



Township of Ignace

Final Official Plan

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**PREPARED FOR:
TOWNSHIP OF IGNACE**

34 Highway 17 West
P.O. Box 248
Ignace, ON POT 1T0
T: 807.934.2202
www.ignace.ca

**PREPARED BY:
WSP**

2611 Queensview Drive, Suite 300
Ottawa, ON K2B 8K2
T: 613.829.2800





By-law to be inserted after Council adoption



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TABLE OF CONTENTS

1.	Introduction	1
1.1	Purpose of the Official Plan.....	1
1.2	Community Context.....	1
1.3	Growth Management.....	2
1.4	Effect of the Official Plan.....	2
1.5	How to use this Official Plan.....	3
1.6	Interpretation of the Plan.....	3
2.	Vision and Goals	4
2.1	Vision.....	4
2.2	Goals.....	4
3.	General Land Use Policies	8
3.1	Accessory Uses.....	8
3.2	Additional Residential Units.....	8
3.3	Affordable Housing.....	9
3.4	Bed and Breakfast Establishments.....	9
3.5	Climate Change.....	9
3.6	Communications and Telecommunications Infrastructure.....	10
3.7	Community Gardens.....	10
3.8	Community Hubs.....	10
3.9	Contaminated and Potentially Contaminated Sites.....	11
3.10	Crown Land.....	11
3.11	Cultural Heritage Resources.....	12
3.12	Electricity Generation, Transmission and Distribution Systems.....	13
3.13	Forestry.....	13
3.14	Garden Suites.....	13
3.15	Gas Transmission Facilities (TransCanada Pipeline).....	14
3.16	Home Industries.....	15
3.17	Home Occupations.....	15
3.18	Intensification.....	16

3.19	Land Use Compatibility	16
3.19.1	Minimum Distance Separation.....	17
3.19.2	Major Goods Movement and Transportation Facilities.....	17
3.19.3	Railway corridors.....	18
3.19.4	Landfill Sites.....	18
3.20	Pedestrian Supportiveness and Active Transportation.....	18
3.21	Wayside Pits and Quarries, Portable Concrete and Asphalt Plants.....	19
3.22	Wildland Fire Hazard Areas.....	19
4.	Settlement Area Designations.....	21
4.1	Residential Area.....	22
4.2	Commercial Area.....	22
4.3	Industrial Area.....	24
4.4	Seaplane Operation Area.....	25
4.5	Institutional Area.....	26
4.6	Flood Plain Area.....	26
4.7	Parks And Open Space Area.....	27
5.	Rural Designations.....	30
5.1	Rural Area.....	30
5.1.1	Residential Use.....	31
5.1.2	Seasonal Recreational Uses.....	32
5.1.3	Seasonal Residential Uses.....	32
5.1.4	Landfill Uses.....	32
5.1.5	Mineral Aggregate Extraction Uses.....	33
5.2	Airport Area.....	33
5.3	Rural Tourism and Commercial Area.....	34
5.4	Parks and Open Space Area.....	34
5.5	Landfill Protection Area.....	34
5.6	Watersource Protection Area.....	35
6.	Natural Heritage and Constraints.....	36
6.1	Abandoned Mine Hazards.....	36
6.2	Adjacent Lands.....	37



6.3	Archaeological Resources	38
6.4	Areas of Natural and Scientific Interest	40
6.5	Endangered and Threatened Species.....	40
6.6	Environmental Protection Area	42
6.7	Mineral Aggregate Resources	43
6.8	Mineral Resources.....	46
6.9	Nesting Sites.....	48
6.10	Fish Habitat and Spawning Areas.....	48
6.11	Flood Plain Overlay.....	49
6.12	Watercourses and Waterbodies.....	49
6.13	Wetlands	50
6.13.1	Provincially Significant Wetlands.....	51
6.14	Wildlife Habitat	51
7.	Servicing and Roads	53
7.1	Municipal Water And Sewage Services.....	53
7.2	Private Individual Sewage and Water Services.....	54
7.3	Partial Services.....	55
7.4	Stormwater Management	55
7.5	Roads and Highways.....	56
7.5.1	Local Roads.....	56
7.5.2	Private Roads.....	57
7.5.3	Provincial Highways	57
7.5.4	Shoreline Road Allowance.....	59
7.5.5	Unopened Roads	59
8.	Land Division	60
8.1	Plans of Subdivision and Plans of Condominium	60
8.1.1	Special Policy Respecting Part of Location LK 44 and LK 70	61
8.2	Consents.....	62
8.2.1	Consents in the Settlement Area	62
8.2.2	Consents in the Rural Area	62
9.	Implementation.....	65

9.1	Community Benefits Charges	65
9.2	Community Improvement.....	65
9.3	Conversion of Existing Waterfront Seasonal Dwellings.....	67
9.4	Environmental Impact Statement	67
9.4.1	Scoped Environmental Impact Statement.....	69
9.4.2	Full Site Environmental Impact Statement.....	69
9.5	Existing Non-Conforming Uses	70
9.6	Holding By-Law.....	71
9.7	Implementation.....	72
9.8	Indigenous Engagement	72
9.9	Interim Control By-Law.....	72
9.10	Parkland Dedication	73
9.11	Pre-Consultation and Prescribed Information.....	74
9.12	Property Maintenance By-law.....	75
9.13	Public Engagement	75
9.14	Site Plan Control	77
9.15	Tariff of Fees By-Law.....	78
9.16	Temporary Use By-Law.....	78
9.17	Zoning By-Law.....	79
10.	Administration.....	80
10.1	Annexations.....	80
10.2	Official Plan Amendments.....	80
10.3	Review of the Official Plan	80
10.4	Technical and Minor Amendments.....	80
11.	Schedules.....	81

1. Introduction

1.1 Purpose of the Official Plan

The Township of Ignace Official Plan is intended to establish a vision, guiding principles, and policies to manage and direct development and change within the Township to the year 2045. The Official Plan balances the interests of individual property owners with the wider interests and objectives of the community to achieve orderly physical and economic growth while protecting social, cultural, and natural heritage resources.

The Official Plan is intended to be a living document and will be reviewed in accordance with the requirements of the Planning Act. The Plan may be amended to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will be updated in accordance with the requirements of the Planning Act to ensure that it is in conformity with the policies of this Plan.

1.2 Community Context

Located in the Kenora District in Northwestern Ontario, the Township of Ignace is strategically located along the TransCanada Highway and the Canadian Pacific Railway (CPR). It is situated in the heart of Ontario's "Sunset Country," and is the starting point of Ontario's most northerly highway, Highway 599, which provides access to the communities of Pickle Lake and Sioux Lookout, as well as a number of Indigenous communities including Ojibway Nation of Saugeen and Mishkeegogamang Ojibway First Nation.

Surrounded by unorganized territory on all sides, the municipal boundaries encompass approximately 72.66 square kilometers (7,266 hectares or 17,954.68 acres). The population of Ignace in 2017 was estimated at 1,250.

Ignace is positioned to experience significant potential population and employment growth over the next 20 years, as a result of two major economic drivers. The first potential driver is mining activity in the region such as the Bending Lake Iron Project and the Sturgeon Lake Zinc Project, as well as the Ring of Fire. The second potential driver is the establishment of an Adaptive Phased Management facility near Ignace, which is being explored by the Nuclear Waste Management Organization.

Historically, development has been directed to the Settlement Area, as shown on Schedules A and B, where various residential housing types, public and institutional uses, commercial uses, and industrial uses exist. This Official Plan continues to focus development in the Settlement Area where there is an adequate level of public

infrastructure that is currently available. The Rural Area will continue to be the focus of primarily resource-based uses as well as limited development of large residential lots.

1.3 Growth Management

A Growth Management and Vacant Land Supply Analysis, completed in February 2019, and included as an appendix to the February 2019 Background Report, prepared by the Township, in association with WSP. The analysis assessed whether the supply of vacant residential and employment lands within the Settlement Area is sufficient to accommodate anticipated residential and employment growth to the planning horizon year of 2038. Anticipated growth was based on projections (population, employment, and dwellings) associated with a number of growth scenarios (Base Case, Adaptive Phased Management, Ring of Fire, and All of the Above scenarios).

This Official Plan maintains the current Settlement Area Boundary, as there is sufficient land to meet demand to the year 2038 under both the Base Case and Ring of Fire scenarios. The Settlement Area boundary will be reviewed at the time of the next comprehensive official plan review, in the context of the major economic development drivers that materialize, notably development of the Ring of Fire and the Adaptive Phased Management project. The expansion of the settlement area may only occur if it is justified through a comprehensive review as outlined in the 2020 Provincial Policy Statement.

The outcomes of the Analysis indicate that there may be a future need for additional residential land to meet demand to the year 2038 under the Adaptive Phased Management and All of the Above scenarios. Furthermore, there may be a need for additional employment land to meet demand to the year 2038 under the All of the Above scenario.

1.4 Effect of the Official Plan

The policies contained herein, together with the Schedules and any amendment(s) which are adopted and finalized pursuant to the Planning Act, constitute the Township of Ignace Official Plan (the “Plan”). This Plan applies to all lands included within the boundaries of the Corporation of the Township of Ignace.

This Official Plan is consistent with the Ontario Provincial Policy Statement, 2020 conforms to the Growth Plan for Northern Ontario, and reflects the matters of provincial interest identified in the Planning Act. No public or private works shall be undertaken in the Township, and except as provided for under the Planning Act, no



By-law shall be passed for any purpose that does not conform to the policies of this Plan. The approved Plan will provide a basis for the review of the Township's Zoning By-law.

1.5 How to use this Official Plan

The Official Plan should be read as a whole to understand the comprehensive and integrative intent as a policy framework for priority-setting and decision-making. More than one section or Schedule may apply to a particular area or matter.

The text of the Official Plan is set out in paragraphs of explanation and numbered and lettered policies. The policies embody the essentials of the Plan. The paragraphs of explanation are to provide further information that will assist in the interpretation of the policies and help clarify the general intent of the Plan.

1.6 Interpretation of the Plan

Sections 1 to 11, including Schedules A, B, C, and D, constitute the Township of Ignace Official Plan. Interpretation of any boundary line on the Schedules of this Plan is intended to be flexible except where they meet with roads, railway lines, transmission lines or other clearly defined physical feature.

Where reference is made to other documents, such as federal or provincial Acts, legislation, or guidelines, it is understood that it is the latest approved version of the document that is being referenced, unless otherwise specified. It is recognized that provincial and federal ministries or bodies (e.g. agencies, boards, and commissions) may change names from time-to-time. Where reference is made to a ministry or other body, it is understood that it is the ministry or body as it is known at the time of reading, that is being referenced.

2. Vision and Goals

This Section of the Plan establishes the vision and goals that will guide the Township of Ignace over the planning horizon.

2.1 Vision

Ignace will be a complete, healthy, and active Northern community which offers a full range of housing options, employment, services, and opportunities for all residents at all stages of life. Ignace will grow its tourism, resource, and service (e.g. commercial) sectors through economic diversification and investment-readiness initiatives. The Township will continue to protect its key natural heritage and recreational resources, such as Agimak Lake, and will maintain its small-town character.

2.2 Goals

Goal 1 – Grow as a Complete and Healthy Community.

The Township shall continue to promote the Settlement Area as the heart of the community and growth area, where a full range of community and commercial facilities and services are provided. It shall be the goal of this Official Plan to:

- (a) Promote a logical, orderly, attractive and cost-effective development and land use pattern in the Township.
- (b) Achieve a greater range of commercial services including retail stores, hardware stores, grocery stores, and restaurants.
- (c) Attract and maintain a full range of medical and wellness services.
- (d) Respect and enhance the Township's sense of place by promoting well-designed built form and cultural planning, and conserving features that help define character, including cultural heritage resources and landscapes.
- (e) Develop and enhance recreational facilities, cultural amenities, and opportunities for art.
- (f) Ensure that growth and development is balanced with the need to protect the Township's natural heritage and beauty.
- (g) Enhance and protect areas that are significant to the Township's identity and such as Tower Hill and the beaches on Agimak Lake.

- (h) Promote community beautification, especially along Highway 17 / Main Street.
- (i) Consider the potential impacts of climate change when considering the design of new developments.
- (j) Contribute to a barrier-free environment for persons with disabilities.

Goal 2 – Facilitate Economic Diversification and Growth

The Township shall strive to encourage economic diversification and economic growth in the community. It shall be the goal of this Official Plan to:

- (a) Facilitate the expansion of existing businesses, including home occupations and home industries, and attract new business development.
- (b) Promote industrial development in the Township, notably on available industrial lands within the Settlement Area, north of Highway 17 / Main Street.
- (c) Encourage economic growth and development in the Township’s Rural Area, including resource development (e.g. aggregates, forestry and mineral exploration and development).
- (d) Maximize the economic opportunities associated with resource-based tourism and recreation (e.g. fishing and hunting).
- (e) Provide opportunities for the remediation and re-use of brownfield sites (properties that may be contaminated) and greyfield sites (previously developed properties that are underutilized, derelict or vacant but not contaminated).
- (f) Promote the establishment of an agricultural sector and the economic opportunities associated with agricultural uses, agriculture-related uses, and on-farm diversified uses in the Rural Area.
- (g) Position the Township to become a service hub for mineral exploration and development in the region, including the Ring of Fire.

Goal 3 – Preserve and Enhance the Natural Environment

The Township shall protect the natural environment and natural resources. It shall be the goal of this Official Plan to:

- (a) Protect the quality and quantity of surface water and ground water features and their hydrologic functions, specifically Michel Lake, the Township's drinking water source.
- (b) Preserve and enhance the ecological integrity of the Township's lakes and their ability to support resource-based recreation (e.g. fishing).
- (c) Mitigate the potential risk associated with hazardous forest types for wildland fires.
- (d) Minimize the impacts of land uses on the natural environment, including but not limited to fish habitat, wildlife habitat, creeks, waterways, and wildflowers such as Lady Slippers.

Goal 4 – Promote a Full Range of Housing Options

The Township shall promote a full range and mix of housing options and densities to meet the needs of people of all ages and abilities. It shall be the goal of this Official Plan to:

- (a) Permit affordable housing options such as second units, garden suites, apartments, co-operative housing, and tiny homes, as appropriate.
- (b) Promote a diversity of housing options including townhouse dwellings, low-rise apartments, and semi-detached dwellings.
- (c) Support the development of a range of affordable housing options for seniors.
- (d) Support opportunities for appropriate rural residential development while protecting the natural environment.

Goal 5 – Enhance Mobility and Transportation

The Township shall strive to improve connectivity and transportation safety in the community for all users and modes of travel. It shall be the goal of this Official Plan to:

- (a) Encourage the development of sidewalks, pathways and trails to promote healthy and active transportation in new developments and/or in roadway modifications/upgrades.
- (b) Design roads as complete streets, where possible, to allow pedestrians, cyclists, and motorists of all ages and abilities to move safely along roadways.

- (c) Recognize the importance of Highway 17 / Main Street to the community's mobility and promote its enhancement, including a future pedestrian crossing.
- (d) Promote opportunities for alternative modes of inter-community transportation including shuttle bus and taxi services.

Goal 6 – Recognize and Respect Cultural, Heritage, and Recreational Resources

The Township shall recognize and protect, as appropriate, the cultural heritage of the community and the Indigenous communities in the area. It shall be the goal of this Official Plan to:

- (a) Identify and protect the Township's cultural heritage resources, which include archaeological resources, built heritage resources and cultural heritage landscapes.
- (b) Identify and protect the Township's recreational resources such as the trails around Lily Pad Lake and snowmobile trails.
- (c) Identify opportunities for new recreational resources and amenities suited to all age groups, including seniors.

3. General Land Use Policies

The following are general land use policies are intended to be taken into consideration along with policies that apply to the specific land use designation.

3.1 Accessory Uses

1. Wherever a use is permitted in a land use designation, it is intended that uses, buildings or structures incidental, accessory and essential to that use shall also be permitted.

3.2 Additional Residential Units

Additional residential units, also known as ‘second units,’ ‘accessory apartments,’ or ‘basement apartments,’ are self-contained residential units, that include kitchen and bathroom facilities, and are located within a primary dwelling or structure ancillary to a primary dwelling.

1. A maximum of two (2) additional residential units are permitted on a lot containing a single-detached, semi-detached or townhouse dwelling, for a maximum of three(3) residential units on a lot; in accordance with the following:
 - (a) One (1) additional residential unit (in addition to the primary dwelling unit) is permitted within a dwelling;
 - (b) One (1) additional residential unit is permitted within a detached structure (e.g. a detached garage) ancillary to a dwelling;
 - (c) The principal dwelling unit must be located in a designation that permits the residential use; and
 - (d) There must be adequate water and sewer capacity to accommodate the additional residential units.
2. The Zoning By-law shall require that one (1) parking space is provided per additional residential unit for the sole use of the occupant of the additional residential unit.

3.3 Affordable Housing

Council is committed to maintaining the affordability of housing in the Township and supports the goals of the Kenora District Social Services Board's Ten Year Housing and Homelessness Plan "A Place for Everyone 2014-2024". Affordable housing consists of adequate and suitable housing which does not exceed more than 30% of a household's gross annual income. Based on this definition, an overall target of 20% of all housing development is established for the provision of affordable housing over the planning horizon of this Plan through these Council directives:

1. Council shall encourage affordable housing through residential infilling, residential intensification, and by encouraging a mix of housing types and tenures, including co-operative housing, as appropriate.
2. Council shall also encourage affordable housing through the provision of second units, garden suites, and tiny homes.

