

OFFICIAL PLAN THE TOWN OF THESSALON



THESSALON



Adopted by By-law 2377 on June 15, 2020





THE TOWN OF THESSALON OFFICIAL PLAN

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THE STRUCTURE OF THE PLAN

This Official Plan is divided into five parts, each of which is described below.

PART A (Vision) contains the Vision of the Plan. This Vision reflects anticipated land use issues and the values of Thessalon citizens. Part A also contains the Goals of this Plan which are intended to reflect core values of the Town and form the basis of the Plan. Lastly Part A contains a Population, Housing and Servicing Strategy that is intended to articulate the Town's intended approach to accommodating future growth and development.

PART B (General Planning and Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land. These policies apply to the whole of the Town.

PART C (Land Use Designations) contains the land use policies that apply to lands in the Town.

PART D (Plan Implementation) describes how the policies of the Official Plan will be implemented.

PART E (Interpretation) describes how the policies and land use designations are to be interpreted.

PART A - VISION

A1 THE VISION

Thessalon is a small town with a broad range of public services, leisure and cultural facilities. Thessalon exudes a welcoming feeling and a quaint sense of community one would expect from a small northern community.

Thessalon is characterized by its location on Lake Huron and the Trans Canada Highway, and the Town functions as a service centre to adjacent smaller communities in the area providing services such as medical facilities, a marina, camping, and social amenities.

This Official Plan builds upon the many attributes and amenities the community has to offer. These include a diverse and well maintained housing stock, modern health facilities, a school, a marina, a prominent commercial base and a range of public service, recreation, leisure and cultural facilities.

Providing for a good quality of life for those who live, work and vacation in Thessalon is a guiding principle of this Official Plan. This Plan will contribute to a good quality of life by encouraging economic diversity, providing for housing choice and affordability as well as open space and accessible shorelines to encourage an active lifestyle. It is the intent of this Plan to provide Council with the planning policies to consider and mitigate the impacts of change on the qualities that make the Town a desirable place to live.

A2

GOALS

1. To provide for a compact and energy efficient land use pattern that optimizes the use of available infrastructure (roads, water, sewer, waste disposal) and public service facilities (schools, hospitals, recreation and cultural facilities, fire and police) and which utilizes densities and development standards which are cost effective.
2. To manage growth while at the same time maintaining a healthy and liveable urban environment. Residential neighbourhoods will be conserved or developed keeping in mind a sense of human scale, character, safe streets and public spaces, and the provision of amenities. Access to public buildings and facilities shall be designed or upgraded to accommodate the needs of persons with disabilities or special needs.
3. To sustain a healthy economy by providing opportunities for economic development, which includes commercial development in the Downtown and on the Highway 17 corridor.
4. To provide affordable and market-based housing for all residents and the flexibility to respond to changing market and housing conditions. Also, to maintain a 15-year overall land supply for housing and a three-year serviced supply of approved lots for residential development.
5. To sustain active lifestyles and activities commensurate with a “small town atmosphere” while providing opportunities for community development.
6. To conserve the rich cultural heritage and archaeological resources of the community as a sustaining element of the economic base and as an integral component to the theme of community development.
7. To conserve the attributes of the natural physical environment such as wetlands, wildlife communities, trees and vegetation, to conserve the water quality of surface and groundwater systems and to maintain river corridors in their natural state wherever possible.
8. To maintain the well-being of the central area and the highway commercial corridor through opportunities for mixed-use development.
9. To encourage physical compatibility in land use.
10. To generally divert development away from lands considered to have natural or human-made hazards e.g. flood plains, and contaminated sites unless it can be clearly demonstrated that the constraint can be safely overcome so as to not endanger property or the health or safety of

occupants nor have an adverse environmental impact.

11. To keep the public informed and involved in making land use decisions that affect their lives and the quality of the urban environment.
12. To consult and work with indigenous communities.
13. To encourage and promote a built-form that is well designed, encourages a sense of place, and provides for public spaces that are high quality, safe, accessible and attractive and to encourage public facilities to co-locate to improve efficiency and accessibility.
14. To be consistent, where applicable, with the Provincial Policy Statement (2020) and the Northern Ontario Growth Plan. This will include the provision of housing options that are diverse and affordable and fulfils the Provincial Policy Statement definition of affordability as it relates to the Algoma market area.

A3 POPULATION, HOUSING AND SERVICING

A3.1 POPULATION

The population of the Town of Thessalon in 2020 was approximately 1,200 and it is anticipated that over the next 20 years this Official Plan is in effect the population may decline to approximately 1,100 people. However, this Official Plan is not premised upon expectations of sustained population growth, rather this Plan recognizes the important role that Thessalon plays as a regional service centre. Similarly, Thessalon recognizes it has a role to play in offering housing options to retiring rural residents choosing to relocate from the rural area into a settlement area and that this dynamic will create demands for the development and redevelopment of new housing.

A3.2 HOUSING

This Plan encourages a wide range of housing options to accommodate future needs through land use designations and policies intended to accommodate diversity. Specifically, this Plan provides for housing opportunities through redevelopment adjacent to the Central Area that will provide opportunities for high quality housing proximate to downtown services as well as parks and the waterfront.

Opportunities for infill housing along and adjacent to the Lake Huron shoreline are also identified in this Plan and proposals for multi-residential development in these areas are contemplated provided the development can be connected to full municipal services and is compatible with the character of the shoreline.

This Plan also considers vacant lands in the Stanley/Walker Street area to provide a prime opportunity to be utilized for new housing that would be accessible to the school, the park and hospital.

In total this Plan designates approximately 15 hectares of land that have the potential to accommodate between 200 and 600 new housing units if the demand is warranted. This does not include other opportunities throughout the Town to redevelop underutilized residential and commercial buildings, or create new infill lots or integrate secondary suites within existing homes. This Plan projects that half of the available housing supply will be affordable and will address housing need for those who require market-based housing in the Algoma market area.

A3.3 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

The urban (developed) area of Thessalon is serviced by a municipal surface water supply and distribution system. The water system is made up of a water treatment plant located on Sunset Drive on Lake Huron, and a distribution system. There is currently a large storage system for the water located underneath the plant. In

general, the Town meets the fire flow requirements of the Ministry of the Environment. Pipe sizes will be enlarged in areas where required to meet the fire flows when funds are available. The water and sewer works are constantly being upgraded as part of the annual maintenance and capital projects.

The Town's Waste Water Treatment System is a Class 1 Wastewater Treatment System and has a capacity of 1,232 m³/day. According to the 2018 annual monitoring report the system's average daily capacity range for the period 2015 to 2018 ranged from 80% to 91%. Given that this Official Plan anticipates a declining population, the existing Waste Water Treatment Plant should be sufficient to address long-term needs, however major development proposals with substantial servicing demands will be assessed to understand impacts on the system and the approval of such development will be contingent on confirmation of sufficient reserve capacity to accommodate anticipated servicing demands.

The Town's Water Treatment Plant was completed in the summer of 2005. The rated capacity of the water treatment plant is estimated at 6,618 m³. The average treated water flow is 845.5 m³/day where the maximum treated water flow is 1,464 m³/day. The plant's maximum production flow rate is approximately 2,200 m³/day (30 L/s) where the average raw water used per day and the maximum raw water flow per day are 1,027 m³/day and 1,845 m³/day, respectively.

The sewage treatment system comprises a two-cell facultative sewage lagoon located east of the urban portion of the community, a collection system (gravity sewers and to a very limited extent grinder pumps/low pressure force mains), and two pumping stations (one wet well and one dry pit) and associated force mains. The sewage system was constructed in the late 1970s through Provincial incentives at a time when the population was reportedly 1,700 and the design population was 2,300. Presently the population is approximately 1,200.

The capacity of these systems will be impacted by residential and non-residential development. As such, the capacity should be monitored as development occurs within the community. Storm water management will also be an essential component to future development in meeting provincial water quality objectives.

The Town also administers an extensive network of roads within the community. All of the roads are maintained on a year-round basis. Standards for new road construction subscribe to a 20 metre ROW and municipal construction standards. The Town carries out a regular program of maintenance and road improvements.

A4. ECONOMIC DEVELOPMENT

A4.1 GENERAL

The location of Thessalon as a place for employment, shopping, institutional services, and recreation underlies the relatively healthy economic base the community could enjoy if development is planned correctly. Growth in the commercial service sector, trades, construction, manufacturing, finance and utilities could be expected while public administration employment is projected to decline.

As with other communities, Thessalon must position itself in the market place to sustain its economic health and the quality of life the community enjoys. The role of the Official Plan is to set a positive context for economic development through such measures as ensuring adequate public services and infrastructure, providing a sufficient land supply for all land uses, by clearly articulating the requirements and procedures for processing planning applications and by reinforcing the community values that contribute to Thessalon's image as a safe and secure community and one in which business development is welcome.

This Plan sets forth an economic development strategy to complement and reinforce the policies of this Plan for community development.

PART B GENERAL PLANNING AND DEVELOPMENT POLICIES

It is Council's intent to ensure that in the making of planning decisions, that infrastructure is adequate and has the capacity to support existing and new development. This may require the extension or construction of services or optimizing the use of existing services. Further, Council will continue to upgrade, improve or replace infrastructure as funds permit. Council will also support the adaptive reuse of infrastructure and require consideration of the life-cycle cost of infrastructure planning through appropriate measures, such as asset management planning.

B1 SEWAGE AND WATER

The location of the Town's surface water treatment plant and sewage lagoon facility is shown on Schedule A to this Official Plan. Council recognizes the importance of these facilities to sustain existing and future development and will adhere to the principle of source water protection to ensure the Town's water supply is protected for future generations.

Council shall require, where feasible, that all new development or redevelopment within the Town of Thessalon utilize the municipal water and sewer system. In addition the Town will maintain sufficient water and sewage plant capacity to accommodate the new development or redevelopment. Existing infrastructure shall be optimized prior to new infrastructure being created. Calculations of the uncommitted capacity of water and sewer systems will be required where necessary to determine the capability of services to support new development. Where it is determined that a proposed development cannot be accommodated within the current system or municipal services are not available, planned or feasible, such development may proceed on the basis of private communal sewage and water services. Furthermore, where private communal services are not available, planned or feasible, individual private on-site sewage and water services may be utilized provided that site conditions are suitable for the long-term function of such services and the use of such service is limited to infilling or minor rounding out of the existing settlement. Partial services shall only be considered to address failed on-site private sewage or water systems or to accommodate minor infilling or rounding out of the settlement. The use of any communal servicing system shall require appropriate securities to be able to be leveraged by the Town to ensure the Town is not exposed to financial hardship or liability in the event of the system malfunctions or the ownership group defaults on its maintenance obligations.

The time line for improvements to sewage and water systems is dependent on

development. While it is not anticipated that expansion of the water supply will be required for residential purposes within the Planning Period until such time that the current infrastructure is optimized, improvements may be undertaken to improve looping.

Servicing improvements to the Town's sewage treatment plant will be investigated where feasible and a strategy will be developed to ensure that any limitations on capacity will not unduly restrict future growth and development opportunities. Sewage and water service planning shall ensure that such systems are provided in a manner that can be sustained by the water resources upon which such services rely, that is financially viable and complies with all regulatory requirements and that protects human health and the natural environment. Such works may be undertaken and are deemed to conform to this Plan.

Sewer or water servicing on the perimeter of the community e.g. north of Highway 17 or to the industrial area in the east end should occur on the basis of contiguous development and will be subject to a servicing study on the most cost-efficient method of extending such services. Notwithstanding, infill and minor rounding of existing areas of the Town where servicing is not available shall be permitted provided it can be demonstrated through a hydrogeological study that such private services will not negatively impact surface and ground water.

Planning Act approvals to permit sensitive uses or to allow lot creation for sensitive land uses adjacent to the sewage treatment facility shall only be permitted where such uses address MECP *Guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use*. In accordance with this Guideline, a minimum separation distance of 400 metres is required, however a reduction to 100 metres may be permitted where supported by technical studies addressing potential impacts resulting from noise, odour, and other contaminants and related mitigation measures.

B2 STORM WATER MANAGEMENT AND DRAINAGE

It is Council's policy that storm water management may be required for all urban development as a preventative approach (rather than relying solely on end-of-pipe quality control) to protecting water resources (quality and quantity). To this end, for larger scale development, Council encourages Low Impact Development (LID) alternatives to manage stormwater as close to source as possible.

It is the intent of Council to participate in the development of a watershed management plan as a means to identify the characteristics of water resources and to develop water quality goals and targets as the basis for the long term comprehensive management of these resources. It is recognized that this will impact on current storm water management practices in the Town and may lead to development controls or restrictions designed to maintain or improve water quality (e.g. detention ponds, pre and post flow controls, vegetation standards,

infiltration techniques, treatment etc.). This may also lead to the development of a master drainage plan and a series of best management practices.

The principles which Council intends to utilize in its approach to storm water management include:

- a) That natural hydrological characteristics are maintained, and where possible, enhanced as the means to protecting the base flow of watercourses.
- b) That the natural infiltration of water on lands which are developed, is maximized.
- c) That proposed development will not result in increased downstream flooding or erosion or cause adverse effects on receiving waters.
- d) To ensure that alterations to natural drainage systems are prohibited or at least minimized by maximizing the retention of natural vegetation and by leaving stream channels in their natural form.
- e) That sanitary and storm water sewers are separated.
- f) That fish and wildlife habitat is protected, enhanced or restored including habitat linkages where affected by the discharge or outlet of drainage facilities.
- g) That a sustainable environmental approach is utilized in protecting water resources.
- h) That water quality will be monitored on an ongoing basis as the means to evaluating the effectiveness of storm water management practices.
- i) Minimizing or preventing increases in contaminant loads.
- j) Maximizing the extent and function of pervious surfaces.
- k) Promoting stormwater management best practices, including attenuation and re-use.

