

**DRAFT OFFICIAL PLAN AMENDMENT NO. 2
TO THE OFFICIAL PLAN
OF THE
TOWNSHIP OF THE CARLING**

(2022 OFFICIAL PLAN UPDATE)

REVISED August 16, 2022

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan of the Township of Carling consists of two parts.

PART A – THE PREAMBLE

The PREAMBLE consists of the purpose, location, and basis for the Amendment and does not constitute a formal part of the actual Amendment.

PART B – THE AMENDMENT

The AMENDMENT, consisting of the text, schedules, and appendices constitute Amendment No. 2 to the Official Plan of the Township of Carling.

PART A – THE PREAMBLE

SECTION 1 TITLE AND COMPONENTS OF THE AMENDMENT

- 1.1. Part B herein and attached hereto shall constitute Amendment No. 2 to the Official Plan of the Township of the Carling.
- 1.2. Sections 1, 2, 3, and 4 herein do not constitute part of the formal Amendment, but provide more detailed information and background respecting the Amendment.

SECTION 2 PURPOSE OF THE AMENDMENT

- 2.1. The purpose of the Official Plan Amendment No. 2 (herein referred to as “OPA No. 2”) is to implement changes to the text, schedules and appendices of the current Official Plan of the Township of Carling as part of the five-year review required under Section 26 of the Planning Act.
- 2.2. The effect of OPA No. 2 is to ensure that the Plan has regards to the matters of provincial interest listed in Section 2 of the Planning Act, is consistent with the policy statements issued under Section 3(1) of the Planning Act, and to comply with legislative changes made to the Planning Act since the current Plan came into effect.
- 2.3. In addition to updating policies to recognize changes to provincial requirements, there have been a number of policy amendments to respond to local matters respecting rural standards and private lots and other general items.

SECTION 3 LOCATION

- 3.1. This Amendment applies to all the lands within the Township of Carling.

SECTION 4 BACKGROUND AND BASIS OF THE AMENDMENT

- 4.1. The current Official Plan was adopted by the Council of the Township of Carling on July 21, 2008 and was approved by the Ministry of Municipal Affairs on November 16, 2010.
- 4.2. In 2014, the Ministry of Municipal Affairs and Housing released the 2014 Provincial Policy Statement (herein referred to as the “2014 PPS”). The 2014 PPS is issued under Section 3(1) of the Planning Act. Section 3(5) of the PPS requires that any decision of Council that affects a planning matter shall be consistent with the policies issued under Section 3.
- 4.3. Section 26(1.1) of the Planning Act requires that the Township revise its Official Plan no less frequently than every five years after the Plan comes into effect to ensure that the Plan is consistent with policy statements issued under Section 3(1) of the Planning Act.
- 4.4. In 2019 the Ministry of Municipal Affairs began a review of the 2014 PPS. A new PPS was released (herein referred to as the “2020 PPS”) and came into effect on May 1, 2020.

- 4.5. The Amendment will bring the Township's Official Plan into consistency with the 2020 PPS and will satisfy the legislative requirement of updating the plan no less frequently than every five years after the Plan comes into effect.
- 4.6. To ensure that the Plan is consistent with provincial policies, the Township consulted with provincial ministries throughout the Official Plan Review process. A core ministries meeting was held at the Township office on April 20, 2017 where provincial agencies provided the Township with specific policy direction.
- 4.7. The 2020 PPS is intended to be read in its entirety, with all relevant policies applied to each situation. The PPS policies contained within the Plan will be updated to recognize this integral aspect of the PPS.
- 4.8. The demographics of the Township of Carling population has changed since the current Official Plan came into effect. This will be reflected in a new policy approach for the Township.
- 4.9. The current Official Plan represented a major policy update for the Township when it came into effect in 2011. The Plan has been working well for the Township since it came into effect. This update will include a general policy outlining that this revision does not represent a significant update to the Township's policy framework, but builds upon the policy foundation established in 2011.
- 4.10. Tables describing the Township's total assessment and residential units will be updated to reflect current data.
- 4.11. The Plan's Goal will be revised to give specific reference to the importance of protecting the natural and physical environments of the Township as primary economic drivers of the Township and region. It will also include new language about meeting the social, health and well-being requirements of current and future residents by facilitating economic development and growth and promoting a wide range and mix of housing opportunities.
- 4.12. The Plan's objectives will be updated to include new objectives to promote energy efficient designs and designs that can handle the effects of climate change.
- 4.13. The Township will include a new Growth Policy highlighting that the Township hopes to encourage new rural growth to respond to affordable housing and housing shortages and improve the overall housing supply within the Township.
- 4.14. Existing policy on seasonal residential conversions to be revised to identify that these types of conversions may be more prominent in the future given increased availability of technologies like reliable internet connectivity.
- 4.15. Data respecting the year-round population has been updated to reflect 2021 Census counts.

- 4.16. New policy will be added that sets out that those municipal lands surrounding the existing municipal offices are intended to be used for the development of community facilities in order to centralize function, create efficiency, and provide accessibility to residents. In addition, some medium to high density residential land uses will be considered on these lands in a manner compatible with those existing and planned community facilities as well as surrounding land uses.
- 4.17. A new Rural Area policy will be formulated indicating that the Township encourages the use of surplus public lands for affordable housing where the site is appropriate.
- 4.18. New policy to be included that sets out new that new development like applications for consent or Plans of Subdivision should be located on existing municipal roads as a priority, consistent with Provincial Policy directives. Those developments on newly constructed municipal roads will only be considered where the Township has determined it to be feasible in accordance with municipal Asset Management Plans.
- 4.19. A new policy is to be included recognizing that the Township supports the re-separation of original 100-acre lots that have merged over time, subject to proceeding through the standard consent process.
- 4.20. The servicing policies of the Plan have been revised to provide that communal sewage and water services are a permitted form of servicing throughout the Township in accordance with the servicing hierarchy outlined in Section 1.6.6.3 and 1.6.6.4 of the PPS, 2020.
- 4.21. Existing servicing policies have been expanded upon to provide that new developments must demonstrate site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with PPS Section 1.6.6.4.
- 4.22. New servicing policy is included to set out the parameters for when a hydrogeological assessment would be required in association with proposals for the creation of new lots where groundwater is the intended drinking water supply.
- 4.23. Policies speaking to sewage constraint zones are deleted to avoid redundancy.
- 4.24. The Official Plan has been amended to include a new Stormwater Management policy that indicates that the Ministry of Transportation (M.T.O.) may request stormwater management plans be prepared for development adjacent to provincial highways in the Township.
- 4.25. Highway No. 559 is an important access road through the Township of Carling which has had significant operational and maintenance issues through the years. The Official Plan will include an amendment establishing a policy that the Township work with the M.T.O. to identify opportunities to improve Highway 559.
- 4.26. The Township has historically only permitted new rural lot creation where the lot fronts on a year-round, publicly maintained road or on a recreational waterbody. However, the

Township has seen pressure for additional recreational properties that includes development on private roads. To accommodate these needs, and to promote more affordable backlot housing opportunities, the Municipal Roads policies are being updated by adding a new policy allowing lot creation on private roads, subject to applicable criteria.

