for the community.

Since 2001 South Algonquin has experienced a 17% decline in permanent population, with a 2021 Census total population of 1,055. Population decline in the Township can largely be attributed to the out-migration of youth, who tend to leave South Algonquin after

graduating from high school. These trends and a corresponding decline in the number of children living in the Township have combined to result in South Algonquin's seniors' population (65+) representing roughly 35% of the total population.

The population trends identified above – an aging population and significant youth out-migration – pose a number of planning and development challenges. The aging of the population suggests the need for land use planning policies that will support the provision of suitable and affordable housing, especially within the Villages of Whitney and Madawaska, to meet the needs of local seniors. It is also important to ensure that the Township's planning policies support the retention and expansion of community services routinely needed by the elderly and other local residents, such as medical facilities and a pharmacy. A lack of such services can have serious transportation consequences for residents, particularly those who do not have easy access to an automobile. The issues identified above are important planning considerations as they can all have a significant impact on residents' quality-of-life.

In recent years, a large share of residential development in South Algonquin has been concentrated along the Township's water bodies. This has led to several concerns regarding lake capacity, privacy, and impacts on the natural environment. Accordingly, there is a need in this plan to balance both environmental and social factors with respect to future development.

While South Algonquin must address numerous planning challenges, a number of development opportunities are available within the Township for residents and non-residents alike. For example, while the remoteness of the area has in some cases limited development, it also serves as an asset to the community. Residents enjoy the strong rural character of the Township, which provides a quiet and private atmosphere. Additionally, Algonquin Park contributes to the wilderness setting and provides opportunities for outdoor recreation and for the development of tourism-related businesses.

During the process of formulating this plan, it became clear that local residents often did not share the same vision of what South Algonquin might look like in the future. For some, the relatively unspoiled natural environment was something to be preserved, even if it meant placing restrictions on future development. For others, the desire for secure and well-paid employment was vital and, as a result, new development was actively encouraged. The goal of this plan is to find a balance that respects both of these visions. Overall, the main challenge has been to create policies that encourage community and economic development while also preserving South Algonquin's many positive attributes.”

14. Section 1.3.1 Township Responsibilities, is hereby amended by deleting phrase b) “review the Official Plan at least once every five years and make amendments as necessary” and replacing it with the new phrase “review the Official Plan after 10 years and every five years after that and make amendments as necessary;”.
15. Section 1.3 Township Responsibilities, is hereby amended with the addition of the following new subsection 1.3.2:

“1.3.2 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.”

16. Section 1.4.1 is hereby deleted in its entirety and replaced with the following:

“The Ministry of Municipal Affairs and Housing is the approval authority for the Township’s Official Plan. The Township of South Algonquin is not governed by an upper-tier municipality, and as a result there are no prescribed upper-tier allocations of population, housing, and employment projections for South Algonquin.”

17. Section 1.5.1 is hereby deleted in its entirety and replaced with the following:

“The policies and land use designations contained in the Plan are based on achieving the following objectives. In the event that clarification of the intent of these policies is required, the objectives listed in this section should be considered.

- To ensure the preservation of the rural character of the Township.
- To provide cost-effective development and the efficient delivery of services within the Township.
- To stimulate economic development through the sustainable use of the Township’s natural resources, by providing opportunities for future industrial and commercial development, and by encouraging the expansion of the local small business sector.
- To provide levels of service that enable economic development without placing undue strain on the Township’s financial resources.
- To plan for healthy, liveable, and safe communities, by preparing for regional and local impacts of climate change.
- 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.
- To accommodate an appropriate range of housing types and densities required to meet projected requirements of current and future residents, including additional residential units where appropriate.
- To accommodate new growth in the two Villages of Whitney and Madawaska, where appropriate in terms of servicing and other constraints.
- To accommodate growth in Rural and Waterfront areas.
- To allow residential lot severances within the Village, Rural, and Waterfront areas, as determined in accordance with this plan’s policies.
- To create a safe, efficient transportation network within the Township.
- To protect the environment by preserving natural features, ecological systems and natural resources.
- To ensure that all significant cultural heritage resources in the Township are managed in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.
- To protect people and property from environmental hazards that create risk to health and safety.
- To ensure that decisions of Council have regard to provincial interests as defined in Section 2 of the Planning Act.

- To ensure that decisions of Council have regard for the Growth Plan for Northern Ontario.”

18. Section 1.6.1 Commitment to Comprehensive Planning Approach, is hereby amended by replacing the phrase “in section 1.6” with the word “above”, and further by deleting and replacing bulleted list as follows:

- “expectations of future population, housing and employment change;
- past, present and future development patterns;
- any development limitations presented by natural and human-made hazards; and
- the Township’s approved Asset Management Plan.”

Part II: Land Use Designations and Policies

Section 2: General Development Policies

19. Section 2 General Development Policies, is hereby amended with the following new subsection 2.3:

“2.3 Community Health and Safety

2.3.1 Land-use planning decisions shape communities in many ways including walkability, access to public recreation areas, dark skies, protection of natural environment, access to nature, and preservation of First Nation and settler cultural history. Planning for a healthy community can support the physical, psychological, and social health of residents and contribute to reducing obesity, heart disease, and social isolation, and improving mental health, nutrition, and air quality.

2.3.2 Social determinants of health are recognized as being far more important to an individual’s health than their genes and biology.

2.3.3 The Ontario Professional Planners Institute created a guide to planning for healthy communities called “Planning by Design: A Healthy Communities Handbook.”

2.3.4 Community Health and Safety Objectives

1. To plan for healthy, liveable, and safe communities by preparing for regional and local impacts of climate change by promoting land use patterns that mitigate and maintain resilience to climate change, including energy efficient and water conserving building and landscape design, and the use and development of alternative and renewable energy systems where appropriate.
2. To promote active and healthy lifestyles through policies that encourage physical activity, decrease the Township’s impact on climate change, provide equitable access to spaces for recreation and leisure in building and natural environments, preserve and protect the local food system from production to waste management, protect the population from health hazards, and increase

opportunities for people to gather and build on the Township's sense of community.

3. To conduct planning with an open process that engages all stakeholders, including those most vulnerable, producing policies which are fair in their distribution of benefits as well as equitable and inclusive to diverse groups.
4. To work with local agencies to help ensure population health is prioritized through land use and other public policies in this Plan, including health considerations in all policies to improve the health of all communities and people at a systemic level.
5. To help ensure equitable access to healthy food for all residents.
6. To incorporate vegetation and tree-planting in new, existing, and future developments to increase areas for shade and assist with dissipation of localized heat.
7. To encourage residents to compost food waste, thereby reducing the Township's greenhouse gas emissions by reducing carbon waste being directed to the landfill.
8. To develop and maintain sufficient parkland and trails, open space, and community facilities to meet the needs of the various age and socio-economic groups."

20. Section 2.5 Land Use Compatibility, is hereby deleted in its entirety and replaced with the following:

"2.5.1 It is the intent of this Plan to ensure that situations of land use incompatibility are not created by future development approvals.

2.5.2 In reviewing any development application, the Township shall be satisfied that the proposed use will be, or can be, made to be compatible with surrounding uses in accordance with the Provincial Guidelines.

2.5.3 Residential and other sensitive land uses such as hospitals, nursing homes, education facilities, and day care centres will be protected from other land uses which exhibit undesirable air quality and excessive noise/vibration. Existing industrial and commercial uses shall also be protected from the encroachment of sensitive land uses.

2.5.4 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 and sufficient to accomplish the intended purpose.

2.5.5 In order to implement buffering principles, provisions may be established in the Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, Class 1, 2, and 3 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).

2.5.6 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 existing developments without causing undue adverse impacts on surrounding properties. Compatibility should be evaluated in accordance with measurable and objective standards (e.g., MECP Guidelines).”

21. Section 2.8 Housing Supply, is hereby retitled “Housing Policy” and amended by deleting and replacing subsections 2.8.3 and 2.8.4 as follows:

“2.8.3 It is likely that most future residential development will continue to be in the form of single- detached dwellings. However, other forms of residential development will also be permitted, including:

- semi-detached and duplex dwellings;
- accessory residential units (ARUs);
- tiny homes and garden suites;
- townhouses;
- apartments;
- condominiums;
- modular homes placed on permanent foundations; and,
- mobile homes.

2.8.4 The specific forms of housing permitted will depend upon the land use designation within which residential development is to take place and the ability to service the development with water and sanitary servicing.”

22. Renumbered Section 2.8.5 Accessory Dwelling Units, is hereby retitled “Additional Residential Units” and amended by deleting the section in its entirety and replacing it with the following:

“2.8.5 Additional Residential Units (ARUs)

2.8.5.1 Additional Residential Units (ARUs) are an efficient and cost-effective means of increasing the supply of affordable accommodation for rental purposes and for providing alternative living arrangements for those, by virtue of their personal circumstances, who may require the support of others to live on their own.

2.8.5.2 Additional residential units are considered a self-contained residential use with kitchen and bathroom facilities that are within or accessory to a permitted single detached, semi-detached, or row house dwelling. Additional dwellings are also permitted as separate, detached dwellings. Additional residential units must comply with any applicable laws and standards including the building code, the fire code and property standards By-laws.

2.8.5.3 The Zoning By-law shall identify and permit the following provisions for ARUs:

- a) a second residential unit in a detached house, semi-detached house or rowhouse

on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

b) third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or

c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

2.8.5.4 In conjunction with a single dwelling, semi-detached dwelling, or rowhouse, ARUs will be permitted 'as of right' in certain zones by the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Building permits for ARUs on lands less than 1 ha in size may require supporting information that the ARU can be serviced by private well and septic system, including the need for a hydrogeological study, as may be required.

2.8.5.5 Standards may be established in the Zoning By-law to govern compatibility with the principal dwelling and surrounding land uses, requirement for year-round access, and servicing standards. The Zoning By-law may also include minimum standards for secondary dwelling units including (but not limited to): dwelling unit area, minimum lot area, parking, and servicing.

2.8.5.6 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 lands identified as being floodplain or unstable slopes.

2.8.5.7 The zoning by-law may generally prohibit ARUs in waterfront areas due to compatibility issues, environmental issues, and safe access concerns.