It is the intent of Council to incorporate storm water management controls into the development review and approval process. Proponents of development will be required to plan for and undertake storm water management which complies with the above principles as well as any master drainage plan. This may require a sub-watershed management plan for large tracts of land or a storm water site management plan. Proponents may utilize best management practices where they are consistent with and will achieve the Town's water quality and quantity targets.

In the interim (prior to the development of a master drainage plan), proponents will be expected to assess the impact of the development on the receiving stream

and to utilize a mix of site level, conveyance and end-of-pipe best management practices for the development.

Improvements to storm sewer mains e.g. replacement, or extensions are anticipated as part of the regular program of maintenance by the Town and are deemed to comply with this Plan.

A stormwater management plan or report must be reviewed and approved by the Ministry of Transportation for developments located adjacent to or in the vicinity of a provincial highway, where drainage would impact a highway downstream.

B3 WASTE MANAGEMENT

The Town's landfill site is located in Huron Shores (Rose Township) and is owned and operated through a partnership with the Town of Bruce Mines and the Township of Plummer Additional. The site became operational in 1999 and has a maximum fill capacity of 125,000 m³. On the basis of historic and projected rates it is estimated that the remaining capacity of the site is sufficient to serve the Town for 29 years.

The existing transfer site located in the north end of Thessalon (as shown on Schedule 'A' - Land Use Plan) shall only be operated, expanded or closed in accordance with current provincial environmental standards and approvals under *The Environmental Protection Act*. The most recent Provincial inspection for this shared facility was undertaken in 2019 indicated no issues were identified and the amount of waste stored on-site shall not exceed 500 tonnes and the amount of waste received per day should not exceed 3 tonnes.

B3.1 EXISTING OR NEW SITES

Existing active or new sites within the Town may only be operated, expanded or closed in accordance with current provincial environmental standards and approvals. Waste disposal activities may include facilities for recycling, composting, hazardous waste control and ancillary activities in accordance with the Environmental Compliance Approval. New sites, including sites for sewage disposal, will require an amendment to this Plan and will require approval under the Environmental Protection Act before an amendment is considered. Sites may include transfer sites utilized for the temporary storage of waste materials.

B3.2 CLOSED OR INACTIVE SITES

Closed or inactive sites may be used for other purposes subject to Section 46 of the *Environmental Protection Act*. No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of 25 years from the year in which such land ceased to be used unless prior provincial approval for the proposed use has been given. Otherwise, new development or lot

creation proposed within 500 metres of a former waste disposal site shall be subject to an assessment in accordance with Section B3.3

B3.3 INFLUENCE AREA

Council recognizes that waste management facilities may have an impact on adjacent land uses. No development, which shall include lot creation, shall be permitted on or within 30 m (98.4 ft.) of the licensed fill area of an active waste disposal facility or area. Development proposed beyond the 30 m (98.4 ft.) but within an influence area of 500 m (1,640 ft.) of the fill area of an active or closed waste disposal facility or area shall be accompanied by an environmental report prepared by a qualified professional in accordance with the MECP D-4 Guidelines, *Land Use on or Near Landfills and Dumps*, that demonstrates that the proposed development will not be negatively impacted by the waste disposal facility (e.g. leachate, methane gas, rodents, vermin, odours, fire etc.) Where recommended by the report, the influence area may be reduced subject to measures to mitigate any adverse impacts will be required as a condition of development. The influence area does not apply to existing commercial or industrial land uses or to existing residential lots of record which existed prior to the approval of this Plan.

B3.4 DEVELOPMENT TO HAVE ADEQUATE CAPACITY

Council, in the review of planning applications, will ensure that there is sufficient capacity to accommodate the waste disposal needs of the proposed development. Council will continue to monitor the capacity of the existing sites and will undertake improvements as required e.g. expand sites or implement operational plans, to maintain adequate capacity for future development.

Council will monitor the environmental impacts of sites to ensure that there is no off-site migration of leachate.

Waste disposal activities may include facilities for recycling, composting, and ancillary activities in accordance with the Certificate of Approval.

B.4 TRANSPORTATION

The transportation network of the Planning Area consists of Highway 17 and Highway 129, provincial Highways, local roads, private roads, and lanes along with sidewalks, open space networks and service lands. The intent of Council to provide for a safe and functional transportation network that facilitates the movement of motorized, non-motorized and pedestrian traffic within and through the Town. Improvements will be made to this system from time-to-time. Components of the system and their functions are further described in the following policies.

The right-of way widths referred to in the following policies reflect commonly accepted provincial standards. However, it is recognized that in Thessalon the right-of-way dimensions of many existing roads are less than these standards and the Town is not proposing to increase them to such standards. New roads conversely, will be required to conform to the standards.

B4.1 PROVINCIAL HIGHWAY

Provincial highways are intended to accommodate inter-urban and long distance travel movements through the Town and to destinations outside of Thessalon. Access, buildings, land uses and signs for provincial Highway 17 and 129 shall be subject to the limitations under the jurisdiction of the Ministry of Transportation (MTO). Access for new development will be encouraged primarily through access from local roads and service roads connecting to provincial highways, wherever possible. Right-of-way and design speeds shall be subject to the Ministry of Transportation standards.

In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO's permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the municipality identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO's permit control area will be subject to MTO's policies, standards and requirements. Direct access will be discouraged and often prohibited. Furthermore, right-of-way widths for a provincial highway will be determined by MTO.

MTO's policy is to allow only one highway entrance for each lot of record. MTO will restrict back lots that do not have frontage on a Provincial highway from using another property owner's entrance. New development that does not have frontage on a provincial highway must gain access from a new or existing municipal public road that meets MTO access management practices and principles. Furthermore, any development location within the Ministry's permit control area is subject to MTO review and approval prior to the issuance of entrance, building and land use permits.

Certain lands in the Town have been identified by MTO to be required for a proposed interchange associated with the Thessalon by-pass, which passes through Huron Shores. It is Council's intent to protect these lands as part of the MTO's proposed transportation corridor through the implementation of the zoning by-law.

B4.2 LOCAL ROADS

All other public roads within the Town are considered to be local roads. Local roads have a width of 20.12 metres (66 ft), carry low volumes of traffic at low speeds (40-50 km/hr), provide direct access to abutting property as their primary function and include on-street parking.

B4.2.1 Municipal Service Lanes

The Town has service lanes which run on both sides, and parallel to Main within the downtown core. The lanes are approximately 3.62 metres (11.88 ft) in width and run from Bay Street and Park Street on the east side and between the northerly limit of Lot 10, Plan 8 and the closed part of Park Street on the west side.

B4.2.2 Private Roads

Private roads within the Town perform the same function as Local Roads except that they are privately maintained. The intent is that new or existing private roads meet the same construction standards as Local Roads. New private roads may only be constructed where they service approved condominium developments. It is generally not the intent of Council that these roads be assumed as public roads and Council will require that such roads form part of a common element of the plan of condominium.

B4.2.3 Road Improvements

Subject to a feasibility study, to the availability of funding and meeting the requirements of the *Environmental Assessment Act*, Council may undertake the construction of road improvements or require their construction as a condition of development.

Rights-of-way shall be protected in making planning decisions on community development for the above noted roads or for redevelopment.

Road improvements may include traffic management measures such as traffic calming as a measure of speed control and safety.

B4.2.4 Sidewalks

Sidewalks constructed to an appropriate standard may be constructed on any local, collector or arterial road and will be required in conjunction with any development approval where a road is to be constructed and transferred to the Town.

B4.2.5 Alternative Development Standards

Council may permit the construction of a cul-de-sac or local road under an Alternative Development Standard where the road is not a through road and is intended to carry a low volume of traffic.

Council may consider alternative development standards for other infrastructure as a means to provide for more cost-effective and compact development.

B4.2.6 Recreational Trails

Council may develop a system of recreational trails to be integrated with the road network, such as a reserve lane or boulevard for bikeway or parks and open space system. Construction standards will be designed to ensure the safety of users particularly where integrated with motorized vehicles.

Cycle route will only be permitted on Provincial highways after an analysis of the impact on safety and traffic operations has been reviewed and approved by the MTO. Furthermore, any proposals for trail crossings of a Provincial highway will require the prior approval of the MTO. Crossings may be permitted subject to restrictions. Trails running along the MTO right-of-way will not be permitted.

Council also recognizes the existing snowmobile trail system which is currently maintained by the Algoma Sno-Plan Affiliation (ASPA).

B4.2.7 Pedestrian and Vehicular Rights-of-Way

Council may establish rights-of way and acquire lands required for pedestrian and vehicular rights-of-way.

B4.3 MUNICIPAL CAPITAL WORKS

Council intends to undertake a program of capital works for roads and related infrastructure improvements and where applicable Council will adhere to the requirements of the Environmental Assessment Act in undertaking capital works.

B4.4 TRANSPORTATION CORRIDORS

It is the intent of Council that existing and proposed transportation corridors for road be protected from land use activities which may interfere with the function and safe operation of these corridors including Highway 17.

B4.5 HYDRO, COMMUNICATION AND CABLE FACILITIES

It is the intent of Council to ensure that hydro, communication and cable facilities

are adequate to service community development. Planning for new development shall include consideration for cost-efficient routing of utilities and co-ordination in the design and installation of facilities as part of construction. Preference will be given to the installation of underground services for new development.

Council also supports and encourages the enhancement of communications technologies as an economic development tool for the community.

B4.6 SNOW DISPOSAL

The design, development or use of snow disposal facilities or their re-use shall be in accordance with the MECP document, *Guideline on Snow Disposal and De-icing Operations in Ontario*.

B4.7 ACTIVE TRANSPORTATION

The Town recognizes the positive role that active transportation can play in improving mobility as well as the health and quality of life within the community. On this basis Council supports the development of walking and/or cycling routes within the Town. Other potential initiatives that could facilitate and support active transportation include:

- a) incorporating design features and traffic calming measures to slow traffic in gateway areas;
- b) compile an integrated trails, sidewalk and pathway inventory; and,
- c) maintain and improve existing sidewalk and trail infrastructure.

B4.8 WILDLAND FIRE

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 fire.

Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry (MNRF).

Proponents submitting a planning application may be required to consult with MNRF and undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated in accordance with wildland fire assessment and mitigation standards.

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

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

B4.9 CLIMATE CHANGE RISKS

The Town will consider the potential impacts of climate change that may increase the risk associated with natural hazards.

B4.10 TOP SOIL REMOVAL AND COMMERCIAL FILL

The removal of top soil or filling of land for commercial purposes or to accommodate development shall only be permitted in the Town where authorized by a Planning Act approval and/or a By-law authorized under the Municipal Act, the purpose of which is to establish specifications and regulations of such activity.

B4.11 WAYSIDE PITS AND QUARRIES

The establishment of temporary wayside pits and quarries shall be permitted in the Rural and Industrial designations without the need for a Planning Act approval provided the wayside pit or quarry is necessary for a local construction project and the subject lands have been demonstrated to be suitable for the extraction of mineral aggregate.

B5 HERITAGE

B5.1 PURPOSE

To provide the Town of Thessalon with the appropriate mechanisms for the conservation of the Town's cultural heritage resources including built heritage resources, cultural heritage landscapes, and archaeological resources, by identifying, recognizing and conserving those resources for long-term community benefits.

B5.2 GOAL

To conserve Thessalon's cultural heritage resources while ensuring its growth and economic prosperity and to establish the conservation of Thessalon's cultural heritage resources as a primary element in the planned management of change; and, furthermore to use the protection of Thessalon's cultural heritage resources as one of one of the goals of planning process.

B5.3 OBJECTIVES

- a) To provide Thessalon with the necessary tools to conserve its cultural heritage resources;
- b) To provide a framework for achieving the most appropriate balance between development or redevelopment and heritage conservation;
- c) To adopt a proactive approach towards heritage resource conservation;
- d) To integrate the conservation of Thessalon's cultural heritage resources into the Town's planning and development activities; and,
- e) To sustain a positive first impression of Thessalon through enhancement of the physical setting.

B5.4 LOCAL HERITAGE CHARACTER

B5.4.1 Character Defining Elements

Thessalon's architectural, landscape, and natural character combine visual appeal with practical function. Thessalon continues to be the service and cultural center for a large rural region, and its settings reflect this established role. Thessalon's surviving architectural heritage dates back to the 1800s and includes both landmark and vernacular buildings from all periods since that time. The consistent use of local stone in all types of buildings is a defining characteristic, as is the compatible use of wood and brick. The juxtaposition of a meandering river with a

small town setting is a defining character element of the Town.

The townscape of the downtown and surrounding neighbourhoods, in which the evolution of Thessalon is shown in representative examples of buildings and landscapes from all periods of the town's history, is essential to Thessalon's character. The use of local materials, especially stone, in a variety of vernacular and imported styles, is also characteristic and establishes a coherent appearance. The high level of conservation of cultural heritage resources is distinctive and essential. The integration of the river corridor public open space with the neighbourhoods and downtown is also distinctive and essential. Specific design features, such as important vistas along streets, are unusual features that are distinct to Thessalon and important elements of its character.

