

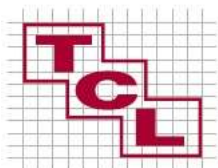


Township of Sables-Spanish Rivers

**Amendment # 2 To the Official Plan for the
Township of Sables-Spanish Rivers**

October 1, 2019

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Part A – The Preamble does not constitute part of this amendment.

Part B – The Amendment containing the following text and Schedules A, B and C, constitute Amendment # 2, to the Official Plan of the Township of Sables-Spanish Rivers

Part A – The Preamble

Purpose

The purpose of the Amendment is to update the official plan to be consistent with the Provincial Policy Statement (2014), to conform or not conflict with the Growth Plan for Northern Ontario, to incorporate policies to reflect requirements of the *Planning Act* with respect to second unit policies (section 16 (3)); built form policies (section 2 (r) and 16 (14)); the mitigation of greenhouse gases and adaptation to a changing climate policies (section 2 (s)); to add policies for public consultation procedures; and to change the schedules to recognize a prime agricultural area. The purpose is also to update legislative references, and ministry/agency names and processes.

Location

Official Plan Amendment # 2 applies to all lands within the corporate boundaries of the Township of Sables-Spanish Rivers.

Basis

The population has remained relatively stable over the last thirty-five years within the Sables-Spanish Rivers Planning Area (e.g., 3,350 (1981) to 3,214 (2016)). The Plan provides for a potential population of 3,400 - 3,600 over the Planning Period recognizing that growth will be largely driven by in-migration associated with retirement and/or economic development initiatives. This is exclusive of a seasonal residential population of approximately 750 residents. Future growth in the municipality will occur through significant opportunities for settlement in the three designated urban areas (Massey, Webbwood, Walford), through the attraction of waterfront residential development and through limited development in the rural area. The settlement pattern, while permitting these opportunities, will not compromise the conservation of the natural resource base, the protection of the natural environment nor the ability of the municipality to deliver and maintain cost-effective infrastructure and public services. Of the total vacant lot supply of ~~747~~ 714 lots (~~December 2007~~)(June 2017) in the Township, of which 77 are rural residential building lots, a further 46-28 are located on or adjacent to some 12 key lakes in the municipality (does not include complete inventory of lakes). The vacant land supply includes a further ~~87~~108 residential building lots in Massey, ~~49~~ 32 serviced building lots in Webbwood and 8 in Walford.

The basis of the plan is to foster well managed growth while conserving or protecting the resource base for economic development. Significant economic resources include minerals, mineral aggregates, forestry, agriculture, while other important resources include water, the natural heritage system, energy and cultural heritage.

The basis of the plan is also to minimize the risk to public health and safety by directing development away from natural and human made hazards and by ensuring land use compatibility with conflicting land uses.

The three urban settlement areas Massey, Webbwood and Walford ~~Since the 2000 inventory was completed, 78 lots previously listed have been built on and removed from the list and an additional 81 lots have been added providing a net increase of 3 vacant lots (not including lots~~

~~in draft approved plans of~~ will remain the focus of growth and as centers providing an array of community, educational, health and social services.

The amendment constitutes a 5-year review of the policies of the official plan. Many current policies are still valid and remain unchanged. The expectation is that the update of the Plan will provide the direction for growth and development including redevelopment until 2030.

PART B – THE AMENDMENT

DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

- Item (1)** Section 1.1.1 is amended by replacing “provide guidance for the physical development” with “**manage and direct physical change**”; by replacing “while having regard to relevant” with “**and the effects on the**”; and by replacing “and environmental matters” with “, **built and natural environment of the municipality**”.
- Item (2)** Section 1.1.2 is amended by replacing “Regard shall be had to all provisions and policies of this Plan and consistency with the Provincial Policy Statement in reviewing all types of planning applications” with “**All decisions affecting land use planning shall be consistent with the most current Provincial Policy Statement¹ and shall comply with the Growth Plan for Northern Ontario, 2011²**”
- Item (3)** Section 1.2 is amended by replacing "An Official Plan shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality" and "may contain a description of the measures and procedures proposed to attain the objectives of the Plan and procedures for informing and obtaining the views of the public in respect of a proposed amendment to the Official Plan or proposed revision of the Plan or in respect of a proposed zoning by-law" with “**1. An official plan shall contain,**
- (a) goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic, built and natural environment of the municipality or part of it, or an area that is without municipal organization;**
 - (b) a description of the measures and procedures for informing and obtaining the views of the public in respect of,**
 - (i) proposed amendments to the official plan or proposed revisions of the plan,**
 - (ii) proposed zoning by-laws,**
 - (iii) proposed plans of subdivision, and**
 - (iv) proposed consents under section 53**

¹ <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

² https://www.placestogrow.ca/index.php?option=com_content&task=view&id=53

2. An official plan may contain,
- (a) a description of the measures and procedures proposed to attain the objectives of the plan;
 - (b) a description of the measures and procedures for informing and obtaining the views of the public in respect of planning matters not mentioned in clause (1.2.1 b)."

Item (4) Section 1.4.6 is amended by adding the words "**or regulation**" after all of the words "*Act*" in the sentence.

Item (5) Section 1.4.7 is amended by replacing "March 2005" with "**April 2014**".

Item (6) Section 1.6.3 is amended by adding the following to the end of the section: "**Applicant's shall pre-consult with the Township on all development applications.**"

"The Township intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for public consultation for official plan amendments, zoning by-law amendments, holding by-laws, temporary use by-laws, minor variances, plans of subdivisions, condominiums and consents. The Township will also use the prescribed procedures under the *Planning Act* for the review and update of the zoning by-law."

Item (7) Section 1.6 is amended by changing planning period in the first sentence to read **(to 2030)** in Section 1.6.1 and by adding a new clause 7 as follows:

"7. Where an application is filed for an official plan amendment, a zoning by-law amendment or a plan of subdivision under Ontario Regulations 543/06, 544/06, 545/06 respectively, the applicant shall submit a proposed strategy for consulting with the public with respect the request.

The proposed consultation strategy shall be a requirement of submitting a complete application.

The strategy shall be undertaken and completed prior to any required public meeting or hearing required by the *Planning Act* for an official plan amendment, a zoning amendment or a plan of subdivision. The applicant shall submit a report or letter to the Clerk of the Township and the consultation report shall provide the following information:

1. The method(s) of consultation was/were used.
2. Who was consulted?

3. The result of the consultation.

Applicants may use one or more of the methods of consultation (e.g. telephone or mail-out survey, on-line survey, social media, meeting with neighbours, on site open house, radio interview, on-site billboard with project description and contact information, meeting with band council)."

- Item (8)** Section 1.7 is amended by deleting the Section.
- Item (9)** Section 2.1 is amended by deleting "in the Community Profile. The Community Profile (December 2008) may be considered as a reference document and" from the Section.
- Item (10)** Section 2.2 is amended by deleting clause 1 and replacing with: "**Build strong healthy communities by managing and directing land use to achieve efficient and resilient development and land use patterns, by coordinating and integrating land use decision making with other orders of government, agencies and boards, by ensuring land use compatibility, by providing for a mix of land uses and a range and mix of housing types and densities and by integrating development with planned infrastructure and public service facilities.**"
- Item (11)** Section 2.2.2 is amended by adding "**(e.g. natural heritage features and areas, water, agricultural areas, minerals, mineral aggregates)**" after resources and by adding "**, by conserving cultural heritage and archaeological resources**" after benefits.
- Item (12)** Section 2.3 is amended by adding the following to the end of the Section: "**The official plan was subsequently updated and approved with modifications on September 16, 2010 and the zoning by-law was updated to implement changes to the Plan on November 10, 2010 (By-law 2010-51).**"
- Item (13)** Section 2.4 is amended by replacing "twenty-five" with "**thirty-five**"; and by replacing "3,237 (2006)" with "**3,214 (2016)**"; by deleting the words '(excluding the unincorporated Townships)'; and by adding the words "**to 2030**" after 'Planning Period'.
- Item (14)** Section 2.5 is amended by replacing "717" with "**714**"; by replacing "(December 2007)" with "**(June 2017)**"; by adding "**of which 77 are rural residential building lots, a further**" after "Township,"; by replacing "46" with "**28**"; by replacing "87" with "**108**"; by replacing "49" with "**32 serviced building lots**"; and by deleting the last sentence commencing "Since 2000..."
- Item (15)** Section 2.5 is amended by replacing "82" with "**9**"; by replacing "163" with "**15**"; by adding "**per annum**" after "residential dwellings" and after "seasonal dwelling units"; by replacing "60-75" with "**3-5**"; by adding "**A**

target of 75% growth will apply” to the settlement areas and the balance in the rural area.” to the end of the 3rd paragraph; by replacing “An appropriate” with **“To encourage diversity in the supply of housing by promoting a full”** to the beginning of the 4th paragraph; by adding **“that is appropriate to people living with low income and people with special needs”** after “affordable housing in the 4th paragraph; by adding **“A target of”** at the beginning of the 2nd sentence in the 4th paragraph, by changing “dwellings” to **“dwelling units”** in the same sentence and by adding new sentences to the end of the section: **“However, no official plan amendment(s) for the expansion of the settlement areas will be considered unless a comprehensive review is first undertaken. The three settlement areas shall be the focus of growth and development and measures promoted to encourage their resilience, sustainability, vitality and regeneration.”**

- Item (16)** Section 2.6 is amended by deleting “(\$1.2 million in 2006...)” and replacing with **“(over \$1 million annually to small businesses) and which includes a focus on providing seniors’ housing and supporting tourism and the arts industries.”**; by adding the following new paragraph to the end of the section: **“Long term economic prosperity should be supported by encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes. This Plan supports and complies with the Growth Plan for Northern Ontario and associated development activities.”** and by deleting the footnote.
- Item (17)** Section 2.7 is amended by replacing “can” with **“should not”**; by adding **“due to flooding and erosion hazards”** after “take place”; by deleting “e.g. flood plains”; by replacing “organic soils and steep or unstable slopes” with **“hazardous sites”**; by adding **“wildland fires and the impacts of climate change (e.g. severe rain events, power outages, wildland fires etc.)”** after “(Section 3.18)”; and by adding **“The Plan also provides measures to ensure land use compatibility as it impacts on public health and safety through the spatial separation of residential areas from industrial and resource extraction activities to protect against health risks to air and water quality and disturbance due to noise.”** to the end of the section.
- Item (18)** Section 2.8 is amended by adding **”endangered and threatened species,”** after “ecological functions associated with”.
- Item (19)** Section 2.9 is amended by adding the following to the end of the Section: **”The Plan recognizes the need to correlate and integrate the Township’s Asset Management Plan with planning for infrastructure**

and public service facilities. The Plan also recognizes the need and promotes measures to encourage active transportation.”

Item (20) Section 2.10 is amended by adding “**Indigenous culture**” after “historical legacy of” “**and archaeological**” after “heritage”.

Item (21) The Plan is amended by adding a new Section 2.13 as follows:

“2.13 Climate Change

The Plan recognizes climate change as a global phenomenon characterized by a gradual warming of the planet that has caused severe weather events; consequently, the Plan encourages and provides measures designed to reduce carbon emissions and to plan for the impacts of climate change (see Section 3.23).”

Item (22) The Plan is amended by adding a new Section 2.14 as follows:

“2.14 Coordination

Land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making. The Plan includes policies for integrated land use planning with other orders of government, agencies and Indigenous communities (see Section 3.27).”

Item (23) Section 3.2 is amended by changing the title to “**Provision of Municipal and Public Service Facilities**”; by adding or revising “**facilities are coordinated, efficient and cost effective and integrated with land use planning and the asset management plan so that they are financially viable over their life cycle and adequate to meet current and projected needs of and**” after “public service facilities” in the first sentence, by deleting the word “service” in the same sentence; by adding a new sentences after the sentence ending in “police services” to read: “**Existing infrastructure and public services will be optimized prior to considering new services and opportunities for adaptive re-use will be considered, wherever feasible. Council will also provide for changes to the built environment that are designed to reflect the built environment as a determinant of health and well-being for community members. Examples include improving accessibility for those with disabilities, promoting active transportation, segregating**

non-compatible land uses away from schools and public facilities. Where new public services are proposed or existing services are relocated, Council will endeavor to co-locate such facilities in community hubs to facilitate service integration, and to also strategically locate public service facilities to support the effective and efficient delivery of emergency management services.”

Item (24) Section 3.3 is amended by adding the words “**and sites**” after “buildings in the first sentence; by adding the word “**minor**” before “rounding out”; and by adding the words “**with no negative impacts**” to the end of the last sentence in the section, and by adding “**(See also Section 3.18 Contaminated Sites.)**” to the end of the section .

Item (25) Section 3.6 is amended by changing the title to “**Fringe Development and the Built Form**”; by deleting “It shall be a policy of Council to allow for development in the rural district which is in conformity with the growth and settlement policies of this Plan. In general,”; and by adding the following wording to the end of the Section: “**Council will conserve a low density built form consistent with the current urban and rural settlement pattern. Within the settlement areas building heights will be restricted to a maximum of four storeys while lot frontages and lot areas should not vary by more than 25%. Development standards will be promoted which facilitate intensification such as infill on vacant lots and underutilized developed lots; through redevelopment; and through a compact form, while avoiding or mitigating risks to public health and safety (e.g. ensuring proper building separation for fire safety, protecting water sources from septic contamination, attenuating noise and air quality emissions etc.). The zoning by-law will be utilized to ensure consistency in lot coverage, setbacks, density and other related standards. The adaptive reuse or repurposing of the existing building stock will be encouraged while also conserving the heritage character of the current architectural styles wherever feasible. The built form will seek to preserve public places and connectivity to open space, parks and trail systems essential to a healthy community. Within the rural area Council will also conserve a low density character through large lots and zone standards that address lot coverage, setbacks and height controls.**”

Item (26) Section 3.7.1 is amended by adding the words “**/units**” after “four lots” in the first sentence; by changing “Rural district” to “**Rural Area**” in the 2nd sentence; by adding “, **coordinated, and efficient infrastructure and**”

after “cost effective” in the third paragraph; and by deleting ‘(see also Appendix 1)’.