- 4.27. The Township actively promotes forms of active transportation. In accordance with various policy directives outlined in the PPS, 2020, including Section 1.1.3.2 e), 1.4.3 d), 1.5.1, 1.6.5, 1.6.7.4, 1.8.1 b) as well as Section 2(s) of the Planning Act new policy has been proposed to Section 13.02 which identifies that the Township will consider the inclusion of bike lanes as a design element in the development of new municipal roads or the redevelopment of existing municipal roads.
- 4.28. Recreational trails in the Township will now be shown on Appendix 1A and 1B to the Plan rather than on the Land Use Schedules.
- 4.29. Several administrative amendments are being made to the natural heritage policies within the Plan, updating the list of known provincially significant wetlands. The amendment also includes revised policy wording to ensure language is consistent with the natural heritage policies of Section 2.1 of the PPS, 2020.
- 4.30. Include a new policy establishing lands “adjacent” to significant wildlife habitat. Lands within 120 metres of the natural heritage feature are to be defined as adjacent lands.
- 4.31. New policy to be included in Section 15.03 which states the Township’s position of not supporting proposals to seeking to change existing marina’s land uses to a new land use which would result in a net reduction of docking spaces available to the water access community of the Township as well as stating that that the Township manages 5 separate water access sites that are intended to service the water access needs of the Township. The Township received considerable public input from local residents respecting the need to protect the water access facilities serving the water access communities of the Township. Additionally significant public input was received respecting undertaking a study to better understand the needs of the water access community. Section 15.03.3 has been amended to clarify that the Township will undertake such a study prior to the next revision of the Official Plan.
- 4.32. New policy added to the Industrial Development policies in the Official Plan which will require a land use compatibility study to be completed where new industrial land uses are proposed adjacent to sensitive land uses or where new sensitive land uses are proposed adjacent to existing industrial land uses. The requirements of such a study are provided in the policy. This new policy has been prepared to demonstrate consistency with Section 1.2.6.1 and 1.2.6.2 of the PPS, 2020.
- 4.33. The Housing Policies of the Official Plan have been revised to permit other forms of multi-unit residential dwellings. Such housing developments will be subject to servicing capabilities and rezoning to consider land use implications of the proposal. This represents a significant change from the historic policy framework of the Township which limited residential development to single detached dwellings (and conversions of those

structures to include accessory apartments). Allowing for multi-unit residential development demonstrates consistency with Section 1.4.3 of the PPS as these types of multi-unit residential structures tend to be more affordable in nature than those single detached residential developments. This policy change also addresses matters of provincial interest set out in Section 2(j) of the Planning Act.

- 4.34. Policy respecting group homes has been amended to indicate that the Township is supportive of the establishment of these types of uses subject to criteria contained in the Township's Comprehensive Zoning By-law. This amendment is demonstrating consistency with Section 1.4.3 b) of the 2020 PPS.
- 4.35. Since the existing Official Plan came into effect, the Planning Act has been amended to require Official Plans to contain policies authorizing the use of additional residential units (the Smart Communities Through Affordable Housing Act, 2011 and the More Home, More Choices Act, 2019). The Housing policies of the Official Plan have been amended to reflect these legislative changes. Additionally, legislative changes have been made to the Planning Act with respect to Garden Suites and the Housing policies of the Official Plan have been amended to reflect these changes.
- 4.36. The Township is establishing new policy on Affordable Housing within Section 17 of the Official Plan. Section 1.4.3 a) of the PPS, 2020 required municipalities to establish targets for the provision of housing that is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. New policy will set out that Council is supportive of public and private initiatives respecting the provision of affordable housing and supports a goal of 5% of new permanent residential dwelling units being affordable (based on the definition of affordable as set out in the 2020 PPS).

The 5% objective was established based on an analysis of permanent residential dwelling unit construction in the Township of Carling between the years 2016-2020. Specifically, an analysis was completed on the number of new dwelling units constructed within that time-frame that had a total construction value that fell at or below the defined affordable housing value of \$303,500 (being the 60th Income Percentile Affordable House Price, 2020).

Table 1 below illustrates, on an annual basis, the percentage of new permanent dwelling units that were constructed in the Township of Carling with a total construction value at or less than the affordable house price of \$303,500. In the compiling of this data, an assumption was made that those new dwelling units constructed on lots that front on recreational waterbodies, could not be included in the analysis. Land values coupled with construction values would push the value of these properties well above the defined affordable threshold. As such, only dwelling units constructed on backlots were considered.

Table 1: Breakdown of Total Backlot Dwelling Unit Construction vs. "Affordable" Dwelling Unit Construction, Carling Township (2016-2020)

Affordable New Builds (Backlot) 2016-2020, Carling Township						
	2016	2017	2018	2019	2020	TOTAL
Total Affordable Dwelling Unit Builds	1	3	0	0	0	4
Total New Dwelling Unit Builds	15	18	17	17	22	89
Percentage	6.67%	16.67%	0.00%	0.00%	0.00%	4.49%

Dwelling unit construction data obtained from municipal building permit records.

- 4.37. With respect to the Township’s objective of 5% of new permanent dwelling units being “affordable” units, new policy has also been established indicating the Township will undertake continuous monitoring new dwelling unit construction and seasonal conversion up until the next review of the Official Plan to determine whether the Township was successful in meeting its objective.
- 4.38. New policy has been added to Section 17 to reinforce the Township’s position on short-term accommodations, stating they are strictly prohibited in all residential zoning categories.
- 4.39. New heritage policies will be added to the Plan:
- i) Adding a policy that ensures Council has the correct architectural, structural, and economic information when determining the feasibility between rehabilitation vs. demolition of any heritage designated properties;
 - ii) Ensure all cultural heritage resources are properly documented and recorded prior to demolition and that this documentation is the requirement of the applicant in consultation with a Municipal Heritage Committee.
 - iii) Gives Council the opportunity to delegate to a municipal official the power to approve alterations to designated heritage properties; and
 - iv) Establish that a marine archaeological assessment may be required, pursuant to the Ontario Heritage Act, if certain submerged features are identified and impacted by a proposed waterfront development.
- 4.40. New policy respecting Marine Archaeological Resources are provided for in the Plan.
- 4.41. New policy identifying the Snug Harbour Rear Range Lighthouse as being declared a heritage lighthouse by the Historic Sites and Monuments Board of Canada and Parks Canada under the Heritage Lighthouse Protection Act.
- 4.42. New policy is included providing that Council will consider the interests of Indigenous Communities in conserving cultural heritage and archaeological resources.
- 4.43. Land Use Compatibility policies will be updated to reflect current provincial guidelines. New policy will also be established requiring development in proximity to provincial highways and rail lines, and existing stationary noise sources not associated with industry to assess noise levels in accordance with the MOECC NPC-300 Guideline for stationary and transportation noise sources.