B5.5 HERITAGE CONSERVATION POLICY

B5.5.1 Identification and Recognition of Cultural Heritage Resources

Council shall recognize and have regard for the following cultural heritage resources including buildings, sites, and landscapes which give Thessalon its special character and that can ensure its future well-being:

- a) Built Heritage - Zion United Church, Church of the Redeemer, Former Thessalon Public Library, Thessalon Bridge
- b) Natural Features - Lake Huron Shoreline

Additional cultural heritage resources or features will be identified and listed from time to time, particularly through the inventory referred to in Section B5.5.8.

B5.5.2 Conservation of Cultural Heritage Resources

Council's intention is to:

- a) Undertake a comprehensive review of the Town's list of cultural heritage buildings, as well as maintain and update a comprehensive inventory and evaluation of heritage resources.
- b) Encourage the identification, research, documentation, restoration, protection, maintenance and enhancement of heritage resources.
- c) Protect cultural heritage resources and, where feasible, incorporate and encourage measures for their conservation.
- d) Encourage and support individuals and heritage interest groups in recommending potential heritage resources for inclusion on the Town's heritage list.

- e) Designate individual buildings, structures, sites and landscapes as heritage properties under the *Ontario Heritage Act*.
- f) Ensure that development within the Town is adequately and harmoniously integrated and blended with the heritage resources in such a manner as to preserve and enhance the heritage resources. On lands adjacent to a protected heritage property, development and site alteration shall not be permitted unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- g) Protect and enhance the distinguishing qualities, features, and character of heritage landscapes, as defined in the Heritage Character Statement of this Plan.
- h) Encourage the retention of yards, gardens, trees, and landscaped grounds of heritage sites.
- i) Identify sites of archaeological potential using provincial screening criteria and guidelines or from a Heritage Resources Master Plan developed in consultation with the Ministry of Heritage, Sport, Tourism and Culture. Further, Council as a condition of any development proposal for a subdivision, major commercial or industrial development, may require an archaeological assessment by a licensed archaeologist (if required by Provincial regulations) and shall facilitate conservation of any archaeological resources and/or the mitigation of possible impacts of any proposed intervention in these sites.
- j) Obtain available archaeological site data from the provincial archaeological database of the Ministry of Culture under the provisions of a municipal-provincial data sharing agreement.

B5.5.3 Protection and Improvement of Cultural Heritage Resources

Council's intention is to:

- a) Encourage owners who wish to protect their property in perpetuity to place a covenant to that effect on the property's title (the Heritage Easement Agreement of the Ontario Heritage Foundation is one example of such a covenant).
- b) Consider implementing a heritage grant program for owners of heritage properties designated under *Part IV* of the *Ontario Heritage Act*.
- c) Consider participating in heritage grant programs or other financial aid programs of other levels of government or of non-governmental organizations.

- d) Enter into heritage easement agreements with owners of designated heritage resources who are recipients of grants.
- e) Undertake public works programs such as tree planting, landscaping, street improvements, and the provision of street furniture, lighting, signage, and other streetscape components, to enhance the surrounding areas of heritage resources.
- f) Utilize other programs administered by the Town of Thessalon, such as heritage tourism, to further Council's heritage objectives.
- g) Require any person who proposes to demolish or alter a designated heritage site to submit plans to Council for approval under the *Ontario Heritage Act*.
- h) Require applicants wishing to demolish properties designated under the *Ontario Heritage Act* to prepare a heritage impact statement to the satisfaction of Town Council.
- i) Designate under the Ontario Heritage Act, one or more heritage conservation districts within the Municipality. Significant cultural heritage landscape features and heritage attributes may be included within a Heritage Conservation District.

B5.5.4 Management of Cultural Heritage Resources

Council may:

- a) Establish a citizens heritage advisory committee known as the Municipal Heritage Committee (MHC) to advise and assist the Council on heritage matters.
- b) Provide support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means.
- c) Consult with MHC on all matters and development applications that pertain to heritage resources.
- d) Co-ordinate its heritage planning and programs with other levels of government to avoid duplication of efforts and to reinforce mutual objectives, and to actively pursue demonstration projects from such programs for application in Thessalon.

B5.5.5 Development and Redevelopment of Cultural Heritage Resources

Council's intention is to:

- a) Ensure that development and redevelopment is undertaken in accordance with other policies in this Plan and will be permitted in and adjacent to built heritage resources where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- b) Encourage development and redevelopment that will enhance the character and setting of Thessalon and will:
 - i) serve to stimulate economic regeneration through the retention and re-use of historic buildings and sites;
 - ii) promote environmental improvement through landscaping or other street enhancement such as sidewalk and streetscape enhancement;
 - iii) give assistance by encouraging private investment in the upkeep of older buildings and to look favorably on proposals that, in Council's opinion, have demonstrated their ability to maintain and enhance the economic vitality of the downtown area;
 - iv) promote new infill construction that blends harmoniously with existing heritage resources; and,
 - v) require, prior to approving a development application which would result in destruction of the heritage resource, that the applicant provide measured drawings, photographs, and other available documentation of the resources in its surrounding context, and if feasible, remove the heritage resource to a location in which it can be conserved.

B5.5.6 Cultural Heritage and Archaeological Resources

It is a policy to manage cultural heritage resources through the pro-active identification, recognition, documentation, protection, conservation and rescue of these resources and to conserve heritage resources when making development and infrastructure decisions which may affect those resources. Heritage resources shall include built heritage resources, cultural heritage landscapes and archaeological resources which are important to the community or area in which they are located or are recognized for their significance at a regional, provincial or national level.

B5.5.7 Development Applications and Infrastructure Works (Public Works)

In reviewing an application for a zoning amendment, a consent for a commercial, industrial or institutional use or residential development, or in the undertaking of

new infrastructure works, consideration shall be given to the possible effects and impacts of such works on a known heritage resource or on an area of archaeological potential. Along the lakeshores, waterways and their tributaries, archaeological resources shall be considered where affected by a development proposal.

A ‘known’ cultural heritage resource is one which has been designated under the *Ontario Heritage Act* by the municipality; is a site or building which has been identified or registered by the Ministry of Tourism, Culture and Sport; identified by the municipality or community as being culturally and historically significant, is a site or building identified or registered by Parks Canada. A heritage impact assessment report shall generally be required for development on or adjacent to a known heritage resource (local, provincial or federal). The report shall identify the characteristics and significance of the heritage resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the resource.

Where, through development, a site is identified to contain an unmarked burial site or new archaeological features, Council shall contact the Ministry of Tourism, Culture and Sport. The Ministry of Consumer and Business Relations shall also be contacted with respect to the discovery of burial sites and unmarked cemeteries and matters related to the *Funeral, Burial and Cremation Services Act*.

Council recognizes that there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources, when such resources are identified through the development process. Council may consider archaeological resource preservation in situ, to ensure that the integrity of the resource is maintained.

Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential.

B5.5.8 Inventories

An inventory of all known heritage resources may be established and maintained by the Municipality to reflect identified resources and provide for their protection through the review of planning applications. This is expected to include the identification and mapping of areas of archaeological potential. The identification and mapping of areas of archaeological potential may occur incrementally (application-by-application basis) or through a comprehensive evaluation e.g. as part of the preparation of a heritage master plan.

B5.5.9 Archaeological Management Plan

Council may prepare an Archaeological Management Plan and/or Cultural Plan which includes but is not limited to:

- a) Comprehensive cultural heritage resource mapping, archaeological potential mapping, and inventories;
- b) Identification and 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; and,
- e) Education and public participation in cultural heritage conservation.

B5.5.10 Heritage Resources Designation

Pursuant to the *Ontario Heritage Act*, and in consultation with the Municipal Heritage Committee, Council may, by By-law:

- a) Designate properties to be of cultural heritage value or interest;
- b) Define the Town, or any area within the Town as an area to be examined for designation as a heritage conservation district; and,
- c) Designate the Town, or any area or areas within the Town as a heritage conservation district.

B5.5.11 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 or fully submerged marine features such as ships, boats, vessels, marine artifacts wharfs, fords, dwellings, aircraft and/or other items of cultural heritage value are identified and may be impacted by shoreline or waterfront development. Archaeological assessment reports prepared by a licensed consultant archaeologist are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Culture, Sport and Tourism, as well as the terms and conditions of an archaeological license under the Ontario Heritage Act.

In considering applications for waterfront development, Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

B5.5.12 Aboriginal Communities

It is the intent of the Plan that the Town will listen to and consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

B5.5.13 Implementation

Council may protect significant archaeological resources and conserve cultural heritage resources through the passing of an archaeological zoning by-law and by undertaking other measures under the *Planning Act*, the *Municipal Act*, the *Environmental Assessment Act* the *Aggregate Resources Act* or the *Public Lands Act*.

B6 BROWNFIELD SITES AND CONTAMINATED LANDS

B6.4.1 Description

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for adverse effects to human health or the natural environment. Council supports the restoration and re-use of brownfield sites, where feasible and where such re-use is aligned with other policies of this Plan.

B6.4.2 Policies

Development on any property suspected of having some form of contamination will be permitted only if a Record of Site Condition is provided by the proponent, prepared by a qualified consultant, in accordance with the Environmental Protection Act. Contaminated sites will be restored as necessary prior to permitting any activity on the site to ensure that there will be no adverse effect.

In considering applications for development, the following procedures shall apply:

- a) The Town will require applicants to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting the property that is subject of a planning application in order to assist in the determination of the potential for site contamination.
- b) The Town will require all applications for plans of subdivision to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario

Regulation 153/04, as amended from time to time. A Phase 1 ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.

- c) For a property or properties that have been identified through the Town's planning application review process as potentially contaminated:
- d) The Town will require all planning applications submitted under the Planning Act to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time;
- e) Where a Phase 1 ESA indicates that the property or properties that are subject of the planning application may be contaminated, the Town will require planning applications to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 2 ESA provides a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination at the site;
- f) Where the Town determines that there is a proposed change in land use to a more sensitive use, the Town will: Require as a condition of planning approval, verification to the satisfaction of the Town from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Town, or provincial legislation and/or regulations the filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, the submission to the Town of a Declaration signed by the qualified person acknowledging that the Town may rely on the statements in the RSC and, submission by the property owner to the Town of proof that the Ministry of Environment, Conservation and Parks (MECP) has acknowledged receipt of the RSC;
- g) Establish conditions of planning approval to ensure receipt of satisfactory verification of suitable environmental condition as per this section;
- h) Where applicable, utilize the holding provisions of the Planning Act to ensure receipt of satisfactory verification of suitable environmental condition.
- i) Subject to the requirements of the *Environmental Protection Act* and O.

Reg. 153/04, where an RSC has been made a condition of planning approval, a building permit may be issued in regard to a property or properties on a phased basis to allow for site assessment and remediation/risk management.

- j) Where the Municipality is deeded land for public highways, road widening, parks, stormwater management, easements, or for any other purpose, the Municipality may require, as a condition of transfer, verification to the satisfaction of the Municipality from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Municipality or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, and submission by the owner to the Municipality of proof that the MOE has acknowledged receipt of the RSC.
- k) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, for instances where contamination from a property or properties extends onto a Municipality right-of way and filing of a RSC in the Environmental Site Registry is not possible, the Municipality may issue a building permit in regard to this property or properties on a phased basis contingent on the execution and implementation of an Off-Site Management Agreement or Remedial Action Plan that remediates/manages contamination in the right-of-way to the satisfaction of the Municipality.
- l) Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the Municipality will require that a letter of continued use from the Technical Standards and Safety Authority be provided. For instances where contamination extends onto a Town right-of-way or road allowance, the Town will require that an Off-Site Management Agreement and Remedial Action Plan be implemented to the satisfaction of the Municipality prior to issuance of the building permit.

B6.4.3 Noise and Vibration

In residential, commercial, industrial areas or major roads where noise or vibration levels are or may exceed the guidelines established by the Ministry of the Environment Conservation and Parks, a noise impact study may be required by Council, prepared in accordance with MECP *D-Series Guidelines*, the MECP *Environmental Noise Guideline NPC-300* and the *Environmental Protection Act* to determine whether development should be permitted.

B7 LAND USE COMPATIBILITY

It is recognized that natural and human uses and processes may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries in addition to uses adjacent to waste disposal sites or sewage treatment facilities. It is a policy of this Plan that major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible in accordance with the above policy, authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

B8 TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies, such studies must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Council may retain a qualified professional at the applicant's expense to peer review such studies and provide advice to Council.

B9 CROWN LAND AND LAND COVERED BY WATER

The policies of this Plan as well as the regulations of the Town's Zoning By-law shall apply to persons utilizing Crown land and also to Crown land and patent land covered by water.

B10**ENERGY CONSERVATION AND REDUCTION OF LIGHT POLLUTION**

The wise management and conservation of energy resources can be promoted by the Town through various activities. The Town will encourage the use of an orderly and compact urban development pattern that can minimize the need for automobile trips.

The Town may investigate ways in which the Zoning Bylaw, subdivision and site plan development standards can be modified to encourage energy conservation and reduce light glare.

The use of alternative energy sources, the use of landscaping and building orientation to reduce energy costs, and methods of lighting that limit the amount of light directed or escaping towards the sky and reduce ambient night lighting, will be encouraged in the design of new and redeveloped residential and non-residential facilities in the Township, particularly in rural and waterfront areas.