3.4 Bed and Breakfast Establishments

Bed and breakfast establishments provide short term accommodation for travellers and are located within private homes. A bed and breakfast establishment may be permitted as an accessory use in any permanent dwelling type, except for a mobile home, provided the bed and breakfast is secondary to the residential use. Provisions and standards for bed and breakfast establishments shall be set out in the Zoning By-law.

3.5 Climate Change

Climate change can be defined as a long-term change in average weather conditions, including temperature, wind patterns and precipitation (rain, snow). The impacts of climate change may include higher frequency and severity of extreme weather events.

Several policies in this Official Plan are intended to increase energy efficiency through efficient land development, and support for active transportation. Comprehensive mitigation strategies and adaptation strategies may be required to address the expected effects of climate change over the planning period.

1. The Township shall consider developing a Climate Change Adaptation and Mitigation Plan to address the following:
 - a. improve air quality and energy efficiency;
 - b. reduce greenhouse gas and fuel emissions;

- c. consider the potential impacts of climate change when considering the design of new developments;
- d. mitigate and adapt to climate change through land use and transportation policies related to: protecting and recognizing the importance of water resources, including watershed management, natural hazards and stormwater management; and
- e. consider the potential impact of climate change through a Flood Plain Mapping Study where development is proposed adjacent to the Flood Plain Area.

3.6 Communications and Telecommunications Infrastructure

The Township of Ignace recognizes the importance of efficient and coordinated communications and telecommunications infrastructure. The Township recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of service. Local Zoning By-laws cannot prevent a telecommunication tower from being constructed, since the Federal Government has the approval authority under the Radio Communications Act. Industry Canada recognizes the importance of considering the potential impact of communication towers on the adjacent surrounding and the community.

1. A proponent seeking to establish a communication tower shall work with the Township and seek input from the community in accordance with Industry Canada guidelines.

3.7 Community Gardens

The Township recognizes community gardens, such as the existing community garden behind the Ignace Ambulance Centre, as potential sources of affordable, healthy, and locally-grown food, as well as recreational assets.

1. The Township shall encourage the continued establishment of community gardens by permitting community gardens in all land use designations unless such lands are considered to have potential for hazards such as contamination, or environmental sensitivity.

3.8 Community Hubs

The Township encourages the development of Community Hubs, where appropriate, in order to facilitate the co-location of public services and promote cost-effective service integration. The establishment of Community Hubs within the Settlement Area is

particularly desirable.

3.9 Contaminated and Potentially Contaminated Sites

Council supports the rehabilitation of contaminated sites (brownfield sites) in the Township. Prior to considering proposals for redevelopment of potentially contaminated sites, Council shall be satisfied that the land and/or water quality is suitable for the proposed use.

1. When a proponent submits an application for an amendment to the Zoning By-law to reuse and/or redevelop land that is known or suspected to be contaminated, approval of the amendment will be contingent upon the completion of an assessment of the property, in accordance with Ontario Regulation 153/04 Record of Site Condition Regulation, as amended from time to time. The proponent shall submit a Record of Site Condition (RSC) to the Township and approved by the MECP that confirms the land:
 - (a) is suitable for the intended land use, as a result of a thorough site investigation which shall demonstrate that the site was not contaminated and therefore did not require remediation; or
 - (b) was contaminated and has been remediated. The completion of all remediation activities will be a prerequisite to any subsequent approvals (i.e. subdivisions, consents, and site plan approval).

The Record of Site Condition shall be filed on the Brownfields Environmental Site Registry, as required by the MECP guidelines.

3.10 Crown Land

Crown Land is land for which patent has not been issued. The majority of the lands outside of the Settlement Area are Crown Land.

Two (2) provincial ministries are responsible for the administration of Crown Land. The Ministry of Natural Resources and Forestry (MNRF) is responsible for the administration of Crown land, pursuant to the Public Lands Act. This includes acquisition, disposition, and management of Crown lands and water.

The Ministry of Energy, Northern Development and Mines (MENDM) administers the Mining Act, specifically prospectors licensing, claim registration, early exploration plans/permits, advanced exploration, mine production, mine closure plans and mine site rehabilitation.

1. The use and development of Crown land will take place in accordance with the land use management policies of both MNR and MENDM.
2. Where a change in land use is proposed, it is Council's desire that MNR consult with the Township and have regard for the policies of this Plan before carrying out, or authorizing any undertaking that will affect the Township.

3.11 Cultural Heritage Resources

Cultural heritage resources include buildings, structures, monuments, and installations that contribute to a property's cultural heritage value or interest. The Township of Ignace recognizes the importance of cultural heritage resources and the loss of important cultural heritage resources that has occurred over time, including the railway station and round houses, YMCA building, and Anglican church.

At the time of preparation of this Official Plan, there are no Ontario Heritage Act-designated properties within the Township, however there are a number of local features of cultural heritage interest, including the Silver Maple Tree on Front Street. The following policies shall apply as appropriate to cultural heritage resources:

1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
2. The Ontario Heritage Act may be utilized to conserve, protect and enhance resources of cultural heritage interest or value in the Township through the designation, by by-law of individual properties, including structures, or heritage conservation districts.
3. Where development or site alteration is proposed that may impact a significant cultural heritage resource, or on a property adjacent to or fronting a protected heritage property, the Township shall require an applicant to undertake a Heritage Impact Assessment. The Heritage Impact Assessment shall be conducted by a qualified professional with expertise in the conservation of cultural heritage resources to:
 - (a) Identify the positive and adverse impacts on the cultural heritage resource that may be expected to occur as a result of the proposed development;
 - (b) Describe alternative development approaches, mitigation measures, and conservation methods that may be required to prevent, minimize or mitigate the adverse impacts;

- (c) Where a property has not previously been evaluated, a Cultural Heritage Evaluation Report may need to be completed prior to a Heritage Impact Assessment; and
- (d) The Township shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage resources.

3.12 Electricity Generation, Transmission and Distribution Systems

Council recognizes the importance of affordable and efficient electricity provision in the Township, and as such:

1. Notwithstanding any policy in this Official Plan, public utilities, including electricity generation facilities, transmission and distribution systems, shall be permitted in all land use designations without the need for an Official Plan amendment.

3.13 Forestry

Council recognizes the historical and continued importance of the forestry industry to the local economy, and as such:

1. Council supports the continued sustainable management and use of forest resources.

3.14 Garden Suites

Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities. Garden suites are designed to be portable and are ancillary to a residential structure. Garden suites are an affordable housing type and are especially suitable for groups such as seniors because they enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit. The following policies shall apply to garden suites:

1. Garden suites may only be permitted as a temporary use, in conjunction with a single-detached or semi-detached dwelling, subject to a temporary use zoning by-law amendment. The use shall not exceed twenty (20) years from the date of passing the by-law, in accordance with the Planning Act.
2. A temporary use zoning by-law amendment permitting a garden suite may be extended, in accordance with the Planning Act.

3. Garden suites shall be permitted throughout the Settlement Area. Garden suites shall only be permitted outside of the Settlement Area where there is adequate water and sewerage capacity on the lot to service the suite.
4. Garden suites must comply with the setbacks for accessory buildings, as set out in the Zoning By-law.
5. As per the Planning Act regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the Township dealing with such matters related to the temporary use of the garden suite as the Council considers necessary or advisable, including:
 - (a) The installation, maintenance and removal of the garden suite;
 - (b) The period of occupancy of the garden suite by any of the persons named in the agreement; and
 - (c) The monetary or other form of security that the Council may require for actual or potential costs to the Township related to the garden suite.

3.15 Gas Transmission Facilities (TransCanada Pipeline)

TransCanada Pipelines Limited (TCPL) operates three (3) high pressure natural gas pipelines within its right-of-way crossing the Township and is identified on Schedules A, B, C, and D of this Plan. TCPL is regulated by the Canada Energy Regulator (CER), which, in addition to TCPL, has a number of requirements regulating development in proximity to its Pipelines, including approval for activities within 30 metres of the pipeline centreline.

Any development adjacent to TCPL facilities shall comply with the following:

1. New development can result in increasing the population density in the area that may result in TCPL being required to replace its pipeline(s) to comply with CSA Code Z662. Therefore, the Township shall require early consultation with TCPL or its designated representative for any development proposals within 200 metres of its pipelines.
2. TCPL's pipeline right-of-way may be used for passive open/green space or part of a linear park system.
3. Activities on or within 30 m of the pipeline centreline, such as excavation, blasting and any movement of heavy equipment must be approved in writing by TCPL.

4. No permanent building or structure, private road, parking space, or parking lot may be located within 7 m of the pipeline right of-way or within 12 metres of the centreline of the pipeline, whichever is greater. Accessory buildings or structures shall have a minimum setback of 3 metres from the limit of the right-of-way.
5. Reductions to the required setbacks from TCPL's pipeline and right-of-way will only be considered if it can be demonstrated, to TCPL's satisfaction, that it will not compromise the safety and integrity of the pipeline and if all necessary municipal approvals are obtained.

3.16 Home Industries

Home industries include the conduct of occupations or trades such as a carpentry shop, craft shop, metal working shop, plumbing shop, electrical shop, or a welding shop undertaken in whole or in part of a building permitted as an accessory to a residential use.

1. Home industries shall be permitted within a detached building accessory to a residential use in the Rural Area provided that they are not offensive or create a nuisance as a result of noise, hours of operation, odour, traffic generation or other means.
2. The Zoning By-law shall specify performance standards to regulate the use and size of development. The outside storage of goods related to a home industry shall be prohibited.

3.17 Home Occupations

Home occupations include the conduct of businesses, professions, or crafts carried out as an accessory use to a residential use. Examples of home occupations could include the office of a doctor, dentist, architect, or other professional.

1. Home occupations shall be secondary to the main residential use of the property.
2. Home occupations shall be permitted throughout the Township, provided they do not change the character of the dwelling as a residence or become a nuisance to other properties in the form of traffic, noise, dust, odour, hours of operation, or outside appearance of the dwelling.

3.18 Intensification

Intensification means the development of a property, site or area at a higher density than what currently exists. This can be achieved through redevelopment (including the reuse of brownfield and greyfield sites), development of vacant and/or underutilized lots within previously developed areas, infill development, and the expansion, conversion and/or adaptive re-use of existing buildings.

1. It is anticipated that, at a minimum, 30% of all new lots/units created over the life of this Plan will occur through residential intensification in portions of the Settlement Area where full municipal sewer and water services are already available.

3.19 Land Use Compatibility

Land use compatibility refers to development that, although it is not necessarily the same as existing development in the vicinity, nonetheless coexists with existing development without causing undue adverse impact on surrounding properties. Land use compatibility can be achieved in a variety of ways. This includes the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing in accordance with the following policies:

1. Land use conflicts shall be avoided, or if avoidance is not possible, minimized. Potential adverse effects from odour, noise, and other contaminants, shall be mitigated in accordance with provincial guidelines, standards and procedures.
2. The location of residential or other sensitive land uses and major facilities in proximity to one another will be avoided. If avoidance is not possible, sensitive land uses are only permitted if:
 - (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.

3. To properly determine incompatibility amongst land uses and to identify the required buffering, separation distances, and/or other mitigation measures to minimize potential adverse effects such as noise, odour, vibration, particulate and other contaminants, a land use compatibility study may be required in accordance with the provincial guidelines, standards and procedures as supporting documentation for the planning approval.
4. Potential influence area requirements for industrial facilities will be in accordance with the Industrial Area Section of this Plan.

3.19.1 Minimum Distance Separation

It is recognized that at the time of writing this Official Plan, there are few known livestock facilities in the Township, however additional livestock operations may be proposed in the future. The Minimum Distance Separation (MDS) requirements will be enforced in accordance with MDS I and MDS II Guidelines established by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA), as amended. These requirements will apply to development applications under the Planning Act to separate sensitive land uses from livestock facilities.

Closed cemeteries will be considered as Type A uses in accordance with OMAFRA's MDS II Guidelines, as amended.

3.19.2 Major Goods Movement and Transportation Facilities

New development proposed on lands adjacent to the Ignace Airport and Canadian Pacific Rail facilities, and other planned corridors and transportation facilities, should be compatible with, and supportive of, the long-term purposes of the corridor, and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

Planning for land uses in the vicinity of the Airport, and rail facilities (including rail corridors, rail sidings, rail yards, and associated uses) shall be undertaken so that their long term operation and economic role is protected, and rail facilities, industrial uses and residential or other sensitive land uses are appropriately designed, buffered and/or separated from each other so as to minimize risk to public health and safety, and prevent or mitigate adverse effects.

Where planning approvals are required to facilitate residential or other sensitive uses in proximity to transportation facilities, proposals will be assessed to ensure applicable sound level limits, as set out in MECP's Environmental Noise Guideline NPC-300, can be achieved. Detailed noise studies, prepared by qualified acoustical consultants may be required to address all potential noise sources which impact the site. Where required, detailed noise studies will be completed in accordance with the requirements of

MECP's Environmental Noise Guideline NPC-300 and will be subject to the review and approval of Council.

3.19.3 Railway corridors

Where noise-sensitive land uses, including residential uses, are proposed within 500 m of the Canadian Pacific Railway corridor, a Noise and Vibration Study may be required in accordance with the requirements of MECP's Environmental Noise Guideline NPC-300 and will be subject to the review and approval of Council.

3.19.4 Landfill Sites

New development proposed adjacent to open and closed landfill sites shall be in accordance with the Landfill Uses Policies as part of the Rural Area designation.

3.20 Pedestrian Supportiveness and Active Transportation

The Township recognizes the importance of a built environment which supports pedestrians, cyclists (and other active transportation users) and is age-friendly. The provision of active transportation facilities, including accessible sidewalks and cycling paths, is intended to encourage increased use of active transportation and walking in the Township as a viable alternative to vehicular use and as a means to foster a healthy community.

1. New development or redevelopment shall be encouraged to consider street connectivity and connections between active transportation infrastructure, in coordination with the Township.
2. When undertaking public works, the Township will consider the provision of pedestrian-supportive and active transportation infrastructure such as sidewalks, cycling paths and lanes, walking paths, and bicycle racks, where appropriate.
3. In attaining its goal for establishing a barrier-free environment to municipally-owned property, the Township will ensure public facilities and private developments are safe and accessible for all community members.
4. Council will consider the connectivity of the Township's active transportation network to the Province-wide Cycling Network identified in 2018.
5. While recognizing that MTO hold jurisdiction over Highway 17, the Conceptual Pedestrian Crossings shown on Schedule B are intended to reflect the community's desire for safe and accessible pedestrian movement across the Highway without hindering vehicle (including oversize/overweight vehicle) and goods movement through the Township.

3.21 Wayside Pits and Quarries, Portable Concrete and Asphalt Plants

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

A portable concrete plant means a small portable facility with equipment designed to produce concrete, and includes stockpiling and storage of bulk materials used in the process.

A portable asphalt plant means a small portable facility with equipment designed to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process.

Portable asphalt plants and portable concrete plants are not of permanent construction, but are designed to be dismantled and moved to another location as required.

1. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning or development permit under the Planning Act in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities. Compatibility will be determined based on provincial guidelines, standards and procedures.
2. The Township of Ignace requests to be given adequate notice and an opportunity to provide comments regarding the opening of the plant.
3. Wayside pits and quarries, portable asphalt plants and portable concrete plants shall be removed from the site upon completion of the road project.
4. Wayside pits and quarries, portable asphalt plants and portable concrete plants shall be rehabilitated to their former use and condition at the end of a project and/or contract.

3.22 Wildland Fire Hazard Areas

Hazardous forest types for wildland fire are forest types assessed as being associated with a high or extreme risk of wildland fire, as illustrated on Schedule D. These areas are generally composed of forest fuel types including natural conifer forests and unmanaged conifer plantations.

Schedule D is provided for information purposes and is intended to assist in screening to identify areas at risk for wildland fire. Where updated and/or more detailed assessments are undertaken, Schedule D may be revised without requiring an amendment to this Plan. The following policies shall apply to areas near wildland fire hazards:

1. 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.
2. 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 MNRF.
3. In the absence of detailed municipal assessments, proponents submitting a planning application shall undertake a site review to assess for the presence of areas of high to extreme risk for wildland fire 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, measures should be identified by proponents to outline how the risk will be mitigated.
4. Wildland fire mitigation measures which would result in development or site alteration shall not be permitted in significant wildlife habitat, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of the Wildlife Habitat Section of this Plan.

4. Settlement Area Designations

Within the planning horizon of this Plan, most urban growth shall take place in the Settlement Area as shown on Schedule B. This is the area where the highest level of public services and utilities are presently available. All development in the Settlement Area shall be connected to a municipal sewage and water system where such services are available, and connection to those services does not necessitate a pre-mature or uneconomical expansion of services. All development in the Settlement Area shall also be located on a year-round maintained public road.