2.8.5.8 Mobile homes, travel trailers and recreational vehicles will not be considered as an ARU."

23. Renumbered Section 2.8.7.1 is hereby amended by deleting the phrase "be normally" in the first sentence and adding the phrase "as a building typology" before the phrase "provided that they".

24. Renumbered Section 2.8.8.1 Apartment Buildings, is hereby amended by adding the phrase "with more than 10 dwelling units" after the phrase "Proposals for the development of apartment buildings" and further, by deleting the phrase "do not exceed two storeys (above ground) in height" in the last bullet point and replacing it with the phrase "generally apartments should not exceed four stories in height" so that the section will read as follows:

"2.8.8.1 Proposals for the development of apartment buildings with more than 10 dwelling units are subject to Site Plan Control. Generally, apartment buildings will be permitted, South Algonquin OPA #2 For Council Adoption 16-4-2024

provided that they:

- respect the character of adjacent residential properties in terms of height, bulk and massing;
- can be easily integrated with surrounding land uses;
- will not cause or create traffic hazards, or unmanageable levels of congestion on surrounding roads;
- are located on a site that has adequate land area to incorporate required parking, landscaping, and buffering on site;
- are designed to enable effective stormwater management;
- shall be serviced by private water and sewage systems;
- generally apartments should not exceed four stories in height.”

25. Section 2.12 Condominiums, is hereby deleted in its entirety.

26. Renumbered Section 2.8.9.2 Mobile Homes, is hereby amended by deleting the phrase “in the case of sections 2.9 and 2.10” and replacing it with the phrase “for the purpose of this Plan.”

27. Section 2 General Development Policies, is hereby amended with the addition of the following new subsection 2.8.10:

“2.8.10 Long-Term Care Facilities and Retirement Homes

2.8.10.1 Long-Term care facilities and retirement homes, may be permitted provided that the Township is satisfied that:

- a) The site has access frontage onto a municipally-maintained roadway, as shown on Schedule A to this Plan;
- b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
- c) the building does not exceed two storeys (above ground) and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;
- d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and
- e) private water and sewage systems are adequate and available.”

28. Renumbered Section 2.8.12 Affordable Housing, is hereby amended with the addition of the following new subsections 2.8.12.5 to 2.8.12.12:

“2.8.12.5 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. This includes the inability to ensure a supply of residential lands and approved lots. 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:

- a) Monitoring the need for social assisted housing for households and seniors. Where specific needs are identified, Council will work with the Province, First Nations, and others to meet identified needs.
- b) Monitoring population projections and the residential development targets.
- c) Making provision for alternative housing types such as accessory residential units.
- d) Encouraging cost-effective development standards and densities for new residential development to reduce the cost of housing.
- e) Council shall encourage a minimum of 10% of all new housing units to be “affordable” as defined by the Provincial Policy Statement.

2.8.12.6 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.
- b) Provide financial relief, in the form of waived or deferred municipal fees (building permit etc.), for affordable housing projects.
- c) Give a higher priority to reviewing proposals which provide an affordable housing component.
- d) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.
- e) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.
- f) 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; and,
 - iii. Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the Municipality.
- g) Council shall encourage the Federal and Provincial Governments to consider any government-owned, undeclared surplus land for affordable housing before any other use is considered
- h) Council will work with the District of Nipissing Social Services Administration Board (DNSSAB) to addressing housing needs.

2.8.12.7 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). This policy recognizes that the province and CMHC may from time to time, have

changes to the definition of affordable.

2.8.12.8 The Township may undertake a Housing Study to better understand the dynamics and needs of the local housing market.

2.8.12.9 When evaluating proposed developments for new residential development or redevelopment, the Township may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council's minimum affordable housing target.

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

2.8.12.11 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) Implementing site-specific zoning standards in suitable locations and conditions;
- b) Consideration of incorporating affordable housing in redevelopment opportunities;
- c) Consideration of innovative housing designs or concepts, such as tiny dwellings;
- d) Exploration of partnerships between the Township and public or private proponents in the provision of such housing;
- e) Encouraging infill development where private servicing permits;
- f) Encouraging additional residential units;
- g) 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,
- h) 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.

2.8.12.12 Affordable housing is encouraged in the Township in the form of garden suites, additional residential units, and tiny dwellings, as well as other innovative forms of housing."

29. Renumbered Section 2.10 Travel Trailers, is hereby amended by adding the following new subsection 2.10.3:

"2.10.3 It is the policy of the Plan that travel trailers may not be rented for profit or gain and shall not be used as tourist commercial accommodation unless specifically permitted under the zoning by-law."

30. Renumbered Section 2.11, Bed and Breakfast Establishments, is hereby amended with the addition of a new paragraph at the end of the existing paragraph:

"A bed-and-breakfast establishment shall not be classed as a short-term rental accommodation defined elsewhere in this Plan."

31. Renumbered Section 2.13 Water and Sewage Services, is hereby amended by adding the phrase “or communal services in accordance with the policies of this Plan” after the phrase “water and sewage services” in Subsection 2.13.1 and further, by replacing the phrase “from private servicing to accommodate new development” with the phrase “for private or communal servicing to accommodate new lot creation” in Subsection 2.13.2.
32. Renumbered Section 2.14 Home-Based Businesses, is hereby deleted in its entirety and replaced with the following:

“2.14 Home-Based Businesses

2.14.1 For the purposes of this Plan, a home-based business is defined as a privately operated legal business located within a residential dwelling and operated by an occupant or owner of that dwelling.

2.14.2 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:

- a) Include a detailed list of permitted home based business uses;
- b) Limit the number of employees, other than residents of the house;
- c) 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;
- d) Ensure the external appearance of the residence is maintained and regulate outdoor storage and signage;
- e) Do not cause excess noise, vibrations, dust, or traffic issues;
- f) Provide appropriate parking standards for such uses; and,
- g) Limit traffic impact, ensure safe access, and prohibit uses that are deemed to be significant traffic generators.

2.14.3 Permitted home based business shall be defined in the Zoning By-law and may include such uses as 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.

2.14.4 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; and,
3. Regulated by Council through provisions contained within zoning by-laws.

2.14.5 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.”

33. Renumbered Section 2.15 Non-Conforming Activities, is hereby deleted in its entirety and replaced with the following:

“2.15 Non-Conforming Activities

Legally existing uses that do not comply with the land use designations outlined in this Plan at the time of its adoption may be continued. Also, limited expansion of such uses may be permitted provided that the objectives and development policies of this Plan are met.

Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

2.15.1 Non-Conforming Uses

2.15.2 The expansion of existing non-conforming uses located within areas that are subject to physical hazards such as flooding shall be discouraged. Where the expansion or replacement of existing buildings is permitted, the Township shall require the addition of measures to alleviate the hazard. Where strict compliance to flood-proofing measures required to alleviate flooding is not feasible, the Township may consider permitting minor additions with a lesser level of protection from the flood hazard.

2.15.3 Expansion or Additions to Existing Waterfront Development

2.15.4 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 water setback whenever possible.

2.15.5 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.

2.15.6 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 into the shoreline setback will generally be discouraged.

2.15.7 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 conditions imposed by the minor variance process, approval for such expansions or additions may be sought from the Committee of Adjustment.

2.15.8 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:

- a) 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;
- b) The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;
- c) 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;
- d) 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;
- e) 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;
- f) Safe access (ingress and egress) is provided;
- g) 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;
- h) 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); and
- i) The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to submit an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated.
- j) 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.”

34. Section 2 General Development Policies, is hereby amended with the addition of the following seven (7) new subsections 2.18, 2.19, 2.20, 2.21, 2.22, 2.23, and 2.24:

“2.18 Economic Development

2.18.1 Council recognizes that the economic base of the Township is largely dependent upon a mix of forestry, other resource-based industries, tourism and service, and retail commercial. It is Council’s intent to establish an environment which encourages new economic growth and new employment generation while sustaining existing economic strengths. Specific effort should be made to encourage economic growth in sectors that appeal to younger demographic in hopes of retaining a younger segment of the population to live and work locally.

2.18.2 It is a goal of this Plan to strengthen the existing economic base and to broaden the Township’s employment opportunities. To realize this goal, the following objectives are established:

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

2.18.3 It is acknowledged that Council 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 development industry through expediting the planning approvals, encouraging the rehabilitation of heritage buildings, and encouraging the retrofit of the existing building stock.
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 Township 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, and mining to the historic economic base of the Township.
8. Encouraging the development of home-based businesses.
9. Encouraging measures that will promote a year-round tourist season.
10. Encourage the development and redevelopment of Village downtowns and main streets through the use of Community Improvement Plans (CIP).
11. Support programs which focus on youth retention and employment opportunities for young adults.”

“2.19 Short Term Rental Platform Accommodation

This Plan recognizes short term rental platform accommodation as a form of tourist accommodation in the whole or part of a residential unit which is marketed or brokered by a short-term rental platform, and is not a rooming house, hotel, or bed and breakfast.

2.19.1 The Township may pass a by-law under the Municipal Act, S.O. 2001 and/or the Planning Act, S.O. 1990, to regulate and/or license short term rentals. Such by-laws may establish definitions of short-term rental accommodations and may place the use as permitted uses in certain zones, as well as 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.”

“2.20 Dark Skies

2.20.1 The high quality of darkness of the night skies and the ability to see stars is a defining element of the rural character of the Township of South Algonquin. Lighting that protects the night sky from light pollution, directs sufficient light downward, and minimizes light trespass and blinding glare (sometimes referred to as “Good Neighbour” lighting) will be encouraged. The resources of the International Dark Sky Association may be beneficial to the Township.

2.20.2 This Good Neighbor lighting enhances the safety of citizens and increases the security of property. Outdoor lighting is used to illuminate roadways, parking lots, yards, sidewalks and pathways, public meeting areas, work sites, homes, and building exteriors. Good Neighbor lighting increases the visibility of hazards, improves the safety of citizens, and provides a sense of security in the community.

2.20.3 The Township benefits from responsible, well-designed lighting in the following ways:

- it minimizes energy use;
- it reduces operating and maintenance costs;
- it increases the safety of citizens;
- it maintains and enhances the quality of darkness of the night skies;
- it can enhance property values and promote tourism.