PART C - LAND USE DESIGNATIONS AND POLICIES

C1 RESIDENTIAL DESIGNATION

C1.1 PURPOSE

The purpose of the Residential designation is to:

- a) encourage a variety and mix of housing types to meet the changing needs of households over time;
- b) provide for compact, energy efficient development that is fully serviced;
- c) permit infill and intensification projects which optimize the use of existing infrastructure;
- d) maintain a generally ground oriented housing form (e.g. 4 storeys or less);
- e) ensure that intensification and redevelopment proposals are compatible in design with existing housing and that a compatible transition between existing housing and new residential or non-residential land uses is achieved;
- f) provide housing options to accommodate the broadest range of need including students, seniors, the physically or mentally disadvantaged and low income groups within the community; and,
- g) facilitate the provision of conveniently and appropriately located neighbourhood-serving land uses in residential areas.

C1.2 PERMITTED USES

Permitted uses on land designated Residential may include the following:

- a) A full range of housing options from single detached dwellings to apartments. Domestic accessory uses such as private garages, swimming pools, storage sheds, utility buildings;
- b) Parks, open space and natural areas;
- c) Neighbourhood-serving uses such as places of worship, limited local commercial services and public service and institutional facilities

appropriate to the neighbourhood;

- d) Home Based Businesses; and,
- e) Secondary dwelling units.

C1.3 RESIDENTIAL INTENSIFICATION

For the purpose of this Plan, residential intensification includes the use of vacant or occupied residential lots, as well as the development or redevelopment of existing vacant land or underutilized land within the existing developed areas. In reviewing intensification proposals, the Town will assess the density of such proposals relative to the surrounding neighbourhood as well as the site and building design of the proposal and how issues such as landscaping, traffic and parking have been addressed. The financial feasibility of or market potential for the proposed development will not form the basis of any decision to approve an intensification or redevelopment proposal.

While intensification opportunities will be encouraged, proponents will be expected to demonstrate, through the provision of detailed site plans and elevation plans, that such proposals will be respectful of, compatible with, and designed to be integrated with the community or neighbourhood where they are proposed.

In considering proposals for residential intensification, the following criteria are applicable to intensification proposals within the Residential designation:

- a) Intensification and redevelopment proposals on a single parcel of land are encouraged to achieve a unit density and housing type that is compatible and in keeping with the character of the neighbourhood where it is proposed.
- b) The proposed development shall be supported by an engineered stormwater management plan and will be characterized by quality design and landscaping, suitable building setbacks, and further that parking areas and traffic movements will not negatively impact the character of the adjacent neighbourhood;
- c) Notwithstanding items (b) and (c), the creation of new freehold or vacant condominium infill lots through the plan of subdivision or consent process, for ground-oriented dwellings, may be permitted provided the proposed lot and unit type is compatible with the established character of the street or neighbourhood where it is proposed. The Zoning By-law may establish minimum lot area and frontages and minimum and/or maximum densities which are considered appropriate within the Residential designation; and,

- d) The proposal can be suitably serviced with Town sewer and water services and can be designed to manage stormwater impacts.

C1.4 SECONDARY DWELLING UNITS

C1.4.1 Locational Criteria

Secondary dwelling units contribute to housing diversity will also contribute to the supply of affordable housing in the Town. On this basis, secondary dwelling units are permitted in the Residential designation within any dwelling type and/or within a detached accessory dwelling and will also be regulated in the Town's implementing Zoning By-law to address matters such as:

- a) Compliance with the Ontario Building and Fire Codes as well as applicable provisions of the Town's Zoning By-law;
- b) Adequate parking being available on the lot for both dwelling units;
- c) The secondary dwelling unit being designed and located in the interest of maintaining the character of the residential streetscape, and,
- d) Suitable service connections with Town sewer and water services.

C1.4.2 Semi-Detached, Townhouse, Multiple and Apartment Dwellings

In addition to the criteria listed in Section C1.3, in considering a Zoning By-law Amendment and site plan application to permit a semi-detached dwelling, townhouse, multiple or apartment development, Council shall be satisfied that the proposal:

- a) Respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) Can be easily integrated with surrounding land uses;
- c) Will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- d) Is located on a site that has adequate land area to incorporate required parking, amenity areas, recreational facilities, landscaping and buffering on-site.

C1.5 HOUSING MIX

Council will endeavour to provide a balanced housing mix by establishing targets to be achieved over the life of the Plan as: 60-70 % low density, 20-30 % medium density (3-6 unit buildings) and 5-15 % high density (7 unit and over buildings).

The housing mix is intended to be a target for the community as a whole and is not intended to be met within each project proposed. Council, in considering residential development proposals, will however, encourage mixed densities as a means to providing a variety of housing types within individual neighbourhoods provided that there is a compatible transition between existing housing densities. As a general rule, low and high density projects should not be located adjacent to each other.

C1.5.1 Affordable Housing

Council will provide for affordable housing measures through such measures as:

- a) Establishing minimum targets for the provision of housing that is affordable to low and moderate income households in the Town.
- b) By maintaining an appropriate supply of residential land, facilitate residential intensification and redevelopment and permit all types of housing to help implement their affordable housing targets.
- c) Encouraging and working with the public, private and not-for-profit sectors to deliver affordable housing. Progress towards this target will be monitored and assessed when this Plan is reviewed in accordance with the Planning Act.
- d) For the purposes of this Plan, affordable housing means accommodation which is affordable to households with incomes in the lowest 60 per cent of incomes within the housing market (District of Algoma).

C1.5.2 Housing to Accommodate Special Needs

It is the intent of Council to provide or support the provision of housing for particular household types in the community including:

Garden Suites: for the purposes of this Plan a Garden Suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary (accessory) to an existing residential structure and that is designed to be portable. Garden suites are intended for people who are largely capable of living independently but who, by virtue of their age or because of a disability require some support to live on their own.

Council may use a Temporary Use By-law under the *Planning Act* to permit a garden suite for a period of up to twenty (20) years (renewable) and may require a homeowner proposing a garden suite to enter into an agreement with the municipality under the Municipal Act to govern the appearance and maintenance and stipulate the removal of the garden suite when the occupant (named in the agreement) moves out, is deceased or the temporary use by-law expires.

It is a policy of Council to provide opportunities for garden suites on a site-specific basis. This may be achieved through the installation of a garden suite on the same lot as the principle (single detached or two unit) dwelling. In substantiating the need for a garden suite, the proponent shall:

- a) Demonstrate compliance with all applicable zoning standards for lot size, setbacks and parking;
- b) Demonstrate that there will be no adverse impacts to adjacent land uses (e.g. drainage, access for fire protection, barrier free access etc.);
- c) Demonstrate sufficiency of compliance to the Building Code, including being suitably serviced with a water supply and sewage disposal system; and,
- d) Garden suites shall only be established under the enactment of a Temporary Use By-Law under the *Planning Act*.

Group Homes: Council recognizes the special and varied needs of individuals that can be met by providing for group homes. Accordingly, group homes shall be permitted in all zoned areas that permit residential development.

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

In order to prevent an undue concentration of group homes in the municipality, (but not to their exclusion), standards such as minimum distance separation between these facilities and a maximum number of residents per dwelling unit may be incorporated into the implementing Zoning By-Law. The Zoning By-Law may also identify homes licensed under specific Acts and identify the areas in which they are to be permitted.

Group Homes shall be subject to zoning standards and site plan control to ensure the compatible and harmonious integration of such facilities into a residential neighbourhood.

All group homes shall be registered under the provisions of the *Municipal Act*, and this registration shall be completed prior to the establishment of any such facility. At the time the group home is proposed to be established the sponsoring agency, group or persons shall furnish the following information:

- a) the type and location of the group home proposed;

- b) the number of residents;
- c) the name of the licensing or approval agency within the province and proof of licensing or approval or financing;
- d) plans for parking including visitor parking; and
- e) architectural information pertaining to the facility.

In permitting group homes, Council does not mean to exclude other persons who may live in a group setting where provincial licensing is not a requirement, but who otherwise meet the requirements of the zoning by-law.

Crisis Housing: this type of housing which is intended to provide temporary residence for persons requiring immediate emergency shelter, shall be permitted in designated Residential Areas provided the facility is appropriately designed or retrofitted to meet the needs of its residents.

C1.5.3 Bonus Provisions

Development standards may be incorporated into the zoning by-law to permit increases in the height or density of residential development

C1.5.4 Neighbourhood-Serving Uses

It is the intent of Council to permit neighbourhood-serving uses in the Residential Areas designation which are complementary and normally associated with a residential neighbourhood. These neighbourhood serving uses shall include public service and institutional uses such as schools, day care centers, health care clinics, places of worship, parks, libraries as well as neighbourhood commercial uses. Neighbourhood commercial uses shall be limited to a convenience store which should not exceed 180 m² in floor area and may include an accessory dwelling unit. Given the maturity of the existing land use pattern, it is not anticipated that many new uses will be established during the life of the Plan. In reviewing the need for new uses, consideration will be given for the following criteria:

- a) Whether the use or service is needed and complements the adjacent residential area.
- b) Whether the lot size and configuration is appropriate for the intended use.
- c) Whether the use has the potential to generate significant amounts of traffic and parking. Such uses will be directed to collector roads or to the periphery of existing concentrations of residential development.
- d) Whether there is a need for screening, buffering, physical separation or other design measures to reduce impacts from noise, lighting, parking,

access, drainage etc.

- e) Whether there is a benefit or opportunity to cluster complementary uses together e.g. school and park, place of worship and school etc.
- f) Existing non-residential uses in a residential area designation may be converted to a residential use or changed to another neighbourhood serving use provided there is adequate capacity for sewer and water and off-street parking and that any impacts such as listed in above can be mitigated.
- g) Non-residential uses, except parks, will be subject to site plan control.

C1.5.5 Home-Based Businesses

In order to recognize changing lifestyles and to provide for economic development opportunities within the community, it is the policy of Council to permit a home based business, in a dwelling unit within the areas where residential uses are permitted subject to the provisions of the implementing Zoning By-Law and other by-laws established by Council e.g. noise, parking. In permitting such uses, Council's policy is to ensure that they do not create a public nuisance for the surrounding neighbourhood.

For the purposes of this Plan, a home based business is defined as a privately operated legal business located within a residential dwelling by the occupant or owner thereof and which is compatible with the character of a residential setting or surrounding neighbourhood and which is an accessory use or clearly secondary to the principal residential use.

The scope of home based businesses shall be set out in the zoning by-law provided they fall within any of the following categories:

- a) professional and consulting services (examples: architect, financial advisor, accountant, consultant, legal services, teleworking);
- b) instructional services (examples: music lessons, dance, art and academic tutoring);
- c) home craft businesses (examples: quilting, pottery, jewellery, visual arts, woodworking, small scale assembly);
- d) private daycare;
- e) distribution sales offices or mail order sales (examples: cosmetics, clothing or small household supplies);

- f) offices for contractors and trades (examples: plumbing, heating, electrician);
- g) repair services (examples: small appliance, computers);
- h) high technology uses (Internet services, desk top publishing, hardware and software development);
- i) a taxi service where limited to no more than two licensed taxis; and,
- j) person care services (examples: hair salon, aesthetician).

Prohibited uses include a retail or wholesale store, clinic, restaurant, nursing or convalescent home, adult entertainment parlour, video rental outlet, an automotive use including mechanical repairs and body work. The incidental and limited retailing of products specifically fabricated on site (in-situ) shall be permitted. Products sold by a distributor (distribution sales) shall be permitted provided there is no on-site storage.

The regulatory requirements governing home-based businesses shall be set out in the zoning by-law (and other applicable by-laws) based on the following criteria. The home based business shall:

- a) Not employ more than two persons working on-site who do not reside in the dwelling. The business operator must live in the residence from which the business is conducted;
- b) Clearly be secondary to the use of the dwelling as a private residence (e.g. area of floor space occupied by the business shall not exceed 25 % of the gross floor area of the dwelling);
- c) Not change the residential character of the dwelling unit;
- d) Shall be conducted indoors within the dwelling unit.
- e) Ensure that no evidence is apparent from the exterior that such use is conducted therein aside from one small non-illuminated sign that complies with the standards set out in the zoning by-law and/or municipal sign by-law.
- f) Not create or become a public nuisance, in particular in regard to noise or vibration, traffic or parking, odour, fumes, dust, radiation, hours of operation, health or public safety, magnetic fields or electronic interference;
- g) Not require the frequent delivery or storage of goods; and
- h) Shall not include outdoor storage.

A home based business may be permitted in one or more residential zones.

C1.5.6 Bed and Breakfast Establishment

A bed and breakfast establishment shall be permitted within a single detached dwelling provided the exterior physical character of the dwelling is not altered. The single detached dwelling must clearly be the principal use of the land and the bed and breakfast clearly an accessory use to the dwelling. A bed and breakfast establishment shall be defined as a single detached dwelling in which guest bedrooms are provided for gain as temporary accommodation on a daily basis. Such establishments must have the proprietor living on the premises. The local health unit or delegate shall be consulted when a new bed and breakfast establishment is proposed and, if required, approval of this agency shall be first obtained before a bed and breakfast establishment begins operating. The implementing Zoning By-law shall define a bed and breakfast use and the appropriate residential zones where they may be permitted and the zone provisions that apply to this use.

C1.6 IMPLEMENTATION

Housing types and non-residential uses in the Residential Areas designation may be distinguished and categorized by placing them in separate zone categories in the zoning by-law.