The expansion of the settlement area may only occur if it is justified through a comprehensive review as outlined in the Provincial Policy Statement. However, adjustment of the settlement area boundary may be considered outside of a comprehensive review where there would be no net increase in land within the boundary, in accordance with the Provincial Policy Statement.

This Section of the Plan establishes policies for the land use designations shown on Schedule B of this Official Plan. These policies identify where different types of land uses can locate in the Township, and policy considerations that will be applied when new development is proposed.

The Settlement Area is divided into the following land use designations:

- Residential Area
- Commercial Area
- Industrial Area
- Seaplane Operation Area
- Institutional Area
- Flood Plain Area
- Parks and Open Space Area

In addition to the designations listed above, the Flood Plain Overlay applies to some parts of the Settlement Area generally along the shoreline of Agimak Lake and the Agimak River.

Detailed development standards and permitted uses in the land use designations will be governed by the Township's Zoning By-law.

4.1 Residential Area

In the Residential Area designation, the predominant use of land shall be for residential purposes and may include single-detached dwellings, semi-detached dwellings, duplex dwellings, townhouses, low-rise apartments, and seniors residences.

1. The following additional uses shall be permitted in the Residential Area designation provided that they meet all other requirements of this Plan:
 - (a) Home occupations that are of limited extent and operation. Detailed policies respecting home occupations are found in the Home Occupations Section of this Plan;
 - (b) Public and institutional uses under the jurisdiction of the Township or a local board, such as schools, parks, or day nurseries, as well as a places of worship and other appropriate public uses;
 - (c) Group homes that are licensed or approved under provincial statute and in compliance with any municipal by-laws;
 - (d) Local commercial uses such as convenience stores, personal service businesses, and retail stores may be permitted where specifically permitted in the implementing Zoning By-law;
 - (e) Mobile home dwellings, consisting of mobile homes on permanent foundations, where specifically permitted in the implementing Zoning By-law; and
 - (f) Tiny homes, where specifically permitted in the implementing Zoning By-law.

4.2 Commercial Area

The Commercial Area designation is primarily located along Highway 17 / Main Street as shown on Schedule B. It is the general intent of the Commercial Area designation to provide a full range of commercial uses to support the day-to-day needs of the community. It is also the intent of the Commercial Area to support the commercial needs of the travelling public and tourists. The Commercial Area is also intended to support other uses that are compatible with commercial uses, such as medium density residential uses, and compatible institutional uses.

1. The primary uses permitted in the Commercial Area designation are all types of commercial uses including retail stores, restaurants, offices, clinics, hotels/motels; motor vehicle gas bars; and general business uses appropriate to a commercial area.
2. The following additional uses shall be permitted in the Commercial Area designation provided they will not interfere with, or detract from commercial uses:
 - (a) Public and institutional uses under the jurisdiction of the Township, local board, or other level of government, such as schools, parks, libraries, day nurseries, emergency services, and other appropriate public uses;
 - (b) Medium and higher density residential uses;
 - (c) Residential accommodation accessory to the main commercial use; and the entrance to the residential use is separate from the commercial entrance;
 - (d) Mixed-use buildings consisting of permitted commercial uses on the ground floor as well as multi-unit residential uses on the upper floors; and
 - (e) Light industrial uses where specifically permitted in the implementing Zoning By-law, established in accordance with MECP's D-Series Guidelines.
3. Adequate off-street parking and loading facilities shall be provided for all permitted uses. Access points to such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.
4. Adequate buffering shall be provided between the Commercial Area uses and any adjacent residential uses to reduce the impact of noise, light, traffic and view on adjacent residential uses. Such buffering may include the provision of landscaping buffer, trees, shrubs, the use of open space, a berm, wall, fence or planting or any combination of these uses sufficient to accomplish the intended purpose. Regulating lighting so that it is deflected away or shielded from residential uses may also be required.
5. No open storage shall be permitted adjacent to residential uses or in any front or side yard.
6. More than one commercial use may be permitted in a building on a lot.

7. New uses shall only be permitted on lands where municipal water and sewer services are provided within the Settlement Area, except in accordance with the Partial Services Section of this Plan.
8. Development located along Highway 17 / Main Street should be designed to provide a positive 'first-impression' and an attractive entrance to the Township.

4.3 Industrial Area

The Township's Industrial Area is generally located north of Highway 17 / Main Street and the CPR Line. The Industrial Area is well suited for all types of industrial uses, providing adjacent road and rail access as well as municipal services.

Separation distances shall be required between industrial facilities and sensitive land uses such as residences, schools, day nurseries, educational and health facilities and other similar uses. Site plan control agreements shall be required to regulate industrial development.

1. The primary uses permitted in the Industrial Area designation are all types of industries and industrial services whose operations may include manufacturing, assembly, packaging, warehousing, construction, storage, repair, wholesaling, recycling and transportation.
2. Accessory uses may be permitted in the Industrial designation without an amendment to the Zoning By-law provided they are incidental and related to the industrial operations;
3. In determining potential impacts, studies may be required in accordance with Ministry of the Environment, Conservation and Parks' (MECP) D-Series Guidelines and supporting studies may be required to demonstrate the level of impact on the sensitive land uses, or vice versa, in addition to identifying appropriate mitigation measures.
4. The potential influence areas (i.e. areas within which adverse effects may be experienced) for industrial facilities which would trigger a study in accordance with the MECP D-Series Guidelines are as follows:

Class I (small scale):	70 metres
Class II (medium scale):	300 metres
Class III (large scale):	1000 metres

5. The minimum separation distances between industrial facilities and sensitive land uses are as follows:

Class I (small scale):	20 metres
Class II (medium scale):	70 metres
Class III (large scale):	300 metres

In determining what constitutes a Class I, II, or III industrial facility, reference should be made to the MECP D-Series Guidelines.

Under no circumstance can a separation distance be less than the listed separation distances for a Class I, II, or III industrial use.

6. The actual influence area (overall range within which an adverse effect would be or is experienced) for a particular facility is site specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects. In the absence of specific substantiating information (normally obtained through technical studies) which identifies an actual influence area, the potential influence areas set out in the MECP D-1 Guidelines, "Land Use and Compatibility," shall be used.
7. To ensure compatibility between sewage treatment facilities and sensitive land uses the following general separation distances shall apply:
- For sewage treatment facilities which produce 500 m³/day: 100 metres;
 - For sewage treatment facilities which produce 501 m³/day to 25,000m³/day: 150 metres;
 - Sewage treatment facilities with a capacity greater than 25,000 m³/day will be dealt with on an individual basis. A separation distance of greater than 150 metres may be required;
 - For waste stabilization ponds: 100 to 400 metres.

4.4 Seaplane Operation Area

The Township recognizes the use of the lands designated as Seaplane Operation Area for the seaplane operations of Ignace Airways and Outpost.

1. The primary uses permitted in the Seaplane Operation Area shall be those related to a seaplane base including aircraft storage, pilot training, maintenance, repair, fuel storage and distribution.

4.5 Institutional Area

The Institutional Area is intended to support all types of institutional uses that are of a community or regional nature. The following policies shall apply to the Institutional Area.

1. The primary use of land shall be for large and medium-scale institutional uses such as schools, cemeteries, places of worship, nursing homes, and hospitals.
2. Small and medium-scale institutional uses compatible with surrounding uses, such as day nurseries and places of worship, shall be permitted in the Institutional Area and may also be permitted in other appropriate land use designations.
3. Ancillary uses which are of an appropriate scale and intended to service the main permitted use, including such commercial or residential uses, shall be permitted.

4.6 Flood Plain Area

The Flood Plain Area consists of lands which are flood or erosion susceptible, unstable, poorly drained or exhibit some other physical condition which could pose a risk to human life and/or property if the lands were developed. These include lands adjacent to the Agimak River.

The following policies shall apply to lands designated as Flood Plain Area:

1. Uses permitted in the Flood Plain Area shall include conservation, forestry, agriculture, parks, golf courses or other outdoor recreation uses, and other uses compatible with flooding.
2. No new buildings or structures shall be permitted on areas designated as Flood Plain Area except where such buildings or structures are:
 - (a) Intended for flood or erosion control or are normally associated with a water course protection or bank stabilization;
 - (b) For essential public services, except:

- i. where there is threat to the safe evacuation of the sick, elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; and
 - ii. those essential emergency services which would be impaired during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.
- (c) For other uses normally associated with shorelines such as boat launches and boathouses.
- 3. All buildings and structures existing at the date of adoption of this Plan shall be recognized.
- 4. It shall be the policy of Council to discourage expansion of any non-conforming building, structure, or use within the Flood Plain Area; however, reconstruction and/or minor alterations to existing buildings and structures, and additions or extensions which are not likely to incur significant flood damage, and will not result in impediments to flow or floodwater storage, may be considered by the Township.
- 5. Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
- 6. Where development (other than development permitted in this Section) is proposed within or adjacent to the Flood Plain Area, the boundaries of the Flood Plain Area shall be determined through a Flood Plain Mapping Study. The findings of the Study would confirm the boundary and consider the potential impacts of climate change.

4.7 Parks And Open Space Area

The provision of adequate parks and open space, as well as linking waterfront areas and other open space and parks with the existing built up community, is an objective of Council.

- 1. The primary uses permitted in the Parks and Open Space Area designation shall be parks, open space, conservation, public boat launches, and community facilities.

2. The following additional recreational uses may be permitted in the Parks and Open Space Area designation where appropriate: golf courses, ski facilities, or snowmobile assembly areas.
3. Council recognizes the trails around Lilypad Lake as an important recreational asset which will be protected.

4.8 Flood Plain Overlay

The Flood Plain Overlay applies to lands which may be prone to flooding and erosion. These include lands along the shoreline of Agimak Lake below the regulatory flood elevation of 452.51 metres above sea level (Geodetic Survey of Canada datum); and lands within 15 metres of the top-of-bank of any watercourse or water body.

At the time of preparing this Official Plan, up-to-date flood plain information and mapping was not available, however the Township is obligated to show the best available mapping (originating from the previous Official Plan) in order to provide protection from the negative impacts of potential flood events. Accordingly, the Flood Plain Overlay shall be as shown on Schedules B and C until such time as more accurate information can be provided by provincial authorities, the municipality or by development proponents. When such information is provided, Schedules B and C of the Official Plan may be revised without need for an Official Plan Amendment.

Where lands are subject to the Flood Plain Overlay, the policies of this Section, as well as the underlying land use designation, must be considered. The following policies shall apply to lands designated as Flood Plain Overlay:

1. Uses permitted on lands subject to the Flood Plain Overlay shall include conservation, forestry, agriculture, public or private parks, campgrounds, golf courses or other outdoor recreation uses, and other uses compatible with flooding.
2. No new buildings or structures shall be permitted on areas subject to the Flood Plain Overlay except where such buildings or structures are:
 - (a) intended for flood or erosion control or are normally associated with a water course protection or bank stabilization;
 - (b) for essential public services, except:

- i) where there is threat to the safe evacuation of residents during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion; and
 - ii) those essential emergency services which would be impaired during an emergency as a result of flooding, failure of flood proofing measures or protection works, or erosion.
 - (c) for other uses normally associated with shorelines such as docks and boathouses.
3. All buildings and structures existing at the date of adoption of this Plan shall be recognized.
4. It shall be the policy of Council to discourage expansion of any non-conforming building, structure, or use within areas subject to the Flood Plain Overlay; however, reconstruction and/or minor alterations to existing buildings and structures, and additions or extensions which are not likely to incur significant flood damage, and will not result in impediments to flow or floodwater storage, may be considered by the Township.
5. The Flood Plain Overlay shown on Schedules B and C is general in nature and may be subject to minor changes without an amendment to this Plan provided the intent of the Plan is met. Where such changes occur, the underlying land use designation shall continue to apply and the Zoning By-law shall be amended accordingly.
6. Development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding and/or erosion hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
7. Roads for the purpose of mineral exploration and development will be permitted, provided the applicable Ministries have provided consent.

5. Rural Designations

Lands shown on Schedule A are subject to the Rural policies of this Plan. Rural areas of the Township will be serviced by means of private individual water and sewage systems. It is the intent of Council that development in the rural part of the Township will occur in accordance with the following policies.

The rural part of the Township is divided into the following land use designations:

- Rural Area
- Airport Area
- Rural Tourism and Commercial Area
- Parks and Open Space Area
- Environmental Protection Area
- Landfill Protection Area
- Watersource Protection Area

In addition to the designations listed above, the Flood Plain Overlay applies to some rural parts of the Township, specifically along the Agimak River.

5.1 Rural Area

Beyond the Settlement Area, the majority of the Township is designated as Rural Area. In the Rural Area, the predominant use of the land shall be for forestry, mineral exploration and development, aggregate extraction, other resource development activities, as well as resource-based recreational uses, limited residential development, including “off-grid” residential, and other rural land uses. Non-resource related development in the Rural Area will be limited and the existing level of services in the Rural Area will generally be maintained.

1. The primary uses permitted in the Rural Area shall be related to forestry, mineral exploration and development, and aggregate extraction.
2. Agriculture and agriculture-related uses including the use of lands, buildings or structures for the growing of crops; raising of livestock and other animals and birds, including poultry, fur bearing animals, fish, deer, elk and bees; aggregate extraction, recreation and other resource development uses shall be permitted. Normal farm practices should be promoted and protected in accordance with provincial standards.
3. On-farm diversified uses shall be permitted in the Rural Area provided they are accessory to the principle agricultural use of the property, and are limited in

area. On-farm diversified uses and facilities are those that produce value added agricultural products from the farm operation on the property including, but not limited to, the sale of maple syrup, seasonal roadside produce stands and processing and packaging operations. Agriculture related uses permitted in the Rural Area are farm related commercial and farm related industrial uses that are small in scale and directly related to the farm operation and in close proximity to the farm operation.

4. Dry commercial/industrial uses requiring large buildings, warehousing, large yard space and in some cases highway exposure may seek to establish in the Rural Area. Dry commercial/industrial uses may include such uses as light equipment sales and rental establishments, construction/contractor yards, pits and quarries, building supply and lumber outlets, and the manufacturing or processing of farm or forestry related goods or products, as well as services for the travelling public. All dry commercial / industrial uses are subject to the policies in Private Individual Sewage and Water Services Section of this Plan.
5. Public and institutional uses under the jurisdiction of the Township or a local board shall be permitted without an amendment to the Zoning By-law.

5.1.1 Residential Use

While the Settlement Area will be the focus of residential development in the Township, it is the objective of this Plan to provide for a limited amount of locally appropriate residential development beyond the Settlement Area.

1. Residential uses may be permitted in the Rural Area provided that the lot:
 - (a) is located on and has access to a public road that has been opened, established and is maintained year-round;
 - (b) meets all the provincial standards for sewage systems and water supply. MECP recommends a standard lot size of 1.0 hectare minimum for new lots serviced by individual water and sewage. Smaller lots should be assessed through a hydrogeological assessment to ensure site conditions are suitable for the long-term provision of such services with no negative impact.; and
 - (c) meets all requirements of the MECP or its designated agency for potable water supply, subject to the policies in the Private Individual Sewage and Water Services Section of this Plan.

2. Residential development in the Rural Area shall require a specific Zoning By-law Amendment.

5.1.2 Seasonal Recreational Uses

Seasonal recreational uses include remote hunting or fishing camps. The following policies shall apply to seasonal recreational uses:

1. Seasonal recreational uses shall be permitted on existing parcels of lands, within the Rural Area.
2. Seasonal recreational uses may be accessible from a public road or road crossing over Crown Land, as permitted through Crown Land use permits.
3. The creation of new lots for seasonal recreational uses shall not be permitted.

5.1.3 Seasonal Residential Uses

Seasonal residential uses include seasonal dwellings which are not used for continuous habitation or a permanent residence. The following policies shall apply to seasonal residential uses:

1. Seasonal residential uses shall be permitted in the Rural Area designation, where appropriately zoned in the implementing Zoning By-law.
2. Where development is proposed with private sewage systems on water bodies where the development capacity has not been assessed or modeled, approval of the development may be subject to an assessment in accordance with the MECP's Lakeshore Capacity Assessment Handbook in consultation with the MECP. Should it be determined that the lake is at capacity, new lot creation, or land use change which result in a more intensive use shall not be permitted, or may be restricted, subject to the findings of the above-mentioned Assessment.

5.1.4 Landfill Uses

The use of lands within the Rural Area for landfill operations shall be permitted under specific zoning.

1. No development shall be permitted within 30 metres of the approved limit of a landfill site, and no residential development shall be permitted within 500 metres of the approved limit of a landfill site.
2. Applications for planning approvals to facilitate development within 500 metres of the approved limit of an active or inactive/closed landfill site shall be accompanied by technical studies, prepared according to MECP Guidelines.

Technical studies shall determine the influence area of the site, from which appropriate development setbacks can be determined. Technical studies shall demonstrate that there will be no adverse effects, risks to health and safety, or negative impacts on the proposed development due to its proximity to the landfill site. Technical studies shall also address the impact of the proposed development on future expansion of the landfill site. Any technical studies submitted to satisfy the requirements of this policy shall be completed to the satisfaction of Council in consultation with MECP.