- Item (27)** Section 3.7.2.1 is amended by adding the words “**(see Section 6.7)**” after “complete” in the first sentence; and by adding “**544/06, as amended**” after “Ontario Regulation”.
- Item (28)** Section 3.7.2.5 is amended by adding “**Lot size for sewage disposal systems**” as a new second bullet; by adding “**wetlands**” after “waterbodies” in the 5th bullet and by adding “**(See also Section 4.9.2 A for minimum lot area policy)**” to the end of the clause.
- Item (29)** Section 3.7.2.6 is amended by adding “, **and other land uses as required**” after “campground”.
- Item (30)** Section 3.7.2.7 is amended by adding “**and archaeological**” after “cultural heritage” in the 3rd bullet; by correcting the 4th bullet to read “**Verification of non-impact on sensitive surface and ground water features and their related hydrologic functions**”; and by correcting the 5th bullet to read “**Mineral aggregate operation**”.
- Item (31)** Section 3.7.2.10 is amended by deleting the first two bullet points; and by adding the word “**existing**” before “private road” in the 3rd bullet; and by adding a new sentence after the first sentence to read: “**Upgrades or improvements may include but are not limited to ditching, stormwater controls, reducing grades, gravelling, paving and extending width or height clearances or providing laybys for safe passage by emergency vehicles.**”
- Item (32)** Section 3.7.2.11 is amended by adding the words “**or is located within the Ministry’s permit control area**” after “provincial highway” in the 1st sentence.
- Item (33)** Section 3.7.2.13 is amended by replacing the word “site” with “**or lands containing archaeological resources**”; and by changing the name of the “Ministry of Culture” to the “**Ministry of Tourism, Culture and Sport**”.
- Item (34)** Section 3.7.2.15 is amended by replacing the word “services” with “**or public service facilities**”; and by adding “**or does not coincide with the intent of the Township’s Asset Management Plan.**”
- Item (35)** Section 3.7.2.17 is amended by deleting the word “future”; and by adding the words “**transportation and infrastructure corridor,**” after “road”.

- Item (36)** Section 3.7.2.22 is amended by adding the wording “**except where the provisions for a second residential unit or garden suite apply**”.
- Item (37)** Section 3.7.2 is amended by adding two new sections to follow section 3.7.2.23 to read:
- 3.7.2.24 Subdivision development will take into consideration barrier-free design;**
- 3.7.2.25 Consideration shall be given as to whether the subdivision is premature, and in the public interest and whether all other criteria of Section 51 (24) of the *Planning Act* have been met.”**
- Item (38)** Section 3.7.2.27 is amended by adding “**and the approval of subdivisions and condominiums**” after consents in the 1st sentence; by adding the words “**under Section 34 of the Planning Act**” after “zoning by-law” in the first bullet; by adding “**for parkland purposes**” after “land in the 3rd” bullet; by adding by adding the words “**and requirements for waste management**” to the end of the 7th bullet after “disposal systems”; by adding the words “**(e.g. separation distances, noise, blasting and odour attenuation, landscape and visual buffers)**” to the end of the 10th bullet after “land uses”; and by adding the following four new bullet points to the end of the section: “**Conservation and/or protection of natural heritage features and areas**”
- **Conservation of cultural heritage and archaeological resources**
 - **Establishment of wildland fire buffers**
 - **Facilitating the delivery of affordable housing”**
- Item (39)** Section 3.7.2.28 is amended by adding the words “**and subdivision**” after “consent” in the 1st sentence; by adding a new bullet as the first bullet in the list to state: “**Applicant(s) shall pre-consult with the Municipality;**”; by adding the words “**, the Provincial Policy Statement**” after “this Plan” in the 6th bullet; by deleting and replacing the words “may have” with “**will convene**” after “Council” in the 8th bullet; by adding the words “**in accordance with the *Planning Act***” after “public meeting” in the 8th bullet; by adding the words “**or draft approval**” after “provisional consent” in the 9th bullet; and by adding the words “**or subdivision**” after “consent in the 11th” bullet.

- Item (40)** Section 3.7.3 is amended by adding the following sentences to the end of the section: **A deeming by-law may be passed by Council under Section 50 (4) of the *Planning Act* for a plan of subdivision or part thereof that has been registered for eight years or more and where Council deems it appropriate to apply subdivision control to the lands under Section 50 (3) of the *Planning Act*. A deeming by-law may be used to consolidate undersized lots to create a more suitable larger land holding.**
- Item (41)** Section 3.9.4 is amended by adding the words “**or second residential unit**” after “dwelling”. Section 3.9.7 is amended by adding the words “, **location and impact on navigation safety**” after ‘size’.
- Item (42)** Section 3.9.10 is amended by changing the name of the Ministry of Natural Resources to “**Ministry of Natural Resources and Forestry**”.
- Item (43)** Section 3.10 is amended by adding the words “, **recreational trails**” after “resource access roads”; by adding the words “**many features such as**” after “consist of”; by deleting “CPR”; by adding the words “, **roads, sidewalks, trail systems**” after “rail line”; and by adding the words “**and other utility**” after “electric power”.
- Item (44)** Section 3.10.1 is amended by deleting “staged freeway (Class II) in the first sentence and replacing wording with “**2B Arterial**”; by deleting ‘vicinity’ in the 1st sentence of the 2nd paragraph and replacing therewith “**permit control area**”; by adding the words “, **illumination studies and stormwater management studies**” after “noise studies” in the last sentence of the 2nd paragraph; by adding “**by MTO**” after required in the last sentence; and by adding “**within the permit control area**” after “approved” also in the last sentence of the 2nd paragraph; by adding the following words to the end of the 2nd paragraph :**Reference should be made to *Stormwater Management Requirements for Land Development Proposals* for stormwater management studies.**”; and by substituting “**4 Local**” for “(Class V) minor” in the third paragraph. Section 3.10.1 is further amended by adding the following as a new paragraph after paragraph 3: “**Cycle routes will only be permitted on Provincial**

highways after an analysis of the impact on safety and traffic operations has been reviewed and approved by MTO.”

Item (45) Section 3.10.1 is further amended by adding the following to the end of the section:

For the purposes of this Plan the MTO permit control area is set out in the following diagram

An MTO permit is required if you want to ...	Within this distance ...
Place a building, structure, entrance or any road	<p>45 m of the limit of any highway</p> <p>180 m of the centre point of any intersection (on King’s Highways)</p> <p>395 m of the centre point of any interchange (on controlled-access highways)</p>
Place a sign	400 m of the limit of the highway
Major developments or uses (i.e. shopping centre, stadium, fair ground, race track, drive-in theatre or any other purpose that causes persons to congregate in large numbers)	800 m of the limit of the highway

Development adjacent to a Provincial Highway shall also comply with the following criteria:

1. Subdivisions

Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.

2. Outdoor Storage

Outdoor storage and loading areas should be visually screened or appropriately located and not visible to the travelling public, to ensure these uses are not a distraction to the travelling public.

3. Home Base Businesses

Entrances serving home based business, industry or businesses located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home based business, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

4. Entrances

Only one highway entrance for each lot of record will be permitted. MTO will not allow a second entrance for a property owner whose land lies beyond the permit control area and wants access to a provincial highway via another property owner's entrance. With respect to back lots associated with lake front development, MTO will not permit the use of other property owners' entrances and will require that new cottages or developments only be permitted to access the provincial highway from existing public roads or new public roads that meet MTO's access management practices and principles.

5. Patrol Yards

Land uses in the vicinity of an MTO patrol yard may be restricted or prohibited where the land use conflicts with the operation of the patrol yard.

6. Wind Farms

Wind farms and associated wind turbines placed within MTO's permit control area will be required to obtain all necessary permits and meet all setback requirements prior to any construction."

Item (46) Section 3.10.2.2 is amended by adding the following sentence to the end of the 2nd paragraph: "**Development on a seasonal road will be limited to a seasonal land use only.**"

Item (47) Section 3.10.2.5 is amended by adding the following words and changes after the word "Council" in the 1st sentence: "**and which are set out in greater detail in the Township's Asset Management Plan. The Asset Management Plan will be used in determining the roads and bridges maintenance program and the assumption of new roads including**

unmaintained and private roads (i.e. the”; by combing the last two sentences such that the sentence reads: **The Asset Management Plan will be used in determining the roads and bridges maintenance program (i.e. the number of kilometers of hard surfaced roads may be increased with priority being given to roads with higher traffic volumes and/or the need for improvements to meet contemporary design and safety standards and road improvements may be undertaken to improve the efficiency, function and safety of roads).**”; and by adding a new sentence to the end of the 1st paragraph to read: **“Maintenance of existing roads and the construction of new roads will be based on life-cycle costing to ensure that the asset is financially viable over its life cycle.”**; by deleting the word “or” between clause B. and C.; and by adding the following new clause D. to read: **“Adding bicycle lanes, or services for horse-drawn vehicles or undertaking other measures to promote active transportation.”**

- Item (48)** Section 3.10.3.3 is amended by adding the following words after “condominium” in the 2nd sentence: **“and the private road is connected externally to a public road”**.
- Item (49)** Section 3.10.3.6 is amended by adding the following new sentence after the 2nd sentence: **“Upgrades or improvements may include but are not limited to ditching, stormwater controls, reducing grades, gravelling, paving and extending width or height clearances or providing laybys for safe passage by emergency vehicles.”**
- Item (50)** Section 3.10.3 is amended by adding a new clause at the end to read:
- 7. Council may require signs to be installed to identify private roads, restrictions on their use and that passage is at the risk of the user.**
- Item (51)** Section 3.10.5 is amended by deleting “CPR” and replacing therewith **“Huron Central”** in clause 1; by adding the following words to the end of clause 2: **“For safety reasons, trails running along an MTO right-of-way will not be permitted.”**; and by adding the following new clauses to the end of the section to read:
- 3. The intent of the Plan is to protect transportation corridors and rights-of-way from development or land uses that would negatively affect the use of the corridor for the purpose it was identified. New development proposed on adjacent lands to an existing or planned corridor shall be made**

compatible with and supportive of the long-term purposes of the corridor and will be designed to avoid, mitigate or minimize any negative impacts on and from the corridor.

4. **Non-motorized routes will be protected or developed wherever feasible as a means to facilitate active transportation (e.g. sidewalks, bicycle routes and trails including the TransCanada and Voyageur Trails). Signage will be installed to alert motorists of the need for shared roadways with cyclists, pedestrians and horse-drawn vehicles.**
5. **Abandoned corridors, such as a rail corridor will be retained in the public domain for reuse, particularly as a recreational trail.”**

Item (52) Section 3.11.1 is amended by adding the following new sentence after the 1st sentence to read: **The design and installation of communications facilities, utilities and services will be integrated and coordinated with land use decisions to ensure that such facilities meet current and projected needs, that consideration is given to designs that withstand the impacts of climate change, that they incorporate green technology wherever possible, and that such facilities and services are efficient and cost effective.”**

Item (53) Section 3.11.2 is amended by changing the title to **“Energy Conservation”**.

Item (54) Section 3.11.2.1 is amended by adding the following new sentences to the end of the clause to read: **“Council will, however, promote the use of renewable energy systems and alternative energy systems, where feasible, in accordance with provincial and federal requirements. In particular, Council will promote the use of micro-alternate energy sources and micro-generation technologies which do not require provincial approval such as roof-mounted solar panels, micro-wind turbines, geothermal and other non-fossil fuel systems.”**

Item (55) Section 3.11.2 is amended by adding the following new clauses to the end of the section to read: “

7. **Council will optimize the use of existing infrastructure by avoiding the unnecessary construction or extension of the existing road network. The focus of development will be on rural infill along the existing road network.**

8. Council will develop a fleet replacement strategy through the timely replacement of existing vehicles and equipment with more fuel efficient vehicles and by sharing equipment with other municipalities wherever possible.
9. Council will encourage and facilitate the development of rural transportation services designed to replace or reduce the use of individual cars, and increase commuter car-pooling and car-sharing.
10. Council will examine by-laws and processes to identify and address possible barriers to renewable energy and energy conservation.
11. Council will use municipal websites to advise citizens of funding programs and incentives for energy-related home renovation and energy conservation measures.
12. Council will establish an energy budget and targets to reduce energy consumption and to reduce the use of fossil fuels.
13. Council will promote the use of energy saving technologies in building construction for new non-residential buildings with the objective of creating net zero buildings. This will be in addition to net zero objectives of the *Ontario Building Code* for residential buildings.
14. Council will promote vegetation retention strategies to conserve heat loss, provide shelter belts and reduce erosion.”

Item (56) Section 3.11 is amended by adding the following new section to the Plan:

“Climate Change

Climate change is recognized as a global phenomenon characterized by a gradual warming of the planet that has caused severe weather events, the destruction of infrastructure, negative impacts on agriculture and threatening the biodiversity of our ecosystems. The international community has responded with initiatives to reduce greenhouse gasses or carbon emissions through reduction in the use of fossil fuels. Governments at all levels are engaged in both mitigation efforts and adaptation measures designed to cope with the impacts of climate change.