C2 CENTRAL AREA DISTRICT DESIGNATION

C2.1 PURPOSE

The purpose of the Central Area District designation is:

- a) To maintain the Central Area District as a major center of business, employment and economic activity and the social and visual heart of Thessalon by providing for a mix of land uses and ensuring its role as a people-place.
- b) To provide a mix of uses that recognizes the value of business, residential, retail, entertainment, cultural and leisure uses in creating vitality and diversity.
- c) To maintain the Central Area District as the core of the architectural heritage of the community.
- d) To provide opportunities for increasing the supply of parking in the Central Area District.
- e) To emphasize and preserve the natural amenities of the Thessalon River Corridor as an integral component of the Central Area District.
- f) To maintain the building stock in good repair.

C2.2 PERMITTED USES

Permitted uses in the Central Area District designation may include:

- a) Commercial Uses including: retail uses, specialty shops, restaurants and cafes, professional offices, financial and real estate services, services related to information technologies, tourist accommodation, a hotel and conference centre, personal and automotive services.
- b) Public Service and Institutional Uses including government offices, health and educational facilities, social services, cultural services.
- c) Residential Uses including upper storey apartments and conversions and student or seniors housing where appropriate and compatible with the use and building form of the existing housing stock in the immediate area.

C2.3 LAND USE PATTERN

The intent of the Plan is to conserve the existing built form intact with some

exceptions. These exceptions include the conversion of non-residential buildings to residential use and low-density residential buildings to higher densities provided:

- a) The availability of sewer, water, utility services, road access and on-site parking are adequate.
- b) There is reasonable proximity to parks, schools, shopping facilities and other normal attributes of a residential area.
- c) The degree of compatibility of the conversion with surrounding land uses can be achieved, and
- d) Buffering, where required to reduce any potential conflicts, can be provided.
- e) Other existing industrial uses will be encouraged to relocate to designated industrial areas. Existing automotive uses will be recognized. New automotive uses that require a large land or display area (e.g. automotive sales and services establishments) will be directed to the Highway Commercial District with access off of either Highway 129 or interior service roads and not Highway 17, while small scale uses in this category may be permitted where they are compatible and can be integrated into the Central Commercial District.
- f) Changes of commercial uses are expected and permitted to occur as a part of normal business cycles.

C2.4 REDEVELOPMENT OR CHANGE OF USE

It is Council's intent in reviewing applications for redevelopment or a change of use which may involve a zoning amendment, minor variance or site plan control, to have regard to the following factors:

- a) To respect the massing, profile and character of adjacent or nearby buildings or landscapes especially if they are heritage and to have regard for the cultural heritage policies and heritage character statement of this Plan.
- b) To maintain the average height profile of the main buildings in the area. Generally, buildings should not exceed three storeys in height.
- c) To approximate the established setback pattern on the street.
- d) To comply with the municipal requirements for signage.

- e) To increase the supply of parking whenever possible
- f) To provide for barrier free access where required by the *Building Code*.
- g) To comply with zoning standards.
- h) To landscape all areas not occupied by the building, parking areas or utility structures.
- i) To ensure compatibility with land uses in the immediate area of the proposed redevelopment in terms of the scale, intensity and type of use.
- j) To ensure the adequacy and availability of sewer, water and utility services.
- k) To arrange access, outside lighting and parking to reduce any potential visual or operational incompatibility with adjacent development.
- l) To arrange buffering, where appropriate to mitigate impacts on adjacent properties.

C2.5 STREETSCAPING

Council's intent is to provide for functional and safe streets and sidewalks through such measures as:

- a) The installation and maintenance of vandal proof street furnishings (benches and waste receptacles). Such furnishings should be more frequent in areas of higher pedestrian traffic.
- b) Ensuring sufficient space for coordinated street furnishings, public utilities, tree planting, parking meters and other appropriate or necessary sidewalk elements while also providing opportunities for sidewalk cafes and patios.
- c) Maintaining sidewalks and streets in good repair and passable for pedestrian and handicapped usage e.g. depressed curbs at intersections or other important access points.
- d) Beautification through tree planting and landscaping or sustaining existing trees and vegetation.

C2.6 CASH-IN-LIEU OF PARKING

As a means to provide increased off-street parking in the Central Area District, Council may utilize the provisions of *Section 40* of the *Planning Act* by entering

into an agreement with an owner or occupant of a building where parking is required, for a cash-in-lieu of parking payment. Such agreement shall set out the terms of payment, the method of calculation and shall indicate the number of parking spaces the owner or occupant is exempted from providing. The agreement may be registered on title and subject to fulfilling the terms of the agreement, the clerk shall provide a certificate to the signatory of the agreement.

Monies received for cash-in-lieu of parking shall be set into a special reserve for that purpose.

C2.7 IMPLEMENTATION

Commercial and other uses in the Central Area District designation may be distinguished for their particular zoning standards by placing them in separate zone categories in the zoning by-law.

C3 HIGHWAY COMMERCIAL DESIGNATION

C3.1 PURPOSE

The purpose of the Highway Commercial designation is:

- a) To develop the Highway Commercial District as a major center of employment and economic activity which complements the economic role and function of the Central Area District.
- b) To provide a range of commercial uses that is largely automobile oriented and serves both a local and non-resident market.
- c) To ensure the provision of an adequate land supply for highway commercial development. To improve the visual image of the Highway Commercial District.
- d) To enhance the visual and economic linkage between the Highway Commercial District and the Central Area District.
- e) To incorporate design standards into commercial developments that respect and reinforce the heritage character of Thessalon.
- f) To maintain the building stock in good repair.
- g) To improve traffic patterns, safety and serviceability of the road network.

C3.2 PERMITTED USES

Permitted uses in the Highway Commercial designation may include:

- a) Commercial uses are typically dependent on high volumes of traffic or areas that are heavily transportation oriented. The scope of uses shall include, but are not limited to restaurants and fast food outlets, recreational and automotive sales, repair and service establishments, building contractor, building supply and home furnishing retail and wholesale outlets, lodging facilities, garden centers and nurseries, warehousing and distribution centers.
- b) Retail stores, factory outlets and business offices which require large land areas and are impractical to locate in the Central Area District and will serve to complement the downtown core. Such uses may be stand alone or grouped in a strip commercial setting. Within a grouping, a variety of smaller scale retail stores, business and professional and financial services will also be permitted.

- c) Public service uses which are highway oriented e.g. OPP, tourist information services.
- d) Ancillary uses to permitted uses but excluding residential uses; and,
- e) Existing Industrial Uses.

C3.3 DEVELOPMENT AND DESIGN CRITERIA

It is the intent of Council to encourage development which strengthens the economic base of the community through such measures and development application review as:

Encouraging the intensification and best use of existing lands fronting on Highway 17, which are accessed by interior service roads or Town roads and Highway 129, as per the requirements of MTO, and infill on vacant lands which optimize the existing infrastructure and servicing within the Town.

Verifying the sewer (sanitary and storm), water and waste disposal servicing capacity and the appropriateness of drainage.

Council may govern access by requiring a traffic study or evaluation to determine the needs and/or standards for entrances, turning lanes, vehicle stacking, signalization, on-site directional movements, parking etc. Council's intent is to limit or reduce the number of entrances/exits onto local roads and may require the use of shared entrances, where appropriate. Entrances and exits shall be appropriately marked (pavement markings and/or signage) to identify their purpose. Traffic engineering should include the integration of both on-site traffic movements and the configuration, type and width of streets and sidewalks.

Ensuring lighting poles, utility structures, signage and advertising are in keeping with good design and highway safety practices.

Requiring adequate off-street parking spaces for motorized vehicles and loading facilities relative to the needs of individual uses. Parking requirements shall include provision for handicapped parking in close proximity to building entrances in locations.

Where possible, parking areas shall be sited on a property such that large expanses fronting on public streets are avoided. The visual appearance of parking areas and structures shall be enhanced through the use of a diversity of plant forms, landscaping methods or other architectural elements. Parking areas adjacent to residential areas shall be screened through the use of fencing and/or vegetation.

All parking and loading areas shall be well illuminated to increase the safe and secure use of these areas.

Parking and loading areas shall be designed to incorporate proper drainage and storm water management controls.

Requiring site plans to also indicate areas or measures to be taken to provide for adequate snow storage.

Governing the location of on-site storage and outdoor display and the temporary storage of commercial wastes. Outdoor storage areas (equipment, garbage) shall be screened or fenced from adjacent uses and the street. Permanent display areas shall not be located in designated parking areas. Temporary or seasonal displays shall be permitted where they do not conflict with traffic flows or the safety of pedestrians.

Where commercial or industrial uses are located adjacent to residential uses, the proponent of any development or redevelopment shall provide screening, buffering, distance separation or other measures designed to minimize or mitigate potential land use conflicts or adverse effects. Council may limit the type, scale or intensity of the proposed development to ensure a reasonable level of compatibility. It is Council's policy to evaluate proposals in light of the natural heritage features and areas of this Plan

C3.4 PROGRAM FOR BEAUTIFICATION AND GATEWAYS

It is the intent of Council to improve the visual image of the Highway 17 corridor thus making it distinctive from similar commercial strips in other communities. It is also the intent of Council to develop the gateways (entrances) to Thessalon as a means to uniquely define the edges of the community. This may be achieved through a program of beautification that may include a variety of components such as:

Working with property owners (and neighbouring municipalities) to design and develop a comprehensive landscaping plan that includes tree/vegetative planting, sidewalk and boulevards, lighting, definition of entrances to the community and to the downtown at Highway 17B (Main and Francis Streets), consolidation and improvement to entrances/exits. Signage and advertising will be integrated with landscaping with the intent of minimizing the number and visual impact of signs having regard for highway safety and human scale.

Using site plan control to require landscaping and signage.

Using the bonusing provisions of *Section 37* of the *Planning Act*. Developers may be allowed to increase the lot coverage in exchange for implementing features of the beautification program.

Developing gateways to the community: Gateways include Highway 17 at the east and west boundary to Thessalon. The gateways concept envisions the use of signs, landscaping, cairns or other features, which in combination, define the entrances to Thessalon and distinguish the separation between urban and rural areas. All beautification projects related to Gateways in proximity to or abutting Highway 17 shall be reviewed by MTO to ensure that their requirements are met with respect to development in proximity to a provincial highway.

C3.5 IMPLEMENTATION

Commercial and other uses in the Highway Commercial designation may be distinguished for their particular zoning standards by placing them in separate zone categories in the zoning by-law.

Development standards may be incorporated into the zoning by-law to permit increases in the density of commercial development, where such development:

- a) Serves to implement the policies for beautification of the Highway Commercial District of this Plan
- b) Serves to implement the policies for heritage in this Plan.
- c) Where Council is satisfied that the proponent of development has or can guarantee that one or more of these components of community development, the density of the commercial development may be increased by an amount approved by Council e.g. increased lot coverage.

C4 INSTITUTIONAL DESIGNATION

C4.1 PURPOSE

The purpose of the Institutional designation is:

- a) To recognize institutional uses as important elements to well-being and a good quality of life.
- b) To sustain a level of public service and institutional services commensurate with the evolving needs of residents of Thessalon and the surrounding rural or small urban communities.
- c) To recognize the significance and importance of services to users beyond the municipal boundaries and to coordinate the efficient location and delivery of services with other municipalities and agencies.
- d) To encourage co-location of community services and institutional facilities in a manner that is accessible to all citizens.

C4.2 POLICIES

C4.2.1 Permitted Uses

Permitted uses in the Institutional designation shall include:

- a) schools,
- b) hospital and health care facilities,
- c) medical clinics,
- d) nursery and day care facilities,
- e) homes for the aged and long term care facilities,
- f) government offices, police stations,
- g) fire halls,
- h) public libraries,
- i) museums,
- j) places of worship; and,
- k) cultural facilities.

C4.2.2 Evaluating Capacity

Council recognizes that most of the public service and institutional uses required to meet the needs of the community and surrounding areas over the life of the Plan are well established. Aside from evaluating capacity in response to new growth, it is Council's intent to sustain the level and quality of existing services in Thessalon through interfacing with agencies or playing a facilitating role between senior levels of government and service deliverers. This may include, for example, participating in strategic planning projects with health care agencies to evaluate programs and services for health care in the community and to facilitate the design and development of new residential, health care, recreational or cultural facilities which complement the objectives of the strategic plan or initiatives of public service delivery agencies.

In the review of growth-related development applications, it is the intent of Council to verify the capacity or adequacy of public service and institutional uses. To this end, Council will consult with service delivery agencies where appropriate, to determine if there is adequate capacity to accommodate new development e.g. circulating a subdivision application to school boards to determine capacity of schools for increased enrolment.

C4.2.3 Locational Criteria

New public service and institutional uses may be permitted in the community in accordance with the locational criteria set out in the various land use designations of this Plan

In general, uses which generate large volumes of traffic at frequent intervals or which may have significant impacts will be directed to commercial areas. Such uses should be located with entrances/exits on collector streets, interior service roads or certain access points on Highway 129, as determined by MTO.

C4.3 IMPLEMENTATION

Public Service and institutional uses will be placed in a separate zone category in the implementing zoning by-law. Such uses will also be subject to site plan control.

C5 INDUSTRIAL DESIGNATION

C5.1 PURPOSE

The purpose of the Industrial Designation is to:

- a) Encourage industrial development as a means of strengthening the economic base of the community.
- b) Encourage more intensive use of existing industrial lands.
- c) Provide lands that support local business and create employment opportunities;
- d) Accommodate the needs of regional service industries and contractors;
- e) Better utilize lands which are designated for industrial use through servicing and access improvements;
- f) Provide areas where entrepreneurs and skilled trades can grow and develop and serve the needs of Northwestern Ontario business; and,
- g) Ensure that new industrial development occurs in an orderly and compatible manner.