3. In accordance with the provisions of the Environmental Protection Act, no use shall be made of land which has been used for the disposal of waste for a period of 25 years from the year in which the land ceased to be so used unless the approval of the MECP has been given. Where planning approvals are required to facilitate the development of former waste disposal sites after the expiry of the 25 year period, the policies in the Potentially Contaminated Sites Section of this Plan, shall apply.

5.1.5 Mineral Aggregate Extraction Uses

It is the goal of this Plan to manage and protect mineral aggregate resources responsibly for long-term use, minimizing adverse impacts on the social and natural environments, and protecting them from incompatible uses. Areas with potential for mineral aggregate resources are identified on Schedule C as Aggregate Resources. Existing sand and gravel pits are also identified on Schedule C.

1. Aggregate extraction shall be permitted within the Rural Area designation and within the specific Extractive Uses zone, in accordance with the policies in the Mineral Aggregate Resources Section and Land Use Compatibility Section of this Plan.
2. Permits, approvals or licenses shall be obtained, when required, for any air emissions, water takings, and/or water and sewage services.
3. The Township will have regard for cultural heritage values when considering establishment of new areas for aggregate or mineral extraction or expansion of existing operations and will ensure mitigation of negative impacts.

5.2 Airport Area

The Ignace Airport is recognized as a community asset and potential economic generator for the Township.

1. The airport and associated uses are permitted in the Rural Area designation and shall be specifically zoned in the implementing Zoning By-law.
2. Associated uses may include supporting commercial, industrial, and aviation-related land uses.
3. When considering applications for development in the vicinity of the Airport, Council shall ensure that the long-term operation and economic role of the Airport is protected.
4. Residential uses and other sensitive land uses shall be appropriately buffered from the airport in accordance with the Major Goods Movement and Transportation Facilities Section of this Plan.

5.3 Rural Tourism and Commercial Area

The following policies shall apply to the Rural Tourism and Commercial Area:

1. Limited resource-based tourism and commercial uses shall be permitted in the Rural Tourism and Commercial Area. This may include resorts, tourist establishments and lodges, tourist outfitter establishments, and RV/tent and trailer campgrounds.
2. RV/tent and trailer campgrounds shall have a minimum size of six camp sites.
3. Storage of trailers in the off season may be permitted as part of an RV/tent and trailer campground, as may accessory uses including administrative area and a local convenience store serving the needs of the clients.

5.4 Parks and Open Space Area

The Parks and Open Space Area designation, shown on Schedule A, recognizes lands valued for their recreational and conservation value.

1. The primary uses permitted in the Parks and Open Space Area designation shall be parks, open space, conservation, and public boat launches.

5.5 Landfill Protection Area

The Landfill Protection Area is located east of the existing landfill site, adjacent to Highway 599. In order to protect this area for potential future landfill expansion, the following shall apply:

1. Within the Landfill Protection Area designation, shown on Schedule A, no development shall be permitted which would be incompatible with use as a landfill.
2. Applications for planning approvals to facilitate development within 500 metres of the approved limit of an active or inactive/closed landfill site shall be accompanied by technical studies in accordance with the Landfill Uses Section of this Plan.

5.6 Watsource Protection Area

Council recognizes the importance of ensuring that the Township's drinking water source, Michel Lake, is protected. A Watsource Protection Area designation, shown on Schedule A has been identified surrounding Michel Lake and will serve to discourage development. Within the Watsource Protection Area, permitted uses shall be restricted to those which are compatible with protection of the Township's drinking water source.

1. Council may initiate the preparation of a Watershed-Based Source Protection Plan for Michel Lake and its watershed. The Source Protection Plan would include identification of potential threats to drinking water quality and quantity, and recommendations of appropriate protection measures. These measures may include development restrictions and be implemented through the Township's Zoning By-law.
2. Recognizing that much of the lands surrounding Michel Lake are Crown Lands under the jurisdiction of MNRF and MENDM, Council will work with both MNRF and MENDM to encourage the use of these lands for activities that would not pose a threat to the Township's drinking water source.

5.7 Flood Plain Overlay

The Flood Plain Overlay applies to lands which may be prone to flooding and erosion. Where lands are subject to the Flood Plain Overlay, the Flood Plain Overlay Policies of Section 4 shall apply, as well as the underlying land use designation policies provided under Section 5 (Rural Designations) of this Plan.

6. Natural Heritage and Constraints

Natural heritage is composed of an interconnected system of natural heritage features and areas, which are linked by natural corridors and support the natural processes necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. The diversity and connectivity of the natural heritage features and areas and the long-term ecological function and biodiversity of the Township's natural heritage systems shall be maintained, restored or improved, including recognizing linkages between and among natural heritage features and areas and surface and groundwater features.

The location of the natural and cultural heritage resources and development constraints discussed in this Section of the Official Plan are illustrated on Schedule C, unless noted otherwise in the policies. Areas or sites having a natural or cultural heritage resource are also subject to the underlying land use designation policies in the Urban Land Use Designations and Rural Land Use Designations Sections of this Plan.

When potential development or site alteration may have an impact on, or be impacted by, one of the natural heritage features and areas described in this Section, the Township may refer to the appropriate agency for comment. For example, proposals near known nesting sites will be referred to the MNRF.

Specific natural heritage features and areas have been identified by the MNRF and are illustrated as Schedule C of this Plan. Natural heritage values are constantly changing and being updated as new information becomes available.

6.1 Abandoned Mine Hazards

As defined in the Provincial Policy Statement, mine hazards include any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated. Mine hazards may pose a threat of injury and potential loss of life if they are not mitigated or rehabilitated. The MENDM maintains the Abandoned Mines Inventory System (AMIS) which contains information relating to known and recorded mine sites.

To date, no known or recorded AMIS sites have been identified within the Township of Ignace. If AMIS sites are identified in the future, these sites will be considered to be hazardous areas.

1. The Township shall require that applicants for any proposed development on or within 1 km of an abandoned mine hazard to consult with the MENDM regarding the nature of the hazard, and to undertake any remediation measures as legislated under the Mining Act.
2. Where an abandoned mine hazard exists, the Township shall require applicants with proposed development on, abutting or adjacent to the lands affected by mine hazards to be supported by a study that:
 - (a) Identifies potential safety threats;
 - (b) Demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard; and
 - (c) Establishes measures to address and mitigate known or suspected hazards.
3. Development on, abutting or adjacent to lands affected by mine hazards or former mineral mining operations shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed, to the satisfaction of the Township and the Province.
4. Where rehabilitation requirements are known and are feasible, known mine hazards and adjacent lands may be zoned with a Holding Zone. In these instances, rehabilitation of the site in accordance with the requirements of the Mining Act shall be required prior to the removal of the holding symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.

6.2 Adjacent Lands

The Provincial Policy Statement defines adjacent lands as those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of adjacent lands may be recommended by the Province or based on municipal approached which achieve the same objectives. For the purposes of this Plan, adjacent lands are determined to include all lands within the specific distance of the boundary of natural heritage features and areas as set out in the following table:

Natural Heritage Area or Feature	Extent of Adjacent Lands
Provincially Significant Wetland	120 metres
Significant Wildlife Habitat	120 metres
Fish Habitat	120 metres
Provincially Significant Areas of Natural and Scientific Interest - Life Science	120 metres
Provincially Significant Areas of Natural and Scientific Interest - Earth Science	50 metres

1. No development or site alteration shall be permitted on adjacent lands unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through an Environmental Impact Statement (EIS) prepared in accordance with the applicable policies of this Plan, that there will be no negative impact on the natural features or their ecological functions.

6.3 Archaeological Resources

Council recognizes the value of archaeological resources including Indigenous burial sites.

Areas of archaeological potential are determined through the use of provincial screening criteria, or potential mapping. Provincial screening criteria include the consideration of factors such as proximity to known archaeological sites, burial sites or cemeteries, present or past water sources, well-drained sandy soil, elevated topography, distinctive landforms, resource extraction areas and historic transportation routes or other places of past human settlement. Records of known archaeological sites are maintained by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI).

1. Where a development proposal or site alteration is proposed on lands containing archaeological resources or is within an area considered to have archaeological potential, the Township shall require an applicant to undertake an Archaeological Assessment of the lands to determine the nature and extent of any archaeological resources on the site. The Archaeological Assessment shall be conducted by an archaeological licensed under the Ontario Heritage Act, and will be in compliance with guidelines set out by the MHSTCI, as well as licensing requirements developed under the

Ontario Heritage Act. The Archaeological Assessment will be submitted to the Township and the MHSTCI for approval and registration.

2. Where archaeological resources are found on lands to be developed, further Archaeological Assessment may be required. Significant archaeological resources shall be conserved through avoidance and long-term protection, or through documentation and removal.
3. Alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the Ontario Heritage Act, as amended.
4. The Township may 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, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value may be impacted by shoreline and waterfront developments. The assessment must be consistent with the guidelines set out by the MHSTCI, as well as licensing requirements developed under the Ontario Heritage Act.
5. If human remains are encountered, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services must be contacted. In situations where human remains are associated with archaeological resources, MHSTCI should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.
6. When development has the potential to impact a known or suspected cemetery or burial site, Council shall require an Archaeological Assessment by a licensed consultant archaeologist. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply. Development shall be guided by this legislation and corresponding direction from the Ministry of Government and Consumer Services.
7. The Township may consider the preparation of an archaeological management plan, including inventorying and mapping archaeological sites and areas of archaeological potential within the Township.
8. The Township shall engage with Indigenous communities and consider their interests when identifying, protecting and managing archaeological resources.

6.4 Areas of Natural and Scientific Interest

The Provincial Policy Statement defines Areas of Natural and Scientific Interest (ANSI) as areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

Life Science ANSIs represent significant segments of specific types of forests, valleys, prairies, savannahs, alvars and wetlands found in Ontario, and their native plants and animals and supporting environments. They also contain relatively undisturbed vegetation and landforms, and their associated species and communities. Earth Science ANSIs represent significant examples of bedrock, fossils and landforms found in Ontario, including ongoing geological processes.

The Township does not currently contain any identified ANSIs, however the Township recognizes that ANSIs may be identified in the future, where the following policies shall apply.

1. The identification of ANSIs and candidate ANSIs shall be determined in consultation with the MNRF and MENDM.
2. Development and site alteration may be permitted within ANSIs or on adjacent lands provided it does not negatively impact on the natural features or ecological functions for which the area has been identified.
3. Where development or site alteration is proposed within 120 metres of the boundary of an ANSI, the proponent shall prepare an Environmental Impact Statement (EIS) that demonstrates, to the satisfaction of the Township, that there will be no negative impacts on the ANSI or on its ecological function. Where warranted by species and site-specific factors, development or alteration that is proposed further 120 metres from significant portions of the ANSI may also require an EIS.

6.5 Endangered and Threatened Species

The Endangered Species Act, 2007 (ESA) prohibits the killing, harming, harassment, capture, or taking of a species at risk, and the damaging or destroying of their habitat. The habitat of endangered species and threatened species is not illustrated on the Schedules of this Plan, as habitat is dynamic and species and habitat information is limited or not published. The species that occupy the habitat of endangered species and threatened species are listed or categorized on the Province's official Species at Risk in Ontario list, as updated and amended from time to time. The Province

administers the ESA to protect and conserve Species at Risk and their habitat. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitat. The MECP is the lead agency responsible for approving the delineation of habitat of endangered species and threatened species and administering the provisions for the ESA.

A list of Species at Risk (SAR) known to have observations and occurrences in the area is available through the MECP. If at any time, SAR as listed under the ESA is encountered, work must stop immediately and the MECP must be contacted.

1. The presence of, or high potential for, Species at Risk (extirpated, endangered, threatened or special concern species) on a site shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with MECP district staff.
2. It is the responsibility of the proponent to ensure that any development or activity does not contravene the ESA. All development and site alteration must be planned and considered in accordance with the provisions of the ESA. A preliminary Ecological Site Assessment may be required to be carried out during the planning of proposed development and site alterations to determine whether a listed species or its habitat may be present before carrying out an activity that may contravene the ESA. In accordance with the the MNRF's 2010 Natural Heritage Reference Manual, an Ecological Site Assessment can include review of one or more of the following:
 - (a) Information about known occurrences within the recommended screening distance of at least 1 kilometre;
 - (b) Information provided by the MECP to municipalities (e.g. screening information, species lists, range maps);
 - (c) In the absence of or in addition to such MECP information, guidance from the local MECP district office;
 - (d) Official Plan mapping;
 - (e) Existing local knowledge (e.g. that of municipal staff) of the area and the species likely to occur, given their ranges and habitat needs; and
 - (f) Preliminary field investigations (if needed to confirm the presence of species).

If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species is not present on the proposed development site, no action is required. Proponents should submit the information to the Township.

If the results of the preliminary Ecological Site Assessment determine that the significant habitat of an endangered or threatened species may be present on the proposed development site, the proponent shall provide the Township with an Environmental Impact Statement (EIS), prepared in accordance with the Environmental Impact Statement Section of this Plan, to demonstrate that there will be no negative impacts on the habitat of endangered and threatened species or its ecological function. The EIS must be completed by a qualified professional to address potential impacts on the habitat of endangered and threatened species. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any adverse effects on these species. While current best management practices may help to mitigate the impacts resulting from an activity on the land, additional actions may be required to address specific impacts on a species at a particular site or location and will be determined on a case-by-case basis.

3. If impacts to an endangered species or threatened species cannot be avoided, a permit or agreement under the ESA should be obtained before the activity proceeds. The proponent should work directly with MECP district staff to develop agreements or permits when required.

6.6 Environmental Protection Area

Council recognizes the existence of diverse and important natural heritage features within the Township, and promotes the need for careful and wise management in order that these features can be protected. The Environmental Protection designation may consist of natural heritage features including significant habitat of endangered and threatened species, significant wildlife habitat, significant wetlands, and significant Areas of Natural and Scientific Interest (ANSIs).

1. Uses permitted in or adjacent to lands designated as Environmental Protection are to be non-intrusive uses, such as conservation, provided that such land uses maintain or enhance the natural features of the area.
2. Development or site alteration on lands designated as Environmental Protection, shall not be permitted unless it has been demonstrated, through

the completion of an Environmental Impact Statement, that there will be no negative impacts on the natural heritage features or their ecological functions.

3. No development or site alteration shall be permitted within significant portions of the habitat of endangered or threatened species.
4. Development or site alteration proposed on lands adjacent to lands designated Environmental Protection which includes significant habitat of endangered and threatened species, shall not be permitted unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated, through the completion of an Environmental Impact Statement, that there will be no negative impacts on the natural features or their ecological functions.

For the purposes of this Section of the Plan, the term “adjacent” shall be defined as: lands within 120 metres of significant wetlands, significant wildlife habitat, significant habitat of endangered and threatened species, and significant life science ANSIs. Adjacent shall be defined as within 50 metres of all significant earth science ANSIs. A greater or lesser distance for adjacent lands may be defined based on site-specific and species-specific factors.

6.7 Mineral Aggregate Resources

The Provincial Policy Statement directs that mineral aggregate resources shall be protected for long-term use. Areas with the potential for mineral aggregate resources are identified on Schedule C as Aggregate Resources. The identification of mineral aggregate resources on Schedule C does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing mineral aggregate operations. It is the intent of this Plan to protect the viability of these resources, where feasible, in order to support the continued development of the Township’s extractive industries.

1. In areas shown as Aggregate Resources on Schedule C, or on adjacent lands, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - (a) Resource use would not be feasible; or
 - (b) The proposed land uses or development serves a greater long-term public interest; and

- (c) Issues of public health, public safety and environmental impact are addressed.
2. In the Rural Area, existing mineral aggregate operations shall be protected from development and uses that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact.
 3. Notwithstanding Policy 1 of this Section, development in areas shown as Aggregate Resources on Schedule C, or on adjacent lands, which are located within the Settlement Area and which would preclude or hinder the establishment of new operations or access to the resources shall be permitted.
 4. It is recognized that there is potential for deposits of mineral aggregate resources to exist outside of the areas identified on Schedule C. The extraction of mineral aggregate resources may be permitted outside of the areas identified on Schedule C where there is a sufficient quantity and quality of mineral aggregate resources to warrant extraction, as determined on a case-by-case basis.
 5. Council will, in the Zoning By-law, establish separation distances in accordance with the MECP Guidelines on Land Use Compatibility to limit the location of residential or other sensitive land uses in the vicinity of known mineral aggregate resources or existing mineral aggregate operations, as shown on Schedule C of this Plan. Crown land application and approvals processes will be employed in order to regulate such mineral aggregate extraction activity on Crown lands.
 6. A minimum separation distance of 100 metres for any operation recognized by mineral aggregate extractive zoning shall be maintained between the active area of such operation and any other abutting zone not permitting residential or other sensitive land uses. Where the abutting zoning permits residential or other sensitive land uses, a minimum separation distance of 300 metres shall be maintained between the boundary of any pit or quarry and the boundary of any property zoned for residential or other sensitive land uses, in accordance with MECP Guidelines.
 7. Development proposals that would result in a pit or quarry being located within 1000 metres of lands zoned for residential or other sensitive land uses shall be evaluated using the MECP Guidelines on Land Use Compatibility. In accordance with MECP Guidelines, where residential or other sensitive land uses are proposed within 1000 metres of existing aggregate operations,

supporting technical studies may be required in order to assist in the determination of appropriate separation distances.