- 4.44. New policy speaking to requirements when developing on potentially contaminated sites, including the potential need for filing of a Record of Site Condition.
- 4.45. New policy is provided to allow the Township to request an environmental site assessment if securing land holdings through parkland dedication or any other acquisition avenue.
- 4.46. The updated policies will amend the “Principles of Waterfront Development” policies by recognizing climate change as a factor that could increase the risk of development on persons and property from natural and man-made causes. This is consistent with Section 3.1.3 of the 2020 PPS.
- 4.47. New policy has been introduced to Section 22.02 which speaks to the Township’s participation in a collaborative program including the Georgian Bay Biosphere, neighbouring municipalities and First nations. The program will work towards a collaborative and cost-effective approach to energy management and the reduction of greenhouse gas emissions throughout the Georgian Bay Biosphere region.
- 4.48. Various new policies have been introduced to Section 22.05 which set out new standards for development on Georgian Bay that take into consideration potential flooding hazards.
- 4.49. New policy has been included that speaks to erosion hazards, consistent with PPS policies 3.1.1 and 3.1.2.
- 4.50. New policy has been established that explains the Township is exploring options on how to reduce its carbon footprint while maximizing operational efficiencies. From a waste management perspective, this may be achievable through alternative waste collection methods (like centralization of functions, exporting waste etc.). Green waste initiatives are encouraged and municipal transfer stations are equipped with recycling stations.
- 4.51. Revised aggregate policies are included to ensure consistency with the 2020 PPS by identifying pits and quarries as Class III industries and setting out appropriate areas of influence for industrial and sensitive land uses.
- 4.52. New Aggregate Mapping schedules were added to the Official Plan that show the location of sand and gravel resources of primary and secondary significance as well as the location of any licensed pits/quarries and abandoned mine sites.
- 4.53. The updated policies will add a policy relating to wildland fire hazards, in accordance with 2020 PPS that gives Council the option to request a fire hazard assessment be completed for a development proposal where the subject lands are designated “high” to “extreme” on the Wildland Fire Hazard Appendices, which will form part of this amendment.
- 4.54. The revised plan will also add a policy which permits Council to place certain lands under site plan control or a holding provision to implement mitigation strategies outlined in a wildfire hazard assessment, if necessary.

- 4.55. The updated plan will revise the Rural designation permitted uses to include “agriculture related uses” and “on-farm diversified uses” in accordance with the 2020 PPS and provincial guidelines.
- 4.56. The plan will revise the wording of various Rural designation policies to reflect the wording of the 2020 PPS.
- 4.57. New policies are included for consents in the Rural designation to reflect the ability to create new lots on private roads as well as lowering the standards for new lot creation in the rural area.
- 4.58. New policies will reduce the standards for new lots in the Rural designation to 1.6 hectare lot areas and 120 metre lot frontages and in the Rural Community designation to 1.0 hectare lot area and 70 metres lot frontages. Reduction of standards will allow for more dense residential development in the Rural and Rural Community designations, which should be beneficial in spurring more affordable housing options. This policy change will also align standards with those standards set out in the Township’s Comprehensive Zoning By-law.
- 4.59. New policy in the Rural and Rural Community designations will allow for proposals for land division to come forward where lot sizes are less than 1.0 hectare or the overall density is less than 1.0 hectare per unit. In these scenarios a hydrogeological investigation, prepared by the applicant, will need to demonstrate why the smaller lot size can be justified. This policy will also provide that that in these cases, a rezoning is also required.
- 4.60. New policies have been introduced to Section 27.05 which identify that sewage services in the Industrial Park, while located in the Township of Carling, are actually managed by the Municipality of McDougall on behalf of the Industrial Park Board. New policies introduced to Section 27.05 identify that there may be opportunities for multi-unit residential development in the lands surrounding the Industrial Park due to the presence of municipal services, but notes that such development proposals would require full review for land use compatibility and would be required to proceed through a comprehensive review exercise and amendment to the Township’s Zoning By-law.
- 4.61. Replace the ICI Lands policies with new policies identifying the former Akzo Nobel lands in Carling will be available for redevelopment subject to the appropriate assessments being completed in accordance with provincial or municipal regulations. Assessments need to consider the municipal boundaries and the specialty needs respecting municipal boundaries.
- 4.62. Site Plan Control policies are amended to recognize that Site Plan can be used to maintain existing heritage features (i.e. scale, massing and pattern of heritage resources), to promote designs elements that maximize energy efficiency and conservation, and to require development or redevelopment to include planting of native tree species which are resilient to climate change and which provide a high level of carbon sequestration. These policy amendments are intended to address Section 1.1.1 i), 1.1.3.2 c), 1.6.6.7 c) as

well as Section 2.6 of the PPS, along with addressing Section 2(d) and 2(s) of the Planning Act.

- 4.63. Community Improvement policies amended to include the preservation, rehabilitation, renewal and reuse of heritage resources and increasing the supply of affordable housing as Community Improvement objectives for the Township.
- 4.64. The Plan's Glossary is amended to include definitions of various terms used throughout the Plan.
- 4.65. Schedules A1 and A2 have been revised accordingly. Of particular note and importance is the fact that the boundaries of the Rural Community designation have been proposed to be expanded into some of the adjacent lands that are currently designated Rural. Many of these lands currently designated Rural consist of existing developed lands that are, in reality, an extension of the historic communities identified in the Official Plan which also contain a concentration of year-round residents. The proposed boundary change aligns the Rural Community designation with the boundaries of those existing built up communities. For example, Bayview Subdivision, a dense residential area of the Township, is identified as a historic community in Section 7.04.4 of the Official Plan, but has not historically been designated Rural Community, despite its density.
- 4.66. Schedules B1 and B2 have been revised accordingly to illustrate the boundaries of various natural heritage features, including new features not historically included in Schedules B1 and B2 (i.e. coastal wetlands, Moose Aquatic Feeding Areas).
- 4.67. New Schedules C1 and C2 Aggregate Mapping have been prepared.
- 4.68. New Appendix 2 identifying all operating tourist commercial resorts within Carling Township.
- 4.69. New Appendix 3 highlighting the Deep Bay Watershed & Lake Management Plan (Executive Summary).
- 4.70. New Appendix 4A and 4B highlight wildland fire hazard classification for all lands within the Township.