C5.2 PERMITTED USES

Permitted uses in the Industrial designation may include:

- a) manufacturing, assembly, processing, fabrication;
- b) storage and/or warehousing uses;
- c) contracting establishments;
- d) research establishments;
- e) wholesaling, service commercial establishments and similar uses; and,
- f) Accessory retail and office uses are also permitted, provided such uses occupy only a limited amount of the gross floor area and are clearly accessory and incidental to the industrial use.

C5.3 DEVELOPMENT CRITERIA

The following development criteria shall apply in considering the development or redevelopment of designated industrial areas:

- 1) Compatibility between industrial uses and sensitive uses will be achieved through physical separation, vegetative buffering, fencing or other means as directed by Council through site plan control or as recommended in a technical study prepared in accordance with MOECC D-Series criteria.
- 2) Open storage shall be appropriately screened from adjacent properties and any public street.
- 3) The lot area shall be sufficiently large to accommodate the intended use including parking, on-site manoeuvring of vehicles, loading, storage of materials and wastes, access by emergency vehicles and landscaping.
- 4) Building coverage and height control standards will be set out in the implementing zoning by-law. Building height shall not exceed four storeys.
- 5) Site plan control shall apply in governing the massing and layout of buildings and storage areas, waste disposal areas, access, parking and loading, lighting, drainage, utilities and services, landscaping for any new industry or for extensions to existing industries. Consideration shall be given to the applicable heritage policies of this Plan with respect to the conservation of heritage landscapes, conservation of archaeological resources and conservation of heritage buildings.
- 6) Municipal services shall be evaluated to determine if they are adequate to meet the requirements for industrial development e.g. sewer, water, waste management, fire protection and roads.
- 7) Industrial traffic shall be directed to and from industrial areas by designated collector roads and provincial highways.
- 8) Environmental Approvals shall be obtained where required from the public authority having jurisdiction.
- 9) Relocation: Council shall support and encourage the relocation of older industrial uses from areas not designated as industrial areas where the uses are not compatible with surrounding land uses.
- 10) Revitalization of industrial areas shall be encouraged. Council may use the Property Standards By-Law as a means to provide for the upkeep and maintenance of the industrial building stock within the community.

- 11) Intensification of existing industrial uses e.g. expansion on large land holdings will be encouraged provided there are no adverse effects which cannot be mitigated and the influence area requirements between the industrial use and sensitive land use can be met for the area of land on which any expansion occurs. Changes in processing or manufacturing techniques that result from intensification will be subject to the appropriate environmental approvals and influence area requirements.

C5.4 PRIVATE SERVICES

Where industrial use or uses are proposed and such use(s) cannot be feasibly connected to the Town's sewer and water system, such uses may proceed on the basis of private services provided such uses are dry in nature, unless demonstrated through a hydrogeological assessment, prepared to the satisfaction of Council by a qualified professional in accordance with MOECP guidelines, procedures and standards, that adequate on-site sewage and water services can be provided without causing public health problems. For the purpose of this policy dry industrial uses shall be defined as those uses which do not produce liquid waste as part of production or processing nor do they produce industrial waste water through cooling or washing processes.

C5.5 IMPLEMENTATION

Industrial uses may be segregated according to the Class of industry and separate zoning categories in the implementing zoning by-law.

C6 PARKS AND OPEN SPACE DESIGNATION

C6.1 PURPOSE

The purpose of the Parks and Open Space designation is to:

- a) ensure that the use and development of open space lands is consistent with the environmental objectives of this Official Plan;
- b) ensure that the residents and tourists have access to a properly planned and accessible parkland system, and;
- c) promote active transportation through the provision of safe and connected pedestrian and non-motorized vehicular access to public spaces and shorelines.

C6.2 PERMITTED USES:

Permitted uses in the Parks and Open Space designation may include:

- a) active recreational areas for sports activities and community events;
- b) public playgrounds and beaches;
- c) passive areas for leisure and nature appreciation;
- d) open space linkages for recreational trails and pedestrian ways;
- e) natural areas and urban wilderness;
- f) cemeteries;
- g) campgrounds; and,
- h) the Town marina and accessory uses thereto.

The intent of Council is to recognize the variety of parks and open space areas as an important part of the community fabric and to ensure that the areas devoted to parks are adequate for the recreation and leisure needs of the community. The following policies articulate the strategy for this land use within urban area in particular as well as in other areas of Thessalon.

- 1) **Riverside Park** is a sports field of approximately 28.3 ha (70 ac) and is located at the north end of the Town on the shore of the Thessalon River.
- 2) **Neighbourhood Parks** such as **Peace Park** and **Fleron Park** shall be primarily dedicated to neighbourhood level facilities and may be developed with playground furniture, fitness stations and passive usage.

- 3) **Lakeside Park** is recognized in this Plan as a recreational vehicle park and campground facility that includes ancillary uses such as picnic areas, ball fields, and a playground. It is the intent to further develop this park by adding more campsites.
- 4) **Recreational Trails** provide opportunities for fitness as well as alternate linkages in the community to motorized travel. Recreational trails should be constructed to standards that ensure the safety and personal security of users e.g. height, width, surface, lighting and incorporate components for use by disabled persons.
- 5) **Natural Areas** include lands along the Thessalon River, flood systems and flood susceptible lands which are not suited for development, but may be utilized as continuous linear green space as well as other open space areas in the community.

Council's policy will be to use the provisions of Section 42 of the *Planning Act* for cash-in-lieu to assist in funding the development of parks designated for recreational or leisure activities. In addition, Council may require the dedication of parkland where it enhances a particular policy of this Plan.

Parks will be classified in a separate zone category in the Town's zoning by-law.

Applications for new development and redevelopment shall be considered by having regard to the desirability of relieving an existing deficiency in the existing public parks system and for the provision of adequate new parks in areas of new residential development. New development should not be approved if it reduces the existing ration of parkland to people, unless it includes the parkland dedication or cash-in-lieu of payment required under the *Planning Act* for residential development (5%) or commercial/industrial (2%).

For the purposes of this Plan, combining school playgrounds with neighbourhood parks will be encouraged wherever possible, but school playgrounds shall not be included in any calculation for the minimum area required for a park.

C7 ENVIRONMENTAL PROTECTION DESIGNATION

C7.1 GENERAL

Natural heritage features are those areas which are important for their environmental and social values as a legacy of the natural landscapes of the area. Collectively, the individual natural heritage features and areas within a given planning area form a natural heritage system. It is intended that the particular features identified in Thessalon will be conserved for their natural heritage value.

C7.2 NATURAL HERITAGE POLICIES

Natural heritage features are those areas which are important for their environmental and social values as a legacy of the natural landscapes of the area. Collectively, the individual natural heritage features form a natural heritage system. It is intended that the particular features identified in the Town of Thessalon will be protected for their natural heritage value and that the ecological function and biodiversity of natural heritage systems will be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

C7.3 WETLANDS

It is a policy of Council to protect and manage wetlands as ecosystems which are important as habitat for a variety of plant and animal species, for water quality, flood control and water storage and recharge areas and for their value for passive recreation.

Two coastal wetlands have been identified on the Lake Huron shoreline and are identified on Schedule “A” to this Plan as Environmental Protection. New development or site alterations shall not be permitted in these areas, unless it is demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Wetlands which have not been evaluated should undergo a wetland evaluation in accordance with the Ontario Wetland Evaluation System prior to any development and site alteration occurring.

The adjacent lands for coastal wetlands, significant coastal wetlands and significant wetlands is 120 metres. Development and site alteration shall not be permitted in adjacent lands unless it is demonstrated through a study completed by a qualified individual that there will be no negative impacts on the natural features or their ecological functions.

C7.4

FISH HABITAT

For the purposes of these policies fish habitat includes any lake, river, stream, pond and seasonally or intermittently flooded area, unless demonstrated otherwise by a qualified individual. The Lake Huron shoreline and Thessalon River are both recognized for their roles in providing fish habitat to a wide range of species. It is a policy of Council to protect the Thessalon River as a travel corridor for significant fish habitat, and the spawning areas southeast of Bullhead Bay in the Town, in accordance with the Fisheries Act. Development and site alteration may be permitted in and adjacent to (adjacent lands) fish habitat on the Thessalon River provided it has been demonstrated through the preparation of an Impact Assessment as required in Section C7.8 - Impact Assessment of this Plan, that there will be no negative impacts on the fish habitat or on the ecological functions for which the area is identified and provided that development and site alteration is in accordance with provincial and federal requirements.

It is a policy to provide for a net gain of productive capacity wherever possible. More specifically, development and site alteration in and adjacent to fish habitat shall not result in:

- a) net loss of fish habitat
- b) the harmful alteration, disruption, degradation or destruction of fish habitat
- c) restriction of fish passage

For the purposes of this policy, adjacent lands to fish habitat include a distance of 120 metres from the shoreline abutting sensitive habitats. Depending on site-specific conditions, adjacent lands distances may be defined using a variety of approaches. These approaches should be justified relative to the overall objective of ensuring no negative impacts on fish habitat. Council recognizes that fish habitat areas are not limited to the above noted river and Council may require an Impact Assessment for development abutting other shorelines in the Town.

Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

C7.5

SIGNIFICANT WILDLIFE HABITAT

Significant wildlife habitat refers to ecologically important habitat in terms of features, functions, representation or amount, and contributing to the quality and diversity of such habitat in an identifiable geographic area or natural heritage system. At the time this Official Plan was prepared there was no confirmed area of significant wildlife habitat in the Town. If an area of significant wildlife habitat is confirmed, development and site alteration shall not be permitted in the area of or adjacent lands to the significant wildlife habitat unless it has been demonstrated

through an Impact Assessment that there will be no negative impacts on the natural features or its ecological functions.

C7.6 AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)

ANSI's refer to areas of land and water containing natural landscapes or features which have been identified as having life science or earth science values related to natural heritage protection, scientific study, or education. At the time this Official Plan was prepared there was no confirmed ANSIs in the Town. If an ANSI is confirmed, development and site alteration shall not be permitted in the area of or adjacent lands to the ANSI unless it has been demonstrated through an Impact Assessment that there will be no negative impacts on the natural features or its ecological functions. For the purpose of this policy, adjacent lands are lands within 120 metres of the feature.

C7.7 HABITAT OF ENDANGERED AND THREATENED SPECIES

An endangered species is a species listed in the Regulations under the Endangered Species Act that is at risk of extinction or extirpation throughout all or a portion of its Ontario range, if limiting factors are not reversed. A threatened species is a native species that is at risk of becoming endangered through all or a portion of its Ontario range. The habitat of endangered and threatened species is protected either through general or regulated habitat as prescribed by the Endangered Species Act. Threatened or endangered species are listed by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) and Committee on the Status of Species at Risk in Ontario (COSSARO). The habitat is the area that is directly or indirectly necessary for the maintenance, survival and/or recovery of naturally occurring or re-introduced populations of endangered, or threatened species.

According to data provided by the Ministry of Natural Resources and Forestry, the following endangered and threatened species have the potential to be found in the Township:

- i) Chimney Swift (T)
- ii) Lake Sturgeon (T)

This list may be updated from time to time, and any other identified endangered or threatened species will be protected by the policies of this Plan. Proponents should contact the Ministry of Natural Resources and Forestry for the most up-to-date information.

The Ontario Ministry of Natural Resources and Forestry is responsible for approving and defining habitat of endangered species and threatened species. For habitat of endangered species and threatened species in the Town of Thessalon, the following policies will apply:

- a) An Environmental Impact Study must be undertaken by the proponent to confirm the presence of any endangered species and threatened species and/or their habitat.
- b) Development and site alteration shall not be permitted in the habitat area of endangered species and threatened species except in accordance with Provincial and Federal requirements.
- c) Development and site alteration on adjacent lands to the habitat of an endangered species or threatened species is not permitted, unless it has been demonstrated (through appropriate evaluation) that there will be no negative impacts on the natural features or their ecological functions. “Adjacent to” will generally mean within 120 metres of such habitat unless it is determined through the consideration of appropriate information or studies that a greater or lesser distance should be considered for particular species or site.
- d) Development proponents should exercise due diligence to ensure that any activities being contemplated would not contravene the Endangered Species Act, 2007, that came into effect on June 30, 2008.

C7.8 IMPACT ASSESSMENT

Council will require an impact assessment for development and site alteration proposed in designated Natural Heritage Features and areas and adjacent lands. An Impact Assessment (IA) will be prepared to support planning applications such as Official Plan amendments, zoning by-law amendments, plans of subdivision, consent etc., prior to the approval of the proposed development or site alteration. Where the impact of the development and/or site alteration cannot be mitigated, it will not be permitted.

An Impact Assessment (IA) is intended to provide for an assessment of the potential impact of a proposed development or site alteration on a particular natural heritage feature and its ecological function and shall be used to determine whether the proposed development, redevelopment or site alteration should or should not be permitted. The IA will be undertaken by the proponent of development and/or site alteration.