8. Where an existing mineral aggregate operation has ceased to operate, the area shall be considered as a known deposit of mineral aggregate resources, as long as the resource has not yet been exhausted.
9. Progressive and final rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased in order to accommodate new land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration, as well as the opportunity to accommodate parks and open space uses. An Official Plan Amendment to the new land use designation may be required to implement the subsequent land use. Comprehensive rehabilitation planning shall be encouraged particularly where there is a concentration of mineral aggregate operations.
10. Extractions of any size shall be undertaken in a manner which minimizes social, environmental and economic impacts.
11. Mineral aggregate resource conservation shall be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.
12. Existing mineral aggregate operations shall be permitted to continue without the need for an Official Plan Amendment, rezoning or development permit under the Planning Act.
13. Development of areas with existing mineral aggregate operations for purposes other than resource extraction shall not be permitted in accordance with Policy 1 of this Section. If such development is permitted, the underlying designation will apply.
14. New or expanding mineral aggregate operations shall be permitted in the areas shown as Aggregate Resources on Schedule C provided that separation distances are established in accordance with MECP's D-Series Guidelines to ensure that they are not offensive and do not create a nuisance as a result of noise, hours of operations, odour, traffic generation, air emissions or other means. New or expanding mineral aggregate operations should be screened from view to the greatest extent possible. New or expanded mineral aggregate

operations should also not negatively affect existing and future adjacent land uses, social values, and the environment.

15. Development in or adjacent to an area of known mineral aggregates resources, shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, dust or other health and public safety issues that are related to the extractive activity.
16. Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral aggregate extraction, or when considering the establishment of new operations or expansions to existing operations. When necessary, Council will require the mitigation of any negative impacts on cultural heritage interests or values through the use of Cultural Heritage Evaluation Reports, Heritage Impact Assessments and/or Archaeological Assessments.

6.8 Mineral Resources

The Provincial Policy Statement directs that mineral resources shall be protected for long-term use. Mineral resources may include metallic minerals, industrial minerals not regulated under the Aggregate Resources Act, mined salt, and diamonds.

The majority of the Township to the west and south of Agimak Lake has high mineral potential. It is the intent of this Plan to protect the viability of these resources, where feasible, in order to support continued development of the Township's mineral mining industry. It is recognized that Federal, Provincial or joint Environmental Assessments may be required in order to develop mineral resources in the Township, followed by Federal and Provincial approvals.

1. In areas having high mineral potential, or on adjacent lands, as identified by the Ministry of Energy, Northern Development and Mines, development which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - (a) Resource use would not be feasible; or
 - (b) The proposed land uses or development serves a greater long-term public interest; and
 - (c) Issues of public health, public safety and environmental impact are addressed.

2. Notwithstanding Policy 1 of this Section, development in areas having high mineral potential, or on adjacent lands, which are located within the Settlement Area and which would preclude or hinder the establishment of new operations or access to the resources shall be permitted.
3. Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased in order to accommodate new land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible in accordance with the Mining Act. Final rehabilitation shall take surrounding land use and approved land use designations into consideration, as well as the opportunity to accommodate parks and open space uses. An Official Plan Amendment to the new land use designation may be required to implement the subsequent land use. Progressive rehabilitation should be undertaken wherever feasible.
4. Development of areas with existing mineral mining operations for purposes other than resource extraction shall not be permitted in accordance with Policy 1 this Section. If such development is permitted, the underlying designation will apply.
5. Development of sensitive uses in or adjacent to a mining operation shall be located and buffered sufficiently to ensure that the extraction is not limited and that the development is not affected by the noise, dust or other health and public safety issues that are related to the extractive activity.
6. Where planning approvals are required to allow for either new or expanded pits, quarries, mineral or other resource extraction operations, and/or new or expanded residential or other sensitive land uses (i.e. educational and health facilities and day care centres), proponents may be required to provide supporting technical studies, prepared in accordance with provincial guidelines, standards and procedures to address and minimize potential impacts on surrounding land uses, and identify appropriate mitigation measures. Where potential impacts cannot be appropriately minimized and mitigated, planning approvals shall not be supported.
7. A separation distance of less than 300 m between the extraction/excavation area and any zone permitting residential or other sensitive land uses shall not be supported.
8. Council shall conserve cultural heritage resources when considering the establishment of new areas for mineral mining, or when considering the

establishment of new operations or expansions to existing operations. When necessary, Council will require the mitigation of any negative impacts on cultural heritage interest or value through the use of Cultural Heritage Evaluation Reports, Heritage Impact Assessments and/or Archaeological Assessments.

9. Federal, Provincial or joint Environmental Assessments may be required in order to develop mineral resources, followed by Federal and Provincial approvals.

6.9 Nesting Sites

The Township of Ignace recognizes the importance of protecting Nesting Sites from habitat destruction or disturbance. Nesting Sites have been identified in the Township but are not shown on the Schedules of this Plan due to sensitivity. The following policies shall apply to Nesting Sites:

1. Heavy development activities, such as road or pipeline construction, logging, blasting or other similar activities should not take place within distances designated by the MNR during sensitive breeding seasons of the species that are supported by the nesting site.
2. Development and site alteration, including the removal of vegetation, within 120 metres of a designated nesting site (i.e. significant wildlife habitat as identified from time to time by the Province) shall require the preparation of an Environmental Impact Statement (EIS), in accordance with the Environmental Impact Statement Section of this Plan, to demonstrate that the proposed development and site alteration will not result in negative impacts on the nesting site or its ecological function. This EIS shall be completed by a qualified professional and shall identify the potential impacts that the development may have on the nesting site or its ecological function, and mitigation measures required to prevent adverse impacts.

6.10 Fish Habitat and Spawning Areas

The Township of Ignace supports the management of fisheries, with important economic, social and environmental benefits. Under the Fisheries Act, fish habitat is defined as spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. The Department of Fisheries and Oceans Canada (DFO) has a mandate to protect and preserve fish habitat on Crown and private lands under the Fisheries Act, and the

MNRF has a lead role in supporting planning authorities in carrying out their responsibilities.

1. Where detailed habitat mapping is not available, all watercourses and waterbodies will be considered fish habitat, unless it can be demonstrated to the satisfaction of the Township that the features do not constitute fish habitat as defined in the Fisheries Act. Evaluations of watercourses and waterbodies must be performed by a qualified biologist.
2. Development and site alteration shall not be permitted on or within 120 m of fish spawning or nursery habitat, unless it is demonstrated through the preparation of an Environmental Impact Statement (EIS), in accordance with the Environmental Impact Statement Section of this Plan, that there will be no negative impacts on natural features or ecological functions. This EIS shall be completed by a qualified professional and shall identify the features of the fish habitat, the nature of the proposed development, the potential impacts that the development may have on the fish habitat, and mitigation measures required to prevent adverse impacts on fish habitat.
3. Where development or site alteration will result in serious harm to fish, prior authorization is required from DFO under the Fisheries Act.

6.11 Watercourses and Waterbodies

The Township recognizes the importance of watercourses (i.e. streams, creeks and rivers) and waterbodies (including lakes and ponds) as part of the overall natural heritage system in the Township and protecting watercourses from incompatible development to minimize the impacts of such development on their hydrological and ecological function.

1. Natural creeks, streams and lakes in the Township shall be preserved in their natural state wherever feasible and watercourse corridors should be utilized as natural green spaces in the urban design of an area.
2. For newly created lots, all development including private septic systems shall be set back a minimum of 30 metres from the high water mark of a watercourse or waterbody. This setback shall not apply to permitted docks, boathouses, or other marine facilities.
3. For existing lots of record, established prior to this Plan's date of approval, new development should generally be setback 30 metres if possible/feasible,

otherwise as far back as the lot permits, with minimum disturbance of the native soils and very limited removal of the shoreline vegetation beyond that required for development. This setback shall not apply to permitted docks, boathouses, or other marine facilities.

4. A natural vegetative buffer of 30 metres in width where possible, shall be maintained along all shorelines and watercourses.
5. The Township may refer to the Lakeshore Capacity Model found in the Ontario Lakeshore Capacity Assessment Handbook to assess the development capacity of the lakes located within the Township, especially those lakes with increasing pressures related to seasonal and/or permanent residential development and recreation.
6. Interference with a watercourse or waterbody may require a permit from the MNRF, and restrictions could apply.

6.12 Wetlands

Wetlands are essential components of ecosystems that contribute to the high quality of the environment. Wetlands assist in flood control by controlling and storing surface water, trap sediment to improve water quality, provide habitat for a variety of plant and animal species, and function as recharge areas for groundwater resources. The Township of Ignace recognizes the importance of protecting wetlands and their critical ecological and hydrological functions.

The MNRF evaluates the biological, social, hydrological and special features of wetlands to determine their relative significance in Ontario and designates certain areas as Provincially Significant Wetlands.

1. Wetlands within the Township are illustrated on Schedule C. To date, no wetlands in the Township have been identified as Provincially Significant Wetlands.
2. All wetlands are important natural heritage features and areas and will generally be protected from incompatible development and site alteration.
3. A wetland evaluation must be performed before any planning approvals are processed for wetlands that have characteristics or components of a significant wetland, including significant species or functions. Guidance for wetland evaluations can be found in the MNRF Ontario Wetland Evaluation System – Northern Manual (2013).

4. Any evaluated wetland that is deemed to be significant will be granted the protections afforded in this Plan, without the need for an amendment to this Plan.
5. Any proposed development and site alteration on or adjacent to a wetland shall require the preparation of an Environmental Impact Statement prepared by a qualified environmental professional and in accordance with the Environmental Impact Statement Section of this Plan, to demonstrate that there will be no negative impact on the natural feature and its ecological function.

6.12.1 Provincially Significant Wetlands

The Township of Ignace recognizes that Provincially Significant Wetlands (PSWs) must be protected and conserved. While no PSWs have been identified in the Township, the Township recognizes the potential for unevaluated wetlands to be identified as PSW in the future.

1. Development and site alteration shall not be permitted within a PSW unless it is demonstrated, through the preparation of an Environmental Impact Statement (EIS) by a qualified professional and in accordance with the Environmental Impact Statement Section of this Plan, that there will be no negative impact on the natural feature or its ecological function.
2. Where development or site alteration is proposed within 120 metres adjacent to the boundaries of a PSW, the proponent shall provide the Township with an EIS, prepared by a qualified professional and in accordance with the Environmental Impact Statement section of this Plan, which demonstrates that there will be no negative impact on the natural feature or its ecological function. Where warranted by site and species-specific factors, development or site alteration proposals further than 120 metres from significant portions of a PSW may also require the preparation of an EIS.
3. Any change or interference within or adjacent to a PSW may require a permit from the MNRF.

6.13 Wildlife Habitat

Council recognizes that all of the undeveloped land in the Township may be suitable habitat for a variety of wildlife species. The Provincial Policy Statement defines a wildlife habitat area as an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their

populations. Significant wildlife habitat areas are not illustrated on the Schedules of this Plan, as the exact locations of these areas must be determined on a site-specific basis, in accordance with the criteria for determining significance provided in the MNRF's 2010 Natural Heritage Reference Manual and the Ecoregion criteria.

1. Wildlife habitats may include one or more of the following characteristics:
 - (a) Seasonal concentrations of animals, such as deer wintering habitat;
 - (b) Rare vegetation communities and specialized habitats for wildlife;
 - (c) Habitats of species of "special concern" and other wildlife habitats, such as provincially rare plants, reptiles, amphibians, and birds, as well as nests of raptors such as osprey; and
 - (d) Animal movement corridors.
2. Lands identified as wildlife habitat are important components of natural heritage systems in the Township of Ignace and must be protected from incompatible development and site alteration.
3. A wildlife habitat evaluation must be performed by a qualified environmental professional before any planning approvals are processed for areas that have characteristics or components of a wildlife habitat. Proponents may be required to prepare an Environmental Impact Statement (EIS), in accordance with the Environmental Impact Statement section of this Plan, which demonstrates that there will be no negative impacts on the natural feature or its ecological function.
4. Any evaluated wildlife habitat that is deemed to be significant will be granted the protections afforded in this Section without the need for an amendment to this Plan.

7. Servicing and Roads

It is the intent of Council to provide a system of municipal services and roads to serve the needs of the residents and businesses, while at the same time taking into account the financial capability of the Township. Planning for municipal services, public service facilities and other infrastructure shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle (which may be demonstrated through asset management planning) and available to meet current and projected needs.

Within the Settlement Area, it is the intent of Council that any extension municipal services and roads be done in an orderly and cost-effective manner. Beyond the Settlement Area, it is the intent of Council to maintain the present level of municipal services, roads and facilities. The provision of municipal services, roads and facilities shall be budgeted and undertaken to guide development in an orderly way and provide an adequate level of service in all areas of the Township.

7.1 Municipal Water And Sewage Services

Sewage and water services will be provided in a manner that prepares for the impacts of a changing climate; protects human health and safety, and the natural environment; and promotes water conservation and water use efficiency. The following policies shall apply for development on municipal water and sewage services:

1. New development or redevelopment in areas where an adequate level of municipal services and facilities cannot be provided or ensured shall be considered premature;
2. Municipal piped sewer and water services shall only be provided in the land use designations in the Settlement Area. No extension of any municipal water or sewage system shall be made beyond the boundary of the Settlement Area.
3. All development in the Settlement Area shall be connected to municipal water and sewer services, where such services exist and do not result in the uneconomical expansion of services.
4. No development shall be approved that exceeds the uncommitted reserve capacity of the municipal infrastructure.

5. Municipal waste disposal facilities shall be planned in accordance with the requirements of the Ontario Environmental Assessment Act. Liquid waste disposal facilities must be approved under an Environmental Compliance Approval from the MECP.

7.2 Private Individual Sewage and Water Services

The following policies shall apply for development on private water and sewage services:

1. It is intended that all development in the Rural Area be serviced by private individual sewage and water services.
2. All private servicing systems shall be subject to the approval of the MECP and/or the Northwestern Health Unit, as appropriate.
3. It is Council's policy not to assume ownership of communal servicing systems involving water and sewage disposal. The effect of this policy is to preclude development where a communal water and sewage servicing system is proposed.
4. Only dry industrial uses are permitted on lots serviced by private individual sewage and water services. For the purpose of this Section, "dry" uses are those where no washing or cooling water is required, no liquid industrial wastes or process wastes will be generated, and where sewage facilities are less than 4,500 litres per day. This policy shall not apply to mineral mining, forestry or agricultural uses.
5. All applications for subdivision development on private sewage shall require the submission of a Servicing Options Report and a Hydro-geological Study (Groundwater Impact Assessment) to determine minimum lot sizes as per MECP Guideline D-5-4: Technical Guideline for Individual On-Site sewage systems: Water Quality Impact Risk Assessment. If development is proposed on a water lot, a Lakeshore Capacity Assessment may be required to determine the residual capacity of the lake. These studies shall be prepared in accordance with the regulations and guidelines of Council and the appropriate designated agency or approval authority.
6. All applications for subdivision development of more than five lots on private wells shall require the submission of a Servicing Options Report and a Hydro-geological Study (Water Supply Assessment) to determine suitability of water quality and quantity and the potential for well interference. Wells must be

constructed in accordance with Ontario Regulation 903 – Wells of the Ontario Water Resources Act.

7. Lot creation shall only be permitted where confirmation of capacity to dispose of hauled sewage is provided.

7.3 Partial Services

It is recognized that within the Settlement Area, some existing development is serviced by municipal water in conjunction with private sewage disposal services (partial services). The following applies to development on partial services:

1. The servicing of future development on partial services shall not be permitted, except where necessary to address failed services.
2. Notwithstanding the above, infilling and minor rounding out of existing development on partial services shall be permitted within the Settlement Area, provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

7.4 Stormwater Management

The following policies shall apply for managing stormwater runoff:

1. All new development shall be provided with adequate storm drainage facilities connected to storm sewers or watercourses. The design and construction of all storm sewers and improvements to watercourses shall have sufficient depth and capacity to serve all areas, which may be ultimately connected to the system.
2. Stormwater facilities shall be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term in accordance with the MECP's Stormwater Management Planning and Design Manual.
3. A Stormwater Management Plan may be required for new plans of subdivision and major development proposals. The Stormwater Management Plan shall include: preparing for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure; minimizing changes in water balance and erosion; mitigating risks to human health, safety, property and the environment, and; maximizing the extent and

function of vegetative and pervious surfaces; and promote stormwater best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The Stormwater Management Plan shall outline means to lessen nutrient input into surrounding water bodies and municipal storm sewers after construction. A construction-mitigation plan shall outline means to lessen nutrient inputs during construction. The Stormwater Management Plan shall be submitted to the Township for approval. Approved recommendations from the Stormwater Management Plan shall be implemented through the development approval process.

4. For development located adjacent, or in the vicinity of, a provincial highway whose drainage would impact the highway, a Stormwater Management Plan shall be prepared by the proponent, and reviewed by MTO for approval.
5. Where required under the Ontario Water Resources Act, permits, approvals, and registrations may be required for proposed stormwater management facilities.