PART B – THE AMENDMENT

Introductory Statement

PART B – The Amendment, consisting of the following text and attached Schedules ‘A-1’, ‘A-2’, ‘B-1’, ‘B-2’, Appendix ‘1A’, Appendix ‘1B’, Appendix ‘2’, Appendix ‘3’, and Appendix ‘4A’ and ‘4B’ constitute Amendment No. 2 to the Official Plan of the Township of Carling.

Details of the Amendment

The Official Plan of the Township of Carling is amended as follows:

TOWNSHIP OF CARLING – OFFICIAL PLAN INDEX

1. The Official Plan index is amended by adding the following schedules to the list of Schedules to the Official Plan:

“SCHEDULE C-1 Aggregate Mapping (West Half)”

“SCHEDULE C-2 Aggregate Mapping (East Half)”

2. The Official Plan Index is amended by creating the following list under the header “Appendices”:

- APPENDIX 1A – Trail Systems (West Half)
- APPENDIX 1B – Trail Systems (East Half)
- APPENDIX 2 – Tourist Commercial Resorts in the Township of Carling
- APPENDIX 3 – Deep Bay Watershed & Lake Management Plan (Executive Summary)
- APPENDIX 4A – Wildland Fire Hazard (West Half)
- APPENDIX 4B – Wildland Fire Hazard (East Half)

SECTION 2.0 – PURPOSE OF THE OFFICIAL PLAN

1. Section 2.01 is amended by deleting the words “replaces the existing Official Plan for the Parry Sound Area Planning Area that was a joint document shared with the former townships of McDougall and Foley.” and replacing them with the words: “constitutes an revision to the previous official plan, adopted by Council for the Corporation of the Township of Carling on July 21, 2008 and approved by the Ministry of Municipal Affairs and Housing on November 16, 2011.”
2. Section 2.03 is amended by adding the words “(herein referred to as “the Township”).” to the end of the paragraph.

SECTION 3.0 – PROVINCIAL POLICY STATEMENT

1. Section 3.01 is amended by adding the word “Official” prior to the word “Plan”, by changing the letter “p” in the word “Provincial” to lowercase, and by adding the word “Planning” in front of the word “Act” at the conclusion of the paragraph.
2. Section 3.02 is amended by replacing the words “March 1, 2005” with “May 1, 2020”. Section 3.02 is also amended by including the words “(herein referred to as “PPS”)” at the conclusion of the first

sentence and by replacing the words “Provincial Policy Statement” with the acronym “PPS” at the beginning of the second sentence. Section 3.02 is also amended by adding the word “Planning” prior to the word “Act” at the conclusion of the final sentence.

3. Delete Section 3.03 entirely and replace with the following:

“Under Section 4.6 of the Provincial Policy Statement:

The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans.

Official Plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.”

4. Section 3.0 is amended to add the following paragraph as Section 3.04:

“3.04 The Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.”

5. Section 3.0 is amended by adding the following paragraph as Section 3.05:

“3.05 Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the Provincial Policy Statement.

SECTION 4 – PLANNING BOARD

1. Section 4.01 is amended by deleting the words “of Carling” at the beginning of the first sentence and second sentence.
2. Section 4.02 is deleted and replaced with the following paragraph:

“4.02 The Township shall rely on the Parry Sound Area Planning Board for advice and assistance in respect of such planning matters affecting the planning area as are referred to the board as well as through responsibilities conferred upon the board through the Planning Act.”

SECTION 5.0 – MONITORING THE OFFICIAL PLAN

1. Section 5.01 is amended by adding the words “(5)” after the word “five” in the second sentence.
2. Section 5.02 is amended by capitalizing the words “Official Plan” in the first sentence.

- Section 5.0 is amended by adding a new policy Section 5.03 which states the following:

“Prior to revising this Official Plan, Council will monitor the implementation of the affordable housing policies of this Official Plan in order to determine whether the Township has met its goal that 5% of new permanent residential dwelling units be affordable to low and moderate income households as defined in the PPS, 2020.”

SECTION 6.0 – BASIS OF THE PLAN

- Section 6.01 is amended by deleting the words “of Carling” at the beginning of the first sentence and by deleting the final sentence.
- Section 6.02 is amended by replacing the words “this policy” in the first sentence to “this Official Plan”. Section 6.02 is also amended by adding the word “Official” in front of the word “Plan” in the second sentence. Section 6.02 is amended by adding the following sentences to the end of the section: “In attaining its vision of sustainability, it is important that the social, economic and environmental interests of the Township, its residents and the general public are balanced when making planning decisions. Where one or more of these pillars of sustainability are not considered, planning decisions may have lasting impacts on not only today’s inhabitants of the Township, but on those future inhabitants.”
- Section 6.03 is amended by adding the word “Official” before the word “Plan” at the beginning of the first sentence and by deleting the words “of Carling” at the end of the paragraph.
- Section 6.04 is amended by deleting the words “of Carling” in the first sentence.
- Section 6.05 is amended by deleting the words “of Carling” in the first sentence and by replacing the words “industrial park” with the words “Parry Sound Area Industrial Park”.
- Section 6.06 is deleted in its entirety and replaced with the following:

“6.06 This Official Plan represents a review of the official plan adopted by Council in July, 2008 and approved by the Ministry of Municipal Affairs and Housing in November, 2011. The Official Plan responds to current issues and the need for updated policy as a result of public meetings, changes to the Planning Act, and the provincial land use policy framework.”

- Delete Section 6.07 (including Table 1) and replace with the following:

“The Township consists of both seasonal and year-round residents. Residences within the Township can be categorized as year-round or seasonal in nature as illustrated in Table 1 below:

TABLE 1 - DWELLINGS

	2021	%	2006	%	1996	%
Year Round (units)	541	29.8	498	31.5	390	27.1
Seasonal (Units)	1274	70.2	1083	68.5	1049	72.9
Total	1815	100.0	1581	100.0	1439	100.0

Source: Municipal Property Assessment Corporation/Statistics Canada

8. Section 6.08 is amended by deleting the word “Carling” in the first sentence and replacing it with the word “the”. Section 6.08 is amended by replacing the acronym “G.T.A.” with the words “Greater Toronto Area”.
9. Section 6.09 is deleted in its entirety and replaced with the following:

“6.09 There has been an increase in short term visitors in the Township. The Township has also seen a modest increase in population since the previous official plan was prepared. Even though the supply of vacant land for new development can accommodate growth for the life of the Official Plan, there continues to pressure for new growth in the form of new lot creation, maximizing built form, and new ownership structures.”
10. Section 6.10 is amended by replacing the words “The Council of the Township of Carling” with the words “the Township”.
11. Replace Section 6.11 with the following:

“6.11 The current official plan has been working well for Carling Township. The 2011 Plan represented a major update that included public consultations, detailed questionnaires, and a large number of seminars to understand development issues, problems, and concerns. The 2022 amendment builds upon the policy foundation established in 2011.”
12. Replace Section 6.12 with the following:

“6.12 Carling’s economy is primarily derived from the large proportion of second home owners. These property owners provide a significant contribution to the tax base of the Township and also have requirements for municipal services.”
13. Section 6.13 is amended by deleting the words “of Carling” in the first sentence, capitalizing the words “Official Plan” in the first sentence, and by replacing the words “Provincial Policy Statement” with the acronym “PPS” in the first sentence. Section 6.13 is also amended by replacing the second sentence with the following sentence: “The Township has received technical submissions from various Provincial agencies as part of the review process.”
14. Section 6.14 is amended by deleting the word “percent” in the second sentence and replacing it with the percent symbol (%) and by replacing the word “Carling” with the word “the” in the second sentence, and by replacing the word “Carling” with the word “the” in the third sentence.
15. Section 6.15 of the Official Plan is amended by deleting the third sentence, replacing the word “Carling” with the word “the” in the fourth sentence, and replacing the word “plan” with the words “Official Plan” in the fourth sentence.
16. Section 6.16 is amended by deleting the words “of Carling” in the first sentence and adding the word “a” following the word “is” in the first sentence.

17. Replace *Table 2 – Assessment* in Section 6.16 with the following new table:

TABLE 2 - ASSESSMENT

WEST PARRY SOUND	2020 Total Assessment
Seguin	\$3,644,872,227
The Archipelago	\$2,180,020,909
Carling	\$1,056,938,454
Town of Parry Sound	\$908,324,300
McDougall	\$795,381,100
McKellar	\$681,428,309
Whitestone	\$623,335,010

Source: Municipal Property Assessment Corporation, 2020

18. Section 6.17 is amended by replacing the words “being careful and cost efficient” in the first sentence with the words “respecting core planning principles and being fiscally responsible”. Section 6.17 is also amended by replacing the word plan in the first sentence with the words “Official Plan”.
19. Section 6.18 is amended by adding the word “Official” prior to the word “plan” in the second sentence.
20. Section 6.19 is amended by deleting the words “of Carling has been” in the first sentence and replacing them with the word “was” and by deleting the second sentence entirely.
21. Section 6.20 is amended by deleting the words “of Carling” in the first sentence and by replacing the words “the municipality’s shoreline” with the word “its coastline” in the first sentence. Section 6.20 is also amended by deleting the word “recently” in the second sentence, adding the word “some” prior to the word “pressure” in the second sentence, and by replacing the word “plan” with the words “Official Plan” in the final sentence.
22. Section 6.21 is amended by replacing the word “shoreline” with the word “coastline” in the first sentence, replacing the word “Carling” with the word “the” in the first sentence, and replacing the word “plan” with the words “Official Plan” in the final sentence.
23. Section 6.22 is amended by replacing the word “Carling” with the word “the” in the first sentence as well as replacing the word “municipality” with the word “Township” also in the first sentence.
24. Section 6.23 is amended by replacing the word “Carling” with the word “the” in the first sentence, replacing the word “coast” with the word “coastline” in the first sentence, and replacing the words “first nations” with the words “Indigenous Communities” in the first sentence. It is also amended by replacing the word “Carling” in the first sentence with the word “the” in the second sentence.
25. Section 6.24 is amended by deleting the words “of Carling” in the first sentence, replacing the word “coast” with the word “coastline” in the first sentence, replacing the word “plan” with the words “Official Plan” in the second sentence and replacing the word “municipality’s” with the word “Township’s” in the second sentence.
26. Section 6.25 is amended to read as follows:

“6.25 The Official Plan also recognizes the efforts and role of organizations including the Georgian Bay Biosphere and land trusts (such as the Georgian Bay Land Trust) in affecting the management of the natural environment, preserving local economies and protecting resources.

27. Section 6.26 is deleted and replaced with the following text:

“6.26 The Parry Sound Area Industrial Park (herein referred to as the “Industrial Park”) is located within the boundaries of the Township. The Industrial Park is an important part of the local economy shared by the Township, the Municipality of McDougall, and the Town of Parry Sound. Policies are included in this Official Plan to recognize the Industrial Park and direct its future development.”

28. Section 6.27 is amended by replacing the word “plan” with the words “Official Plan” at the beginning and end of the second sentence and by adding the words “set out in Section 8 and 9” after the words “goals and objectives” in the second sentence.

29. Section 6.28 is amended by replacing the word “Carling” with the word “the” at the beginning of the first sentence and by deleting the words “and good planning practices” in the final sentence in order to eliminate vagueness.

30. Section 6.29 is amended by deleting the words “of Carling” in the first sentence and by replacing the words “roads in the municipality” with the words “Township roads” in the final sentence.

31. Section 6.30 is amended by replacing the word “Carling” with the word “the” in the first sentence and by adding the word “Provincial” after the word “Killbear” in the final sentence and by adding the words “as set out in Section 27.07 of the Official Plan” to the end of the paragraph.”

SECTION 7 – BRIEF HISTORY

1. Section 7.01.1 of the Plan is deleted and replaced with the following language:

“7.01.1 The Township is situated on the eastern coast of the Georgian Bay directly northwest of the Town of Parry Sound. The Township was first surveyed in 1873 with a reported land area of 52,926 acres and 2,223 acres of water surface area. The Township was incorporated in 1897.”.

2. Section 7.01.2 is amended by replacing the word “Carling” with the word “The” in the first sentence, by replacing the word “shores” with the word “coastline” in the first sentence, and by replacing the word “shore” with the word “coastline” in the second sentence.

3. Section 7.01.3 is amended by replacing the word “Carling” with the words “the Township” in the first sentence and by replacing the word “shoreline” with the word “coastline” in the final sentence.

4. Section 7.01.4 is amended by replacing the word “Carling” with the word “the” in the first sentence and replacing the word “Carling’s” with the words “the Township’s” in the final sentence.