The components of the IA shall be tailored to the scale of development and may range from a simplified assessment (scoped assessment) to a full site assessment. For example, a single detached dwelling may only require a scoped assessment while a subdivision, multiple unit residential complex, major commercial or industrial development, golf course etc. will require a full site assessment. Council may consult with the MNRF in determining information requirements and the type and content of an IA. The following is intended to provide a guideline on the potential scope of an IA:

- a) a description of the study area and landscape context;
- b) description of the development proposal;
- c) identification of those features and functions likely to be affected by the development proposal;
- d) assessment of the potential impacts of the proposed development on key features and functions;
- e) identification of mitigation requirements and monitoring requirements;
- f) quantification of residual impacts (those that cannot be mitigated) if any; and
- g) review and decision

In determining the appropriate level of site assessment consideration should also be given to:

- i) The likelihood of a significant natural heritage feature or area being present;
- ii) The level of analysis that may have occurred previously as part of a separate planning process; and,
- iii) The timing of filed observations and investigations.

Council may undertake a peer review or may consult with a public authority to assist with the technical review and findings of an IA.

C7.9 IMPLEMENTATION MEASURES

Council may use zoning, site plan control and the provisions of the Municipal Act (site alteration controls) as measures to implement recommendations or results of an Impact Assessment or to govern the spatial relationship of buildings and structures to natural heritage features. However, nothing in Section C7 is intended to limit the ability of agricultural uses from continuing.

C8 RURAL DESIGNATION

C8.1 PURPOSE

The purpose of the Rural designation is to:

- a) identify lands in the Town which are not connected to urban services and are not intended to be utilized for urban development;
- b) encourage rural land uses and associated activities that contribute to the economy of the Township; and,
- c) ensure that the scale of development is compatible with the role and function of the rural area.

C8.2 LOCATION

The Rural land use designation applies to lands which abut the north side of Highway 17 as shown on Schedule A to this Plan.

C8.3 PERMITTED USES

- a) agricultural uses, agricultural related uses and on-farm diversified uses;
- b) single detached dwellings on existing lots and accessory apartments;
- c) garden suites in accordance with Section D1.2;
- d) bed and breakfast establishments;
- e) home occupations and home industries subject to Section C8.5.1 of this Plan;
- f) veterinary clinics, abattoirs and uses which support agri-business;
- g) commercial dog kennels subject to Section C8.5.7 of this Plan;
- h) open space and recreational uses;
- i) forestry and resource management uses;
- j) uses related to recreation and tourism such as outfitting posts and eco-tourism uses;
- k) small-scale public uses;
- l) cemeteries subject to Section C8.5.4 of this Plan;

- m) commercial and industrial uses which serve the rural community and are compatible in a rural environment subject to Section C8.5.5; and,
- n) wayside pits and quarries, portable asphalt plants and concrete plants for specific road works undertaken by a public authority in the area.

C8.4 DEVELOPMENT POLICIES

C8.4.1 The Creation of New Lots

This Plan anticipates that lot creation in the Rural designation will be limited in nature, which shall be interpreted to mean lot creation will be limited to the creation of a single lots through the consent process. Multiple lot creation through the Plan of Subdivision or Plan of Condominium or consent process will not be permitted. New lots shall have a minimum lot area (severed and retained lot) that is appropriate for the intended use and access to the severed and retained lots shall be obtained from a local road, assumed by the Town of Thessalon for year-round maintenance. Proposals to sever land which would require access to Highway 17 shall not be permitted unless accompanied by written comments in support of the consent from the Ministry of Transportation.

C8.4.2 Minimum Distance Separation Formulae

New agricultural livestock buildings as well as non-farm development shall comply with the Minimum Distance Separation Formulae I and II. However, lots of record which existed on or before March 1, 2017 may be utilized in accordance with zone permissions that existed on the date this Plan was approved without the need to comply with separation distances established through the MDS Guidelines.

C8.5 RURAL DEVELOPMENT POLICIES

C8.5.1 Home Occupations and Home Industries

Home occupations are typically professional work and service activities that are carried out within the residential dwelling or accessory building that typically do not involve the retail sale of goods and services. In addition, such uses generally occupy a limited portion of the gross floor area of the dwelling and shall not change the character of the dwelling or its surroundings. Home occupations will be defined and regulated through provisions in the Town's Zoning By-law.

Home industries are small-scale industrial uses that are accessory to rural uses and/or a single detached dwelling. Such uses may also support the agricultural industry in the area. These uses should not detract from the primary use of the property for rural or residential purposes. Home industries may include welding, carpentry or machine shops, or agriculturally related uses that involve the

processing or transportation of regionally produced agricultural crops or other products. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry. Home industries will be defined and regulated through provisions in the Town's Zoning By-law.

Entrances serving home occupation and home industries located adjacent to Provincial highways require the approval of the Ministry of Transportation (MTO). MTO may require the proponent to obtain an entrance permit and a sign if necessary. As a condition of these permits, the MTO requires the proponent to acknowledge that the use of the existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate home based businesses. In addition, the MTO will generally not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

C8.5.2 Accessory Apartments

Accessory apartments are considered to be an affordable housing choice. The Zoning By-law will permit 1 accessory apartment in either a single detached dwelling or within an accessory building suitable to safely accommodate habitable space. Zone provisions for such uses will regulate items such as but not limited to:

- a) compliance with the Ontario Building and Fire Codes;
- b) parking; and,
- c) servicing.

C8.5.3 Bed and Breakfast Establishments

Bed and breakfast establishments are permitted in single detached dwellings, provided the bed and breakfast establishment:

- a) is located within the principal residence of the owner/operator; and,
- b) preserves the character of the dwelling as a private residence;
- c) adequate parking is available on the lot for the residential use and the bed and breakfast; and,
- d) the water supply and private sewage system are appropriate to sustain the bed and breakfast.

The implementing Zoning By-law shall define a bed and breakfast establishment

and may further detail the conditions under which a bed and breakfast establishment may be permitted. Notwithstanding Section xxx a), a bed and breakfast may be permitted in a detached accessory building subject to a zoning by-law amendment, but shall not be permitted in a camper, trailer or mobile home.

C8.5.4 Cemeteries

In accordance with the Cemeteries Act, cemeteries may be permitted in the Rural designation subject to an amendment to the implementing Zoning By-law. A cemetery may include a crematorium as an accessory use. Before considering such an amendment, Council shall be satisfied that:

- a) the size of the cemetery and the accessory uses are appropriate for the area;
- b) the use can be accessed by roads which are designed to accommodate high volumes of traffic in short periods of time; and,
- c) the applicant has fulfilled applicable technical requirements of the Cemeteries Act.

For the purpose of this a Plan, a “Municipal Approval” that is required to obtain an approval under the Funeral, Burial and Cremation Services Act shall take the form of an approved zoning by-law amendment.

C8.5.5 Rural Commercial and Industrial Uses

The development of a rural commercial or industrial use that serves the needs of the rural area or recreational residents and visitors may be permitted, provided:

- a) the subject lands have a lot area that is appropriate for the use;
- b) the use is appropriate and compatible with other existing or potential uses in the Rural designation;
- c) the establishment of the use will not prevent the efficient expansion of urban land use and servicing in the future;
- d) open storage associated screened from view; and,
- e) where the use involves a retail function, the majority of the products offered for sale, are produced or manufactured locally or in conjunction with an agricultural, an agricultural-related or an on-farm diversified use.

The development of a new rural commercial or industrial use shall be subject to a Zoning By-law Amendment and may be subject to Site Plan Control.

C8.5.6 Recreation and Tourism Uses

This Plan supports the development of uses that benefit from a rural setting and visibility. On this basis, uses such as artist studios, pancake houses and sugar shacks, farm machinery and equipment exhibitions, outfitters, holiday-related exhibitions are permitted in the Rural designation. The establishment of such uses shall be subject to the approval of a zoning by-law amendment.

C8.5.7 Commercial Dog Kennels

Commercial dog kennels may be permitted in the Rural designation subject to an amendment to the implementing zoning by-law. Before considering such an amendment, Council shall be satisfied that:

- a) the size of the proposed dog kennel is appropriate for the area;
- b) the building housing the dog kennel and the associated dog runs is set back at least 100 metres from lot lines;
- c) the use is located at least 500 metres from lands located in a Residential designation;
- d) the noise emanating from the kennel will not have an adverse impact on the enjoyment of adjacent properties;
- e) an appropriate animal waste management plan is put in place; and,
- f) an undue concentration of dog kennels does not already exist in the general vicinity of the proposed kennel.

C8.6 PRIVATE SERVICES

Where industrial or commercial uses are proposed and such uses cannot be feasibly connected to the town's sewer and water system, such uses may proceed on the basis of private services provided such uses are dry in nature, unless demonstrated through a hydrogeological assessment, prepared to the satisfaction of council by a qualified professional in accordance with MOECP guidelines, procedures and standards, that adequate on-site sewage and water services can be provided without causing public health problems. For the purpose of this policy dry industrial and commercial uses shall be defined as those uses which do not produce liquid waste as part of production or processing nor do they produce industrial waste water through cooling or washing processes.

C8.7 IMPLEMENTATION

Land use will be regulated through the creation of a Rural Zone category as well as appropriate definitions in the Zoning By-law to capture the range of uses contemplated in the Rural designation.

C9 ISLAND DESIGNATION

C9.1 PURPOSE

The purpose of the Island designation is to:

- a) identify islands proximate to the Thessalon shoreline; and,
- b) generally restrict development of the islands.

C9.2 LOCATION

The Island designation applies to lands proximate to the Town's shore, which appear on Schedule A as islands. The Island designation does not distinguish between private lands or Crown lands and where Schedule A identifies islands which are not part of the corporate boundary of the Town, the policies of this Plan shall not be applicable.

C9.3 PERMITTED USES

Permitted uses shall be limited to existing lawful uses.

C9.4 DEVELOPMENT POLICIES

C9.4.1 Future Land Use and/or Lot Creation

This Plan anticipates that the islands will remain in a natural state. Any application for development shall require an amendment to this Plan and a Zoning By-law Amendment. In preparing a complete application in accordance with the Planning Act the following information will be required to accompany the applications for Official Plan and Zoning By-law Amendment:

- a) A site evaluation report of natural heritage features and functions exhibited on-site and an Impact Assessment report prepared in accordance with the policies of this plan if the site evaluation report reveals natural heritage features or functions;
- b) A study confirming the location of the minimum flood line elevation and confirming that development can be accommodated on-site and is not at risk due to flooding hazards or dynamic beach hazards;
- c) A planning justification report which shall include a site plan; and,
- d) An archaeological assessment.

C9.5 IMPLEMENTATION

Land use will be regulated through the creation of an Island Zone category which will restrict land use to existing lawful uses.

C10 HAZARD LANDS OVERLAY

C10.1 PURPOSE

The purpose of the Hazard Lands Overlay designation is to:

- a) identify lands which may pose a risk to people and property due to natural hazards, which includes flooding; and,
- b) establish policies to restrict or guide development or redevelopment in such areas.

C10.2 LOCATION

The Hazard Lands Overlay designation as shown on the Schedule “A” to this Plan applies primarily to lands adjacent to the Thessalon River and the Lake Huron shoreline.

C10.3 PERMITTED USES

Permitted uses on lands designated Hazard Lands Overlay include existing uses, open space uses and uses related to conservation or flood control.

C10.4 FORM OF DEVELOPMENT

It is the intent of this Plan that new development and site alteration within the Hazard Lands Overlay designation be restricted, however, development may be permitted in accordance with the underlying land use designation without the need for an Official Plan Amendment, but shall be subject to the policies in Section C10.5.

C10.5 DEVELOPMENT POLICIES

Development will generally be directed to areas outside of hazardous lands including flooding hazards, erosion hazards and/or probable dynamic beach hazards. Hazardous sites may also consist of unstable soils, organic soils, and unstable bedrock. Except as prohibited, development and site alteration may be permitted in hazardous lands and hazardous sites where the effects and risk to public safety are minor, could be mitigated in accordance with Provincial standards. Where development of a vacant lot or the physical expansion of existing buildings and structures is proposed within or partly within these features, the development proponent shall submit a technical study prepared by a qualified professional to the satisfaction of Council which demonstrates the following:

- a) the hazard can be safely addressed, and the development and site alteration can be carried out in accordance with floodproofing standards, protection work standards, and access standards;
- b) new hazards are not created and existing hazards are not aggravated;
- c) no adverse environmental impacts will result;
- d) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and,
- e) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

Recommendations made in the technical report(s) will be implemented through the planning process. Where the technical report indicates that development within a particular hazard is not feasible, the development shall not proceed.

Within a floodway, the creation of a new lot, a change in land use or the construction of buildings and structures requiring a Planning Act approval is prohibited, except for development and site alteration which, by its very nature, must be located within a floodplain. For the purpose of this policy, Schedule A to this Plan identifies the location of the flooding hazard. A floodplain consists of those areas, usually low lands adjoining watercourses, which have been or may be subject to flooding hazards. Development and site alteration also shall not be permitted with the flooding hazard, which is 178.3 metres CGD (177.8 m + 0.5 m allowance for wave uprush and other water related hazards) along Lake Huron. Development and site alteration shall generally be directed to areas outside of the erosion hazard. The erosion hazard limit in flooding hazard limit plus a 6 meter horizontal erosion access allowance or as determined by a valid study.

Where development and site alteration is proposed in the vicinity of flooding hazards, a detailed engineering study will first confirm the actual extent of the flooding hazard. Development and site alteration will only proceed if it has been demonstrated to the satisfaction of the approval authority that it can occur safely on the subject lands outside of the flooding hazard, and not upon lands which are high points within the flood hazard. Lands impacted by flooding hazards will be zoned appropriately to prohibit development and site alteration, except for that development and site alteration which must, by its very nature, be located within a floodway.