7.5 Roads and Highways

7.5.1 Local Roads

The following policies shall apply for development on new Local Roads in the Township:

1. New Local Roads shall be constructed to municipal standards prior to their assumption by the Township.
2. Council will review the status of area Local Roads on a regular basis to determine the level of service and maintenance to be provided. Where a road improvement project in a Settlement Area is required, consideration shall be given for the provision of a sidewalk on at least one (1) side of the street.
3. In addition to the applicable municipal requirements, all development located adjacent to provincial highways are also subject to the Provincial Highways Section of this Plan.
4. Standards and regulations with respect to minimum setbacks from roads; and parking and loading requirements shall be established in the Zoning By-law.

7.5.2 Private Roads

Council may consider access by private road over Crown Land or patented land for the establishment of seasonal dwellings in the Rural Area where properties are remote and surrounded entirely or partially by Crown Land. The following policies shall apply to the development of new private roads in the Township:

1. In the case of roads over Crown Land, the appropriate easement must be obtained.
2. In the case of roads over private lands, the appropriate arrangements for legal access must be obtained and registered on title of the affected properties.

Unless it is clearly in the public interest, existing private roads will not be assumed by the Township and the Township accepts no responsibility for operation, snow removal, improvement or other works on such roads, and further accepts no liability that might be associated with the use of such roads.

Before Council considers the assumption of any private road, such road shall be brought up to an acceptable standard comparable to other similar roads within the existing municipal road network, or in unique circumstances, to a standard determined by Council.

7.5.3 Provincial Highways

Council recognizes the importance of Highway 17 and Highway 599 for local and regional transportation, as well as economic development. The policies of this Section are intended to ensure that the function of the provincial highways are protected and that the Township remains freight-supportive.

In addition to all the applicable municipal requirements, all proposed development located adjacent to, and in the vicinity of, a provincial highway within the Ministry of Transportation (MTO)'s permit control area under the Public Transportation and Highway Improvement Act (PTHIA), will also be subject to MTO approval. Any development located within MTO's permit control area under the PTHIA is subject to MTO review and approval prior to the issuance of entrance, building and land use permits, which must be obtained prior construction.

Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the Township 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 areas will be subject to MTO's policies, standards and requirements.

Provincial highways in the Township are Highway 17 and Highway 599. Right-of-way widths for provincial highways will be determined by MTO.

1. Direct access onto a provincial highway will be restricted. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of MTO's access management practices and principles.
2. A Transportation/Traffic Impact Study, otherwise known as a Traffic Impact Study, prepared by a professional and certified engineer may be required by a proponent to address both the impact of any new development upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of the development.
3. The MTO's policy is to allow only one highway entrance for each lot of record that has frontage on a provincial highway, unless that property can gain access from an adjacent municipal road. The MTO will restrict back lots that do not have frontage on a provincial highway from using other property owner's entrances.
4. Any new proposed access connection (e.g. private entrance, public road, signalized intersection) shall be in accordance within the Ministry's Highway Access Management Guideline, as amended. Proponents will consult with MTO as early as possible in the planning or development approval process to ensure the consideration and implementation of appropriate access management alternatives.
5. Any proposals for snowmobiles or trail crossings of provincial highway will require the prior approval of the MTO. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.
6. Outdoor storage and loading areas shall be visually screened or appropriately located so as to not be visible to the travelling public.
7. Entrances serving home occupations or home industries located adjacent to provincial highways require the approval of the MTO. Typically, the MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the MTO requires the property

owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future without the review and prior approval of the MTO, and that an additional entrance will not be permitted to accommodate the home occupations or home industries. In addition, the MTO would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

8. Access to new developments adjacent to provincial highways is subject to the policies and regulations of the MTO. Additionally, new development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.
9. Only those land uses that are compatible with the operational of a patrol yard will be permitted to locate adjacent to and in close proximity to the patrol yard located on Highway 17.
10. Council shall not permit development in planned transportation corridors that could preclude or negatively affect the use of the corridor for the purposes for which it was identified.

7.5.4 Shoreline Road Allowance

Council may consider the stopping, closing, and selling of shoreline road allowance to abutting property owners.

7.5.5 Unopened Roads

Unless it is clearly in the public interest, no new roads are intended to be opened in the Township.

1. An individual may request that a road be opened, provided that:
 - (a) The road is opened at the individual's expense; and
 - (b) The individual enters into a development agreement with the Township for opening the road and bringing the road up to the minimum municipal road standards for assumption purposes.

8. Land Division

It is the general intent of the Official Plan that land division shall take place by registered plan of subdivision in conformity with the Plan. Where a plan of subdivision is not necessary for the proper or orderly development of the Township, a consent (severance) may be granted in accordance with the following applicable policies. When considering an application for a plan of subdivision or a consent, regard shall be had to the policies of this Plan, applicable provisions of the Planning Act and policies of the Provincial Policy Statement.

8.1 Plans of Subdivision and Plans of Condominium

Prior to considering any land consent (severance) application, the Township shall establish that a plan of subdivision or a plan of condominium is not necessary for the proper and orderly development of the lands.

1. A plan of subdivision or plan of condominium shall conform to this Official Plan and shall normally be required in the following instances:
 - (a) Where three (3) or more new lots are to be created on a land holding;
 - (b) Where a new road or an extension to an existing road is required;
 - (c) where an extension to trunk mains for municipal sewage and/or water services is required; and
 - (d) where it is necessary to ensure that surrounding lands are developed in a proper and orderly fashion.
2. New residential subdivisions in the Settlement Area will be required to provide sidewalks on at least one side of a Local Road.
3. Lots created by subdivision or condominium within the Settlement Area shall be serviced by municipal sewer and water services.
4. Development that would necessitate a pre-mature or uneconomical expansion of services will not be supported.
5. A plan of subdivision or plan of condominium shall not result in land use conflicts with existing nearby uses, unless such conflicts can be appropriately mitigated in accordance with the Land Use Compatibility Section of this Plan.

6. Council may by by-law, deem all or part of a plan of subdivision not to be a registered plan of subdivision in accordance with Section 50 of the Planning Act.
7. Where a draft plan of subdivision is proposed adjacent to a provincial highway, the layout of the subdivision should be designed so that the lots back onto the provincial highway, and front onto a Local Road.
8. The Township shall encourage the preservation of existing mature trees and/or the planting of new native trees as part of any proposed plans of subdivision or condominium.

8.1.1 Special Policy Respecting Part of Location LK 44 and LK 70

1. In addition to other applicable policies of this Plan, for the lands known as Part of Location LK 44 and Part of Location LK 70 and the Original Road Allowance in front of Location LK 44, East side of Agimak Lake, within the Rural Area, limited permanent residential development in the form of a rural residential subdivision consisting of a maximum of 23 lots may be permitted within the Rural Area designation, as shown on Schedule “A” – Land Use (Rural Area) of this Plan, subject to the following:
 - (a) Approval of an application for a Draft Plan of Subdivision;
 - (b) Approval of necessary Zoning By-Law Amendment(s);
 - (c) The provision of an undisturbed protective vegetated buffer of a minimum width of 50-100 meters adjacent to the shoreline of Agimak Lake as generally reflected by the Open Space designation shown on Schedule “A” – Land Use (Rural Area). The required undisturbed protective vegetated buffer shall be delineated to the satisfaction of the Ministry of Natural Resources and Forestry in consultation with Fisheries and Oceans Canada, and shall be held under the jurisdiction of a public authority to ensure that it remains in its natural state; and
 - (d) Rezoning of the protective vegetated buffer to ensure that it will remain in its natural state and that no buildings or structures shall be permitted within this area.
 - (e) Development will be subject to an Assessment in accordance with the MECP’s Lakeshore Capacity Assessment Handbook in consultation with the MECP. Should it be determined that Agimak lake is at capacity, new lot

creation, or, land use change which results in a more intensive use shall not be permitted, or may be restricted, subject to the findings of the above-mentioned Assessment.

8.2 Consents

8.2.1 Consents in the Settlement Area

1. In the Settlement Area, consents to sever land may be permitted provided that:
 - (a) No more than two new lots are created, in addition to one retained lot from a lot as it existed as of January 11, 1988;
 - (b) Resulting use of the land will be in accordance with the policies of this Plan and that no development would lead to the uneconomical expansion or extension to Township services or infrastructure;
 - (c) Size and shape of the proposed lot is appropriate for the proposed use;
 - (d) Parcel fronts on and has access to an existing opened and established public road that is maintained year-round and which is of an acceptable standard of construction; and
 - (e) Lots created by consent within the Settlement Area shall be serviced by municipal sewer and water services, where such services are available, planned or feasible. Development that would necessitate a pre-mature or uneconomical expansion of services will not be supported.

8.2.2 Consents in the Rural Area

1. In the Rural Area, consents to sever an individual parcel of land may be permitted provided that:
 - (a) No more than two new lots are created, in addition to one retained lot from a lot as it existed as of January 11, 1988;
 - (b) Resulting use of the land will be in accordance with the policies of this Plan and that no development would lead to significant expense by the Township for additional public works;
 - (c) Soil and drainage conditions are suitable to permit the proper siting of buildings, the supply of potable water and the installation of a sewage

disposal system approved by the MECP or its designated agent, and where there are no negative impacts.

- (d) In the case of permanent development, the proposed severed lot and the retained lot(s) front on and have access to an opened public road, maintained for year-round use, which is of an acceptable standard of construction;
 - (e) In the case of tourist development, seasonal cottage development and resource related development, the proposed lot(s) has adequate access to a public road or water access via boat launch site or other public area that would permit boat access to the lot(s), and the consent does not result in land use conflicts with existing nearby uses;
 - (f) The proposed severance will not create a traffic hazard due to limited sight lines on curves or grades;
 - (g) The proposed severance does not restrict the potential for economic activities related to the resources of the area such as forestry, mining, aggregate extraction, tourism development, or the management or conservation of a natural or man-made resource;
 - (h) The effect of the proposed severance will not prevent access to any other parcel of land;
 - (i) The parcel(s) to be severed and the retained shall generally have a minimum area of 0.8 hectares unless supported by a Hydro-geological Study which justifies a smaller lot size;
 - (j) In the case of a waterfront development, the severed and the retained lots shall generally have a minimum area of 1 hectare unless supported by a Hydro-geological Study which justifies a smaller lot size;
 - (k) The proposed lot shall comply with the Minimum Distance Separation I Formula as amended from time to time.
2. Notwithstanding any other policies of this Plan, consents may be granted to:
- (a) correct lot boundaries;
 - (b) convey land to an adjacent lot;

- (c) grant easements; or
- (d) separate buildings or structures in existence at the date of the adoption of this Plan, provided that the requirements of the Zoning By-law are met.

9. Implementation

9.1 Community Benefits Charges

Section 37 of the Planning Act provides that Council may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment .

1. Council may pass a by-law in accordance with Section 37 of the Planning Act, authorizing community benefits charges.
2. Before passing a community benefits charge by-law, the Township shall prepare a community benefits charge strategy, in accordance with Section 37 of the Planning Act.

9.2 Community Improvement

The Community Improvement provisions of the Planning Act allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas, where desirable as a result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings, or for any other environmental, social, or community economic development reason.

The Township adopted a Community Improvement Plan in August 2018 which applies to the Settlement Area, as shown in Schedule B. The Community Improvement Plan was developed through a community engagement process including two Visioning Workshops and community surveys. The Plan provides a suite of incentive programs and municipal leadership strategies to catalyze local economic development and beautification.

The following policies apply to any future Community Improvement Plans or amendments to the existing Community Improvement Plan.

1. Council may, by by-law, designate the whole or any part of the Township as a Community Improvement Project Area, as required, and prepare a Community Improvement Plan for such an area.
2. The objectives of future Community Improvement Plans or amendments to the existing Community Improvement Plan may include, but not be limited to:

- (a) Promoting opportunities for rural economic development, such as the:
 - i. Promotion of northern agriculture, agriculture-related uses and on-farm diversified uses;
 - ii. Development of resource-based tourism; and
 - iii. Redevelopment and improvement of rural commercial, and industrial lands.
- (b) Promoting the Township as a hub for development of mining activity in the region and the Ring of Fire by improving and attracting businesses serving the mining industry and related industries;
- (c) Attracting educational and training institutions including Centres of Excellence;
- (d) Supporting the establishment of services providing inter-community transportation between Ignace and other communities in Northwestern Ontario for purposes such as, but not limited to, attendance at medical appointments;
- (e) Promoting the revitalization of the Main Street / Highway 17 corridor;
- (f) Encouraging investment, improvement, maintenance and rehabilitation of existing commercial, industrial, and institutional buildings;
- (g) Improving the business and property tax base by encouraging building expansion and new development by both the public and private sectors;
- (h) Provision of affordable housing;
- (i) Encouraging improvements to energy efficiency and energy conservation;
- (j) Cleaning up and redeveloping of brownfield sites;
- (k) Preserving, rehabilitating, renewing and reusing cultural heritage resources; and
- (l) Improving the age-friendliness of the Township, including amenities for seniors.

9.3 Conversion of Existing Waterfront Seasonal Dwellings

The following shall be considered by the Township where an application is made for a certificate of conversion documenting the transition of a seasonal dwelling to legal permanent residential status.

1. A certificate of conversions may be issued to confirm legal permanent conversion of a seasonal use to a permanent residential use, where:
 - (a) The lot meets the relevant zoning provisions of the zone in which it the dwelling is located;
 - (b) A Class IV septic sewage system, not greater than ten years old or having a current certificate of inspection is available, or the conversion is premised upon such a septic service being installed, as documented in a building permit application;
 - (c) A water supply, capable of delivering 18 litres per minute for a sustained period of one hour is available. If a surface water source is involved, appropriate water treatment will also be addressed; and
 - (d) Any fire place, woodstove or other such features of the dwelling are documented by building permit or are supported by a qualified inspection and any deficiencies or recommendations arising from such inspection have been addressed.

9.4 Environmental Impact Statement

1. An Environmental Impact Statement (EIS) shall be prepared prior to the consideration of a development application in cases when the proposal has the potential to impact the following features, in accordance with the Natural Heritage and Constraints Section of this Plan:
 - (a) Areas of Natural and Scientific Interest;
 - (b) Habitat of Endangered and Threatened Species;
 - (c) Nesting Sites;
 - (d) Provincially Significant Wetlands;

- (e) Fish Habitat and Spawning Areas;
 - (f) Wetlands; and
 - (g) Wildlife Habitat.
2. An EIS is required if any of the features identified in Policy 1 of this Section are known to be present or has high potential to be present. While mapping of these features on the Schedules of this Plan may assist in this assessment, an EIS may be required for features not indicated on the Schedules;
 3. A season-specific field assessment may also be required for certain features or areas;
 4. Where required, an EIS shall be prepared by qualified professional and shall include, but not be limited to:
 - (a) A description of the existing natural environment, including natural features and ecological functions, that may be affected by the proposed development;
 - (b) A description of the potential impacts of the proposed development on the natural features and the ecological functions for which the area is identified;
 - (c) Suggested development alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and
 - (d) Recommended monitoring activities.
 5. Where required, no planning approval will be granted until an EIS has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of the EIS.
 6. Where significant woodlands, wildlife habitat, significant valleylands or other natural heritage features are not designated, development and site alterations shall not be permitted for:
 - (a) Any development permitted under the policies of this Plan within the feature; and

- (b) Any development permitted under the policies of this Plan within 120 m of the feature; unless an EIS demonstrates that there will be no negative impacts on the natural heritage features or on its ecological functions.

9.4.1 Scoped Environmental Impact Statement

The Township may scope the requirement for an EIS, in consultation with the Ministry of Natural Resources and Forestry as applicable, where the proposed development and/or site alteration constitutes a relatively minor undertaking (e.g. construction of small accessory buildings or minor additions), or barely encroaches within the adjacent lands to a natural heritage feature or area.

1. A scoped EIS will involve a checklist that can be completed by the applicant, in consultation with the Ministry of Natural Resources and Forestry, as applicable. Generally, cumulative impacts should be considered.
2. If a scoped EIS indicates that there may be potential impacts to a natural heritage feature, area, or adjacent lands, and their ecological functions, a full EIS shall be required.

9.4.2 Full Site Environmental Impact Statement

For more complex proposals, such as plans of subdivisions/condominiums, and resort/recreational developments, a full site EIS is the appropriate mechanism for demonstrating that development can meet the test of municipal and provincial natural heritage policies. Components of a full site EIS typically include consideration of the following:

- (a) A detailed description of the natural heritage attributes of the study area, including terrain setting; soils; geology; groundwater and surface water resources; vegetation communities; fish and wildlife communities and habitat; and delineation of the precise boundaries of the natural heritage feature(s);
- (b) A characterization of the existing ecological, hydrological, and hydrogeological functions performed by the significant feature(s);
- (c) A detailed description of the proposed development, including building type and density, servicing (sewage disposal, water supply) and infrastructure (roads, stormwater management, etc.);

- (d) A prediction as to potential impacts (direct, indirect and cumulative) of the development on the natural and physical environment;
- (e) The identification and evaluation of measures/options to avoid, reduce or otherwise mitigate impacts to meet the standard of no loss of feature and function;
- (f) The selection of a preferred mitigation/rehabilitation strategy;
- (g) A summary of predicted net effects after the application of mitigation compared to overall environmental targets and standards; and
- (h) An evaluation of the need for and the elements of a monitoring program to assess the effectiveness of the preferred mitigation/rehabilitation strategy.