5. Section 7.02.1 is amended by replacing the word “Carling” with the word “The” in the first sentence, by deleting the words “of Carling” in the second sentence, and by adding the word “Official” in front of the word “Plan” in the second sentence.
6. Section 7.02.2 is amended by replacing the word “shoreline” with the words “coastline” in the first sentence.
7. Section 7.02.3 is amended by adding the word “Official” prior to the word “Plan” in the first sentence and by replacing the word “Carling” in the first sentence with the words “the Township”
8. Section 7.02.4 is deleted in its entirety.
9. Section 7.03.1 is amended by adding the word “that” following the word “organization” and by replacing the word “shore” with the word “coastline”.
10. Section 7.03.2 is amended by deleting the words “of Carling”, by replacing the words “first nations” with the words “Indigenous Communities”, and by replacing the word “Coast” with the word “coastline”.
11. Section 7.03.3 is amended by adding the word “Official” before the word “Plan”.
12. Section 7.04.1 is amended by replacing the word “shoreline” with the word “coastline”, by replacing the word “Carling” with the words “the Township”, by replacing the word “municipality” with the word “Township” and by deleting the second sentence entirely.
13. Section 7.04.2 is deleted in its entirety.
14. Section 7.04.3 is deleted in its entirety.
15. Section 7.04.4, 7.04.5, 7.04.6, and 7.04.7 are renumbered to 7.04.2, 7.04.3, 7.04.4, and 7.04.5 respectively.
16. Renumbered Section 7.04.2 is amended by replacing the word “Carling” with the words “the Township”.
17. Renumbered Section 7.04.3 is amended by replacing the word “neighbourhoods” with the word “communities”, by replacing the word “Carling” in the second line with the word “Township’s”, by replacing the word “plan” with the words “Official Plan”, and by replacing the word “Carling” with the words “the Township” at the conclusion of the paragraph.
18. Renumbered Section 7.04.4 is amended by deleting the words “of Carling”.
19. Renumbered Section 7.04.5 is amended by replacing the word “Carling” with the word “the” at the beginning of the first sentence, by replacing the word “municipality” with the word “Township”, by replacing the word “shoreline with the word “coastline” and by deleting the last sentence entirely.

SECTION 8 – GOAL

1. Section 8.01 of the Official Plan is amended by deleting the words “of Carling” in the first sentence, by deleting the second sentence entirely, and by adding a new sentence to the end of the paragraph that states the following: “Ensuring the preservation of these environments is critical in stimulating and driving both the local economy and the regional economy that makes up the West Parry Sound area.”

2. Add a new Section 8.02 which states:

“8.02 It is also the goal of the Official Plan for the Township to meet the social, health and well-being requirements of both current and future residents through preservation of the natural and physical environments, facilitating economic development and growth, and providing a full range and mix of housing, including affordable housing.

SECTION 9 – OBJECTIVES OF THE PLAN

1. Section 9.01 is deleted in its entirety and replaced with the following new Section 9.01:

“9.01 To maintain, protect and enhance the natural environment within the Township. It should be ensured that development or redevelopment of land in the Township has minimal or no adverse impacts on the natural resources of the Township and that these resources are managed for future and existing inhabitants of the Township. When considering impacts on these natural resources, such impacts will be viewed from a cumulative perspective as more than one “minimal” such impact may become adverse.

In attaining its overall vision of “sustainability”, the social and economic impacts of development and redevelopment must be considered along with the environmental impacts. Careful consideration and balancing of all three pillars of sustainability will ensure there are no lasting impacts on future inhabitants of the Township.”

2. Section 9.02 is amended by replacing the word “lakes” with the word “waterbodies” and by replacing the words “applying aggressive manners” with the words “strongly encouraging land owners to implement best practices that have been proven” and by replacing the word “shoreline” with the word “coastline”.
3. Section 9.03 is amended by inserting the word “rural” prior to the word “communities” and by replacing the word “municipality” with the word “Township”.
4. Section 9.04 is amended by replacing the word “municipality” with the word “Township”.
5. The first sentence of Section 9.08 is amended by deleting the words “of Carling”. The second sentence of Section 9.08 is amended to read the following:

“This will include managing the maintenance and use of all existing and new municipal roads, prescribing safe and appropriate standards of construction for any new private roads, and advocating

for ongoing maintenance and upkeep of those existing privately owned and maintained roads within the Township.”

6. Section 9.09 is amended by deleting the words “limiting additional development along the major roadways”.
7. Section 9.10 is amended by replacing the words “Provincial Policy Statement (PPS)” with the acronym “PPS”.
8. Section 9.11 is amended by deleting the words “of Carling” in the first sentence.
9. Section 9.12 is amended by replacing the words “One of the goals of this Plan is to promote” with the word “Promoting”.
10. Section 9 is amended by adding the following objective as Section 9.13:

“9.13 Avoiding land use patterns which may cause environmental or public health and safety concerns while recognizing the potential impact that climate change may have on these matters. The type of land use patterns which should be avoided include, for example, building in floodplains and filling in wetlands restricted by the provisions contained within the Township’s Comprehensive Zoning By-law.”

11. Section 9 is amended by adding the following objective as Section 9.14:

“9.14 To reduce energy use through shading and sheltering, the municipality will encourage tree planting and innovative green spaces, such as green roofs, in new and existing development. The use of permeable pavers and pervious pavement in areas such as parking lots and sidewalks will be promoted.”

12. Section 9 is amended by adding the following objective as Section 9.15:

“9.15 The Township will encourage the planting of native or non-native, non-invasive tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water runoff.”

13. Section 9 is amended by adding the following objective as Section 9.16:

“9.16 Ensuring the protection and management of all features of significant architectural, cultural, historical, archaeological or scientific interest in order to preserve their functional use and heritage value to the Township.”

14. Section 9 is amended by adding the following objective as Section 9.17:

“9.17 Where possible, public service facilities as defined in the PPS should be co-located in community hubs to promote cost-effectiveness and to facilitate service integration. Establishment of these facilities in existing built-up areas is preferred.”

15. Section 9 is amended by adding the following objective as Section 9.18:

“9.18 Promote forms of green development that are designed to mitigate greenhouse gas emissions and encourage a variety of climate change adaptation techniques throughout the development process.”

SECTION 10 – GROWTH POLICY

1. Section 10.0 is amended by replacing the existing policy with the following policy:

“10.0 It is anticipated that the population and land uses for Carling Township will remain relatively stable over the period of this Official Plan. The Township encourages new year round development as part of its growth plan. New rural lot development is encouraged in order to avoid a decline in rural housing units and population.”

2. Section 10.0 is amended by deleting *Table 3 – Existing and Potential Development*.

3. Section 10.01 is amended by deleting the words “of Carling” in the first sentence, by adding the text “(2/3rd)” after the words “two-thirds” in the third sentence, by deleting the word “entire” in the third sentence, by replacing the word “Carling” with the words “the Township” in the third sentence, by deleting the words “primarily in the greater Toronto area” in the third sentence, by deleting the fourth sentence, by adding the word “Official” before the word “Plan” in the sixth sentence, wherever it appears, and by replacing the word “Council” with the word “the Township” in the sixth sentence, wherever it appears.

4. Section 10.02.1 is amended by replacing the word “cottages” with the words “seasonal residences”, by replacing the word “Carling” with the word “the” at the end of the first sentence, and by deleting the second sentence and replacing it with the following language:

“As previously indicated in this Official Plan, changes in available technologies (including, but not limited to reliable internet connectivity) may result in an increase in seasonal residential conversions throughout the Township”.