2.20.4 The following “dark skies” policies shall be implemented in all development and redevelopment approvals:

- a) Subdivision development applications, commercial/industrial site plan development applications, and new institutional developments may be required to include a photometric plan of the site showing the proposed design light levels, along with details of the exterior light fixtures proposed to be used at the site.
- b) Light spillage from new development projects onto adjacent properties and roads shall be avoided. The target light levels at the development property’s boundaries shall be near 0.0 foot-candles.
- c) All exterior light fixtures should be properly shielded to prevent glare and to direct light downwards and onto a property.
- d) Light wattages may have to be reduced where reflective surfaces on the site may cause secondary (reflected) glare and light trespass.
- e) These policies may be implemented through the Subdivision and/or site plan approval processes.
- f) The Township may enact a Dark Skies By-Law in order to further implement these policies. Such a by-law may include regulations associated with public education as part of the implementation strategy.”

“2.21 Accessibility

2.21.1 The Township shall establish Accessibility Guidelines and Standards intended to promote enhanced accessibility in public buildings, community facilities, parks and recreation amenities, roads, walkways, and housing intended to meet the needs of persons with disabilities in a meaningful way. Such Guidelines are to consider all persons who may have a spectrum of disabilities whether it be mobility, cognitive, hearing or vision impaired, limited dexterity, or stamina.

2.21.2 The Township will attempt to remain current with technological advances and new construction practices, as well as with changes to barrier free design requirements of the Ontario Building Code and other applicable standards that may apply.

2.21.3 It is the intent of Council to incorporate these design standards for all newly constructed and retrofitted facilities owned, leased, or operated by the Township, to the extent practical.

2.21.4 Development, whether new construction or retrofitted, will be encouraged to design to these standards to the extent practical.

2.21.5 At a minimum, facility accessibility design standards shall be consistent with the Ontario Building Code, as amended.”

“2.22 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.”

“2.23 Biodiversity

The Township shall promote biodiversity and conserve natural heritage features and recognize the economic value they provide with respect to natural storm water collection, water quality, sequestering carbon emissions, improving air quality, reducing localized heat, and preventing flooding.”

“2.24 Water Resources

2.24.1 The Township shall strive to protect, improve, or restore the quality and quantity of water resources by:

- a) Considering the cumulative impacts of development;
- b) Minimizing potential negative impacts;
- c) Evaluating and preparing for the impacts of climate change to water resources;
- d) Identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological function of the water resource;

- e) Maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features, including shoreline areas;
- f) Implementing necessary restrictions on development and site alteration to protect, improve, or restore vulnerable surface and ground water features and their hydrologic functions;
- g) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
- h) Ensuring consideration of environmental lake capacity, where applicable;
- i) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads and maintain or increase the extent of vegetative and pervious surfaces; and,
- j) Work with Ontario Power Generation (OPG) to establish policies and procedures that recognize OPGs role in the management of the Township's water resources.

2.24.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.

Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.”

Section 3: Villages

35. Section 3.1 Introduction and Description, is hereby deleted in its entirety and replaced with the following:

“As the location of most commercial activity and municipal services, the Villages of Madawaska and Whitney serve as focal points for community life in South Algonquin. In keeping with provincial planning policies, and in the interest of efficient land use planning, new development will be especially encouraged within these settings. At the same time, however, the plan recognizes that residents do not want to see the Villages grow to a point where they lose their rural character and that much of the Villages’ potential for outward growth is limited by the presence of Crown land. There may be opportunities within Whitney and Madawaska for infill and intensification to support new development, however, Council is aware of the constraints on new development within the Villages due to existence of private servicing which may limit the scale of development.

3.1.1 As shown on Schedule A to this Plan, Whitney and Madawaska are designated as the Township’s two Villages. The two Villages will serve as the Township’s designated settlement areas. Accordingly, and in conformity with the Provincial Policy Statement (2020), the Villages shall be the preferred location for new development within the Township, provided private servicing constraints are addressed.”

36. Section 3.2 Permitted Uses, is hereby amended by adding the following new sentence at the end of the bulleted list:

“Generally, public service facilities should be encouraged to be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration.”

37. Section 3.3.2 is hereby deleted in its entirety and replaced with the following:

“3.3.2 The Township shall identify and promote opportunities for residential intensification and redevelopment within the Villages, where this can be accommodated and servicing is appropriate. A full range of housing densities, types, and tenure options will be permitted subject to the ability to provide appropriate water and sanitary services to support the development.”

38. Section 3.5 is hereby deleted in its entirety and replaced with the following:

“3.5 Boundary Adjustments to Villages

3.5.1. Adjustments to the boundaries of a designated Village, other than minor changes, will be subject to an official plan amendment and will be implemented following the processes outlined in Section 12 of this Plan.

3.5.2 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:

- Sufficient opportunities for growth are not available through intensification, redevelopment, and designated growth areas to accommodate the projected needs over the identified planning horizon;
- 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; and,
- In prime agricultural areas:
 - a) The lands do not comprise specialty crop areas;
 - b) There are no reasonable alternatives which avoid prime agricultural areas;
 - c) There are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas; and,
 - d) 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.
 - e) The new or expanding settlement area is in compliance with the MDS.

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.

3.5.3 Notwithstanding the policies of Section 3.5.3, the Township may permit adjustments of a settlement area boundaries outside a comprehensive review provided:

- a) there would be no net increase in land within the settlement areas;

- b) the adjustment would support the Township’s ability to meet intensification and redevelopment targets in the Plan;
- c) prime agricultural areas are addressed in accordance with 3.5.2 (c), (d) and (e); and
- d) the settlement area to which lands would be added is appropriately serviced and there is sufficient reserve infrastructure capacity to service the lands.”

Section 4: Rural Areas

39. Section 4.2.1 is hereby amended by adding the phrase “including 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;” after the word “agriculture,” in the 12th bullet point.

40. Section 4.3.2 is hereby amended with the addition of list items “e” and “f” and the subsequent renumber of the balance of items as follows:

- “e) will not cause adverse impacts on the environment and abutting development;
- f) will have regard for the protection of dark skies;”

41. Section 4.4 Protection of Agricultural Land and Activities, is hereby amended by adding the following new Subsection 4.4.2 which reads as follows:

“4.4.2 Existing and proposed agricultural operations and normal farm practices shall be governed by the Farm and Food Production Protection Act.”

42. Section 4.6 Aggregate and Mineral Extraction, is hereby deleted in its entirety and replaced with the following:

“4.6.1 The development of pits and quarries for commercial purposes is permitted in areas designated as "Rural". Wayside pits and quarries and portable asphalt and concrete plants used on public authority contracts shall be permitted throughout the Rural area, without the need for an official plan amendment, rezoning, except in areas of existing sensitive land use which have been determined to be incompatible, and in accordance with the policies of the Hazard Areas designation (Section 6) and the Natural Resources policies identified in Section 10.

4.6.2 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

4.6.3 Prior to considering development in areas of known aggregate resources, Council

shall be satisfied that the proposed development will not affect the long-term availability of aggregate resources in the Township and surrounding area.

4.6.4 Extractive uses, including peat extraction and mineral exploration, shall be adequately screened from surrounding uses.

4.6.5 Council may require that the proponents of extractive uses enter into agreements with the Township:

- to ensure that the development does not have an adverse impact on municipal roads;
- to provide for visual abatement; and
- to plan for the rehabilitation and after use of the site.

4.6.6 New residential development should not occur in areas in close proximity to extractive operations where noise, dust and traffic from the extractive use may be incompatible with the residential use. For the purposes of this policy, the influence area and minimum separation distance for a sensitive use (such as a residential use) near an extractive operation shall respectively be 1000 metres and 300 metres from a class III industrial facility, and 300 metres and 70 metres from a class II industrial facility. The development of any sensitive use within the influence areas noted shall require noise and hydrogeological studies to confirm there will be no impact on the sensitive land use from the extractive operation. This policy will also apply in a reciprocal fashion in establishing or redesignating an extractive operation near an existing sensitive land use.

4.6.7 An archaeological assessment will be required for any ground disturbance activity associated with wayside pits and quarries if the subject property is located in an area of archaeological potential or near a known archaeological site.

4.6.8 The removal or placement of fill may be permitted in conjunction with an established pit or quarry found within lands designated as Hazard Areas through an amendment to the zoning by-law. Applications for such activity shall only be approved after an environmental impact study, carried out by a qualified biologist/ecologist together with a hydrologist/hydrogeologist who are retained by the Township and paid by the proponent, has determined that the operation will not:

- a) alter the flood plain so as to cause detrimental impacts;
- b) have a negative impact on significant habitat areas and other natural features and areas; or
- c) affect the hydrogeological functioning of the feature.”

43. Renumbered Section 4.7 Mineral Aggregates and Mineral Resources, is hereby amended by replacing “Schedule C” with “Schedule B” in subsections 4.7.12 and 4.7.13.

44. Renumbered Section 4.9 Rural Commercial Development, is hereby amended by adding the following new Subsection 4.9.3:

“4.9.3 As a condition for site plan approval, Commercial Tourist Camps and other tourist

attractions shall be well screened from surrounding lands and roadways.”

45. Renumbered Section 4.10 Rural Residential Development, is hereby amended by adding the following new Subsection 4.10.2:

“4.10.2 New limited-services residential development shall be encouraged to locate in areas that:

- a) do not preclude the sustainable use of natural resources;
- b) do not have a negative effect on the Township’s significant natural or cultural heritage and archaeological resources and features;
- c) on the Township’s significant natural or cultural heritage and archaeological resources and features;
- d) do not consist of hazard lands and protected natural features.”

46. Renumbered Section 4.12 Parks and Recreation Uses, is hereby amended by adding the following new subsection 4.12.1:

“4.12.1 The Township is fortunate to have an abundance of public crown lands. These lands represent an opportunity for a wide range of economic and resourced based activities and supports the Township’s forestry and tourism industries.”