Additional guidance regarding the specific technical requirements of an EIS and the approach that should be taken for the preparation of an EIS within the context of a typical municipal planning process are discussed further in the MNRF's 2010 Natural Heritage Reference Manual.

9.5 Existing Non-Conforming Uses

The policies and Schedules of this Plan represent a guiding framework for the future land use pattern in the Township. It is recognized that some existing land uses may not conform to the policies and Schedules of this Plan. Nothing in this Plan shall affect the continuance of any use that was legally established on the date that this Plan was adopted whether or not they the use conforms to this Plan.

1. Where an existing land use does not conform with the land use designation or to any applicable policy in this Plan, it may, notwithstanding these policies or designation, be zoned in the Township's Zoning By-law in accordance with the present use and performance standards, provided:
 - (a) the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent conforming uses;
 - (b) it does not constitute a danger or nuisance to surrounding uses by virtue of a hazardous nature, environmental threat, traffic or other detrimental character; and

- (c) it does not interfere with desirable development in adjacent areas that are in conformity with this Plan.
2. Where an existing use in one or more of these respects is incompatible, it may be made a non-conforming use in the Township's Zoning By-law with the intent that the use will eventually terminate.
 3. Where a use of land does not conform with the land use designation shown or to any other applicable policy in the Plan, but is nevertheless reasonably compatible with other uses in its vicinity and is a non-conforming use in the Zoning By-law, permission may be given for the enlargement or extension of such uses under Section 45 of the Planning Act, provided that:
 - (a) The enlargement or extension will not seriously jeopardize the possibility of future developments in its vicinity that may conform more closely with the intent of the Plan; and
 - (b) In any such enlargement or extension, special efforts are made to enhance the compatibility of the use and to improve its amenity and design.

9.6 Holding By-Law

It is an objective of Council that development proceeds in an orderly and efficient manner so that financial hardship will not be experienced by the Township. Where the principle of the development has been established, a holding zone may be placed on the lands to limit or prevent the use of the land until such time as Council is satisfied that further development may take place.

1. It is the policy of Council that holding zones and holding zone provisions may be established in areas where a development proposal has been received by Council and the development is considered premature due to servicing or other constraints.
2. Where there is an intention by Council to apply holding provisions, the land subject to the holding provisions must be zoned for its future intended use. The addition of the holding zone "H" suffix to the zone category shall indicate that development of the site cannot proceed until the suffix is removed.
3. The holding zone "H" suffix shall be attached to the appropriate zone category and identified on the Zoning By-law Schedule.

4. Once the holding provisions and “H” suffix are removed, the applicable zone provisions and zone standards of the zone category from which the holding “H” suffix was removed shall apply.

9.7 Implementation

This Plan shall be implemented by means of the powers conferred upon Council of the Township of Ignace and other public agencies by the Planning Act and other applicable statutes.

9.8 Indigenous Engagement

The Township recognizes and respects the cultural values and heritage of local Indigenous communities. The Municipality will pursue the preparation of a Community Engagement Strategy in consultation with local Indigenous communities. The Community Engagement Strategy will outline when and how the Municipality, and/or development proponents, will engage with Indigenous communities on development applications and land use projects.

9.9 Interim Control By-Law

Section 38 of the Planning Act provides that the Township may pass an Interim Control By-law which prohibits the use of land, buildings or structures within the Township or within a defined area.

1. Where Council has, by by-law or resolution, directed that a review or study be undertaken in respect of land use policies in the Township or in any defined areas thereof, Council may pass an Interim Control By-law under Section 38 of the Planning Act to be in effect for a period of time specified in the by-law, not exceeding three years.
2. Such a by-law may prohibit the use of land, buildings or structures within the Township or within any defined area or areas thereof for, or except for, such purposes as are set out in the by-law.
3. Council may amend the by-law to extend the period of time during which it will be in effect, for a period of time specified in the by-law, not exceeding three additional years.

9.10 Parkland Dedication

As a condition of a plan of subdivision or condominium, consent, or site plan approval, the Township is entitled to a dedication of land for park purposes, in accordance with the provisions of the Planning Act.

1. Parkland dedication will normally amount to 5% of the land proposed for residential purposes and 2% of the land proposed for commercial or industrial purposes; or alternatively, be consistent with provisions for park and public recreation purposes as specified in Section 51 of the Planning Act.
2. To ensure that parkland dedications are of an acceptable quality, parkland sites should follow these guidelines:
 - (a) Be relatively level and not be required for drainage purposes, nor contain lands susceptible to flooding, having steep slopes or other physical features which are unsuitable for open space or park development;
 - (b) Be located within a neighbourhood or community context to provide convenient pedestrian and/or vehicular access;
 - (c) Provide a reasonable park configuration to accommodate the dimensions and shape of large playing fields (i.e. soccer fields, baseball fields, etc.) as appropriate;
 - (d) Have adequate access within the development; and
 - (e) Be provided with basic service requirements;
3. Cash-in-lieu of parkland dedication may be required, at a rate not to exceed the maximums as set out in the Planning Act. Cash-in-lieu of parkland may be requested by the Township for any division of land situated in an area where there is an existing public park which is capable of providing adequate facilities for both the existing population and the projected population expected. Cash-in-lieu may also be requested where the amount of land involved is small, such as when individual lots are created by consent, and, therefore, unsuited to park development.
4. Cash-in-lieu payments shall not be construed as obligating the Township in any way to provide future works or capital improvements for the particular lands

involved in the development (e.g. severance or subdivision) causing the payment to be made.

5. The Township shall not consider accepting any required stormwater facility or area as parkland dedication.

9.11 Pre-Consultation and Prescribed Information

The Planning Act permits the Township to require applicants to consult with the Township prior to formal submission of planning applications by passing a Pre-consultation By-law. The Township may consider passing a Pre-consultation By-law.

1. During the pre-consultation, the Township shall determine which studies and information are required by Township staff and Council to evaluate the application. Furthermore, Township staff shall identify those studies that must be submitted at the time of application submission. All studies shall be prepared by qualified professionals according to all applicable federal, provincial, and municipal guidelines.
2. Proponents shall consult and engage with affected community, Indigenous and Métis groups, in accordance with the Township's Community Engagement Strategy. Early engagement is encouraged in order to identify potential issues, opportunities, and mitigation of potential adverse impacts.
3. The pre-consultation meeting will be an opportunity for the applicant to outline any public consultation measures that may be undertaken beyond the mandatory requirements of the Planning Act.
4. Depending on the nature of the proposed development and planning application, the Township may require the following studies or additional information to deem applications complete and to properly evaluate a development application. Any such studies, or peer reviews thereof, shall be at the expense of the applicant/proponent:
 - Archaeological Assessments
 - Cultural Heritage Evaluation Report
 - Ecological Site Assessment
 - Environmental Impact Statement
 - Fisheries Assessment
 - Geotechnical Study

- Hauled Sewage Capacity Study
- Heritage Impact Assessment
- Hydro-geological Study
- Hydrological Study
- Lakeshore Capacity Assessment
- Land Use Compatibility Study
- Minimum Distance Separation Calculation
- Noise and Vibration Study
- Planning Rationale
- Record of Site Condition (RSC)
- Servicing Options Report
- Stormwater Management Plan
- Transportation/Traffic Impact Study

9.12 Property Maintenance By-law

Council has passed a property maintenance By-Law under the Municipal Act, known as the 'Keep Ignace Beautiful By-law.' The purpose of the by-law is to regulate and prescribe standards for the maintenance of private property and municipal land within the Township.

1. Complimentary to the enforcement of property maintenance by-law, Council shall strive to keep all municipally owned properties and structures in well-maintained condition, and provide municipal services such as roads, sidewalks, parks and recreation facilities, in a state of good repair.

9.13 Public Engagement

Council recognizes that public engagement, involvement, and notification is an essential component of the municipal planning process. The following policies shall apply in the implementation of this Official Plan:

1. During the mandatory pre-consultation meeting with Township staff, proponents for Official Plan Amendments, Zoning By-law Amendments, and/or Plans of Subdivision will be required to outline any public engagement measures to be undertaken. The Township may require additional public engagement measures in order to deem an application complete, as determined on a case-by-case basis.

2. For major planning initiatives, including but not limited to, a new Official Plan or Official Plan review, comprehensive Zoning By-law review, or new Community Improvement Plan, the Township may consider additional means of public engagement including open houses and/or workshops, social media-based engagement, and community surveys.
3. All public meetings, open houses and/or workshops will be held at physically accessible locations.
4. Where required, notice of public meetings must be given in accordance with the Planning Act; however, the Township may consider alternate notice procedures as provided for in the Planning Act.
5. Written and oral submissions from the public relating to applications for Official Plan Amendments, Zoning By-law Amendments, plans of subdivision, plans of condominium, consent, and minor variance will be summarized within a staff report, where applicable, to inform Council of the views and concerns of the public.
6. Notices of decision associated with planning applications will summarize written and oral submissions and the effect they have had, if any, on planning decisions.
7. Council may, by resolution, forego public notification and public meetings in connection with Official Plan, Community Improvement Plan, and Zoning By-law Amendments, if such amendments relate to matters that will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Zoning By-law in any material way, and may include the following matters:
 - (a) Altering punctuation or language to obtain a uniform mode of expression;
 - (b) Correcting clerical, grammatical, dimensioning or typographical errors;
 - (c) Revising figures and images;
 - (d) Altering the number and arrangement of any provision;
 - (e) Inserting historical footnotes or similar annotations to indicate the origin and approval of each provision;
 - (f) Changing the format of a document;

- (g) Consolidating amendments; and,
- (h) Updating underlying base map features including natural heritage features, parcel fabric, and street network.

9.14 Site Plan Control

Council may pass a by-law under the provisions of Section 41 of the Planning Act to designate all or part of the Township as a Site Plan Control Area.

1. Properties along the Highway 17 corridor within the Settlement Area of the Township of Ignace, as identified on Schedule B, are hereby designated as being within a Site Plan Control Area.
2. The site plan control process may be used to address land use matters including:
 - (a) Providing a high standard of landscape amenity, with consideration for accessibility, wayfinding, and buffering of service areas, while retaining natural features, wherever possible;
 - (b) Ensuring a safe, functional, and visually attractive environment;
 - (c) Minimizing impacts on abutting uses;
 - (d) Delivering universal accessibility to community facilities and services;
 - (e) Providing for safe and attractive access, parking and loading for vehicles and all forms of active transportation;
 - (f) Protecting existing mature trees and/or planting new native trees;
 - (g) Controlling stormwater and, where applicable, securing necessary service or utility easements, road widenings, and/or parkland or payment-in-lieu thereof; and
 - (h) Providing safe and desirable on-site lighting.
3. Council may pass a by-law to control commercial, industrial, institutional, and residential uses including mobile home parks.

4. To avoid undue restrictions, certain types of development will be exempted from Site Plan Control, as defined through the Site Plan Control By-law. These development types will include, but may not be limited to the following development types:
 - (a) Single-detached dwellings and any other class of dwelling to a maximum of four dwelling units;
 - (b) Utility installations;
 - (c) Public utilities;
 - (d) Agricultural uses.
5. Where a Site Plan Control By-law is in effect, the applicant will submit for approval such plans and/or drawings that are required by Council. The applicant may be required to enter into an agreement with the Township to provide and maintain those facilities required on the site plan. Such agreement shall be registered against the land to which it applies.

9.15 Tariff of Fees By-Law

Council has passed a Tariff of Fees By-law in accordance with Section 69 of the Planning Act, which provides that municipalities may establish fees for the processing of planning applications.

1. Council may update its Tariff of Fees By-law to meet only the anticipated costs incurred by the Township in processing each type of planning application.
2. Where required, Council may submit planning applications and any supporting information or studies to a professional planner, engineer or other consultant for a professional review and/or opinion. All fees and other costs relating to the consultant's advice as well as reasonable municipal costs associated with the application shall be paid for by the applicant.

9.16 Temporary Use By-Law

Council may pass a by-law under the provisions of Section 39 of the Planning Act to permit the temporary use of land, buildings or structures, in defined areas for a

prescribed period of time not exceeding three years, for any purpose set out therein and otherwise prohibited by the by-law.

1. The temporary use by-law shall be in conformity with the Official Plan.
2. Council shall ensure that the proposed use is not detrimental to the existing uses in the area and that the proposed use is temporary in nature and shall not entail any large capital expenditure or major construction so that the owner does not experience hardship in reverting to the original use upon termination of the temporary use provisions.
3. Council may, by by-law, grant further periods of not more than three years in which the temporary use is authorized.

Notwithstanding the above, garden suites may be permitted by way of a temporary use by-law for a period not exceeding twenty (20) years.

9.17 Zoning By-Law

Council has passed a Zoning By-law under the provisions of Section 34 of the Planning Act.

1. Council shall update its Zoning By-law to be in conformity with this Official Plan.
2. No applications to amend the new zoning by-law for 2 years after its effective date will be permitted unless the municipality passes a resolution to allow applications during the 2-year time-out.

10. Administration

10.1 Annexations

The Township will participate in discussions/negotiations with the Provincial Ministries respecting possible annexation of lands in adjacent geographic Townships, and may undertake studies in support of such annexations.

10.2 Official Plan Amendments

Council shall monitor the Official Plan on a regular and ongoing basis in order to ensure the continued appropriateness of the Plan and to determine the need for amendments to provide for changing circumstances in the Township. An amendment to the Official Plan shall be required any time that changes are made to the Official Plan policies or to the Schedules in this Plan, except as provided for in this Section.

No applications to amend this Official Plan for 2 years after its effective date will be permitted unless the municipality passes a resolution to allow applications during the 2-year time-out.

10.3 Review of the Official Plan

This Official Plan is not a static document. Although it provides some degree of flexibility, the Plan will be reviewed no later than ten (10) years after it comes into effect as a new Official Plan, and not less than every five (5) years thereafter, pursuant to section 26 of the Planning Act. Review should ensure that the policies are relevant and appropriate, in light of changing conditions, and reflect a local interpretation of provincial policy statements.

10.4 Technical and Minor Amendments

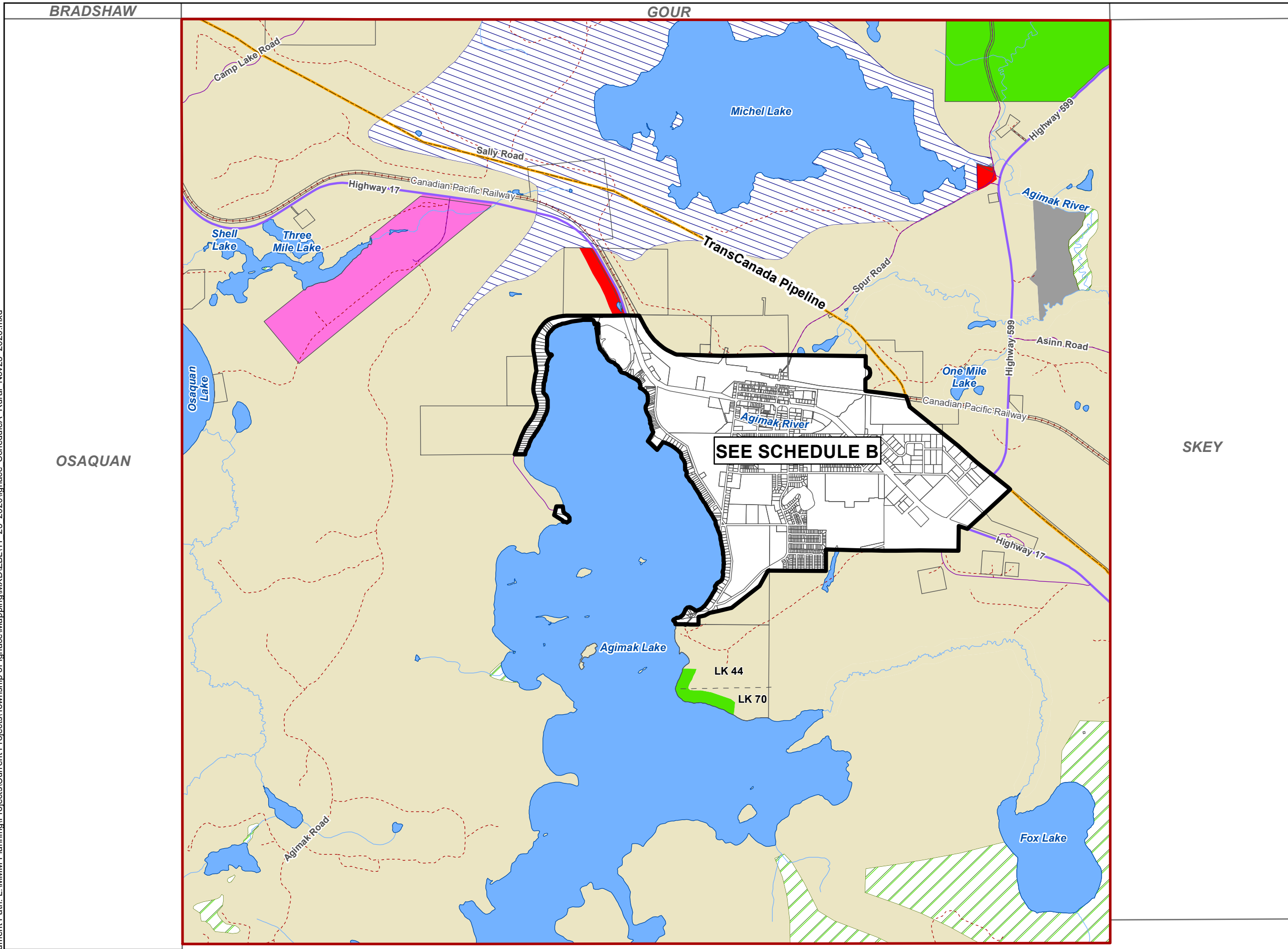
Technical amendments include such matters as the updating of Planning Act references, the renumbering of sections, and the correction of typographical and grammatical or cross-referencing errors, provided they do not result in policy changes. Base mapping features on the Schedules of this Plan, including parcel fabric and natural features may be updated based on new information and changing circumstances without need for an amendment. No notice or public meeting shall be required for technical amendments to the Official Plan.