1. **Climate Change Keynote Policy**
To undertake and encourage measures designed to reduce carbon emissions and to plan for the impacts of climate change.
2. **Reducing Carbon Emissions**
Council is committed to reducing carbon emissions through the following measures or initiatives:
3. **Transportation:**
 - Promoting carpooling and supporting rural carpooling through establishing car parks at major commuting intersections along Highway 17.
 - Improving opportunities for cycling through the designation and signage of cycling routes through the planning area and by encouraging provincial initiatives to provide cycling lanes on provincial highways.
 - Encouraging the development of rural transportation services and shuttle services for multiple occupancy through the use of mini-vans, buses.
4. **Energy Efficient Buildings and Vehicles:**
 - Reducing energy consumption through municipal building retrofits.
 - Promoting zero-emission and green building design.
 - Undertaking replacement of municipal vehicles alternative fuel vehicles.
 - Supporting establishment of new vehicle electric charging stations.
5. **Renewable Energy:**
 - Promoting and supporting the development of renewable energy sources on a commercial and individual scale through wind, solar, geothermal, biogas and micro-hydro systems.
6. **Food Security:**
 - Encouraging local food production through measures such as farmer's markets, farm stands, waste food recycling, and community gardens.
7. **Waste Management:**
 - Promoting recycling of non-organic wastes.
 - Reducing waste disposal in landfill sites through waste diversion, recycling and re-use.

8. **Agriculture and Forestry:**
 - Promoting best farm practices by farmers through reducing nitrous oxide emissions through improved fertilizer use, crop rotation, modified tillage and residue and manure management
 - Encouraging fuel switching through use of biomass, solar, wind or micro-hydro sources.
 - Provision of alternative fuel production through feedstock from wood pellets, biomass etc.

9. **Carbon Capture:**
 - Sustaining high level of forest cover for carbon capture.

10. **Well Built Communities and Infrastructure:**
 - Ensuring that all development is directed away from lands susceptible to flooding and erosion through severe climate events.
 - Designing road infrastructure and stormwater management facilities to protect against severe weather events and to facilitate evacuation.
 - Encouraging compact urban-based development designed to take advantage of renewable energy sources (i.e. wind, solar, geothermal) an which minimizes travel distances to community facilities, shopping and employment areas.

11. **Emergency Preparedness**
Council will review emergency preparedness plans on a regular basis giving consideration to:
 - Types of impacts such as floods, forest fires, mud slides
 - Evacuation routes from low lying lands
 - Communication services during emergency events
 - Provision of generators or alternative energy supplies
 - Location and provisioning of evacuation centres.”

Item (57) Section 3.12.1 is amended by adding the words “**water and sewage**” after “communal” in the 2nd sentence; by deleting and replacing the word “over” with “**for**” in the 3rd sentence; by adding the words “**provision of such services with no *negative impacts***” to the end of the 3rd sentence; and by adding the words “**with no *negative impacts***” to the end of the last sentence in the 1st paragraph.

- Item (58)** Section 3.12.2.1 is amended by adding the words “**water or sewage system**” after “sufficient reserve” in the 3rd sentence.
- Item (59)** Section 3.12.2.2 is amended by changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**”.
- Item (60)** Section 3.12.2.3 (F) is amended by adding the words “**in compliance with O. Regulation 153/04**” after “report”.
- Item (61)** Section 3.12.3 is amended by changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**” throughout this section; by adding the words “**outside of service areas within settlement areas**” after “Planning Area” in 3.12.3.1; by adding the words “**as administered by the Sudbury & District Health Unit**” after “*Ontario Building Code*” in 3.12.3.1 A.; by changing the wording in 3.12.3.2 from “where five or more lots” to “**where more than five lots**”; and by adding the words “**D-5**” before “Guidelines”.
- Item (62)** Section 3.12.4 is amended by changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**” throughout this section; and by changing “Certificate of Approval” to “**Environmental Compliance Approval**” throughout this section and by changing the word “legal” to “**Municipal Responsibility**” wherever it appears in Section 3.12.5.
- Item (63)** Section 3.13 is amended by adding the words “**or an increase in contaminant loads**” after “erosion in 3.13.3; by adding the words “**which will be implemented through minimizing changes in water balance and erosion, by maximizing the extent and function of vegetative and pervious surfaces and by using stormwater management best practices including attenuation and re-use, and low impact development**” after “resources” in 3.13.6; by adding a new clause 3.13.10 to read: “**That risks to human health and safety and property damage are not increased.**”; and by changing the references at the end of the section to read: “**Introduction to Stormwater Management Planning and Design:** <http://www.ontario.ca/environment-and-energy/understanding-stormwater-management-introduction-stormwater-management>
- **Stormwater Management Planning and Design Manual 2003:** <http://www.ontario.ca/environment-and-energy/stormwater-management-planning-and-design-manual>

- **Stormwater Pollution Prevention Handbook 2001:**
<https://archive.org/details/std01076383.ome>

Item (64) Section 3.14 is amended by changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**” throughout this section; and by changing “Certificate of Approval” to “**Environmental Compliance Approval**” throughout this section.

Item (65) Section 3.15 is amended by replacing the definitions for “built heritage resources”, “cultural heritage landscape” and “archaeological potential” with the 2014 PPS definitions such that the 2nd sentence through the balance of the paragraph reads:

“Built heritage resource means a building, structure, monument, installation or any manufactured 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 generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. 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 involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). Areas of archaeological potential means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.”

Item (66) Section 3.15.1 is amended by:

1. Adding the following wording to the end of the introductory paragraph: **“to ensure that *significant built heritage resources* and *significant cultural heritage landscapes* are conserved for current and future generations”**;
2. Deleting the 2nd sentence in the introductory paragraph.
3. 3.15.1.1: adding the words **“or designation”** to the end of the 1st sentence and adding the words **“and Indigenous communities”** to the end of the 2nd sentence.
4. 3.15.1.2 A.: deleting this clause and replacing therewith the following: **“Council may appoint and vest a Municipal Heritage Advisory Committee with responsibility for developing criteria for the potential identification and designation of *significant built heritage resources*, *significant cultural heritage landscapes* and the establishment of one or more heritage conservation districts under the *Ontario Heritage Act*. The Committee will contribute to the establishment of management policies for the long-term protection and conservation of cultural heritage resources, particularly any *heritage attributes* that have been identified during the creation of a heritage resource inventory. This may include the preparation of a heritage master plan and an archaeological master plan. Council will consult with Indigenous people in the preparation of such plans.”**
5. 3.15.1.2 B.: adding the word **“Individual”** after designate in the 1st sentence; adding the words **“heritage conservation”** before “districts” in the 1st sentence; adding the words **“cultural heritage landscapes”** after the word “districts” and by adding a new sentence to the end of the section to read: **“Owners of designated properties shall not alter the property without filing an application and receiving the written consent of Council”**.
6. 3.15.1.2: adding a new clause ‘C’ to the end of the section to read: **“Council may create one or more heritage conservation districts based on the following criteria:**
 - **Any collection or grouping of buildings, properties, streets or open spaces that as a result of their location, landscape setting, historic use, *archaeological resources*, or architecture are collectively *significant* to the community and/or are of cultural heritage value. Such buildings may or may not be designated under Part 4 of the *Ontario Heritage Act*;**

- An area with a special character with an integrity of its own that distinguishes the area from other areas of the community and represents a certain aspect of, or era in the development of the Municipality which is worthy of being maintained and protected such as a town centre, waterfront or lakeshore area or original residential area or neighbourhood;
 - A defined boundary identifying a portion of the Municipality within which all properties are protected from inappropriate changes impacting their recognized cultural, historic or architectural values through the use of policies, by-laws and design guidelines.
 - An area that has been identified or defined for its *heritage attributes* by the Municipal Heritage Advisory Committee;”
7. 3.15.1.3: by adding the following new sentences after the 1st sentence to read: **“More particularly, in accordance with Section 27 of the *Ontario Heritage Act*, the Clerk of the municipality will maintain a municipal register of cultural heritage resources designated under Part IV and Part V of the *Ontario Heritage Act* of all properties designated under the Act. The Register may include properties considered by Council to be of cultural heritage value or interest;”**
8. 3.15.1.4: by adding the following new policy and renumbering the subsequent sub-clauses;
- “4. Council may undertake a Cultural Heritage Management Plan which includes but not limited to:**
- A. Comprehensive cultural heritage resource mapping, archaeological potential mapping, and inventories;
 - B. Identification & evaluation of cultural heritage resources, cultural facilities, and organizations;
 - C. Strategies for conserving and enhancing these identified resources;
 - D. Programs to foster interpretation and promotion;
 - E. Education and public participation in cultural heritage conservation.”
9. 3.15.1.5: by adding the following new policy and renumbering the subsequent sub-clauses:
- “5. Council with the advice of the Ministry of Tourism,**

Culture and Sport, may undertake the preparation of an Archaeological Management Plan. The Plan will identify and map known archaeological sites registered with the Ontario Archaeological Sites Database, as well as areas within the municipality having archaeological potential. The Plan may also outline policies, programs and strategies for the conservation of archaeological resources.”

10. 3.15.1.6 as renumbered: by deleting “public work, private development, consent or zoning by-law amendment” with “**development and site alteration**”; by adding “**conducted by a qualified professional**” after “assessment”; and by adding the following words to the end of the section to read: “**(see also Section 3.15.1.6 for a *protected heritage property*)**”.
11. 3.15.1.7 as renumbered: by adding the following words after “*Ontario Heritage Act*” in the 1st sentence: “**and which is in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as well as any terms and conditions of an archaeological license**”; by adding the following words after “Township in the 1st sentence of the 2nd paragraph: “**will be determined through provincial screening criteria or through criteria developed by a licensed archaeologist and**”; by deleting “public work, private development, consent or zoning by-law amendment” with “**development and site alteration**”; by adding the words “**within 300 m [984 ft.]**” after “shorelines” in the same sentence; and by adding the following words to the end of the section: “**or information derived from local stakeholders and Indigenous peoples. Any alteration to known archaeological sites shall only be performed by a licensed archaeologist.**”
12. 3.15.1.6 is amended by deleting this clause and renumbering the clauses.
13. 3.15.1.8 as renumbered is amended by adding “**conducted by a qualified professional**” after “assessment”; and by adding the following words to the end of the section to read: “**and demonstrates that the *heritage attributes of the protected heritage property* will be protected**”.
14. 3.15.1.9 as renumbered is hereby amended by changing the name of the “Ministry of Culture” to the “**Ministry of Tourism, Culture and Sport**”; by replacing “First Nations” with “**Indigenous communities**”; by deleting the words “Ministry of Consumer Services shall also be contacted with respect to the discovery of burial sites and unmarked

cemeteries and matters related to the *Cemeteries*” and replacing therewith “***Funeral, Burial and Cremation Services***”; by adding the words “**shall apply**” after “*Act*”; and by deleting the word “and” at the end of the section.

15. 3.15.1 is hereby amended by adding the following new clauses to the end of the section: “

11. **Marine Archaeological Resources: Council shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft, bridge abutments and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.**

12. **Council may implement the policies for cultural heritage and archaeological conservation through one or more of the following means:**

A. **The passing of archaeological zoning by-laws under Section 34 of the *Planning Act*, to be adopted for the purpose of preserving identified significant archaeological resources on site;**

B. **Applying site plan control pursuant to Section 41 of the *Planning Act*;**

C. **Incorporating heritage conservation through the preparation of a community improvement plan (per Section 28 of the *Planning Act*.**

D. **Partnering with organizations and senior levels of government in identifying, protecting and conserving heritage resources. Examples could include grants or loans for repairs or restoration of heritage properties.**

E. **Supporting the reduction of waste construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock.**

F. **Approving energy retrofits of heritage buildings without compromising the heritage integrity of the building.**

G. Ensuring that public works projects and other municipal initiatives comply with the cultural heritage policies of this Plan as a condition of approval.”