47. Renumbered Section 4.16 Waste Disposal Sites is hereby amended by deleting it in its entirety.

Section 5: Waterfront Areas

48. Section 5.3, General Development Standards for Waterfront Areas, is hereby deleted in its entirety and replaced with the following:

“5.3 General Development Standards for Waterfront Areas

5.3.1 These policies shall apply to the creation of new lots or additions to existing lots, new development, and redevelopment of existing waterfront lands and buildings.

5.3.2 Development in Waterfront Areas shall occur as a single tier of development adjacent to the shoreline except where development takes the form of clusters that provide public or private open space on the shoreline for the use of residents of the development.

5.3.3 Cluster forms of development shall be regulated through the subdivision or condominium approval process and site plan control. Where this form of development occurs:

- the shoreline open space should generally be provided at a rate of 8.0 metres (25 feet) of shoreline per unit;
- it should incorporate adequate buffers in the form of setbacks, berms, fences, and vegetation where it abuts a shoreline residential development in order to ensure that current landowners continue to enjoy their property;
- it should be setback a minimum of 30 metres from the water course or waterbody;

- it should involve the minimal disturbance of vegetation and soils; and
- a common dock should be generally used, which would accommodate up to 20 units and still allow room for swimming or other water activities.

5.3.4 The Township shall ensure that opportunities for public access to shorelines are provided.

5.3.5 No development will be permitted which would result in a waterbody being developed to a point of being over capacity as identified by the Province or Council. When reviewing development proposals, Council shall consider:

- a) the biological capacity of the lake in terms of the number of cottages, dwellings or tourist units that can be accommodated on a water body while maintaining sufficient levels of fish habitat, water clarity and water quality; and
- b) the recreational capacity of the lake in terms of maintaining a reasonable level of enjoyment on the surface of the lake for persons presently using the lake for recreational purposes.

5.3.6 New lot creation is not permitted on “at capacity” lake trout lakes. However, Council may consider the creation of new lots in certain circumstances where it can be proven to the satisfaction of council, in consultation with the Province, through detailed environmental studies; that development shall result in no negative impact on the lake. The Province shall be consulted in situations where one or more of the following conditions exist:

- a) the severance is to separate existing habitable dwellings, each of which has a separate septic system, provided the land use would not change; or
- b) all new septic system tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- c) all new tile fields are set back at least 300 meters from the shoreline of the lake or permanently flowing tributary to the lake; or
- d) the effluent pathway from a tile field would flow in a manner for a distance of at least 300 meters to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience; or
- e) where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to satisfaction of the Province.

The Township of South Algonquin has a number of lakes managed for lake trout by the Ministry of Natural Resources Forestry (Appendix A).

In the case of lake trout lakes at their biological capacity, lot creation and land use changes which would result in a more intensive use will not be permitted. Consultation with the Ministry of the Environment, Conservation and Parks and Ministry of Natural Resources and Forestry is recommended to determine if a special case, as spelled out in Section 5.3, exists. This policy applies to lake trout lakes that have already been provincially identified to the Township for public information are found in Appendix A.

Any additional lake identified as being at biological capacity either by the Province or during the assessment of a development proposal will also be subject to this policy.

5.3.7 Lake trout lakes classified by the Province as “not at capacity” can sustain additional development subject to the following criteria:

- a) development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water of the lake with non-disturbance of the native soils and vegetation;
- b) modeling of the lake to determine whether it can accommodate additional development;
- c) stormwater management via infiltration galleries, redirection of surface water runoff away from the lake;
- d) large development proposals (i.e., greater than five lots or resort/condominium developments) must be supported with a study by a qualified consultant. This study is an impact assessment of a proposed development on a water body to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

The classification of lakes in the Official Plan is subject to change and may change in the future based on factors such as an assessment of new water quality data and/or changes in water quality standards. Therefore, the possibility exists that a lake trout lake that is classified in the Official Plan as “not at capacity” or “at capacity” at a certain point in time may change during the life of the Official Plan. At capacity lakes shall be identified in Appendix A to this Official Plan and may be updated from time to time without an amendment to the Official Plan.

5.3.8 It is the responsibility of the property owners, including proponents of development proposals, to ensure that they are aware of the current classification of a lake at all times and, in particular, prior to submitting a planning application involving shore lands on lakes.

5.3.9 The Province the local municipality have the information on the current classification of a lake and it is recommended that either or both the Province and the local municipality be consulted prior to any actions being taken which may be affected by the classification of lake.

5.3.10 Should development be proposed which may bring a lake near the estimated biological or recreational capacity, Council shall only consider such a proposal after the developer has submitted an impact report prepared by a qualified professional, retained by the Township at the cost to the developer, that provides evidence to the satisfaction of Council that the development will not adversely affect the recreational and biological lake quality and meets the requirements of any lake capacity study endorsed by Council as a relevant basis for planning and development.

5.3.11 To maintain an appropriate balance between a natural shoreline and built form, shoreline activity should be focused within a defined area of the shoreline frontage of the lot and minimized in extent.

5.3.12 The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

5.3.13 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 development.

5.3.14 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 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. It is understood that on numerous waterbodies, the shore road allowance constitutes a portion of the 30 m setback.

5.3.15 Generally, this Plan strives to limit expanded development within the 30 m setback and 15 metre buffer areas (the first 15m back from water in the 30 m setback), 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.

5.3.16 On warm and cool water lakes, new lot creation, development, including the septic system tile bed, must be set back a minimum of 30 metres from the highwater mark of the lake with non-disturbance of the native soils and very limited removal of shoreline vegetation. Reductions to alter the 30 m shoreline setback will generally be discouraged.

5.3.17 For existing vacant lots of record on warm and cool water lakes, new development should be set back 30 metres if possible, otherwise as far back as the lot permits recognizing physical topographical constraints and /or undersized lots.”

49. Section 5 Waterfront Areas, is hereby amended by adding the following three (3) new subsections 5.4, 5.5, and 5.6:

“5.4 Preservation of Vegetation

5.4.1 The maintenance of shoreline vegetation is beneficial to:

- a) protect the riparian and littoral zones and associated habitat;
- b) prevent erosion, siltation, and nutrient migration;
- c) maintain shoreline character and appearance; and
- d) provide fish habitat.

5.4.2 Clearing of natural vegetation along the shoreline should be restricted to that needed for access, recreational use, limited view of the water and safety of residents. The shoreline frontage of the lot should be maintained in natural shoreline vegetation, including trees, in the water and upland along the water's edge. The extent of removal in the shoreline areas will be considered within the following parameters:

- a) A maximum of 30% of the shoreline frontage or up to 15 metres, whichever is the lesser, for shoreline/linear residential development;
- b) A maximum of 30% of the shoreline frontage or up to 30 metres, whichever is the lesser, for commercial development or waterfront landings;
- c) A maximum of 50% of the shoreline frontage or up to 45 metres, whichever is lesser, for marinas.

5.4.3 Projects involving development within the Waterfront Areas area shall incorporate measures to achieve a 30 m setback and 15 m vegetative buffer.

5.4.4 New development and the expansion or redevelopment of existing development in the Waterfront 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.

5.4.5 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.

5.4.6 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., 30% to a maximum of 15 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.

5.4.7 Any development within 120 m of a shoreline shall be subject to site plan control.”

“5.5 Net Environmental Gain

5.5.1 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.

5.5.2 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.

5.5.3 Proponents of waterfront development or redevelopment are encouraged to reference the “Municipal Site Evaluation Guidelines in Eastern Ontario” as a tool to help ensure that any of 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.”

“5.6 Waterfront Servicing

5.6.1 All new residential development shall be serviced by a private potable water system and a wastewater system approved by the appropriate approval authority.

5.6.2 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 consideration of alternative servicing 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 qualified professionals to identify all system- related options available to private landowners.

5.6.3 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.

5.6.4 Holding tanks shall not be permitted for new vacant lot development.

5.6.5 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 properly. Additional information may be required to ensure the system is adequately sized and configured to comply with the requirements of the OBC."

50. Renumbered Section 5.7 Residential Development, is hereby amended by deleting subsections 5.7.3, and further by deleting subsections 5.7.5, 5.7.6, 5.7.7, and 5.7.8 and replacing it with the following paragraph after 5.7.3:

"One Guest cabin (also commonly referred to as a "bunkie") will be permitted on a lot in the Waterfront designation so long as they remain secondary and incidental to the main residential dwelling on the lot. Guest cabins are not intended for occupation and gain, and shall not be utilized as rental accommodation or an additional residential unit. The zoning by-law shall contain provisions which limit the size of guest cabins and ensures that they are smaller than, and incidental to, the main dwelling. The zoning by-law shall also include provisions that require guest cabins to be dry/unplumbed and not contain plumbing and sanitary services."

Section 6: Protecting Public Health and Safety

51. Section 6 Hazard Areas, is hereby retitled "Protecting Public Health and Safety".

52. Section 6.1 Introduction, is hereby deleted in its entirety and replaced with the following:

"Constraints to development are primarily related to natural hazardous conditions such as the existence of floodplains, erosion hazards or the presence of unstable slopes, unstable soils and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes. There are also constraints to development as a result of man-made hazards such as contaminated lands, abandoned mines, or where land use activities generate non-compatible conditions such as noise concerns exist.

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. This Plan also recognizes that we should be planning and preparing for the impacts of a changing climate that may increase the risk associated with natural and man-made hazards."

53. Sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 6.10, 6.11, 6.12 are hereby deleted in their entirety and replaced it with the following four (4) new sections in sequential order as follows:

"6.2 Identifying Hazard Areas

There is a general lack of accurate mapping showing the location of areas characterized by natural or man-made hazards. Where hazard mapping exists it is shown on Schedule B, Constraints. Hazardous areas are identified on Schedule B 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 abandoned mines and active aggregate operations. It is recognized that hazardous conditions may exist which are not shown on Schedule B and as such it is important to ensure that appropriate consultation be included in any development review process.

The Township shall work with public authorities and utilities to update the hazard mapping and identify areas that are known natural or man-made hazards.”

“6.3 Natural Hazardous Lands – Flooding And Erosion

6.3.1 Defining Areas Subject to Floods and Erosion

The floodplain areas generally represent lands known to be subject to 1 in 100 year flood events.