11. Schedules

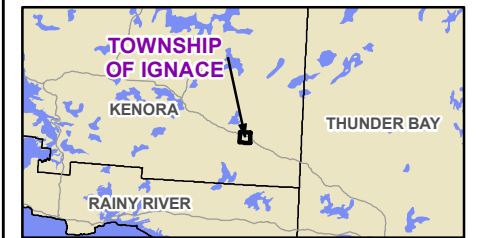
The Schedules to this Plan include:

- Schedule A - Land Use Designations (Rural)
- Schedule B - Land Use Designations (Settlement Area)
- Schedule C - Natural Heritage and Development Constraints
- Schedule D - Wildland Fire Hazard Areas

Schedules

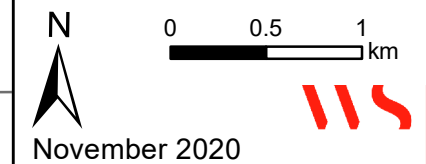


Township of Ignace
Final Official Plan
Schedule A
Land Use Designations
(Rural)

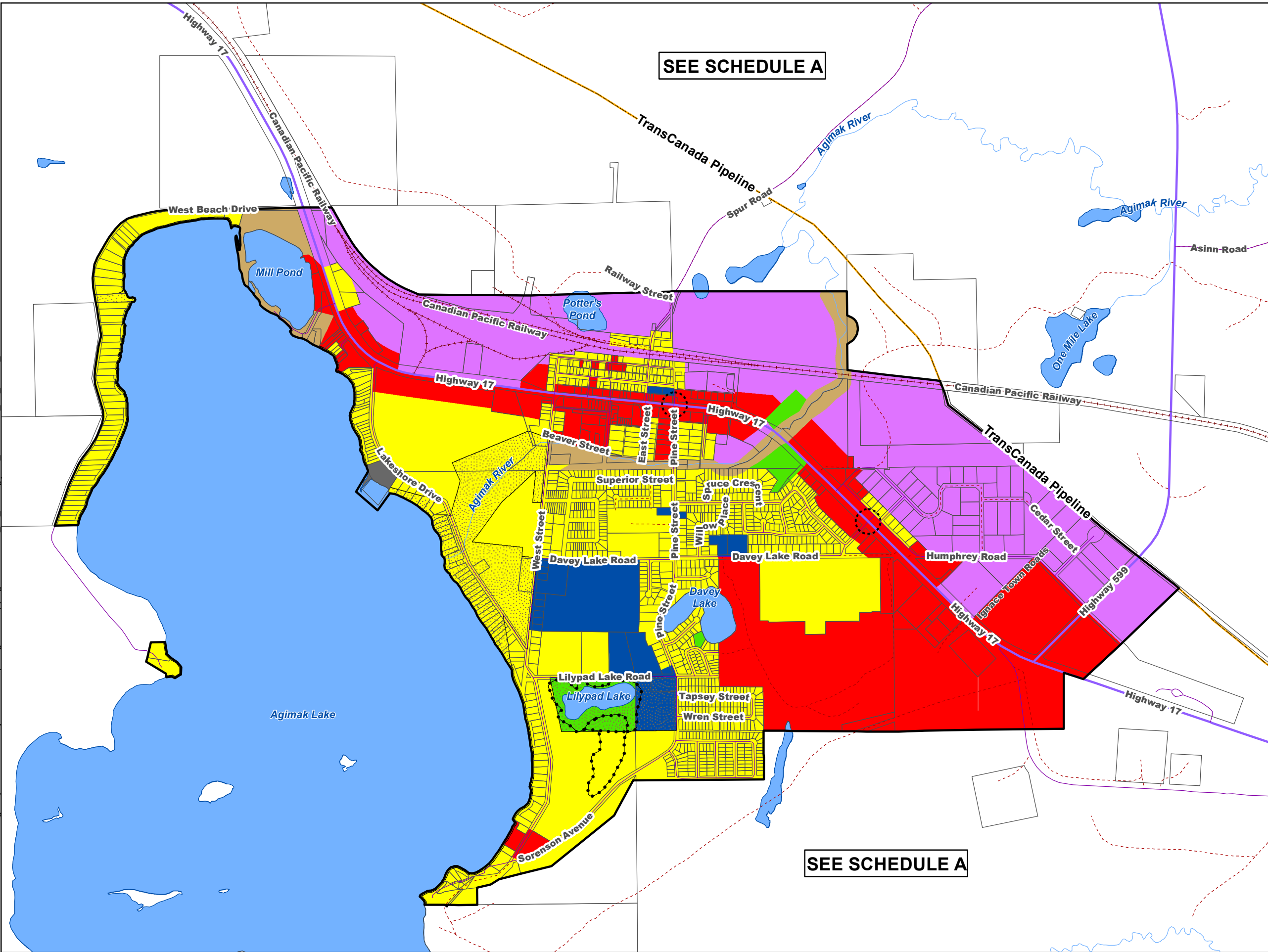


LEGEND

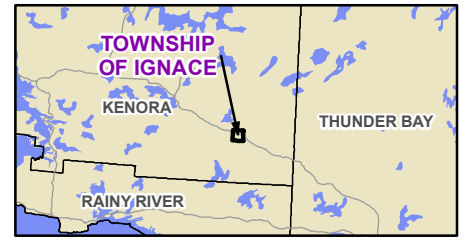
- Municipal Boundary
- Settlement Area Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse
- Gas Pipeline
- Land Use Designations**
- Rural Area
- Airport Area
- Rural Tourism and Commercial Area
- Parks and Open Space Area
- Environmental Protection Area
- Landfill Protection Area
- Wapostage Protection Area



November 2020

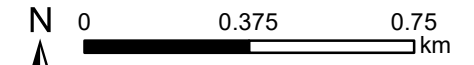


Township of Ignace
Final Official Plan
Schedule B
Land Use Designations
(Settlement Area)



LEGEND

- Settlement Area Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse
- Gas Pipeline
- Walking Trails
- Conceptual Pedestrian Crossing (Future)
- Flood Plain Overlay
- Land Use Designations**
- Residential Area
- Commercial Area
- Industrial Area
- Seaplane Operation Area
- Institutional Area
- Flood Plain Area
- Parks and Open Space Area



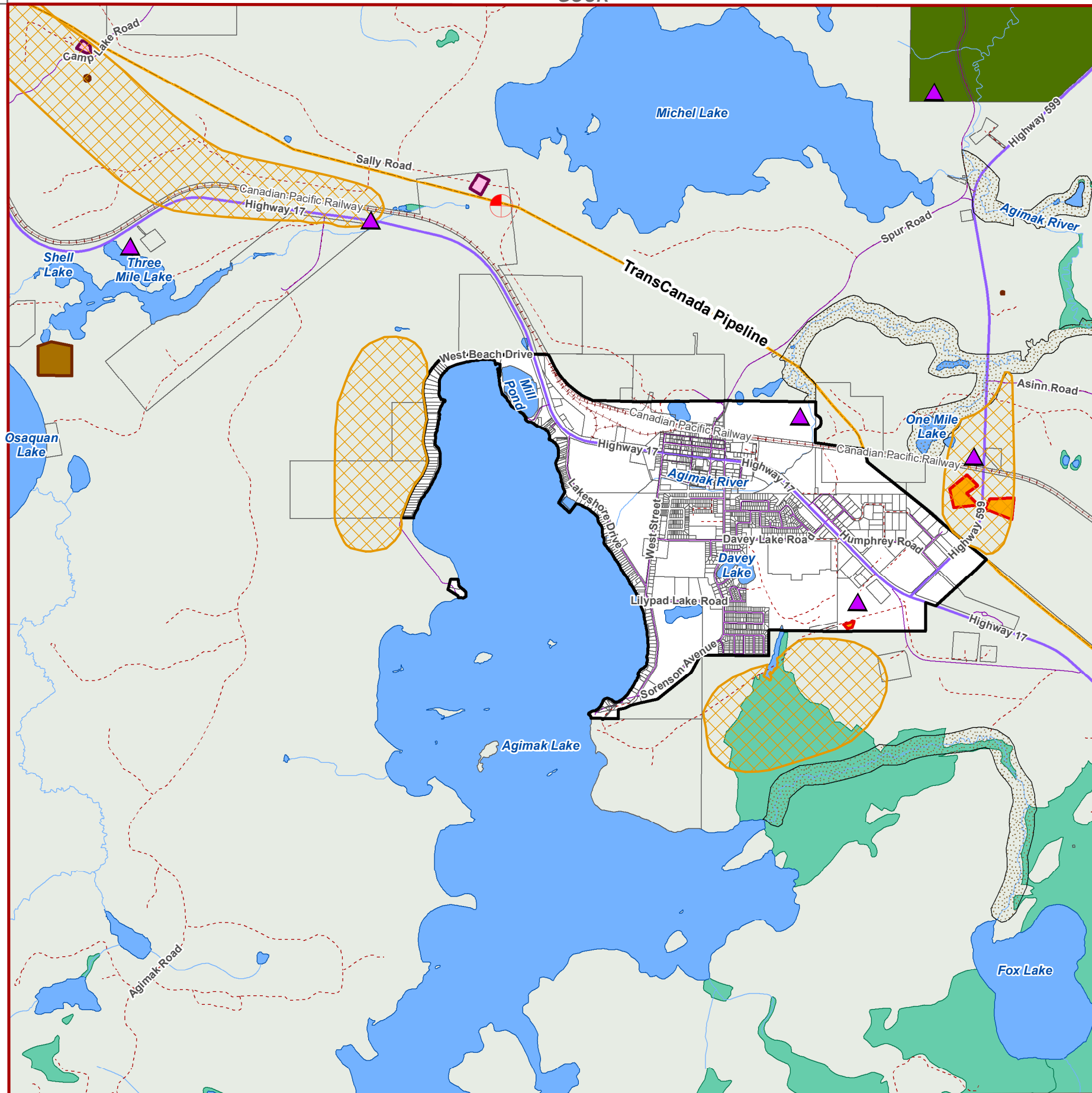
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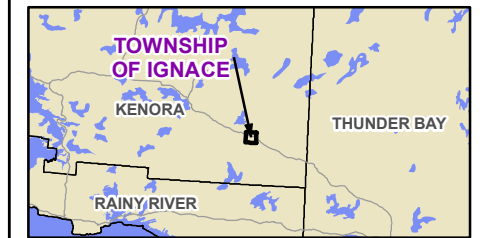
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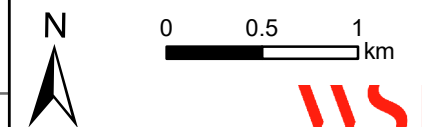


Township of Ignace
Final Official Plan
Schedule C
Natural Heritage and
Development Constraints



LEGEND

- Municipal Boundary
- Settlement Area Boundary
- Highway
- Local Road
- Road Segments
- Railway
- Water
- Watercourse
- Gas Pipeline
- Flood Plain Overlay
- Aggregate Resources
- Mineral Deposit - Quarry
- Sand/Gravel Pits
- Waste Management Site
- Aggregate Site - Authorized/Active
- Aggregate Site - Authorized/Inactive
- Sandbar Lake Provincial Park
- Wetlands**
- Not evaluated per OWES



November 2020

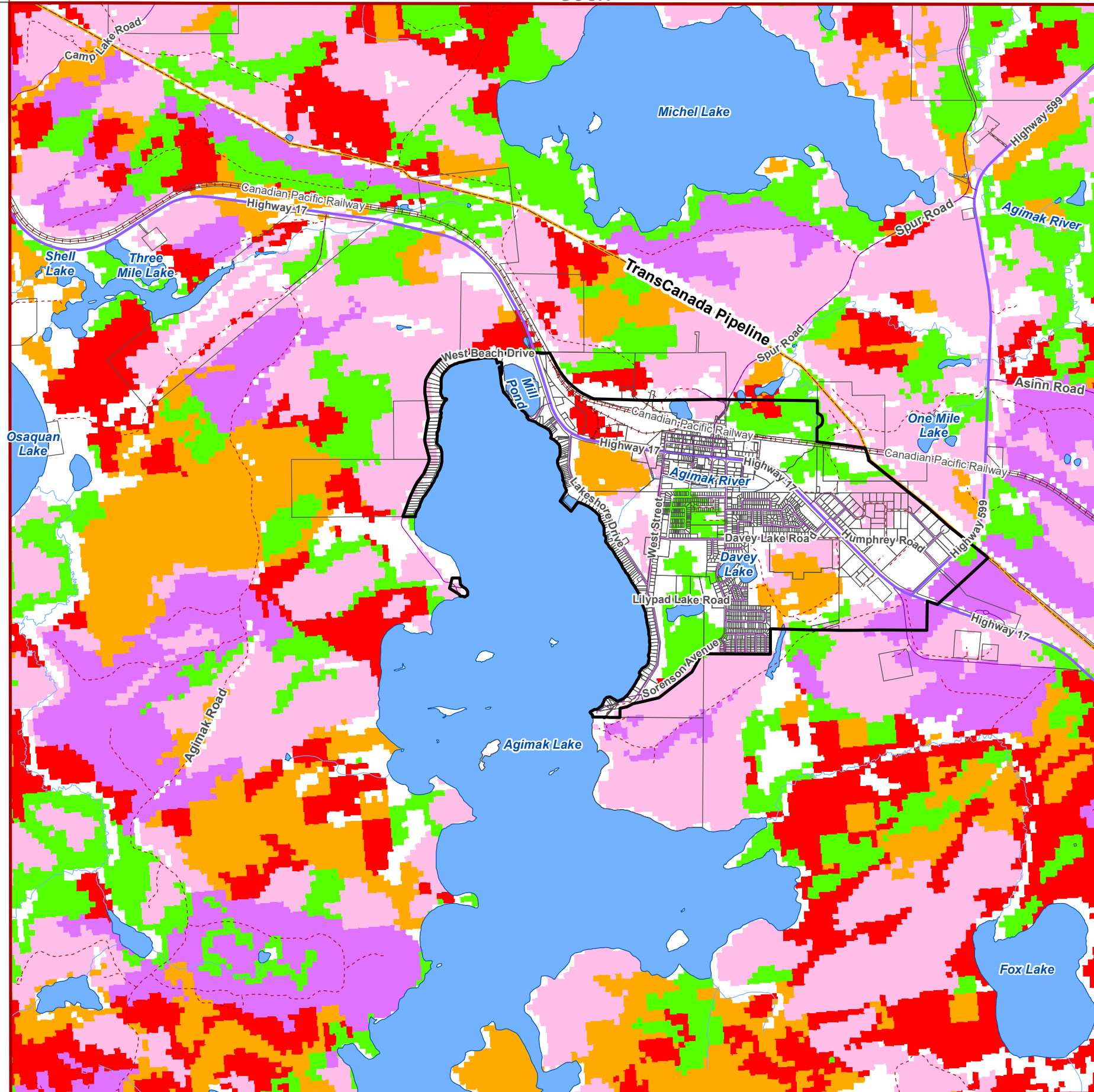


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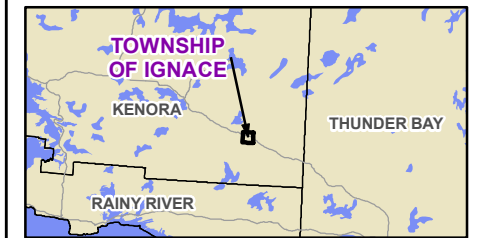
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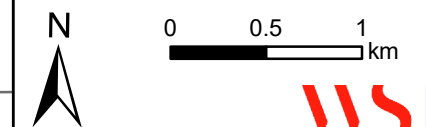
Township of Ignace

Final Official Plan Schedule D Wildland Fire Hazard Areas



LEGEND

- Municipal Boundary
 - Settlement Area Boundary
 - Highway
 - Local Road
 - Road Segments
 - Railway
 - Water
 - Watercourse
 - Gas Pipeline
- Wildland Fire Hazard Areas**
- Extreme
 - High
 - Moderate
 - Low
 - Pine Needs Evaluation



November 2020





Explore Our Possibilities



Final Official Plan