- Item (67)** Section 3.16.1 Definitions is amended by deleting the section and renumbering the sequential sections.
- Item (68)** Section 3.16.1.2 is amended by replacing the words “the flood plain” in the 1st sentence with: “**impacted by a flooding hazard and/or erosion hazard**”; by adding the words “**not including the construction of buildings**” after “private activities in the 2nd sentence; by deleting the words “or new structures necessary for” in the 2nd sentence; by adding the word “**uses**” after “conservation in the 2nd sentence; and by changing the word “will” to “**may**” before the words “be permitted”.
- Item (69)** Section 3.16.1.3 is amended by adding the words “**or essential emergency service**” after “institutional use” in the 1st sentence.
- Item (70)** Section 3.16.1.6 is amended by deleting “natural hazard” in the 1st sentence and replacing therewith “**hazardous sites**”; by deleting “Hazard lands” at the start of the 2nd sentence and replacing therewith “**hazardous sites**”; and by adding the words “, **that no new hazard is created or existing hazards are not aggravated and no adverse impacts will result**” after the word “overcome”.
- Item (71)** Section 3.16.1.8 is amended by correcting the replacing “43” with “**42**” in reference to the section of the *Planning Act*.
- Item (72)** Section 3.16 is amended by adding the following wording at the end of the section: “**See Section 3.11.4 for policies for natural hazards and climate change.**”
- Item (71)** Section 3.18.1.1 is amended by adding the words “**disposal of excess soil**” after ‘waste materials’ changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**” throughout this section; by deleting the word “acknowledged” throughout this section; by deleting “Guidelines for Use at Contaminated Sites in Ontario” and replacing therewith “**Record of Site Condition: A Guide on Site Assessment, the Cleanup of *Brownfield Sites* and the Filing of Records of Site Condition:** <http://www.ontario.ca/environment-and-energy/guide-site-assessment-cleanup-brownfields-filing-records-site-condition>; by deleting the word “Registry” and replacing therewith “**Contaminated Sites**”

RSC Registry:

[http://www.ene.gov.on.ca/environment/en/subject/brownfields/STDP ROD_075742.html](http://www.ene.gov.on.ca/environment/en/subject/brownfields/STDP_ROD_075742.html) is required for any change to a sensitive use such as a change from an industrial, commercial or institutional use to a residential or parkland or other use prescribed by the legislation”; by deleting the words “the change of use of a property from industrial or commercial to residential or parkland”; by deleting the last sentence of section 3.18.1.1 B; by adding a new paragraph at the end of the section to read: “**Where a gasoline station site is being redeveloped to a more sensitive land use, the approval authority shall require a clearance letter from the Technical Standards and Safety Authority (TSSA).**”; and by adding the following to the end of the section: “**Reference should be made to the *Guideline on Management of Excess Soil* in the disposal of excess soil (see <https://www.ontario.ca/page/management-excess-soil-guide-best-management-practices>).**”

- Item (73)** Section 3.19.1.1 is amended by deleting “CPR” in the 1st sentence and replacing therewith “**Huron Central**”; and by deleting “LU-131, Noise Assessment in Land Use Planning: Requirements, Procedures and Implementation” and replacing therewith “**NPC 300, Environmental Noise Assessment Guideline**” throughout this section.
- Section 3.19.2 is amended by adding the words “, **safe and healthy**” after “desirable”; and by substituting “**Huron Central**” for “CPR”.
- Item (74)** Section 3.20.1 is amended by adding the words “**The procedures shall be consistent with the Mine Rehabilitation Code of Ontario set out in 1. O. Reg. 240/00, s.4 (1).**” after “approval of the development application in the 1st paragraph.”
- Item (75)** Section 3.21.3.3 is amended by adding the words “the lack of affordable housing” after “Poor housing”.
- Item (76)** Section 3.21.4 is amended by adding a new clause to the end of the section to read:
- “6. To increase the supply of affordable housing.”**
- Item (77)** Section 3.21.6 is amended by deleting the words “the appropriate approval authority” in clause 3 and replacing therewith “**residents of the Community Improvement Project Area and other affected local stakeholders**”, by adding the words “**Council may issue debentures for**

the purposes of implementing community improvement projects” to the end of clause 4; by adding a new clause at the end of the section to read: “6. To provide for affordable housing.”; and by deleting the words “rehabilitation of lands and buildings in clause 10 and replacing therewith “implementing the community improvement plan to the registered owners or assessed owners of lands or tenants of lands and buildings and/or to issue grants or loans to the registered owners or assessed owners related to orders issued under Section 15.1 of the *Building Code Act* and”.

Item (78) Section 3.22.2 is amended by deleting the words “as excerpted “ in the 1st sentence; and by adding the following words to the end of the paragraph: “***Adjacent Lands, Areas of Natural and Scientific Interest (ANSI), Coastal Wetland, Development, Ecological Function, Endangered Species, Fish, Fish Habitat, Habitat of Endangered Species and Threatened Species, Natural Heritage Features and Areas, Natural Heritage System, Negative Impacts, Provincial and Federal Requirements, Significant, Site Alteration, Threatened Species, Wetlands, and Wildlife Habitat.***”

Item (79) Section 3.22.3.1 is amended by adding “**Hallam**” to the list in 3.22.3.1 F; by adding the words “**Habitats of**” before “significant in 3.22.3.1 J; by adding two items to the list as follows: “**L) Any relevant species of special concern, provincially rare species, and habitats and/or vegetation communities identified in MNR’s Significant Wildlife Habitat Criteria Schedule for Ecoregion 5E. M) Lake Trout Lakes including: LaCloche Lake, Wright’s Lake, Birch (Gough) Lake, Kecil Lake, Long Lake and Round Lake.**”; by deleting the paragraph following the listing and replacing therewith the following: “**The Bald Eagle, Barn Swallow, Bobolink, Eastern Meadowlark, Peregrine Falcon, Short-eared Owl, Blanding’s Turtle, Lake Sturgeon, Massasauga (snake), Eastern Musk Turtle, Northern Map Turtle, Northern Myotis and Snapping Turtle have been identified as species at risk in the Planning Area.**”; by deleting “Blanding’s Turtle” from the list; by changing the name of the Ministry of Natural Resources to the “**Ministry of Natural Resources and Forestry**”; by adding the following wording to the end of the section: “**The evaluation process to be followed will be dependent on the type of *natural heritage feature or area* and will be as set out in Figure 1. Proponents of development will be required to follow Steps 1 through 3 of the diagram Evaluation Process having reference to the triggers and components of an Environmental Impact Study (EIS), where a**

technical study is required.” Section 3.22.3.1 is also amended by adding the following **Figure 1**.

**Figure 1 - Evaluation Process
(PPS Definitions Apply)**

Step 1

- **Preliminary Ecological Site Review:**
- Determine potential presence of endangered or threatened species
- Determine whether one or more factors trigger a site specific assessment (see triggers)
- Determine whether development or site alteration is within adjacent lands of significant habitat per Section 4.4

Step 2

- **Detailed Ecological Site Assessment (EIS):**
- Where Step 1 triggers an EIS requirements for Environmental Impact Study shall be based on species habitat, or provincial or federal requirements
- EIS to be conducted by qualified professional and may be subject to peer review (see components of an EIS)

Step 3

- **Implementation Requirements:**
- Obtain required provincial, federal or municipal approvals or authorizations, including those under the Endangered Species Act, Fisheries Act or other legislation.
- Enter into site plan approval or other *Planning Act* approvals

Triggers

- Known or potential presence of endangered or threatened species
- Creation of 4 or more lots
- Change in land use requiring a *Planning Act* approval
- Shoreline consent within adjacent lands per Section 4.6
- construction of recreational use such as golf course, sports field, campground

Components of an EIS

- Detailed description of study area characteristics and key functions and features
- Degree and extent of existing ecological functions or how they are evolving
- Detailed description of proposed development
- Predicted direct and indirect effects of proposed development
- Identification and evaluation of options for avoidance, mitigation, rehabilitation or no development
- Detailed recommendations on preferred approach or strategy
- program for monitoring, where necessary

Sources

- MNR or Planning Board for sensitive species
- Natural Heritage Reference Manual, 2010
<https://ontario.ca/document/natural-heritage-reference-manual>
- Significant Wildlife Habitat Guide, 2000
<https://ontario.ca/document/guide-significant-wildlife-habitat>

- Item (80)** Section 3.22.3.2 is amended by changing the title of the section to read: **“Wetlands, Wildlife Habitat, Areas of Natural and Scientific Interest”**; by deleting “shall not be permitted in the wetlands listed above or in *significant coastal wetlands* or *significant wildlife habitat*” and replacing therewith the following: **“shall not be permitted in *significant wetlands and significant coastal wetlands* in Ecoregion 5E”**; by adding the following link descriptions to the end of the 2nd paragraph to read: [https://ontario.ca/document/guide-significant-wildlife-habitat-and-the-Natura-Heritage-Reference-Manual, 2010](https://ontario.ca/document/guide-significant-wildlife-habitat-and-the-Natura-Heritage-Reference-Manual-2010) <https://ontario.ca/document/natural-heritage-reference-manual>; by adding the following new section after the above-noted reference to read: **“Development and site alteration shall not be permitted in *significant wildlife habitat, significant areas of natural and scientific interest* and *coastal wetlands* not classified as *significant* in Ecoregion 5E unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*. The requirements set out in Section (5) Impact Assessment shall apply.”**, by adding the word “*significant*” before “wetlands” in the 1st sentence of the 3rd paragraph; and by adding the words “, *significant coastal wetlands, significant wildlife habitat and significant areas of natural and scientific interest (ANSI) – life science*” after the word “wetlands”
- Item (81)** Section 3.22.3.3 is amended by deleting the balance of the 1st paragraph commencing “may be permitted adjacent...” and replacing therewith the following: **“shall not be permitted in *fish habitat* except in accordance with *provincial and federal requirements*”**; by deleting “30 m [98.4 ft.]” and replacing therewith “**120 m [98.4 ft.]**”; by deleting the last sentence in the 3rd paragraph; by deleting the words “as defined: in the 4th paragraph and replacing therewith: **“on adjacent lands to *fish habitat*”**; and by adding **“Addition dissolved oxygen”** to the list of criteria.
- Item (82)** Section 3.22.3.4 is amended by deleting the word “*significant*” in the 1st sentence; by adding the following words after “*threatened species*” in the 1st sentence: **“except in accordance with *provincial and federal requirements*”** and by deleting the words “of 50 m [164 ft.] of”.
- Item (83)** Section 3.22.3.5 is amended by changing the name of the Ministry of Natural Resources to the **“Ministry of Natural Resources and Forestry”**; by deleting the bullets A. through G. and replacing therewith the following:

- “Detailed description of study area characteristics and key functions and features
- Degree and extent of existing ecological functions or how they are evolving
- Detailed description of proposed development
- Predicted direct and indirect effects of proposed development
- Identification and evaluation of options for avoidance, mitigation, rehabilitation or no development
- Detailed recommendations on preferred approach or strategy
- Program for monitoring, where necessary.”

Item (84) Section 3.22.3.5 is further amended by changing the name of the MNR to “MNRF”; and by adding the following link description to the after the acronym “MNRF” to read: <https://ontario.ca/document/natural-heritage-reference-manual>.

Item (85) Section 3 is amended by adding a new Section 3.23 to the Plan as follows: “

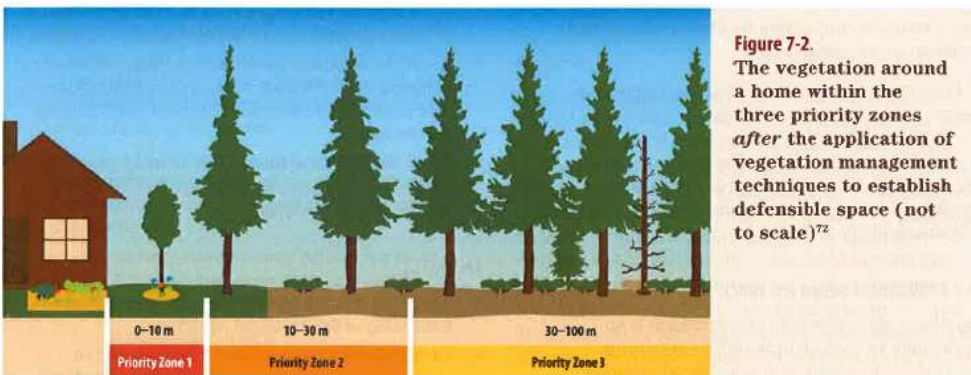
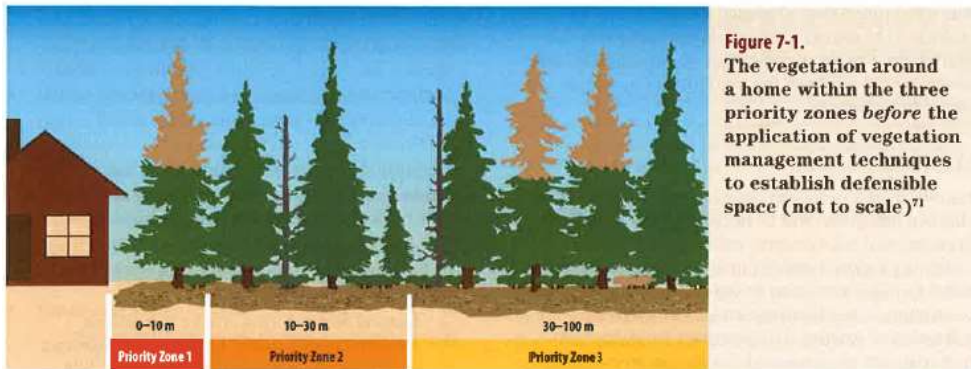
3.23 Wildland Fires

Development shall generally be directed to areas outside of lands that are unsafe for **development** due to the presence of **hazardous forest types for wildland fires** (see Appendix 2) except where the risk can be acceptably mitigated based on MNRF **wildland fire assessment and mitigation standards**. Forest fire management techniques or plans may be required as a condition of approval including site plan approval. Property owners will be encouraged to develop plans using the priority zone system.

Priority Zone 1 is the area within 10 m of a dwelling or main building where flammable vegetation should be removed (i.e. small trees and shrubs, dead and dying trees, deadfall, woodpiles/firewood, ground litter/debris, dead organic matter, needles), and by keeping grass mowed, trees pruned and thinned and replacing conifers with hardwood species. Add a fuel break or increase distance for slopes adjacent to buildings.

Priority Zone 2 is the area within 10 m to 30 m of a dwelling or main building where fuel sources should be reduced so that combustion cannot be supported and fire intensity is reduced. Tree canopy should be thinned so crowns of trees do not touch. Thin understory and prune lower branches. Remove concentration of over mature, dead and dying trees. Reduce number of evergreen trees. Increase 30 m distance for slopes.

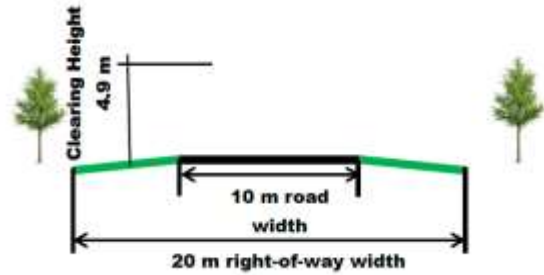
Priority Zone 3 is the area within 30 m to 100 m of a dwelling or main building where fuel sources should be reduced but not eliminated so fires can be low intensity and more readily extinguished. Keep deciduous trees in mixed-woods forest to hinder fire spread. On sloped area extend zone 3 further downslope.