6.3.2 Permitted Uses

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, will be permitted where there is existing nonconforming development.
2. Uses which by their very nature must be located within the flood plain and will not affect the hydrology or hydraulics of the flood plain may be permitted;
3. Works required for flood and/or erosion control and passive recreational and/or open space non-structural uses which do not affect the hydrology or hydraulics of the flood plain may 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:
 - a) the hazards must be safely addressed and the development and site alteration is carried out in accordance with the established standards and procedures;
 - b) new hazards are not created and existing hazards are not aggravated;
 - c) no upstream or downstream adverse impacts will result; and,
 - d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

6.3.2.1 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.

6.3.3 Unstable Slopes And Organic Soils

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

6.3.3.2 The underlying designation on Schedule A shall identify the permit uses on such lands.

6.3.3.3 Notwithstanding 6.3.3.2, 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 shall not be permitted on lands designated as having unstable slopes or unstable soils.

6.3.4 Setbacks

6.3.4.1 Generally, thirty (30) metre building setbacks shall be imposed from the boundaries of Hazard Areas, except for:

- a) valley lands, where a 30 metre setback will be imposed from the stable top of bank; and;
- b) permanent and intermittent streams, where a 30 metre setback will be imposed from the meander belt, or the land across which a stream shifts its channel from time to time.”

“6.4 Man-Made Hazard Lands – 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 is not available for the Township.

6.4.1 Policies

6.4.1.1 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.

6.4.1.2 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.

6.4.1.3 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.

6.4.1.4 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.

6.4.1.5 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.

6.4.2 Closed Waste Disposal Sites

There are no known municipal Closed Waste Disposal/Landfill Sites that have been identified by the Ministry of the Environment, Conservation and Parks within the Township. There are several former closed landfills on Crown Land that are identified on Schedule B.

6.4.3 Site Decommissioning and Clean-Up

6.4.3.1 It is the intent of Council to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse.

6.4.3.2 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 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.

6.4.3.3 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."

“6.5 Other Health and Safety Concerns

6.5.1 Abandoned Mine Sites

6.5.1.1 There are a number of known mine hazards located in the Township. Known mine hazards located in the Township are shown on Schedule B.

6.5.1.2 It shall be policy to recognize past producing mines as areas where development should be restricted. Any proposed development within a one-kilometre radius of a past producing mine, as identified on Schedule B, will first be subject to consultation with the Ministry of Mines. Should it be deemed necessary a detailed site evaluation conducted by a qualified consultant will be required prior to development. Documentation from this study shall demonstrate that:

- a) the development land is suitable for the type of development proposed; and
- b) the mine hazard can be mitigated and remediated to properly address public health, safety, and environmental concerns to the satisfaction of the Township.

6.5.1.3 Development on, abutting and adjacent to lands affected by mine hazards may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed.

6.5.1.4 Other mine hazards may exist in the Township. These sites, when identified by the Ministry of Mines, shall be added to Schedule B without the need for amendment to this plan.

6.5.2 Noise and Vibration

6.5.2.1 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.

6.5.2.2 Notwithstanding policy 6.5.2.1 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.

6.5.3 Incompatible Land Uses

6.5.3.1 In reviewing any development application, the Township 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, Guidelines.

6.5.3.2 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.

6.5.3.3 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).

6.5.3.4 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.

6.5.4 Wildland Fire

6.5.4.1 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.

6.5.4.2 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.

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

6.5.4.4 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 through an EIS that there will be no negative impacts on the natural features or their ecological functions.”

Section 7: Crown Land

54. Section 7.2 Co-operation with Province, is hereby amended by adding the following two (2) new subsections 7.2.2 and 7.2.3:

“7.2.2 This Plan recognizes that large portions of the Township are subject to an on-going land claim settlement with First Nation communities. This Plan is intended to support the Land Claim settlement.

7.2.3 A number of boat launches located throughout the Township are located on Crown Lands and involves coordination with the Province.”

55. Section 7.3 Disposal of Crown Lands, is hereby amended by adding the sentence “The Township encourages the transfer of lands from the Province to the Township when they are surplus to the Province’s needs” at the end of the existing paragraph.

56. Section 7.4 Privatization or Leasing of Crown Land, is hereby amended by replacing the word “shall” with “may”.

Part III: Further Development Policies

Section 8: Municipal Services

57. Section 8.2.1 is hereby amended by replacing the word “protect” with “conserve” in listed number 6.

58. Section 8.3 Waste Management, is hereby deleted in its entirety and replaced with the following:

“8.3.1 The Province has jurisdiction over waste management practices in the Township and requires that all waste must be disposed of at an approved waste disposal site.

8.3.2 As required by Section 46 of the Environmental Protection Act, no use shall be made of 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 unless the approval of the Minister of the Environment for the proposed use has been given.

8.3.3 All existing and new waste disposal sites within the Township shall meet the requirements of the Province and may be subject to the requirements of the Environmental Assessment Act.

8.3.4 The Township will continue to utilize the Whitney and Madawaska landfill sites to dispose of solid waste. The capacity of the Whitney landfill site is expected to be sufficient until 2049, while the Madawaska landfill site will be sufficient until 2041. The Township will continue to promote waste diversion through its recycling program at each landfill site.

8.3.5 New landfill sites for solid waste disposal or waste management facilities shall be located so as to provide adequate protection to residents against any adverse environmental effects, as determined by the Province.

8.3.6 Where possible, the Township shall investigate opportunities for the development of cost-effective waste management programs.

8.3.7 Waste disposal sites shall be restricted to closed or open waste or a sanitary landfill site as identified on Schedule A. Ancillary uses such as recycling depots and transfer stations shall also be permitted. Disposal of liquid industrial, radioactive, or toxic waste shall not be permitted.

8.3.8 Where development is proposed within 500 m of the fill areas of open or closed landfill sites, the completion of technical studies to demonstrate that there will be no negative impacts on water supply, leachate, methane gas, rodents, vermin, or other related impacts.

8.3.9 Factors to be considered when land use is proposed near an operating site include: landfill-generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.

8.3.10 Waste disposal sites shall be operated and maintained in accordance with the standards set by the province.

8.3.11 No use shall be made of land used as a waste disposal site for a period of twenty-five years from the year in which the waste disposal use ceased without the approval of MECP.

8.3.12 Development of lands adjacent to a closed or open waste disposal site shall be subject to the Land Use Compatibility Assessment.

8.3.13 The establishment of any new waste disposal site shall require an amendment to the Official Plan and the Zoning By-Law.

8.3.14 The Township shall attempt to divert all organic material and recyclables from being landfilled.

8.3.15 The Township shall continue to expand the range of materials to be recycled and/or diverted from landfill.”

59. Section 8 Municipal Services, is hereby amended by adding the following new subsection 8.4:

“8.4 Water, Wastewater and Stormwater Services

8.4.1 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 Township. Currently there are no centralized or decentralized municipal sewer or water services in the Township. Any future capital expenditures required for the introduction of water and wastewater systems are considered to be in full conformity with this Official Plan.

8.4.2 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.

8.4.3 Where development is proposed on private services, the applicant must demonstrate 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 through the Ontario Building Code or the Province, whichever is applicable. In addition, the applicant must demonstrate that the proposed development will not result in increased costs to the Township for the provision of other required services such as road maintenance, school transportation, waste collection, etc.

8.4.4 Partial services may be permitted where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development.

8.4.5 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 Province, as well as the approval processes under the Environmental Assessment Act, Ontario Water Resources Act, Safe Drinking Water Act, and the Planning Act. For the sake of clarity, private communal systems servicing five (5) or less residential units/lots are permitted but do not require a municipal responsibility agreement.

8.4.6 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 a responsibility agreement. The need to develop on private services may place limits on the amount, distribution, and type of development which may take place.

8.4.7 The Township, 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 Township will also determine the number and types of communal systems that will be accepted by the Township. In general, the Township 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 Township.

8.4.8 Communal systems must be owned, operated, and managed by the Township 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, provided an agreement has been entered into with the municipality or public body pursuant to Section 51 of the Planning Act.

8.4.9 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.

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

Section 9: Transportation

60. Section 9.1.1 is hereby amended by deleting the comma and word “and” in the first sentence of the existing paragraph.

61. Section 9.2.1 is hereby amended by adding the phrase “and are planned and designed to be able to withstand the anticipated impacts of climate change” after the phrase “to address project needs”.

62. Section 9.5 Provincial Highways, is hereby deleted in its entirety and replaced with the following:

“9.5.1 Highways 60, 127 and 523 are understood to be provincial highways under the control and jurisdiction of the Ministry of Transportation (MTO). Permits and approval from the MTO shall be 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 Highway Improvement Act (PTHIA) and the Highway Corridor Management Manual. MTO’s designated controlled areas fall upon or within:

- a) 45 metres of any limit of a highway or 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 a highway, 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 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 require permits for any location signage that are within 400m from MTO right-of-way. All signage must be 3m from the ROW, shown on the site plan, and a permit is required.

9.5.2 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. Development driven highway improvements are sole responsibility, financial or otherwise, of the proponent. These responsibilities include construction of the triggered improvements to Ministry standards as well as associated works such as property acquisition, servicing connections, utility relocations and additional regulatory approvals. For developments within or adjacent to the MTO control area a preconsultation with MTO and the Township will be required.

9.5.3 Any new proposed access connection (e.g., public road or signalized intersection) that is located on a municipal crossroad or municipal road allowance and within the vicinity of a provincial highway, intersection or interchange ramp terminal must meet MTO's access management practices and principles. Exact locations of new public roads or signalized intersections shall be approved by MTO. Pre-consultation with MTO and the Township before access connections to provincial highways must be completed to address transportation network deficiencies and determine the required improvements.

9.5.4 New developments with frontage on a municipal road, shall obtain its access connection from that municipal road. An access connection generally will not be permitted to the highway for a lot with municipal road frontage, unless internal access to the total holding is impractical due to topographical or physical constraints or it can be demonstrated that access from the public road would be unsafe. In addition, MTO shall require the municipality to obtain the consent of the Minister to open, close or divert any road entering upon or intersecting a provincial highway. Any entrance which is proposed to service a home occupation which is classed as an industrial or commercial land use shall require preconsultation with MTO and Township and the approval of MTO prior to municipal permits or approval.