5. Section 10.02.1 is amended by renumbering *Table 4 – Carling Year Round Population* to *Table 3* and replacing it with the following new table:

TABLE 3 – CARLING YEAR ROUND POPULATION

1988	1996	2001	2006	2016	2021
826	952	1063	1030	1125	1491

Source: Statistics Canada

6. Section 10.02.2 is amended by deleting the words “Council of the” and the words “of Carling” in the first sentence and by replacing the word “cottages” with the words “seasonal residences” in the first sentence.

7. Section 10.03 is amended by deleting the words “of Carling” in the first sentence, by deleting the word “Carling” with the words “The Township” at the beginning of the second sentence and by replacing

the word “municipality” with the word “Township” at the end of the second sentence. Section 10.03 is also amended by replacing any reference to the “Provincial Policy Statement” with the acronym “PPS”. Section 10.03 is also amended by replacing the word “acts” with the word “functions” in the final paragraph.

8. Section 10.03 is amended by adding a new policy, Section 10.03.1, which states the following:

“10.03.1 The Township is the owner of various lands in the area immediately surrounding the municipal office and community centre. Given the location of these lands off Highway 559, being the sole access in and out of the Township, it is the intention of the Township that the development of community facilities be located on these lands, where possible, to centralize function, create efficiency of operations, and provide accessibility to all residents.

In addition to locating community facilities on these lands, the Township will consider the establishment of medium to high density residential development on these lands. Such residential uses would need to be compatible with existing and planned community facilities and any other neighbouring land uses.”

9. Section 10.04 is amended by replacing the word “Carling” with the word “the” in the third sentence and by deleting the words “- one or two new lots created each year; and three to five new homes (planning board and building department)” in the third sentence, by deleting the words “of Carling” in the fourth sentence and by adding the following paragraph at the end of the Section:

“The Township encourages new rural growth to respond to a number of planning principles relating to affordable housing, housing shortages, as well as improving housing supply. Fees may be reduced or eliminated to encourage rural development and particularly affordable residential development.”

10. Add a new Section 10.04.1 which states:

“10.04.1 The Township encourages the use of surplus public lands for affordable housing where the site is appropriate for such a use and where the use would be compatible with adjacent land uses.”

11. Add a new Section 10.05 which states:

“10.05 Utilization of Municipal Infrastructure

The PPS identifies that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Additionally, the PPS encourages municipalities to optimize the use of existing infrastructure before consideration is given to developing new infrastructure.

In keeping with the above provincial policy directives, the Township encourages new development (like applications for Consent or Plans of Subdivision) to locate on existing municipal roads. Where development applications are proposing the creation of new roads that will be constructed to municipal standards and conveyed to the Township,

consideration will only be given where the Township has determined that continued maintenance and upkeep of the roads can be done in a cost-effective manner and in accordance with the Township’s Asset Management Plan and Capital Roads Plan.

Development applications proposing the construction of new private roadways, not owned or maintained by the Township, may be acceptable so long as appropriate construction standards have been established, agreements are in place etc.”

SECTION 11 – APPLICATION

1. Section 11.01 b) is amended by replacing the text with the following text: “where the number of new lots created is limited to three (3) plus one (1) retained lot.
2. Section 11.01 c) is deleted in its entirety;
3. Section 11.01 d) – h) inclusive are revised to c) – g) inclusive;
4. New Section 11.01 f) is amended by replacing the word “plan” with the words “Official Plan”.
5. Section 11.01 is amended by adding a new subsection, 11.01.1, which states the following:

“11.01.1 The Township generally supports the re-separation of original 100-acre plots (or broken 100-acre plots) that have merged over time. Such a severance must be obtained through the standard consent process and be able to demonstrate some form of legitimate access.”

SECTION 12 – SERVICES

1. Section 12.01.1 is amended by deleting the words “of Carling” in the first sentence, by replacing the word “municipality” with the word “Township” in the final sentence, and replacing any reference to “individual private septic systems” with the words “individual on-site sewage systems”.
2. Section 12.01.2 is replaced in its entirety with the following text:

“12.01.2 Where new non-waterfront development is proposed in excess of five (5) lots or for fewer than six (6) lots where more than 4,500 litres of effluent would be produced per day in the rural area on individual on-site sewage systems or private communal sewage systems, a servicing option study will be required to evaluate all alternative forms of servicing within the context of the hierarchy set out in the provincial policy statement. A hydrogeological report must be submitted in addition to the servicing options study to demonstrate that the proposed system(s) will not have a significant detrimental impact to the natural environment. If the proposal would permit development of fewer than six lots or units on individual on-site sewage systems or private communal sewage systems, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report will not be required.

3. Section 12.01.3 is amended by adding the following words “and provided that site conditions are suitable for the long-term provision of such services with no negative impacts” to the end of the sentence.

4. Section 12.01.4 is deleted in its entirety and is replaced with the following policy:

“12.01.4 Although uncommon throughout the Township, private communal sewage systems are a permitted form of sewage servicing. However, any communal sewage systems must comply with the standards of the municipality and the Province and satisfy any requirements of the Ontario Building Code and the Environmental Protection Act (E.P.A.). The responsibility for all maintenance and liability respecting a communal sewage system must be arranged to the satisfaction of the Township including a responsibility agreement between the Township and the proponent, as prescribed by the Ministry of Environment, Conservation and Parks.”

5. Section 12.01.5 is amended by adding the word “recreational” before the word “waterbodies” in the first sentence and by adding the words “where applicable” after the words “Lakeshore Capacity Assessment Handbook” in the third sentence.

Section 12.01.5 is also amended by revising the first bullet point through replacing the words “has a separate septic system” with the words “is on a lot capable of supporting a Class 4 sewage system” and adding the words “and there would be no net increase in phosphorus loading to the lake” to the end of the bullet point and by replacing the word “of” with the word “or” in the third bullet point.

6. Section 12.01.6 is deleted in its entirety.

7. Section 12.01.7, 12.01.8, and 12.01.9 are renumbered to Sections 12.01.6, 12.01.7, and 12.01.8 respectively.

8. Renumbered Section 12.01.6 is amended by replacing the word “septic” with the word “sewage”.

9. Renumbered Section 12.01.7 is amended by replacing the words “Ministry of Environment” with the words “Ministry of Environment, Conservation and Parks.”

10. Include a new Section 12.01.9 which reads as follows:

“12.01.9 The North Bay Mattawa Conservation Authority is currently the approval authority for those private sewage systems where less than 10,000 litres of sewage will be produced per day. The Township will strive to work with the North Bay Mattawa Conservation Authority to develop avenues for implementing an efficient septic inspection program.”

11. Section 12.02.1 is amended by replacing the acronym “MOE” with the words “Ministry of Environment, Conservation and Parks” and by adding a new sentence at the end of the section which states the following: “Private communal water services are a permitted form of water servicing, subject to compliance with provincial regulations and the appropriate studies and agreements.”