(Source: *Wildland Fire Risk Assessment and Mitigation Reference Manual*, April 2017)

Item (86) Section 3 is amended by adding the following new Section 3.24 to the Plan as follows: **“3.24 Forest Fire Management Measures**
Forest fire management measures may be instigated by the municipality in considering such criteria as:

- Ensuring proper road access for emergency vehicles and for escape (e.g., construction standards, width, bearing capacity, height clearance - see diagram).
- Evaluating fire response capabilities.
- Determining the location of emergency water sources.
- Ensuring buildings are well spaced and properly sited (e.g., north and east facing slopes or flatter terrain and construction with fire resistant materials).
- Identifying the location of roads which may act as fire barriers or fire breaks.
- Encouraging fire-wise landscaping.
- Establishing distance separations between buildings and densely wooded areas, particularly tree species with high ignition factor.
- Establishing setbacks or limiting distances from nearby fire risks (e.g., railways, campgrounds etc.).”



Item (87) Section 3 is amended by adding the following new Section 3.25 to the Plan: **“3.25 Public Spaces, Recreation, Parks, Trails and Open Space**

Council will promote the development of a healthy and active community in the design and development of public spaces, recreation, parks, trails and open spaces through such measures as:

1. Working with local stakeholders and the community to provide parks, trails and leisure facilities that are aesthetically pleasing, multipurpose, multi-season and appeals to all ages and skill levels in order to attract and retain residents, especially young adults and families and to enhance tourism development.

2. **Planning public spaces and facilities that are safe and which encourage physical activity, wellness, informal use opportunities and which are gathering points for social interaction and community events. The design and connectivity of public parks, open spaces and trails shall be undertaken giving consideration to best practices for crime prevention through environmental design principles, and promoting off-road trails and transportation linkages.**
3. **Considering the needs of a diverse and aging population through the provision of washrooms, seating, shade/shelter, drinking fountains, pathways, lighting and picnic areas.**
4. **Implementing the Municipality’s accessibility plan and provincial protocols or legislation for persons with disabilities.**
5. **Promoting designs that provide for sustainable maintenance, that use durable and robust materials.**
6. **Incorporating native and drought resistant vegetative features.**
7. **Providing for community gardens for local food production.**
8. **Encourage the design and display of public art.**
9. **Encourage the co-location of parks and recreation facilities with schools.**
10. **Engage the private sector and non-profit organizations through public-private partnerships in the design, development, operation and maintenance of recreation facilities, parks and playgrounds and trails.**
11. **Facilitate *active transportation* and community connectivity.**

Item (88) Section 3 is amended by adding the following new Section 3.26 to the Plan: “3.26 **Housing Policy**
The delivery of affordable housing is the mandate of the Manitoulin-Sudbury District Services Board (MSDSB) within the framework of Ontario’s Housing Policy Statement, *The Housing Services Act*

(2011), and the provincial Long-Term Affordable Housing Strategy (LTAHS). The MSDSB prepared a Housing and Homelessness Plan in 2014 and continues to work towards the implementation of that plan. The MSDSB administers 45 social housing units in the Township of Sables-Spanish Rivers in addition to other programs designed to assist low and moderate income households to access affordable housing. A major focus is the Direct Shelter Subsidy Program (DSS) which provides financial assistance to families and seniors to enable them to stay in their homes. The latter provides an alternative to the construction of new affordable housing units in the Municipality.

3.26.1 Housing Policies

1. Keynote Housing Policy

To provide an adequate and sustainable supply of housing to meet current and projected needs over the 20 year planning period.

2. Range of Housing Types – Urban Settlement Areas

The range of permitted housing types in the urban settlement areas includes a full range and mix of housing types and densities including housing options that may encourage the delivery of affordable housing and housing for the homeless such as multi residential buildings and uses, life-lease housing, co-ownership housing, co-operative housing, community land trusts, tiny houses..

3. Range of Housing Types – Rural Area

The range of permitted housing types in the rural area includes:

- Single and 2-unit dwellings including mobile homes, group homes, and innovative housing types which meet *Ontario Building Code* standards;
- Permitting two residential units in primary dwellings (i.e. single detached, semi-detached, or rowhouse) and the use of a residential dwelling in an ancillary building or structure except on seasonal residential lots, on ‘at-capacity’ lakes, on *hazardous sites* and lots lacking sustainable sewage systems;
- Multiple unit dwellings, by rezoning where designed to meet unique housing needs for Indigenous, homeless and older persons, or which meet identified social housing and *special needs*;
- Portable housing for garden suites;
- Low density housing that includes life-lease housing, co-ownership housing, co-operative housing, community land trusts, tiny houses.

4. Housing Targets

Council's projected housing targets are to provide for 15 new permanent and 3-5 seasonal dwellings per year in meeting the projected demand for housing. The housing targets are intended to be met through the following:

- To embrace the Manitoulin-Sudbury District Services Board (MSDSB) target for *affordable* rental and *affordable* home ownership based on the *regional market area* (see definition in Appendix 1) and facilitate the delivery of *affordable* housing through collaborative planning with the MSDSB; ;
- To target the existing vacant lot supply as the primary source for new housing;
- To direct the focus of housing development to the urban settlement areas where appropriate levels of infrastructure and public service facilities are or will be made available to support current and projected housing needs;
- To permit and facilitate all forms of *residential intensification* (e.g. using vacant or underutilized lot supply, conversion or repurposing non-residential buildings, conversion of single detached dwellings to multiple units, facilitating the use of upper story commercial buildings for residential occupancy, providing for 2nd unit dwellings).

5. Housing Densities

Low density housing will be the prevailing housing type on sustainable *individual on-site water and sewage services*. A range of housing densities will be permitted in the residential district in the urban settlement areas where appropriate levels of infrastructure and public service facilities are or will be made available.

6. Implementation Strategy

Measures to implement housing policies will include:

- Monitoring the residential land supply to provide for 15-20 housing starts annually;
- Updating Municipal zoning by-laws to permit 2nd residential units, and by introducing standards for rezoning for multiple units and innovative housing types while conserving existing lot area and frontage standards;
- Ensure sufficient lands are suitably zoned to meet the long-term housing supply needs of the Township;
- Working with (MSDSB) to obtain implement programs for *affordable* housing and for meeting unique housing needs;

- Applying site plan control for multiple unit residential buildings with 5 or more dwelling units;
- Facilitating the conversion of *brownfield sites* for housing;
- Respecting community development and design criteria and policies of this Plan for all residential development activity;
- Conserving the integrity of *built heritage resources* and *cultural heritage landscapes* in approving housing development(s);
- Directing *development* where it optimizes the use of existing roads, *infrastructure* and *public service facilities*;
- Encouraging cost-efficient, energy efficient and compact housing types;
- Facilitating the delivery of housing for *special needs* including group homes, crisis care, shelter for the homeless, and housing for older persons.”

(Item 89) Section 3 is amended by adding the following new Section 3.27 to the Plan:

3.27 Coordination

Land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making.

1. Managing Growth and Development

Council in conjunction with area municipalities will monitor population, employment and housing development having regard to trends across the District of Sudbury and in Northern Ontario with the intent of reflecting growth projections as they affect the Planning Area. (See also 3.26 Housing Policies)

2. Economic Development Planning and Housing

Council in conjunction with area municipalities will collaborate on matters of economic development planning and programming with the La Cloche Manitoulin Business Association Corporation (LAMBAC) and regional stakeholders such as businesses, government, the Manitoulin-Sudbury District Social Services Board (MSDSB) with respect to housing, education organizations and Indigenous communities.

3. Transportation and Infrastructure Corridors

Land use planning will be integrated with the protection of existing and planned corridors and rights-of-way for transportation, rail services, electricity generation facilities and transmission systems, gas and oil pipelines, recreational trails (e.g. Great Lakes Waterfront Trail, TransCanada Trail) and portages with the intent to minimize or avoid negative impacts on services from development or redevelopment. Development setbacks may be imposed to protect the integrity of an infrastructure corridor.

4. Public Service Facilities

Council in conjunction with area municipalities will collaborate with the City of Elliot Lake and the Town of Blind River, the respective boards of education and health care agencies in planning for institutional, educational, social, health care and emergency management services required to meet current and projected growth and development needs.

5. Ontario Provincial Police

Council will provide for on-going communication with the Ontario Provincial police regarding public safety, crime, community safety zones and social issues in the Municipality.

6. Forest and Parks Management

Council in conjunction with area municipalities will collaborate with the Ministry of Natural Resources and Forestry in the management of land use and conservation practices in provincial parks (e.g. Chutes Provincial Park, River Aux Sables Waterway Park, Gough Outwash Forest, Shakespeare Forest, LaCloche Ridge and Park) and in commercial forestry operations and management.

7. Indigenous Interests

Council in conjunction with area municipalities will collaborate and coordinate land use planning matters with indigenous communities and will consult with respect to the conservation of archaeological resources and cultural heritage landscapes. Council will work with the Serpent River First Nation and the Sagamok Anishnawbek First Nation to establish a protocol for consultation on the conservation of archaeological resources and cultural heritage landscapes.

8. Growth Plan for Northern Ontario

Council will ensure that the policies of this Plan are in accordance with the Growth Plan for Northern Ontario and associated development activities.

9. Resource Management

Council will mutually consult with other and other orders of government with respect to land use decisions which have overlapping impact notably with the protection of provincial interests in the management and development of natural resources (e.g. agriculture, minerals, mineral aggregates, forestry, the natural heritage system, watersheds, water resources, and energy resources)."

- Item (90)** Section 4.2 is amended by changing "Rural District" to "**Rural Area**"; by deleting the sub title starting with the word "Other" and replacing therewith: "**Land uses permitted in the Planning Area on Rural Lands include:**"; and by moving "Mineral Aggregate Resources (see Section 5.2)" to the section on Rural Lands as clause 5 in the listing.
- Item (91)** Section 4.3.1 A. is amended by deleting "seniors" and replacing therewith "**older persons**" in the 2nd paragraph; by deleting "partial services"; by adding "**services (see Section 3.12.2 Municipal Water Supply and Sewage Services**" after the words "sewage disposal"; by adding the cross-reference "**and Section 3.26.1.4 Housing Targets**" after "town housing and"; and by adding a 3rd and 4th paragraphs to read: "**Permitting two residential units in primary dwellings (i.e. single detached, semi-detached, or rowhouse) and the use of a residential dwelling in an ancillary building or structure except on lots lacking sustainable sewage systems. Permitting housing options to meet housing demand and provide for affordable housing and housing for the homeless such as multi residential buildings and uses, life-lease housing, co-ownership housing, co-operative housing, community land trusts, tiny houses.**"
- Item (92)** Section 4.3.1 C. is amended by adding the following words to the end of the section: "**(see also Section 3.10.1 for criteria for home based businesses adjacent to a provincial highway)**".
- Item (93)** Section 4.3.1 D. is amended by deleting "partial services".
- Item (94)** Section 4.3.1 E. is amended by adding the words "**community gardens**" after "open space"; and by adding a cross-reference to the end of the section to read: "**(see also Section 3.22.6 Public Spaces)**".

- Item (95)** Section 4.3.2 is amended by adding the following new section to the end of the section to read: **“F. Density calculations shall take into account the provisions for second residential units (see section 4.3.1).”**
- Item (96)** Section 4.3.3 is amended by deleting “partial services”; by adding the word “services” after “sewage disposal” in the 2nd paragraph; and by adding the words **“, where the conversion complies with Section 3.18 – Contaminated Sites”** after **“(see Section 3.12)”**.
- Item (97)** Section 4.3.4 C. is amended by adding the following words to the end of the section **“(see Section 3.10.1)”**.
- Item (98)** Section 4.3.4 D. is amended by deleting “to permit a garden suite for a period of up to ten (10) years (renewable)” and replacing therewith **“which shall define the area to which it applies and the time period for which the use shall be permitted which shall not exceed 20 years from the day of the passing of the by-law”**; and by changing the *“Municipal Act”* to the **“Planning Act”**.
- Item (99)** Section 4.3.4 E. is amended by adding a cross-reference to the end of the section to read: **“(see also Section 3.22.6 Public Spaces)”**.
- Item (100)** Section 4.3.4 is amended by adding the following new sections to the end of the section: **“K. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the *Ontario Building Code* are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties.**
L. Where possible, 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.”
- Item (101)** Section 4.4 is amended by adding the words **“individual”** after “servicing with” in the 1st paragraph.
- Item (102)** Section 4.4.1 is amended by adding the words **“and permitting two residential units in primary dwellings (i.e. single detached, semi-detached, or rowhouse) and the use of a residential dwelling in an ancillary building or structure except on lots lacking sustainable sewage systems. Permitting housing options to meet housing demand and provide for affordable housing and housing for the homeless such as multi residential buildings and uses, life-lease housing, co-ownership housing, co-operative housing, community land trusts, tiny houses.”** to the end of the 1st bullet “Residential Uses”;

by adding the words “**(see also Section 3.22.6 Public Spaces)**” to the end of the 2nd bullet point “Public Service Uses”; and by adding the following words to the end of the section: “**(See also Section 3.10.1 for criteria for home based businesses adjacent to a provincial highway.)**”

- Item (103)** Section 4.4.2 is amended by adding the following new sections to the end of the section: “**G. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the *Ontario Building Code* are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties.**”; and **H. Where possible, 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.**”
- Item (104)** Section 4.5.1 is amended by adding the following new section to the end of the section: “**15. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the *Ontario Building Code* are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties.**”
- Item (105)** Section 4.6.1 is amended by adding the word “**applicable**” before “policies” in the last sentence.
- Item (106)** Section 4.6.2 B. is amended by adding the word “**adequately**” before “serviced”; and by deleting the word “partial” and therewith “**water and sewage**”.
- Item (107)** Section 4.6.2 C. is amended by adding the words “**or in the vicinity of**” after “adjacent to” in the 2nd sentence.
- Item (108)** Section 4.6.2 C. is amended by adding the following new sections to the end of the section: “**H. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the *Ontario Building Code* are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties;** and
- I. The character of the existing built form significant built heritage resources will be maintained through compact development with low rise buildings and common setbacks. Repurposing existing**

building stock will be encouraged.”