9.5.5 Prior to the formal submission of a plans of subdivision, severance, rezoning or site plans applications to the approval authority, MTO encourages the proponent to set up a pre-consultation meeting with MTO staff through the Township. The purpose of the pre-consultation meeting is for MTO to provide the proponent with its anticipated conditions, service commitment guarantees for issuance of permits, permit requirements upon registration (such as, building/land use, entrance, encroachment, and sign permits). Existing entrance shall not be utilized for the creation of additional properties or provide access to properties without the preconsultation with MTO and the Township and the approval of MTO.

9.5.6 The number of access points onto provincial highways from existing lots of record within the waterfront areas shall generally be limited to one access. Additional access points will require preconsultation with MTO and the approval of MTO. Waterfront properties which do not have frontage on a provincial highway shall be restricted from using provincial highway access from neighbouring properties without preconsultation with MTO and the Township and the approval of MTO.”

63. Section 9.8 Roads over Crown Land, is hereby amended by adding the following paragraphs below listed item b):

“For the purpose of this Plan, roads over Crown land shall be treated as private roads not maintained by the Township.

The Township does have “non-operational parks” within the Township and that the roadways within them are part of the Township’s Road Network and for which the Township maintains these road under agreement “in a like manner of a contractor” for those portions of the road which are of municipal interest to ensure access for residents.”

64. Section 9.9 Shore Road Allowances, is hereby amended by adding a new subsection 9.9.3 as follows:

“9.9.3 The Township may pass a by-law regulating the use and sale of shore road allowances”.

65. Section 9.10.1 is hereby amended by adding the phrase “multi-use” before the phrase “recreational trails”.

66. Section 9.10.3 is hereby amended by adding the phrase “contain accessible elements” before the phrase “an minimize impacts”.

67. Section 9.10.5 is hereby amended by replacing the phrase “not be permitted” with “be regulated by MTO” in the second sentence.

68. Section 9.11.1 Other Road Policies, is hereby amended with the addition of the following new bullet point:

- “new limited-service residential lots created by a consent where the lot fronts on an existing private or crown road with an appropriate private right-of-way, as determined by all other policies of this Plan;”

69. Section 9.11 Other Road Policies, is hereby amended by adding a new subsection 9.11.2:

“9.11.2 New waterfront or limited services residential lots with frontage on a private road or crown road, may be permitted on the condition that the proponent enters into an agreement with the Township to be registered on title. The requirement for such an agreement shall be included as a condition of consent. Such an agreement shall indicate:

1. That the owner recognizes that the lot is located on a private road or crown road which is not maintained by the Township.

2. That the disposal of garbage, snowplowing and any other road maintenance is the responsibility of the property owner;
3. That the Township assumes no liability in the event that emergency vehicles are not able to access the lot because of impassable road conditions;
4. That the owner indemnifies the Township for any loss or damages; and
5. Other such conditions as may be required by the Township.

In addition to the above, the proponent shall be required to place all new limited-service residential lots into the "Limited-Service Residential Zone".

70. Section 9.11.5 Other Road Policies, is hereby deleted in its entirety and replaced with the following:

"9.11.5 The Township will open an unopened road allowance only when it has determined that such opening is in the public interest, financially viable, in conformity with this Plan and the Township Road Allowance Policy."

Section 10: Environmental Protection

71. Section 10.1.1 Environmental Protection Introduction is deleted in its entirety and replaced with the following:

10.1.1 "Much of the township's valued rural character can be attributed to the presence of a highly unspoiled natural environment. The Township's land use planning policies reflect the importance of the natural environment, especially by setting out effective resource management strategies.

10.1.2 Environmental stewardship of the Township's natural heritage features is key to a sustainable future. Environmental stewardship conserves, protects, restores, and improves the natural environment for current and future generations.

10.1.3 The Township will provide for biodiversity protection, as required by the Provincial Policy Statement 2020, through the review of development applications and supporting documentations.

10.1.4 The Ministry of Natural Resources and Forestry (MNRF) provides technical advice related to species at risk and their habitat, including advice on survey protocols for site specific assessments and approval of delineated species at risk habitat.

10.1.5 The Ministry of Environment, Conservation and Parks (MECP) regulates required authorizations under the Endangered Species Act, 2007 and the associated regulation (O. Reg. 242/08) if development or site alteration will impact endangered or threatened species or their habitat. Any technical studies required to support development applications shall be conducted by a qualified professional and shall be subject to peer review. The MECP also has jurisdiction over water quality, soil contamination, waste management, and air quality in the Township.

10.1.6 This Plan recognizes that the natural environment is sacred for Indigenous communities. As a result, Indigenous communities have unique interest in the Natural Heritage policies of this Plan. There is a particular interest in the waterways and repairing the damage that have been done to waterways and near-water lands and helping restore the natural environment.”

72. Section 10.2 General Policies, is hereby retitled “Natural Heritage Policies” and amended by deleting the section in its entirety and replacing it with the following:

“10.2 Natural Heritage Policies

10.2.1 Environmental protection and effective resource management are important to the future of the Township. Generally, new development shall be sympathetic to natural resources and environmentally significant areas. The Township must exercise strong management in this regard, while recognizing there are a number of other public and private agencies that also have a mandate to concentrate on certain elements of this duty.

10.2.2 The Township will ensure that the diversity and connectivity of natural features in the municipality, and the long-term ecological function and biodiversity of the Township’s natural heritage systems, will be maintained, restored, or, where possible, improved over time. The Township will also recognize linkages between and among natural heritage features and areas, surface water features and ground water features in its assessment of development proposals.

10.2.3 Natural heritage features include: unevaluated wetlands; Provincially Significant Wetlands Woodlands, and Valleylands; Areas of Natural and Scientific Interest (ANSIs), fish habitat, and endangered and threatened species habitat and linkages. These features are important to the unique rural character and diversity of the natural environment found in the Township and possess or perform ecological functions and represent significant natural capital assets. (See Schedule C for a map of Natural Heritage Features.)

10.2.4 While all natural heritage features are important to the Township, some have been identified by the Natural Resources and Forestry (MNR) as having Provincial significance.

10.2.5 The policies of this Plan are intended to address the provincial and local requirements which must be met in order to ensure that natural heritage features are adequately protected. These policies may be amended from time to time as additional information is gathered with respect to the significance or sensitivity of various natural heritage features.

10.2.6 Environmental resources are identified to manage, preserve and protect them from indiscriminate usage, irreversible damage, and depletion of natural resources or extinction.

10.2.7 All proposed development in the Township of South Algonquin shall meet provincial standards for air, ground, light, noise, and water pollution control.”

73. Section 10.4 Stormwater Control and Management, is hereby deleted in its entirety and replaced with the following:

“10.4.1 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 stormwater management, the Township shall attempt to protect, improve, or restore the quality and quantity of water and plan for the impacts of climate change.

10.4.2. 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.

10.4.3 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.

10.4.4 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.

10.4.5 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 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, 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 (i.e., use of rain barrels, French drains, and 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, MECP Stormwater Planning & Design Manual, 2003 and the “City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)” are helpful reference guides. MECP approvals may be required for stormwater works or facilities that discharge to the natural environment (ditches, creeks, rivers or lakes).”

74. Renumbered Section 10.6.2 Significant Natural Heritage Features, is hereby deleted in its entirety and replaced with the following:

- “Significant Habitat of Endangered and Threatened Species;
- Fish Habitat;
- Provincially Significant Wetlands
- Unevaluated Wetlands;
- Areas of Natural and Scientific Interest (ANSIs)
- Significant Wildlife Habitat”

75. Renumbered Section 10.6.6 is hereby amended by adding the following sentence at the end of the existing paragraph:

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

76. Renumbered Section 10.6.7 is hereby amended by replacing the phrase “Environmentally Significant Areas” with the phrase “At Capacity Lake Trout Lakes” in listed item #7 of the existing chart, which shall therefore read as follows:

Item	Constraint Feature	Adjacent Land Distance
1.	All water bodies and watercourses (streams, rivers, lakes, etc.)	30 metres
2.	Provincially / Locally Significant Wetlands	120 / 50 metres
3.	Significant Habitat of Endangered, Threatened or Special Concerned Species	120 metres
4.	Fish Habitat	120 metres
5.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Life Science	120 metres
6.	Provincially Significant Areas of Natural or Scientific Interest (ANSIs) – Earth Science	50 metres

7.	At Capacity Lake Trout Lakes	300 metres
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77. Section 10 is hereby amended with the addition of the following new subsection 10.7:

“10.7 Endangered and Threatened Species Habitat and Adjacent Lands

10.7.1 The Township contains a wealth of natural features including habitat for endangered and threatened species. The Province requires that where development is proposed within areas which are potential habitat of endangered or threatened species, or within 120 meters of such areas, the following policies shall apply.

- a) An Environmental Impact Statement shall be undertaken in consultation with MECP to determine whether the habitat of endangered and threatened species is present.
- b) Development and site alteration shall not be permitted in significant habitat of endangered or threatened species at certain times of the year.
- c) Development and site alteration may be permitted within 120 meters of significant habitat of endangered or threatened species if it has been demonstrated through an Environmental Impact Statement that there will be no negative impacts on the natural features or ecological functions for which the area is identified. Those preparing Environmental Impact Statements will be required to consult SAR Ontario prior to the completion of the EIS for consideration of Species at Risk (SAR) and SAR habitat to ensure their protection.
- d) Should additional species be added to the Species At Risk Ontario (SARO) List, the policies of this section of the Plan shall apply as may be required.

10.7.2 The Township shall remain current with issues related to Species at Risk. Should any endangered and threatened species habitat be identified in the Township in the future, MECP shall be contacted to develop a mutually acceptable protocol for the sharing of information regarding this natural heritage feature or area.”

78. Section 10.8 Areas of Natural and Scientific Interest (ANSIs), is hereby deleted in its entirety and replaced with the following:

“10.8.1 Areas of Natural and Scientific Interest (ANSIs) represent high quality and unique life science and earth science features across a variety of landscapes throughout the Province. Life Science ANSIs are significant representative segments of Ontario’s biodiversity and natural landscapes including specific types of forests, valleys, prairies and wetlands, their native plants and animals, and their supporting environments. Earth Science ANSIs include the best representatives of bedrock, fossils, and glacial landforms.