- i. Development and site alteration shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
- ii. An institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;

- iii. An essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; and,
- iv. Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

C10.6 IMPLEMENTATION

Lands within the Hazard Lands Overlay designation will primarily be zoned to recognize existing uses as zone exceptions and such exceptions may establish limitations on new development and expansion in accordance with the policies of this Plan.

PART D – IMPLEMENTATION

D1.1 ZONING BY-LAWS

The Town’s zoning by-law will be updated within three years of the approval of the Official Plan as required by Section 26(9) of the Planning Act.

Where appropriate, and subject to the proper authority under the Planning Act, the Town may use Zoning with Conditions as a planning tool to assist in achieving the goals and policies of this Plan.

D1.2 TEMPORARY USE BY-LAWS

The Town may pass temporary use by-laws for a specific time period up to three years and should be applied where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. A garden suite may be permitted on a property for up to 20 years. Subsequent by-laws granting extensions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use should be of a temporary nature and should not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) The proposed use should be reasonably compatible with adjacent land uses and not be out-of-character with the surrounding neighbourhood;
- c) The proposed use should not require the extension or expansion of existing municipal services;
- d) The proposed use should not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area’s roads;
- e) Parking facilities required by the proposed use should be provided entirely on-site;

- f) The proposed use should generally be beneficial to the neighbourhood or the community as a whole; and,
- g) The owner has entered into an agreement with the Town and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the by-law.

D1.3 HOLDING PROVISIONS

In accordance with the Planning Act, Council may use a Holding (H) symbol in conjunction with the zoning of land to suspend development permissions until specific conditions of the Town have been met. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within a site-specific zoning by-law amendment.

D1.4 SITE PLAN CONTROL

All areas of the Town are designated as proposed Site Plan Control areas under the provisions of the Planning Act. All uses may fall under Site Plan Control. All lands within designations that permit single detached dwellings are also designated as proposed Site Plan Control areas.

The following items may be regulated under a site plan agreement:

- a) the massing and conceptual design of proposed buildings;
- b) the relationship of proposed buildings to adjacent buildings, streets, and public areas;
- c) interior walkways, stairs, elevators, and escalators accessible to the public from streets, open spaces and interior walkways in adjacent buildings;
- d) exterior design including character, scale, appearance, and design features of buildings and their sustainable design;
- e) sustainable design elements on any adjoining highway including trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities;
- f) facilities designed to have regard for accessibility for persons with disabilities;
- g) buildings containing fewer than 25 dwelling units located within the Downtown, Downtown Transition or Residential designations; and,
- h) all other matters specified under Section 41(7) of the Planning Act.

D1.4.1 Road Widenings

The Town may require road widenings to be conveyed in conjunction with a site plan control agreement to address encroachments or to ensure the town has sufficient land to widen a public road to meet a minimum standard. Such widenings may be required for any assumed public road where such road allowance is less than 20 metres in width.

D1.5 COMMUNITY PLANNING PERMIT SYSTEM

The Town shall through a By-law passed pursuant to Section 70.2 of the Planning Act, and Regulation 173/16 establish a community planning permit system for one or more specific areas of the Town.

D1.5.1 Lands Subject to Development Permit System

The following area(s) are described as proposed development permit area(s) and may be designated as such by a Community Planning Permit By-law passed by Council pursuant to the provisions of the Planning Act and its associated regulations:

- a) All land within the Residential designation identified on Schedule A to this Official Plan.

D1.5.2 Intent

In an effort to be prepared for and respond the need for housing options, this development permit policy is considered to be an effective way of regulating the creation of accessory apartments within existing residential dwellings.

D1.5.3 Goals

In developing and implementing a Community Planning Permit System for accessory apartments, the goals are to:

- a) establish an application process that ensures the development of secondary suites can be undertaken in a manner that is safe and orderly;
- b) enact a system that facilitates discussion and collaboration between the Town and landowners with a collective goal of providing housing and respecting the character of existing neighbourhoods; and,
- c) create an efficient approval process that provides for informed decision-making and the execution of binding agreements to occur at the same time.

D1.5.4 Scope of Authority

The Community Planning Permit By-law is intended to be restricted to the development of accessory apartments which will be more specifically defined in the Development Permit By-law.

Within the areas for which a Community Planning Permit By-law has been enacted, the Zoning By-law will continue to apply, however zoning regulations relating to building construction may be modified, without the need for a zoning by-law amendment.

D1.5.5 Criteria

The modification of zoning regulations will be dependent on the extent to which criteria established through the Community Planning Permit By-law have been met. Examples of such criteria may include:

- a) the submission of building design and construction plans;
- b) protection, enhancement of parking areas, snow storage and outdoor amenity space; and,
- c) in the case of redevelopment or expansion, siting new building and structures to minimize the extent of change or disruption to neighbouring landowners.

D1.5.6 Conditions

The modification of zoning regulations may require the landowner to fulfil certain conditions established through the Community Planning Permit By-law. Examples of such criteria and conditions may include:

- a) agreeing to stipulations on outdoor storage;
- b) agreeing to maintain off-street parking areas; and,
- c) installing privacy fences and/or landscaping features.

D1.5.7 Administration

The Community Planning Permit System will be administered in accordance with O. Reg 173/16 with the further requirement that a Notice of Complete Application for a Community Planning Permit shall be forwarded to all abutting landowners of the applicant's land at least 10 days prior to Council's consideration of the permit.

D1.6 MINOR VARIANCE

Council may appoint a Committee of Adjustment in accordance with Section 44 of the Planning Act to consider and/or grant minor variances to the implementing Zoning By-law. In determining whether to approve an application for a minor variance, The Committee of Adjustment will need to be satisfied that the application meets all of the four tests:

- 1) That the requested variance conforms with the general intent of the Official Plan;
- 2) That the requested variance is in keeping with the spirit and intent of the Town's Zoning By-law;
- 3) That the requested variance is appropriate for the desirable development of the lot; and,
- 4) That the requested variance is minor in nature.

In making a determination of whether a variance is minor as required in item four, the Committee of Adjustment should have greater regard for the degree of impact which could result from the variance and less regard to the magnitude of quantitative or absolute relief sought by the applicant. In addition, applicants who request a minor variance should be prepared to demonstrate a need for the requested relief on the basis that the subject zoning provision is not warranted in a particular circumstance, or is otherwise impossible or not reasonable to comply with.

D1.7 COMMUNITY IMPROVEMENT

These policies are intended to provide a basis and mechanism for Council to utilize the provisions of Section 28 of the Planning Act to encourage the planning or replanning, design or redesign, resubdivision, clearance, development, or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or of any them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary for specific areas of the Town. It may also include the provision of affordable housing.

Council may undertake Community Improvement Plans (CIP) in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible Council will seek funding from senior government sources and other partnerships to assist in community improvement programs after clarifying what components of improvement plans will be eligible for Community Improvement grants and loans as prescribed by Section 28(7) and

Section 32 of the Planning Act. Council may also include tax assistance programs as prescribed by Section 365.1 of the Municipal Act. Through a Community Improvement Plan the Town may also register agreements relating to grants and loans issued to fulfil CIP objectives.

D1.7.1 Community Improvement Areas

All lands located within the Town of Thessalon as shown on Schedule A to this Plan shall be defined as Community Improvement Areas and Town-owned lands that are declared to be surplus to the Town's needs may be targeted for Community Improvement Projects.

D1.7.2 Community Improvement Projects

Community Improvement projects could include, but are not limited to:

- a) the development of seniors housing or forms of affordable housing;
- b) the development of parks, recreational trails and public uses at or near the waterfront;
- c) improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- d) projects designed to foster accessibility and active transportation in the community;
- e) tree planting and street beautification programs and improvements to private buildings and properties; or,
- f) the construction and improvement of buildings and structures that promote energy efficiency.

D1.8 SUBDIVISION OF LAND

Prior to the consideration of an application for Plan of Subdivision, Council shall be satisfied that:

- a) The approval of the development is not premature and is in the public interest;
- b) The lands will be appropriately serviced with infrastructure, schools, parkland and open space, community facilities and other amenities, as required;
- c) The density of the development is appropriate for the neighbourhood as articulated in the policies of this Plan that relate to density and intensification;

- d) The subdivision, when developed, will be easily integrated/connected with other development in the area and the individual lots will front of a local street rather than a Provincial highway;
- e) The subdivision has incorporated design measures and green standards that will support accessibility, active transportation and transit;
- e) The subdivision conforms with the environmental protection and management policies of this Plan; and,
- f) The proposal conforms to Section 51 (24) of the *Planning Act*, as amended.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Town will be required. Applicants are required to pre-consult with the approval authority prior to submitting an application.

D2 NON-CONFORMING USES

D2.1 INTENT OF OFFICIAL PLAN

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, where issues of compatibility are not created, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:

- a) the feasibility of acquiring the property for holding, sale, lease or development by the Town for a more appropriate permitted use; and,
- b) the possibility of relocating the non-conforming use to a more appropriate location.

D2.2 ROLE OF THE IMPLEMENTING ZONING BY-LAW

Existing uses which do not conform with the policies of this Official Plan may be zoned in the implementing Zoning By-law in accordance with their present use, provided that:

- a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
- b) the use does not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;

- c) the use does not interfere with the appropriate development of the surrounding lands; and,
- d) when the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

D3 PRE-CONSULTATION AND COMPLETE APPLICATIONS

In order to ensure that all the relevant and required supporting information pertaining to a planning application is provided at the time of submission, Council may, by By-law, require a proponent to attend a pre-consultation meeting with staff prior to the submission of a planning application. Subsequent to a pre-consultation meeting, the proponent will compile pertinent background information and will review this Official Plan, while the Town will determine what supporting information (i.e. reports and studies) is required as part of the complete application submission and inform the proponent of these requirements.

The following information, at a minimum, shall be required as part of a complete application:

- a) prescribed application fee;
- b) completed application form together with requisite authorizations, if necessary;
- c) prescribed information and material as required by the Planning Act Regulations;
- d) covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);
- e) concept plans and/or drawings;
- f) a public consultation strategy where it is determined by Council that an application warrants consultation beyond the minimum requirements of the Planning Act; and,
- f) any studies identified as necessary through pre-consultation.

The following supporting information may be required as part of a complete application, to be determined through the pre-application consultation with staff:

- a) Transportation Impact Study;
- b) Functional Servicing Report;
- c) Stormwater Management Plan;
- d) Tree Preservation Report and Plan;

- e) Hydrogeological Assessment;
- f) Watershed or Subwatershed Study;
- g) Floodline Delineation Report;
- h) Architectural/Urban Design Study;
- i) Environmental Site Assessment;
- j) Planning Justification Report;
- k) Ministry of the Environment (MOE) Record of Site Condition (RSC);
- l) Contaminant Management Plan;
- m) Environmental Impact Study;
- n) Lake Impact Study;
- o) Archaeological Assessment;
- p) Heritage Impact Assessment;
- q) Wind Study;
- r) Noise Study;
- s) Vibration Study;
- t) Geotechnical Study;
- u) Slope Stability Study;
- v) Market/Retail Impact Study or Analysis;
- w) Viewscape or Shadow Impact Assessment;
- x) Conceptual Site Plan and Building Elevations;
- y) Erosion and Sediment Control Plans;
- z) Any other study or assessment intended to provide justification and assess development impacts.

In addition, for major development proposals, it is the responsibility of the proponent to develop a consultation strategy, outside of the Planning Act process, for the purpose of consulting with citizens, agencies and stakeholders.

PART E INTERPRETATION

E1.1 GENERAL




















With the exception of the items noted below, any change or deviation from this Plan will require an amendment to the Official Plan.

The following items may be changed or deviate from, to the extent stated, without an amendment. Where minor deviations to the Plan are made, in accordance with the rules outlined below, these deviations shall be indicated when a planning application is made to amend the Official Plan in order to show the up-to-date situation:

- a) In the areas that are presently undeveloped, land use district boundaries which are not clearly defined by roads, topographic or other fixed features may be adjusted to accommodate subdivision designs or planning applications so long as the general intent of the Official Plan is maintained;
- b) In undeveloped areas, school sites, parks, and neighbourhood commercial areas may be incorporated into subdivision designs in the manner most suitable to the physical features or limitations of the area provided that the general intent of the Plan is maintained;
- c) In the Plan, figures, quantities, densities, and distances are not intended to be exact or rigid. It is intended that reasonable latitude will be available to Council in the interpretation and application of these numbers and policies when actually establishing or approving the size, exact location, or nature of proposed development where it is deemed by Council to be necessary for the desirable development of the Planning Area provided that the general intent of the Official Plan is maintained. In this context, most of the suggested planning standards have been included as guidelines for Council to follow, and should be periodically reviewed as to their adequacy or appropriateness in meeting changing circumstances; and
- d) The boundaries between land uses designated on the Land Use Schedules are approximate only except where they coincide with major roads, shorelines, lot boundaries or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan.

Schedule 'A' Town of Thessalon Official Plan

OP Designation

-  Central Area District
-  Industrial
-  Highway Commercial
-  Institutional
-  Parks and Open Space
-  Residential
-  Environmental Protection
-  Rural
-  Island
-  Natural Hazard Overlay
-  Municipal Boundary
-  Lake/River
-  Sewage Lagoon
-  * Transfer Station/Closed Landfill
-  (W) Surface Water Treatment Plant
-  Dynamic Beach (SSM13)
-  Dynamic Beach (SSM14)
-  Highway, Provincial
-  Road, Town