- Item (109)** Section 4.7.2 B. is amended by changing the name of the “Ministry of the Environment” to the “**Ministry of the Environment, Conservation and Parks**” throughout this section; and by adding the following reference note to the end of the section: “**(Note: reference shall be made to Guidelines D-1: Land Use Compatibility, and Guideline D-6: Compatibility Between Industrial Facilities and Sensitive Land Uses See diagrams for Influence Area and separation distances <https://www.ontario.ca/page/d-6-compatibility-between-industrial-facilities.>)**”.
- Item (110)** Section 4.7.2 C. is amended by adding the following cross-referencing to the end of the section: “**(see also Section 3.10.1 Provincial Highways)**”.
- Item (111)** Section 4.7.2 H. is amended by adding the following cross-referencing to the end of the section: “**(see also Section 3.10.1 Provincial Highways for access control requirements)**”.
- Item (112)** Section 4.7.2 is amended by adding the following new sections to the end of the section: “**K. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the *Ontario Building Code* are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties.**” and “**L. Conversion of Industrial Lands The Township may permit conversion of lands within the Industrial District to non-industrial uses through a comprehensive review, only where it has been demonstrated that the land is not required for industrial uses over the long term and that there is a need for the conversion and that sites being converted to more sensitive uses are properly screened under the *Environmental Protection Act* and a Record of Site Condition is filed, where necessary.**”
- Item (113)** Section 4.8 and 4.8.1 is amended by changing “Rural District” to “**Rural Area**” wherever it appears; by adding the word “**limited**” before “residential” in the 1st sentence; by adding the word “**individual**” before “on-site” in the 5th sentence of the 1st paragraph; by adding the words “**services subject to the requirements of Sections 3.12.1 and 3.12.3 of this Plan**” after “sewage disposal” in the 5th sentence of the 1st paragraph; by adding the words “**and wise use and management**” and

the word “stewardship” in the 5th paragraph; and by deleting the word “it” and replacing therewith “**development**” in the 6th paragraph.

- Item (114)** Section 4.9 is amended by changing “Rural District” to “**Rural Area**” wherever it appears; by adding “**two-unit dwellings**” after “single detached housing”; by adding “**also include multiple dwellings in compliance with Section 3.26.1 of this Plan and**”; by deleting “include” before “mobile homes”; by adding “**The second residential unit policies of Section 3.26.1.3 shall also apply**” as a new sentence after the 2nd sentence; by adding the following words to the end of the 2nd paragraph in 4.9.1 “**subject to Section 3.10.1.3 of this Plan**”; by adding the word “**individual**” before “on-site” in the 1st sentence in section 4.9.2 A.; by adding the words “**subject to the requirements of Sections 3.12.1 and 3.12.3 of this Plan**” after “services” in section 4.9.2 A.; by adding the following words to the end of section 4.9.2 A. “**Notwithstanding this policy a 2nd residential unit shall be permitted subject to section 3.26.1.3 of this Plan**”; by adding “ , and permitting low density housing that includes life-lease housing, co-ownership housing, co-operative housing, community land trusts, tiny houses.” after “individual lots”; by adding the following wording to the end of section 4.9.2 C. “**See also Section 5.1 for MDS requirements**”; by adding the following new paragraph to the end of section 4.9.2 D. “**Dwellings to be erected shall be of sufficient size and value such that a financial burden will not be placed upon the Township. Innovative housing types will be permitted which meet the requirements of the *Ontario Building Code* and where they provide opportunities to meet the affordable housing policies of this Plan.**”; by deleting “10” and replacing therewith “**5**” in section 4.9.2 F.; by deleting the word “not from” and replacing therewith “**accessed from an**” before “existing” in section 4.9.2 F. (iii); by adding the following words “**(see Section 3.10.1 Provincial Highways for access control requirements)**” after “Provincial in section 4.9.2 F. (iii); by adding the following words to the end of section 4.9.2 F. (v) “**Innovative housing types will be permitted which meet the requirements of the *Ontario Building Code* and where they provide opportunities to meet the affordable housing policies of this Plan.**”; by adding the following words to the end of section 4.9.2 F. (ix) “**(see also Sections 3.16.1 and 3.17)**”; by adding the following new section to the end of Section 4.9.2 F. “**H. The built form of the rural area will be maintained through low density, low rise development on large lots serviced with sustainable water and sewage services.**” and by adding the

following new section to the end of Section 4.9.2 H. **“I. The use of storage containers will be strictly controlled and may be permitted only where the Municipality is satisfied that the requirements of the Ontario Building Code are met and that any such containers do not constitute a visual impact or drainage impact that negatively affects neighbouring properties.”** Section 4.9.3 is hereby deleted.

Item (115) Section 4.10 is amended by substituting **“limited”** for “permanent” in the 2nd paragraph; by changing the name of the “Ministry of the Environment” to the **“Ministry of the Environment, Conservation and Parks”** throughout this section; and by adding the following new sentence to the end of Section 4.9.10.1 **“2nd residential units are not permitted.”**; by adding the following link after “Handbook” in section 4.10.2 **[“https://www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes”](https://www.ontario.ca/document/lakeshore-capacity-assessment-handbook-protecting-water-quality-inland-lakes)**; and by substituting **“limited”** for “permanent” in the 1st sentence. Section 4.10.15 is hereby deleted. Section 4.10.3 bullets 1-4 are hereby deleted and replaced with the following:

1. To separate existing habitable dwellings each or which is capable of supporting a Class 4 sewage disposal system provided the land use would not change and there would be no net increase in phosphorus loading; or
2. Where all new septic tile fields are located so that they drain into a drainage basin that is not at capacity; or
3. Where all new tile fields would be set back at least 300 lineal metres from the shoreline (see diagram for non-impact lot); or
4. Where the natural drainage from the tile field would flow at least 300 metres to the lake; or
5. Where there are deep soils native to the site (undisturbed and over 3 metres in depth) meeting a specified chemical composition and hydrologic conditions acceptable to the Ministry of Environment, Conservation and Parks as outlined in the Lakeshore Capacity Assessment Handbook. This approach requires site-specific soils investigations by a qualified professional and, if implemented, long-term monitoring and use of planning tools and agreements that would ensure long-term maintenance of specified conditions as described in the Lakeshore Capacity Assessment Handbook.

Item (116) Section 4.11 is amended by changing “Rural District” to **“Rural Area”** wherever it appears; and by adding the following words to the end of

Section 4.11.1 “**excluding 2nd residential units**”; by deleting the 2nd sentence in 4.11.2 B.

Item (117) Section 4.12 is amended by changing “Rural District” to “**Rural Area**” wherever it appears; by adding a new sub-section after 4.12.3 as follows:
“4. **Land Use Compatibility**

The provisions of Section 4.7.2 B. shall apply to ensure land use compatibility between a Salvage Yard Use and a *sensitive land use.*” and by renumbering “4.12.4” as “4.12/5**”.**

Item (118) Sections 4.13 and 4.14 are amended by changing “Rural District” to “**Rural Area**” wherever it appears.

Item (119) Section 4.15 is amended by deleting the 2nd sentence; by adding the words “**natural heritage features (e.g.**” after “functions of” at the end of the 2nd paragraph and be deleting “First Nations” and replacing therewith “**Indigenous communities**” in the last paragraph.

Item (120) Section 4.18 is amended by changing “Rural District” to “**Rural Area**” wherever it appears.

Item (121) Section 4.18.7 (g) is amended by adding the following wording after ‘option for servicing’ in the 2nd sentence: “**where the need is demonstrated through a servicing options report**”.

Item (122) Section 4.18.7 (j) is amended by adding the following new sentence to the end of the section: “**Planning for trails and linkages for multiple use and to provide for active and healthy lifestyles and community connectivity will be required as an integral component to campground design.**”

Item (123) Section 4.19 is amended by adding the following wording after ‘kennel’ in the 2nd sentence “, **a dog run**”.

Item (124) Section 5.1 is amended by deleting the section and replacing Section 5.1 with the following new section: “

- 1. The intent of the Plan is to protect the long-term future of agriculture by recognizing the importance of Canada Land Inventory (CLI) Class 2-4 soils and by permitting a full range of on-farm diversified and agricultural-related land uses in *prime agricultural areas* as well as within the Rural Area. *Prime agricultural areas* are considered to be part of the *Rural Lands* base of the Planning Area and shall include *specialty crop areas* where designated using guidelines by the Province.**

2. ***Agricultural uses*** shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the nature and size of the operation requires additional employment.
3. Associated activities to agriculture will be encouraged and promoted including ***agriculture-related uses, agri-tourism*** and ***on-farm diversified uses*** (e.g. home base businesses, farm vacation facilities), and uses that produce value-added agricultural products (e.g. cheese production, craft breweries). ***Agriculture-related uses*** will generally be directed to lesser productive lands and areas where they are compatible and do not hinder surrounding agricultural operations. ***Agri-tourism*** and ***on-farm diversified uses*** will be directed to existing farm dwellings or within an existing farm building cluster and located away from field operations.
4. The intent of the Plan is to also support of sustainable farming practices and research, the support of the culture of the farming community and by maintaining strong environmental standards. Activities that will be encouraged include:
 - The preparation and compliance with nutrient management plans.
 - Preparation and implementation of environmental farm plans.
 - The use of best management and ***normal farm practices*** with special consideration for the impacts of aquaculture and the impact on local water resources.
 - The protection, restoration and management of natural areas such as woodlots, ***wetlands***, stream and river valleys.
 - On-farm energy production as an energy source for farming operations.
5. The MDS formulae I and II shall apply, specifically, Document, Publication 853, as amended from time to time by the province including Sections 3, 4, 5 and all definitions.
<http://www.omafra.gov.on.ca/english/landuse/mds.htm>.
Development shall comply with the Minimum Distance Separation Formulae I and II, whichever is applicable. MDS I shall apply to all lots created after March 1, 2017. MDS I

setbacks shall apply to existing lots created prior to March 1, 2017 which are used exclusively for residential purposes, and vacant lots which have a lot area greater than 2 ha. MDS I shall not apply to lot creation for surplus dwellings for an existing livestock facility or anaerobic digester on a separate lot from the lot from the lot with the surplus dwelling or on the same lot as the existing dwelling. MDS I and II shall not apply to agriculture-related uses or on-farm diversified uses with the exception of a food service such as an on-farm tea room or food concession. MDS II shall not apply to a closed cemetery or which receive low levels of visitation or have no place of worship which shall be classified as a Type A land use. All other cemeteries are subject to MDS I (Type B land use).

6. Farm operators will be encouraged to not seek consents which may interfere with agricultural productivity.
7. *Development* which is incompatible with normal farm practices will be discouraged in the vicinity of viable farming operations.
8. Lot creation on *prime agricultural areas* is discouraged and may only be permitted for:
 - A. *Agricultural uses*, provided that the lots are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations;
 - B. *Agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services* with *no negative impacts*;
 - C. *A residence surplus to a farming operation* as a result of farm consolidation, provided that:
 - (i) the new lot will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services* with *no negative impacts*; and
 - (ii) the planning authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance. The approach used to ensure that no new residential dwellings are permitted on the remnant parcel may be recommended by the Province, or based on

municipal approaches which achieve the same objective; and

- D. ***Infrastructure***, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- E. Lot adjustments in ***prime agricultural areas*** may be permitted for ***legal or technical reasons***.
- F. The creation of new residential lots in ***prime agricultural areas*** shall not be permitted, except in accordance with policy 5.1.8 (c).
- G. Non-agricultural uses shall not be permitted on Agricultural Resource Lands except for:
- (i) The extraction of ***minerals***, and ***mineral aggregate resources***, in accordance with policies 5.2 and 5.3; or
- (ii) limited non-residential uses, provided that all of the following are demonstrated:
- the land does not comprise a ***specialty crop area***;
 - the proposed use complies with the ***minimum distance separation formulae***;
 - there is an identified need within the planning horizon provided for additional land to be designated to accommodate the proposed use; and
 - alternative locations have been evaluated, and
 - there are no reasonable alternative locations which avoid ***prime agricultural areas***; and
 - there are no reasonable alternative locations in ***prime agricultural areas*** with lower priority agricultural lands.

H. Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.”

9. Lot creation on agricultural lands in the Rural Area on lands other than in a *prime agricultural area* will be subject to Section 3.7 Plans of Subdivision, Consents and Part-Lot Control of this Plan.