10.8.2 An ANSI is a natural heritage feature which has been identified and evaluated by MNR based on specific natural functions and features which exist. Where development requiring any planning approval is proposed within 120 metres (394 feet) of the Areas of Natural and Scientific Interest shown on Schedule C, Council shall require an Environmental Impact Statement (EIS) to be submitted with the application.”

79. Section 10.9 Fisheries Resources, is hereby deleted in its entirety and replaced with the following:

“10.9.1 Fish habitat areas include spawning grounds and nursery, rearing, food and migration areas on which fish depend on in order to carry out their life cycle. Fish resources have large value to the Township for their vital role in the food chain, their contribution to the diversity of species, their function as a natural water quality indicator, as well as their role in providing recreational sport fishing opportunities and associated economic benefits. As a consequence, and given the major significance of water bodies to the history and present character of the area, the Township has considerable interest in protecting fish habitat from harmful alteration, disruption. and destruction. Development and site alteration shall not be permitted in fish habitat areas, except in accordance with provincial and federal requirements. The Township shall work with the Province to identify fish habitat.

10.9.2 Currently, no detailed fish habitat mapping exists for the Township of South Algonquin. This Plan shall consider all water bodies to be fish habitat unless an EIS has been conducted by a qualified individual that demonstrates the water body is not fish habitat. The Township shall work with the province to identify and map fish habitat.

10.9.3 Where new lots are proposed abutting fish habitat, development will only be permitted if it has been demonstrated through an EIS that there will be no negative impacts on the feature or its ecological function. In addition, site-specific zoning may be used to impose greater setbacks and place sensitive areas in a zone that will prohibit development.

10.9.4 Where development or site alteration may potentially affect fish habitat, the Department of Fisheries and Oceans shall be consulted and required approvals obtained.

10.9.5 It is recognized that storm water management and drainage measures, although frequently located some distance from fish habitat, have significant potential to affect it. When evaluating storm water and drainage activities, consideration shall be given to potential impacts upon fish habitat.”

80. Section 10.10 Wildlife Resources, is hereby retitled “Wildlife Habitat & Adjacent Lands” and is amended by deleting and replacing the section in its entirety as follows:

“10.10 Wildlife Habitat & Adjacent Lands

10.10.1 The Township recognizes the importance of conserving wildlife habitat for the purposes of maintaining the ecosystem and its diversity. Additionally, many social and economic benefits accrue from maintaining habitat, related to tourism, nature observation, hunting, and trapping.

10.10.2 Wildlife areas include wildlife habitat areas, feeding and nesting areas and areas that provide protection, cover and food, that combined contribute to self-sustaining wildlife populations.

10.10.3 Significant habitat of endangered and threatened species and significant wildlife habitat including deer wintering habitat, significant wetlands and wildlife management areas are to be protected from incompatible activities.

10.10.4 Where development is proposed within 120 metres of significant wildlife habitat, the proponent will be required to prepare an Environmental Impact Statement report to the satisfaction of Council, outlining the measures that need to be undertaken to ensure that there is no negative impact on the habitat as a result of the development. In such cases, new development may be permitted provided it does not harmfully alter, disrupt, or destroy the habitat area; and there will be no net loss or net gain of productive capacity of the habitat area.

10.10.5 Where wildlife habitat is present, development or site alteration will only be permitted if an Environmental Impact Study, prepared by a professional qualified in the values being assessed, demonstrates to the satisfaction of Council that there will be no negative impact on the feature or its ecological functions.”

81. Section 10.11 Wetlands, is hereby retitled “Provincially Significant Wetlands and Unevaluated Wetlands” and is amended by deleting the section in its entirety and replacing it with the following:

“10.11 Provincially Significant Wetlands and Unevaluated Wetlands

10.11.1 Wetlands mean 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 or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Wetlands are important for their role in climate change and carbon capture, the recharge and discharge of groundwater, water quality improvement, flood and erosion damage reduction, wildlife habitat, and recreational and tourism opportunities such as hunting, fishing, bird watching, hiking, and boating.

10.11.2 Wetlands are an important natural resource, and the ecological, social and economic benefits that can be attributed to them are substantial. Although there are currently no known provincially significant wetlands identified in the Township of South Algonquin, it is possible that provincially significant wetlands exist. Where a provincially significant wetland is identified, development and site alteration shall not be permitted. Development or site alterations such as filling, grading, and excavating shall be prohibited within the Provincially Significant Wetland and unevaluated wetlands.

10.11.3 Development and site alteration shall only be permitted on lands within 120- m of a provincial significant wetland or 30 m of an unevaluated wetland if it can be demonstrated through an Environmental Impact Statement (EIS) that there are no negative impacts on the wetland’s natural features or ecological functions. For development within 30 m of an unevaluated wetlands that demonstrate characteristics of a PSW, the required EIS shall include a wetland evaluation prior to development being approved.

10.11.4 Established agricultural uses ongoing at the date of adoption of this Plan are permitted to continue in or adjacent to all Wetland features and areas, but new or expanded agricultural buildings or structures or the clearing or draining of additional lands are only permitted subject to the Environmental Impact Assessments.

10.11.5 New utilities/facilities shall be located outside wetlands, where possible.”

82. Section 10 is hereby amended with the addition of the following new subsection 10.12 as follows:

“10.12 Environmental Impact Statements/Studies

10.12.1 Where required, an Environmental Impact Statement/Study (EIS) shall be completed prior to Council or the appropriate approval authority granting approval of the application. Council or the approval authority shall be satisfied with the study and the recommendations prior to making the decision and may require a peer review to assist in this determination.

10.12.2 An EIS, when prepared for the Municipality in accordance with this Official Plan, will:

- a) Confirm the boundaries of the natural feature and adjacent lands to be protected and define the limits of all hazards including erosion, flooding, and slope instability hazards where not already determined;
- b) Carry out a detailed inventory of the natural feature including the verification of constituent vegetation communities and their respective floral and faunal compositions, physical site characteristics, and identification of its ecological functions and attributes including habitats of any threatened or endangered species, and species and communities of concern to the Ministry of Natural Resources Forestry having regard to habitat, type, diversity, size and configuration, and the degree of connection to other environmental resources;
- c) Assess the degree of sensitivity of the environmental conditions, including an evaluation of such conditions in relation to the proposed development;
- d) Assess the potential cumulative impacts of the proposed development on the natural area’s ecological functions and attributes with respect to the criteria for which the area was originally designated as Environmental Protection; and
- e) Define the need for, and nature of, any mitigating measures required to protect the feature and ecosystem from the impacts of the proposed development.

10.12.3 The Municipality, in consultation with the Ministry of Natural Resources and Forestry:

- a) shall identify the appropriate scope and study area for each required Environmental Impact Study;
- b) may alter the requirements for an Environmental Impact Study where appropriate studies and fieldwork have been prepared and accepted by the Municipality in connection with a previous development application or a previous development approval for the subject lands, or where site conditions

- warrant; and,
- c) May require that submitted EIS reports be peer reviewed by a subject matter expert.”

83. Renumbered Section 10.13 Cultural Heritage Resources is hereby retitled “Built and Cultural Heritage Resources” and amended by deleting the section in its entirety and replacing it as follows:

10.13 Built and Cultural Heritage Resources

10.13.1 Council shall endeavour to conserve significant built heritage resources and significant cultural heritage landscapes. This shall be achieved through the restoration, protection, maintenance and enhancement of significant built heritage resources and significant cultural heritage landscapes. For the purpose of this plan, built heritage resources 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. For the purpose of this plan, built cultural heritage landscapes include 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.

10.13.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

10.13.3 Areas of archaeological potential are determined through the use of screening criteria established by the Province. 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 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, burial sites) 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.

10.13.4 Indigenous communities 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, Indigenous communities 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.

10.13.5 The Township may consider the establishment of archaeological management plans and cultural plans in partnership with Indigenous communities and the province.

10.13.6 Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

10.13.7 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.

10.13.8 Council may establish a municipal heritage committee to advise and assist council on matters related to the Ontario Heritage Act.

10.13.9 Pursuant to the Ontario Heritage Act when properties of significant built heritage value or interest are identified council may: a) Designate these properties as having cultural value; or b) 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 c) Designate the municipality, or any area or areas within the municipality as a heritage conservation district.”

84. Renumbered Section 10.14 Archaeological Resources, is hereby deleted in its entirety and replaced with the following:

“10.14.1 The Township recognizes that there may be archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential, located within the boundaries of the Township. The MHSTCI database identifies four registered archaeological sites in the Township. The Township appreciates that the lands adjacent to the many lakes and other water bodies, have the potential to contain significant archaeological resources. These resources may include the remains of buildings, structures, activities, places, or cultural features which, due to the passage of time, are on or below the surface of land or water and are significant to the understanding of a people or place.

10.14.2 Areas of archeological potential shall be determined through the use of provincial screening criteria which includes lands that contain or are located within at least one of the following:

- a) 50 meters of a known archaeological site.
- b) 300 meters of a primary water source such as a lakeshore, river, or large creek.
- c) 300 meters of an ancient water source identified by a beach ridge or river bed.
- d) 200 meters of a secondary water source such as a wetland, marsh, small creek, or spring.
- e) 10 meters of a cemetery dating prior to 1945 (World War II).
- f) Elevated topography (knolls, drumlins, eskers, plateaus, etc.).
- g) Pockets of sandy soil in a clay or rocky area.
- h) Unusual land formations (mounds, caverns, waterfalls etc.).
- i) An extractive area (for food or scarce resources).
- j) Non-aboriginal settlement features (monuments, burial sites).
- k) Historic transportation features (road, rail, portage).
- l) Designated property (refer to Municipal Heritage Committee).
- m) Local knowledge associated to property with historic events, activities, or occupations.

10.14.3 The Township should consult with local Indigenous communities to clarify provincial screening criteria to ensure indigenous cultural interests are addressed

10.14.4 The Township shall require an archaeological assessments conducted by archaeologists licensed under the *Ontario Heritage Act*, when any of the triggers identified above are met. Where required, Stage 1 Archeological assessments will be required in support of a development proposal. Where a Stage 1 report recommends further Archeological assessment, the requirement for the additional assessment may be a condition of any development proposal. Archaeological assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Heritage, Sport, Tourism, and Cultural Industries (MHSTCI), as well as licensing requirements developed under the *Ontario Heritage Act*.

10.14.5 If an archaeological assessment determines that significant archaeological resources are present on a site, the resource shall be documented and conserved to the satisfaction of the MHSTCI through excavation or in situ preservation prior to final approval of the development proposal. In addition, any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.

10.14.6 Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the MHSTCI , when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

10.14.7 The Township may pass archaeological zoning by-laws, pursuant to the *Planning Act*, for the protection of significant archaeological sites and features.

10.14.8 Where significant archaeological resources must be preserved on site, only development and site alterations which maintain the heritage integrity of the site will be permitted.

10.14.9 Pursuant to the relevant provisions of the *Planning Act*, sites containing archaeological resources may be zoned to restrict or prohibit uses which might conflict with the preservation of such resources.

10.14.10 The First Nation communities shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of First Nations Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the First Nation communities shall be notified by the proponent and/or the Township should any burial sites or human remains be discovered which are to be of potential aboriginal origin.”

85. Section 10.14 Contaminated Sites, is hereby deleted in its entirety.

86. Section 10 Environmental Protection, is hereby amended with the addition of the following new subsection 10.15:

“10.15 Energy Conservation, Air Quality, and Climate Change

10.15.1 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.

10.15.2 The Township shall support energy efficiency and improved air quality through land use and development patterns, including at the single lot level, 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 and alternative energy systems in all new development and re-development projects.
4. Consider LEED (Leadership in Energy and Environmental Design) or similar 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. Facilitate the diversion of organic waste from the municipal garbage stream through household composting or other means in order to reduce greenhouse gas emissions from the landfill.
9. 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.

10.15.3 The Township will encourage reduced energy use through shading and sheltering, the municipality will encourage tree planting such as the development or protection of trees and innovative green spaces. The municipality will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.”

Section 11: Land Division

87. Section 11.1 Consents, is hereby deleted in its entirety and replaced with the following:

“11.1 Consents

11.1.1 Land division by consent will continue to be the primary form of development in the Township and is generally deemed to be the appropriate process for the creation of up to three lots, not including the retained parcel This form of development shall generally be permitted to continue provided that it:

- a) does not result in unnecessary expansion of the present level of municipal services;
- b) does not restrict the operation or expansion of aggregate extraction, forestry, or agricultural activities; and
- c) does not result in negative impacts on natural heritage features, such as fish habitat and significant wildlife habitat, in accordance with the policies of Section 10 of this Plan.

11.1.2 If the property subject to a consent application is located partially or completely within a Natural Feature area discussed in Section 10, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site.

11.1.3 Given the limited size of the Township's road network and the limited availability of private (i.e., patent or non-Crown) lands on which development may take place, a continuous row of limited residential development will be permitted on municipal roads provided that such development conforms to the policies of this Plan.

11.1.4 A limited number of new residential lots may be permitted in Rural areas that abut Waterfront Areas. However, these lots shall:

- be developed in a manner that reflects the community character of existing shoreline development;
- be developed in areas within close proximity to locations where public access to waterfront lands is provided; and
- require larger frontages than Waterfront lots.

11.1.5 The creation of new lots must take place with the understanding that new residential uses must coexist with existing activities, particularly those already under way at the time this Plan's adoption.

11.1.6 The minimum lot size for new lots shall be expressed in the Township's Zoning Bylaw. Lot sizes less than the minimum standards set out in the Zoning By-law shall be subject to the policies of Section 11.1.17 of this Plan.

11.1.7 In general, a Hydrogeological assessment shall be required through the consent process when any one of the following apply:

- a) The development that involves the creation of a lot less than the minimum size set out in the Township's zoning by-law;
- b) The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;
- c) 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.

11.1.8 The Township will work with local services providers to ensure that hauled sewage from private communal or individual septic systems is treated in accordance with Provincial approvals.

11.1.9 New residential lots shall generally have frontage on an open and maintained public road. Notwithstanding this policy new lots for waterfront development or limited service residential development may take place on existing private or crown roads subject to the policies of 9.11.2. of this Plan.

11.1.10 Water access lots shall only be permitted where there is confirmed mainland parking to service the lots.

11.1.11 Where new lots are created adjacent to a provincial highway, the Township may require noise impact studies and/or greater setbacks to mitigate noise impacts.

11.1.12 In all cases, entrances to new lots shall not create a traffic hazard.

88. Section 11.2 Consents in Waterfront Areas & At Capacity Lakes, is hereby retitled “Consents in Waterfront Areas” and is amended by replacing the phrase in the first sentence “a maintained throughout the year by the Township” with “a year round township maintained road” and is further amended by deleting subsections 11.2.2, 11.2.3, and 11.2.4.

89. Section 11.3.1 Subdivisions, is hereby amended by replacing the phrase “more than four lots” in the first sentence with “four or more lots” and by adding a new paragraph after 11.3.5 as follows:

“11.3.6 Where a subdivision or condominium development is proposed, the Township may enter into an agreement with the applicant for the provision of services or such other matters as are governed by Section 51 of the Planning Act.”

Part IV: Plan Administration

Section 12: Plan Implementation and Monitoring

90. Section 12.4 Uses, is hereby retitled “Permitted Uses”.

91. Section 12.7 Site Plan Control, is hereby deleted in its entirety and replaced with the following:

“12.7.1 Council hereby designates the entire Township of South Algonquin as a Site Plan Control area.

12.7.2 The Township may utilize Site Plan Control to ensure that commercial, industrial, institutional development and residential development greater than 10 units in the Township is attractive and compatible with adjacent uses. Development along the Highway 60, 127 and 523 corridors shall be designed to create a positive first impression to visitors and residents.

12.7.3 Council shall utilize Site Plan Control as provided for in Section 41 of the Planning Act for multi-family residential in excess of ten (10), commercial, industrial and institutional uses in Rural, Village and Waterfront designations.

12.7.4 Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflect in the Township’s site plan control by-law.

12.7.5 Council may require land to be dedicated for roadway purposes as a condition of Site Plan approval where the existing road allowance is less than 20 metres (66 feet) or where access is required to an otherwise land locked parcel of land.

12.7.6 Site Plan Control may be applied to any development that is located within 120 m of a water resource.”

92. Section 12.13.1 Public Meetings, is hereby amended by adding the phrase “or Zoning By-law Amendments” after the phrase “previously approved Official Plan Amendments” in the 2nd bullet point.

93. Section 12 Plan Implementation and Monitoring, is hereby amended by adding the following new subsections 12.15, 12.16, 12.17, and 12.18:

“12.15 Phasing of Development

12.15.1 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.

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 Planning Act, R.S.O. 1990 and related regulations; and,
6. Removal of the holding provisions shall occur only after Council is satisfied that all prescribed conditions or criteria have been satisfied.

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.

12.15.2 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.

12.15.3 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.

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.”

“12.16 Community Improvement Area

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

12.16.2 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.

12.16.3 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 Lands Tribunal.

Policy Objectives

12.16.4 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.
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

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

12.16.6 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

12.16.7 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 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 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.

12.16.8 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.”

“12.17 Complete Applications & Preconsultation

12.17.1 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.

12.17.2 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.

12.17.3 The additional information that may be required in support of an application 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
- Information and studies required by MTO through their preconsultation process
- Other information or studies relevant to the development of lands impacted by the proposed development approval application.

12.17.4 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.

12.17.5 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.”

“12.18 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 this Plan, 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 this Plan, of this Plan, 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 this Plan, 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.

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

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property, 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, greenhouses, 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 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.

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

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 this Plan, an official plan review which is initiated by the Township, or an official plan amendment which is initiated or adopted by the Township, 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; and
6. considers cross-jurisdictional issues.

b) for the purposes of this Plan, 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; 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.

Designated growth areas: means lands within settlement areas designated in the Plan for growth over the long-term planning horizon, but which have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth, 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) 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.

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.

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

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

- a) 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 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 floodplain 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.

Freight-supportive: in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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 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 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, 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).

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 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 this Plan, 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 in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or 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.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra- provincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight- supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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.

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, fish habitat, 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.

Negative impacts: means

- a) in regard to this Plan, 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; or,
- b) in regard to this Plan, 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.

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

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

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 for large inland lakes, lake levels and wind setups that have a 1% chance of being equaled 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.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through provincial plans, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation, Ontario Ministry of Energy, Northern Development and Mines or Independent Electricity System Operator (IESO) or any successor to those ministries or entities is actively pursuing the identification of a corridor. Approaches for the protection of planned corridors may be recommended in guidelines developed by the Province.

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 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 policies of this Plan, 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) legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a provincial plan within the meaning of section 1 of the Planning Act.

Provincial Policy Statement (PPS): means the document issued by the provincial government under Section 3 of the Planning Act, which provides policy direction on

matters of provincial interest related to land use planning and development, setting out the policy foundation for regulating the development and use of land.

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.

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, or 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. 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, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area.

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. 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.

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.

Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Specialty crop area: means areas designated using 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:

- 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.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

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.

Watercourse shall mean a defined channel, having a bed and banks or sides, in which a flow of water regularly or continuously occurs.

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”.

94. The Official Plan is hereby amended by adding the following “Appendix A: Lake Trout Lakes”:

“Appendix A: Lake Trout Lakes

Lakes managed for lake trout by the Ministry of Natural Resources Forestry include:

- Aylen Lake
- Balfour Lake
- Cross Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake
- McKenzie Lake
- Victoria Lake

Lake trout lakes at their biological capacity include:

- Balfour Lake
- Galeairy Lake
- Gliskning (Joe) Lake
- Lobster Lake
- Lower Hay Lake
- McCauley Lake”

Schedules

95. The Official Plan is hereby modified by deleting Schedule A and Schedule B in their entirety and replacing them with new Schedules A, B, C attached.