- Item (125) Sections 5.1.1 and 5.1.2 are hereby deleted.
- Item (126) Section 5.2.2.1 is amended by adding the words “**for long-term use**” after the words ‘resource value’ in the 1st sentence; by adding the words “**and without the need to demonstrate the need or supply/demand analysis**” after ‘Schedule A1; and by adding the following wording to the end of the 2nd paragraph “(see Section 5.2.7)”.
- Item (127) Section 5.2.3.5 is amended by adding “**and concrete**” after ‘asphalt’ in the 2nd paragraph; by deleting the words “a Certificate of” in the same sentence; and by adding “**and Climate Change**” after ‘Environment.
- Item (128) Section 5.2.4 is amended by changing the title of the section to read “**Influence Area and Separation Distance**”; and by adding the word “, **blasting**” after ‘noise’ in the 3rd paragraph.
- Item (129) Section 5.2.5 is amended by adding the following new sentence to the end of the paragraph: “**Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts on surrounding land uses and the natural environment.**”
- Item (130) Section 5.2.6 is amended by changing the title to read; “**Review of Applications and Site Development Policies**”; by adding the following words after ‘protected’ in the 1st sentence: “**from development that would preclude or hinder their expansion or which would be incompatible for reasons of public health, public safety or environmental impact**”; and by adding the following words to the end of the paragraph: “**Existing mineral aggregate operations shall be permitted without the need for an official plan or zoning amendment. Where a license for extraction or operation ceases to exist, or for known deposits of mineral aggregate resources and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:**
1. Resource use would not be feasible;
 2. The proposed land use or development serves a greater long-

term public interest; and

- 3. Issues of public health, public safety and environmental impact are addressed.”**

Item (131) Section 5.2.8 is amended by adding the words “**and Climate Change**” after ‘Environment’ in subsection 2.

Item (132) Section 5.2.9.5 is amended by deleting the word ‘and’ in the 1st sentence; by adding the words “, **and to mitigate negative impacts to the extent possible**” to the end of the 1st sentence; and by adding a new sentence to the end of the section to read: “**Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations in an area.**”

Item (133) Section 5.2 is amended by adding the following new section:

“5.2.10 Mineral Aggregate Resource Conservation

Mineral aggregate resource conservation shall be undertaken, including through the use of aggregate recycling facilities within operations, wherever feasible. Examples include asphalt paving or recycling road building materials and recycling concrete aggregates from construction demolition.”

Item (134) Section 5.2 is amended by adding the following new section:”

5.2.11 Extraction in Prime Agricultural Areas

- 1. In *prime agricultural areas*, on *prime agricultural land*, extraction of *mineral aggregate resources* is permitted as an interim use provided that the site will be rehabilitated back to an *agricultural condition*.**
- 2. Complete rehabilitation to an *agricultural condition* is not required if:**
 - A. Outside of a *specialty crop area*, there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;**
 - B. In a *specialty crop area*, there is a substantial quantity of *high quality mineral aggregate***

resources below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;

- C. Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *designated growth areas*, and resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* shall be protected in this order of priority: *specialty crop areas*, Canada Land Inventory Class 1, 2 and 3 lands; and
- D. Agricultural rehabilitation in remaining areas is maximized.”

Item (135) Section 5.3.2 is amended by adding the following new words after ‘potential rating’: “**known as Metallic Mineral Potential Estimation Tool (MMPET)**”; and by adding the following new sentence to the end of the section: “**The intent of the Plan using MMPET is to protect minerals for long-term use.**”

Item (136) Section 5.3.6 is amended by adding the words “**and Climate Change**” after ‘Environment’.

Item (137) Section 5.3.8.1 is amended by adding the following words to the end of the section : “**or MMPET**”.

Item (138) Section 5.4 is amended by deleting the section and replacing therewith the following: “

1. **The intent of the Plan is to recognize the importance of forests as a renewable and sustainable resource within the Planning Area. This includes recognition of timber harvesting and silviculture activities of commercial timber operators licensed by the Ministry of Natural Resources and Forestry, and private property owners operating under the *Forestry Act, 1990*.**
2. **On land falling under *The Crown Forest Sustainability Act, 1994* agreements, forestry management and wood production activities shall be permitted and encouraged using best practices such including the conservation or restoration of**

shorelines and the protection of the *natural heritage system*. Council recognizes that other land uses may co-exist with timber operations and such uses including outdoor recreation, eco-tourism, trapping, traditional native land use activities, shall be permitted as complementary activities.

3. In recognizing the importance of the forest resource within the Municipality, it is a policy to both support and help co-ordinate the application of forest resource management techniques to ensure compatibility with harvesting, renewal and maintenance operations with other resource attributes, particularly wildlife and *fish habitat*.
4. Tree planting and increasing forest cover will be promoted wherever feasible as part of land use planning decisions (e.g. in association with the restoration of shoreline areas, erosion measures and increasing the tree cover on rural lots).
5. A tree retention/planting plan may be required for subdivisions and site plans and will include measures for protection during construction (see also Section 3.11.4.9).
6. Existing tree lines along property boundaries should be maintained for wind buffering and to reinforce the aesthetic amenities of the rural area.”

Item (139) Section 6.1 is amended by deleting the last sentence in the 2nd paragraph and the 3rd paragraph.

Item (140) Section 6.2 through 6.9.14 are hereby deleted and replaced with the following new Sections:

“6.2 Keynote Policy for Public Engagement

Public engagement will be a way of thinking and acting by governments, planning authorities, stakeholders, communities and ordinary citizens in making informed land use planning decisions in the Municipality.

6.3 Inputs to Planning Decisions

Inputs are recognized as multi-faceted and will depend on a variety of sources as shown in the diagram. Planning decisions must reflect the vision, values and standards reflected in the

technical documents as well as the public interest determined through a public engagement process.

6.4 How the Public Engagement Process Will Work

Planning authorities are legally required and will consult with the public when a planning application is received or where Council chooses to initiate an amendment to the official plan or zoning by-law.

6.5 Public Engagement Under the Planning Act

Council intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for public consultation for official plan amendments, zoning by-law amendments, holding by-laws, temporary use by-laws, consents, plans of subdivision and condominium, minor variances and validation of title. Council will also use the prescribed procedures under the *Planning Act* for the review and update of the official plan and zoning by-law.

6.6 Private Consultation Strategies

Where an application is filed for an official plan amendment, a zoning by-law amendment or a plan of subdivision/condominium under Ontario Regulations 543/06, 544/06, 545/06 respectively, the applicant shall submit a proposed strategy for consulting with the public with respect to the request. The proposed consultation strategy shall be a requirement of submitting a complete application (see Section 6.7).

The strategy shall be undertaken and completed prior to any required public meeting or hearing required by the *Planning Act* for an official plan amendment, a zoning amendment or a plan of subdivision/condominium. The applicant shall submit a report or letter to the Clerk of the Municipality in which the application was filed and the consultation report shall provide the following information:

1. The method(s) of consultation was/were used.
2. Who was consulted?
3. The result of the consultation.

Applicants may use one or more methods of consultation including but not limited to telephone or on-line survey, meeting with neighbouring property owners/tenants, convening an on-site open house, radio interview to explain the project, installing an onsite billboard with a site plan or

project description and contact information, meeting with a band council, use of social media (i.e. Facebook page, Instagram, twitter account, YouTube video) etc.

6.7 Planning Applications

6.7.1 Types of Applications

The types of planning applications include: [Section of the *Planning Act* shown in (parenthesis)]

1. Official Plan Amendment (22)
2. Zoning By-law Amendment (34)
3. Holding By-law/removal of Holding symbol (36)
4. Temporary Use By-law (39)
5. Site Plan Control (41)
6. Minor Variance/Permission of extension/expansion, change of non-conforming use (45)
7. Consent (53)
8. Plan of Subdivision (51)

Prior to filing an application, applicants will be required to meet with the Municipality where the application is proposed to ascertain the requirements for the submission of applications (e.g. required studies and information, fees, peer review, agency and public consultation etc.)

6.7.2 Studies and Reports

Studies which may be required in support of an application will depend on the type of application and the circumstances. Studies may include, but are not limited to (Sections of the official plan shown in brackets []):

1. Air Quality Study [3.7.2.6]
2. Archaeological Assessment [3.7.2.6, 3.7.2.13, 3.15.1.5]
3. Blast Impact Study [5.2.4]
4. Cost-benefit Analysis [3.10.2.2]
5. Drainage/Stormwater Report [3.10.1, 3.13]
6. Environmental Impact Study [3.7.2.6, 3.14, 3.17, 3.22.3.5, 5.2, 5.3]
7. Flood Line Mapping/Assessment [3.7.2.6, 3.16]
8. Geotechnical Report [3.17, 3.20]
9. Hazardous Sites Assessment [3.17.1]
10. Hydrogeological Study [3.7.2.6, 3.7.2.8, 3.12.3.1]

11. Hydrological [3.7.2.6, 3.2.7.9, 3.12.3.1]
12. Heritage Impact Assessment [3.7.2.13, 3.15.1.6, 3.15.1.8]
13. Illumination Study [3.10.1]
14. Lake Capacity Assessment [3.7.2.16, 4.10]
15. Land Use Compatibility/Influence Area Study [3.7.2.6, 3.14.1.3, 3.19, 3.20, 4.7.2, 4.12.4, 5.2.4, 5.3.6]
16. Marine Archaeological Assessment [3.15.1.11]
17. Mine Hazard Rehabilitation/remediation Study [3.7.2.6, 3.20]
18. Mineral Resource Assessment [5.3.7, 5.3.8]
19. Mineral Aggregate Resource Assessment [5.2.6, 5.2.9]
20. Minimum Distance Separation [4.9.2, 5.1.5]
21. Noise and Vibration Study [3.7.2.6, 3.19, 4.19]
22. Public Consultation Strategy [6.6]
23. Reserve Capacity Assessment [3.12.2.1]
24. Resource Management Report [5.2.4]
25. Servicing Options Report [3.12.2.1, 3.12.4.1]
26. Traffic Study [3.10.1, 3.10.2.5]

6.7.3 Information, Permits, Approvals

Information which may be required in support of an application includes:

1. Endangered Species Act Agreement [4.3]
2. Erosion hazard survey [3.16]
3. Flooding: establish flood elevation/development Setback [3.16]
4. Hauled Sewage Capacity Assessment [3.7.2.8, 3.13.3.1]
5. Mineral Operations Rehabilitation Plan [5.3.5]
6. Mineral Aggregate Operation Rehabilitation Plan [5.2.9, 5.2.11]
7. MTO entrance/land use approval or permit [3.2.7.11, 3.10.1]
8. Municipal Entrance Permit [5.3.2.3]
9. Record of Site Condition (RSC) [3.7.2.6, 3.12.2.3, 3.18.1]
10. Technical Standards and Safety Authority (TSSA): clearance letter [3.18.1]

11. Wildfire Assessment and Mitigation Plan [3.23]

6.8 Building Code Act

All construction shall comply with the relevant provisions of the *Building Code Act*, 1992, S.O. 1992, c.23. Despite the provisions of Section 8 of the *Act*, sewage disposal systems shall be set back from the shoreline of a lake or water body the required distance set out in the zoning by-law.

Fire Access routes shall comply with the requirements of the *Ontario Building Code. Building Code Act*:
<https://www.ontario.ca/laws/statute/92b23>

6.9 Municipal Property Standards

Council may enact changes and/or enforce a property standards by-law to ensure a high standard of development, maintenance, improvement and occupancy of residential and non-residential properties in the Municipality. The provisions and procedures of Section 15 of the *Ontario Building Code Act* shall apply. *Building Code Act*:
<https://www.ontario.ca/laws/statute/92b23>

6.10 Development Charges Act

This Official Plan is to be considered as a statement of intent of Council to carry out or authorize to be carried out, various public works which may be subject to a development charge. A development charges by-law may apply to part or all of any Municipality and one or more development charges by-laws may be enacted in any given Municipality as permitted in the Development Charges Act, 1997, S.O. 1997, c. 27.
<https://www.ontario.ca/laws/statute/97d27>

6.11 Amendments to the Official Plan (Section 17 and 22, Planning Act)

Amendments to this Plan may be initiated by application or by the Municipality in compliance with the requirements of the *Planning Act* for changes to the substance of the policies of the Plan or for a change in a land use designation.

Amendments to the text or schedules to this Plan are not required for spelling, grammar, formatting, renumbering, typographic errors, minor changes, a consolidation or minor adjustments to the approximate land use boundaries or to the location of roads provided the general intent of the Plan and policies are maintained.

- 6.12 Public Works (Section 24, Planning Act)**
Public works may only be undertaken where they comply with this Plan. Public works which do not comply shall be governed by Section 24 (3) of the *Planning Act*.
- 6.13 Acquisition of Land (Section 25, Planning Act)**
Council may acquire land for any purpose set out in this Plan and may lease or otherwise dispose of such lands where no longer required.
- 6.14 Community Improvement (Section 28, Planning Act)**
The entire Municipality comprising all lands other than Crown Land within the corporate limits of the Township shall be considered a community improvement area.

Council may designate by by-law the whole or any part of the Municipality as a community improvement project area for the purposes of undertaking community improvement (e.g. repair, replacement, upgrading *infrastructure* and *public service facilities*, improving waterfront areas, repairing, retrofitting, rehabilitating, and constructing buildings, facilitating the delivery of *affordable* housing, rehabilitating *brownfield sites*, improving or rehabilitating *built heritage resources*).

Community improvement will provide measures for barrier-free design and for improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society.

Council may provide financial incentives under the *Planning Act* to encourage and facilitate community improvement (e.g. loans, grants) and the *redevelopment of brownfield sites*. Council may acquire, hold, lease, clear, or grade land for community improvement purposes, and may sell, lease or otherwise dispose of any land acquired or held by it in the community improvement project area to any person or governmental authority for use in conformity with the community improvement plan. Council may construct, repair, rehabilitate or improve buildings on land acquired or held by it in the community improvement project area in conformity with the community improvement plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto.

Community improvement may be used to implement the maintenance and or replacement of *infrastructure* and

community facilities set out in the municipal asset management plan.

Community improvement may be used to facilitate the provision of *affordable* housing (see Section 3.22.7 – Housing Policies).

- 6.15 Zoning By-law (Section 34, Planning Act)**
Council will pass a zoning by-law amendment within three years of the effective (approval) date of this plan to update the comprehensive zoning by-law in order to regulate the use of land, buildings and structures throughout the Municipality. Where Council carries out the requirements of subsection 26 (9) by simultaneously repealing and replacing all the zoning by-laws in effect in the Municipality, no person or public body shall submit an application for an amendment to any of the by-laws before the second anniversary of the day on which Council repeals and replaces them except where Council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, a class of applications or in respect of such applications generally. This shall not be deemed to limit the authority of Council to initiate an amendment to the zoning by-law.
- 6.16 Holding By-law (Section 36, Planning Act)**
A holding symbol (i.e. ‘h’) may be used in the zoning by-law in connection with any land use zone, in accordance with Section 36 of the *Planning Act*. The zoning by-law will allow existing uses to continue in areas covered by the holding symbol and will specify the uses to be permitted, where the principle of development or land use has been established, at such time as the holding symbol is removed by amendment to the by-law. A holding zone may be used to defer development until specified conditions have been met (e.g. to provide adequate *infrastructure* and *public service facilities*, to remediate or rehabilitate contaminated or *hazardous sites*, to limit the use of land in order to achieve the phasing or timing of development, to complete required studies, to ensure that conditions of development or other agreements have been met and to secure financial requirements).
- 6.17 Community Benefits Charges (Section 37, Planning Act)**
Council may enact a community benefits charge by-law for the purpose of funding or providing in-kind support for facilities and services other than those prescribed in a development charges by-law. The scope of facilities shall be set out in a

community benefits charge strategy and the municipality shall consult with such persons and public bodies as the municipality feels appropriate in developing the strategy.

6.18 Interim Control (Section 38, Planning Act)

Where Council determines that the policies of this Plan do not provide adequate direction for potential development, an interim control by-law may be passed in accordance with Section 38 of the *Planning Act*, provided that a resolution setting out the terms of reference for a study or review has been previously adopted.

6.19 Temporary Use By-laws (Section 39, Planning Act)

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the zoning by-law, in accordance with Section 39 of the *Planning Act*. A temporary use by-law shall be deemed to conform to this Plan, and an amendment to this Plan is not required for a temporary use.

6.20 Site Plan Control (Section 41, Planning Act)

For the purposes of Section 41 of the *Planning Act*, the entire land area within the corporate boundaries of the Township of Sables-Spanish Rivers, as illustrated on Schedules to the Land Use Plan is designated as a site plan control area. Council shall pass or review existing by-laws for the purposes of designating the Municipality as a site plan control area by reference to one or more land use designations. Site plan control shall be used and agreements entered into for the construction and/or maintenance of all of the matters set out in Section 41(7) of the *Planning Act* for land uses or conservation including:

1. Any industrial, commercial or institutional use and including campgrounds and golf courses.
2. Any residential development with (6) six or more housing units.
3. Any *intensification* projects.
4. Facilities designed and intended to have regard for persons with disabilities.
5. The protection of cultural heritage and *archaeological resources* projects.

6. Any lands abutting a lake or water body.
7. The protection of *natural heritage features and areas*.

Site plan control will not apply to development on Crown Land or to *mineral aggregate operations* licensed under the *Aggregate Resources Act*.

Agreements may include the requirements for the provision of sustainable design elements for development or *redevelopment* on any lands adjacent to a street or road under the Municipality's jurisdiction including such elements as trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle facilities.

The requirements for site plan control where applied to *affordable* housing shall comply with Section 41 (2) (d.1) of the *Planning Act*.

Council may secure the dedication of land for a road widening or intersection improvements provided that the conveyance requested does not exceed one-half of the deficiency of the width. The conveyance shall apply to the full frontage of the property wherever the deficiency exists. This provision applies to all municipal streets with the urban settlement areas where the width of the road allowance does not meet a minimum of 20 m and to all municipal roads within the rural area where the width of the road allowance does not meet a minimum of 26 m.

Council will consider barrier-free design in site plan control agreements.

6.21 Parkland Dedication (Section 42, Planning Act)

As a condition of development or *redevelopment*, Council may, subject to passing a by-law, require the conveyance of 2 per cent of the land proposed for commercial or industrial development or 5 per cent for residential development or the cash-in-lieu equivalent and the conveyance shall be for park or other public recreational purposes. Land conveyed to the municipality under Section 42 of the *Planning Act* shall be used for park or other public recreational purposes, but may be sold at any time.

Council may reduce the cash-in-lieu payment where Council deems that the applicable criteria for sustainability in this plan have been or will be met through development or

redevelopment of the lands. Examples include but are not limited to the installation of renewable or alternate energy source projects, installation of facilities to improve accessibility for disabled persons, provision of affordable housing, facilities that provide for active transportation, use of advanced technologies for the removal or reduction of phosphorus loading in sewage disposal systems.

6.22 Non-Conforming Uses (Sections 44 and 45, Planning Act)

1. Non-Conforming Uses

A non-conforming use is a use of land that lawfully existed on the date of adoption of any zoning by-law passed under the *Planning Act*; has continued uninterrupted (or where interrupted, there has been a reasonable attempt to continue the use during the period of discontinuance) and does not conform with the uses permitted in the zone(s) which apply to the subject lands. A non-conforming use may be extended, enlarged or changed to a similar or more compatible use under Section 34(10) or 45(2) of the *Planning Act*, provided that:

- A. It is not reasonable or feasible to cease or relocate the use.**
- B. Any incompatibility with surrounding uses is not aggravated.**
- C. Surrounding uses are protected by appropriate buffers and other measures to improve the compatibility of the use.**
- D. Adequate *infrastructure*, access and parking are provided.**
- E. Natural and human-made hazards are addressed.**

Development details may be regulated by a development agreement.

Nothing in this Plan shall prevent the reconstruction of a legal non-conforming use which is inadvertently destroyed by a natural cause (e.g. fire, flood, earthquake, subsidence), provided the building is reconstructed on the same building footprint. Council

will, however, encourage buildings to be relocated outside of a *flooding hazard* area.

2. Non-Complying Uses

Land uses are considered non-complying where the use does not comply with one or more of the zone regulations in the comprehensive zoning by-law (e.g. lot area, building setbacks, height, parking etc.). The zoning by-law of the Municipality may recognize or permit exemptions to a lot area or frontage or other standard for an existing non-complying use and/or other zone regulation provided the general intent of the policies of the official plan are upheld. Rectifying non-compliances will be encouraged through such measures as *redevelopment* to relocate or reconstruct buildings and structures to comply with zoning standards; through lot additions or consolidation of lots to increase the lot area or frontage; through demolition or through the use of technologies which mitigate the impact of the non-compliance.

6.23 Minor Variances

Minor variances may be granted which meet the four tests set out in Section 45(2) of the *Planning Act*. The Municipality, as authorized by Section 45 (1.0.1), may prescribe additional criteria to the four tests by passing a by-law under Section 34 of the *Planning Act*.

Minor variances may be granted where a Council empowers the committee of adjustment to grant minor variances from the provisions of any by-law of the municipality that implements the Official Plan or from such by-laws of the Municipality as are specified and that implement the Official Plan.

No person shall apply for a minor variance from the provisions of the by-law in respect of the land, building or structure before the second anniversary of the day on which the zoning by-law was amended (see Section 6.15) except if Council has declared by resolution that such an application is permitted, which resolution may be made in respect of a specific application, a class of applications or in respect of such applications generally.

6.24 Land Division, Part-Lot Control and Deeming (Sections 50-53, Planning Act)

The creation of all new lots by plan of subdivision or consent shall comply with the following general requirements and the

specific requirements of the applicable land use designation of this Plan (see Sections 3.7.1., 3.7.2, 3.7.3, and 5.1.8).

6.25 Accessory Uses

Accessory uses to any permitted main use shall be permitted subject to meeting the relevant policies of the land use designation in which they are proposed. The scope of accessory uses set out in the Plan for various land uses is not intended to limit other accessory uses which are deemed appropriate by the Municipality. In general, an accessory use should not be constructed on a lot prior to the primary use except for a building or structure designed to expedite the construction of the principle use such as a storage building for building materials, construction field office or a recreational vehicle required for temporary accommodation. The scope of accessory uses shall be set out for each of the zones in the implementing zoning by-law.

6.26 Interpretation

- 1. Boundaries of land use designations and other features on the Land Use Plan are considered approximate except where specifically bounded by a road, rail line, Municipal boundary or other distinctive boundary and an amendment to the plan will not be required for minor adjustments where the intent of the Plan is upheld.**
- 2. Permitted land uses are not intended to be limited to those prescribed where a range of uses is anticipated.**
- 3. Legal non-conforming uses are permitted to continue.**
- 4. Appendices 1, 2 and 3 to this Plan do not constitute part of the formal policies but may be utilized to assist with the interpretation of the policies, words and terms used in this Plan in order that the document is consistent with the Provincial Policy statement.**
- 5. It is intended that all figures and quantities contained in the Plan be considered in the metric form. Amendments will not be required for any reasonable variation from these figures and quantities, provided such variations meet the intent of this Plan.**
- 6. In some instances, overlapping resource areas has resulted in properties that are designated for more than one resource use, such as mining, aggregate extraction, and**

agriculture. In these cases, existing uses should not preclude sequential land uses that are compatible with the area and whose development complies with the intent of this Plan.”

Item (141) Appendix 1 is hereby deleted and replaced with the Provincial Policy Statement (2014) Definitions as follows:

Appendix 1 – Provincial Policy Statement - Definitions

Access standards:

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

Active Transportation:

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

Adjacent lands: means

a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature* or area where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and

d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan.

Adverse effects:

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

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

means

a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

Agricultural uses:

means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm 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*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

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 remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

Coastal wetland: means

a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

Comprehensive rehabilitation:

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

Comprehensive review: means

a) for the purposes of policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
6. considers cross-jurisdictional issues.

b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, *infrastructure* requirements and related matters;
2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and

3. considers cross-jurisdictional issues.

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

Conserved:

means the identification, protection, management and use of *built heritage resources, cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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

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

Deposits of mineral aggregate resources:

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

Designated and available:

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

Designated growth areas:

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

Designated vulnerable area:

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

Development:

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

a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;

b) works subject to the *Drainage Act*; or

c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Dynamic beach hazard:

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

Ecological function:

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

Employment area:

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

Endangered species:

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

Erosion hazard:

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

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 or a river or stream system and not ordinarily covered by water:

a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave uprush and other water-related hazards*;

b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

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

Floodproofing standard:

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

Floodway:

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

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

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of

flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*.

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.

Great Lakes - St. Lawrence River System:

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

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:

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

Habitat of endangered species and threatened species: means

a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species;

b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

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, as amended from time to time.

Hazardous lands:

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

Hazardous sites:

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

Hazardous substances:

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

Heritage attributes:

means 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 or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

High quality:

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

Hydrologic function:

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

Individual on-site sewage services:

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

Intensification:

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

- a) redevelopment, including the reuse of *brownfield sites*;

- b) the development of vacant and/or underutilized lots within previously developed areas;

- c) infill development; and

- d) the expansion or conversion of existing buildings.

Large inland lakes:

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

Legal or technical reasons:

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

Low and moderate income households: means

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

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

Major facilities:

means facilities which may require separation from *sensitive land uses*, including but not limited to airports, 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.

Multi-modal transportation system:

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

Municipal sewage services:

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

Municipal water services:

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

Natural heritage features and areas:

means features and areas, including *significant wetlands, significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat, significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species, significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system:

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

Negative impacts:

means

a) in regard to policy 1.6.6.4 and 1.6.6.5, degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features*, and their

related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;

c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, and

d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Normal farm practices:

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

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.

One hundred year flood:

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

One hundred year flood level: means

a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;

b) in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and

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

Other water-related hazards:

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

Partial services: means

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

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

Petroleum resource operations:

means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources:

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

Planned corridors:

means corridors 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 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 policy 1.6.11.2, legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;

b) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish and fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and

c) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan:

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

Public service facilities:

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational

programs, and cultural services. *Public service facilities* do not include *infrastructure*.

Quality and quantity of water:

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

Rail facilities:

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

Recreation:

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

Redevelopment:

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

Regional market area:

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

Renewable energy source:

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

Renewable energy system:

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

Reserve sewage system capacity:

means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity:

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

Residence surplus to a farming operation:

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

Residential intensification:

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

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

River, stream and small inland lake systems:

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

Rural areas:

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

Rural lands:

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

Sensitive:

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

Sensitive land uses:

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

Settlement areas:

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

- a) built up areas where development is concentrated and which have a mix of land uses; and

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

Sewage and water services:

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

Significant: means

a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources 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;

c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;

d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and

e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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

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

Site alteration:

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

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

Special needs:

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, 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 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 listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

Transit supportive:

in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential

densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management:

means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

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.

Two zone concept:

means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

Valleylands:

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

Vulnerable:

means surface and/or groundwater that can be easily changed or impacted.

Waste management system:

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

Watershed:

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

Wave uprush:

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

Wayside pits and quarries:

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

Wetlands:

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

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

Wildlife 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 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."

Item (142) The Plan is hereby amended by adding a new Appendix 3: "**Appendix 3 – Areas of Hazardous Forest Types for Wildland Fires**"

Item (143) Schedules A1, A2 and A3 to the Official Plan are hereby deleted and substituted by the following new Schedules A1, A2 and A3.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with the respective policies of the Township of Sables-Spanish Rivers Official Plan.

Appendix 3

Areas of Hazardous Forest Types for Wildland Fires *(Map to be added)*