12. Section 12.02.2 is amended by including “(5)” after the word “five”.

13. Section 12.02.3 is amended by including “(6)” after the word “six” and by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
14. Section 12.02.4 is amended by including “(6)” after the word “six” and by adding a new sentence at the end of the section which reads: “It must be demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.”
15. Section 12.02.5 is amended by including “(5)” after the word “five” and by adding a new sentence at the end of the section which reads: “It must be demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.”
16. Section 12.02 is amended by adding a new Section 12.02.6 which reads as follows:

“12.02.6 Where groundwater is intended to be the supply of drinking water for developments consisting of lots which average 1 hectare in lot area (with no lot being smaller than 0.8 hectares in lot area), such development may not require a detailed hydrogeological assessment, provided it can be demonstrated that the area is not hydrogeologically sensitive. In such circumstances, it is the responsibility of the development proponent to obtain a professional analysis from a qualified consultant that the area is not hydrogeologically sensitive.”
17. Section 12.03.1 is amended by replacing the word “shoreline” with the word “coastline”.
18. Section 12.03.4 is amended by replacing the word “coastline” with the word “shoreline” in the first sentence and by adding the words “(Environmental Site Evaluation/Environmental Impact Study)” after the word “study”.
19. Section 12.03.5 is amended by replacing the word “Municipality” with the word “Township”.
20. Section 12.03 is amended by adding the following new paragraph to the end of the section:

“12.03.6 A stormwater management plan or report may be required by the Ministry of Transportation for those developments located adjacent to or in the vicinity of a provincial highway where drainage could impact the highway downstream. Such reports must be reviewed and approved by the Ministry of Transportation”

SECTION 13 – ROADS AND TRANSPORTATION

1. Section 13.01.1 is amended by adding the language “/400” after the reference to Highway No. 69 in the first sentence, by adding the word “Provincial” after the word “Killbear”, by adding the phrase “(Highway 7182)” after the words “Shebeshekong Road” and by replacing the word “municipality” with the word “Township” in the final sentence.
2. Section 13.01.3 is amended by replacing the word “Schedule” with the word “Schedules”.

3. Section 13.01.4 is amended by deleting the word “per” in the first sentence and replacing it with the words “set out in”.
4. Section 13.01.7 is amended by replacing the word “municipal” with the word “Township”.
5. Section 13.01.8 is amended by:
 - a) replacing the words “Areas of interest that may need to be satisfied to” with the words “For all new development applications adjacent to a provincial highway”;
 - b) by deleting the “s” following the word Transportation;
 - c) by adding the words “must be satisfied regarding” following the reference to the Ministry of Transportation;
 - d) by deleting the words “satisfaction before permits are issued to include, but are not necessarily limited to”; and
 - e) by adding the words “prior to the issuance of a permit” at the end of the paragraph.
6. A new subsection is added to Section 13.01 which reads as follows:

“13.01.9 Highway No. 559 through the Township from Highway No. 400 terminates at Killbear Provincial Park. Although the highway primarily functions as a major artery to the park, it is important for accessing a number of major roads throughout the Township. The Township will work with the Ministry of Transportation to identify opportunities to improve Highway 559.”
7. Section 13.02.1 is amended by deleting the words “of Carling”.
8. Section 13.02.2 b) is amended by deleting the words “an MOE-licenced” and adding the words “licensed by the Ministry of Environment, Conservation and Parks” to the end of the sentence.
9. Amend Section 13.02.2 by adding the following paragraph as item c):

“13.02.2 c) Residential development on new rural or residential-zoned lots or existing lots of record with a rural/residential zoning which front on a private road with a legal registered right-of-way over that private road leading to a year-round, publicly maintained road, and that has been deemed to be adequate in terms of design, length, maintenance arrangements, and standards and that agreements are registered against the lands to confirm the limitations of the access.

Agreements shall provide standards for year-round access by emergency vehicles, including minimum widths, maximum slope, surface material standards, grading standards, and demonstration of safe ingress/egress, including turning circle requirements where necessary.

10. Section 13.02.3 is amended by replacing the word “will” with the word “may” and by replacing the words “of all” with the words “for any” and by including a hyphen between the words “year” and “round” in the first sentence.
11. Section 13.02.4 is amended by including a hyphen between the words “year” and “round”.
12. Section 13.02.5 is deleted in its entirety.
13. Sections 13.02.6, 13.02.7, and 13.02.8 are renumbered to 13.02.5, 13.02.6, and 13.02.7 respectively.
14. Renumbered Section 13.02.7 is amended by deleting the word “plan” with the words “Official Plan”.
15. A new Section 13.02.8 is included which reads as follows:

“13.02.8 During the development of new municipal roads or the redevelopment of existing municipal roads, the Township will consider the inclusion of bike lanes as a design element to promote active transportation. In evaluating the feasibility or appropriateness of new bike lane construction, careful consideration will need to be given to the Township’s Asset Management Plan and Capital Roads Plan.”
16. Section 13.03.1 is amended by deleting the words “of Carling” and by adding a hyphen between the words “year” and “round”.
17. Section 13.03.2 is amended by adding hyphens between the words “year” and “round” wherever included in this section and by replacing the word “shorelines” with the word “coastlines”.
18. Section 13.03.3 is deleted in its entirety.
19. Sections 13.03.4, 13.03.5, and 13.03.6 are renumbered to 13.03.3, 13.03.4, and 13.03.5 respectively.
20. Section 13.04.1 is amended by deleting the words “of Carling”.
21. Section 13.04.2 is amended by deleting the words “of Carling”.
22. Section 13.04.3 is amended by adding a hyphen between the words “long” and “term”.
23. Section 13.05.1 is amended by deleting the words “of Carling” and adding the word “municipal” following the word “unopened”.
24. Section 13.05.2 is amended by adding the word “municipal” following the word “unopened”.
25. Section 13.05.3 is amended by adding the word “municipal” following the word “unopened” and by replacing the word “plan” with the words “Official Plan”.
26. Section 13.05.5 is amended by adding the words “(Environmental Site Evaluation/Environmental Impact Study)” following the word “assessment”.

27. Section 13.05.7 is amended by deleting the words “of Carling” and replacing the word “Council” with the words “the Township”.
28. Section 13.05.8 is amended by deleting the words “of Carling” and replacing the word “Council” with the words “the Township”.
29. Section 13.06.1 is amended by deleting the word “Carling” in the first sentence and replacing it with the word “the” and by deleting the words “of Carling” in the second sentence.
30. Section 16.06.3 is amended by adding the words “(through the preparation of an Environmental Site Evaluation/Environmental Impact Study)” following the word “demonstrated” and by replacing the word “Council” with the words “the Township”.
31. Section 13.07.1 is amended by deleting the words “of Carling”.
32. Section 13.07.2 is amended by adding the word “Official” prior to the word “Plan” and by deleting the words “of Carling”.
33. Section 13.07.3 is amended by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
34. Section 13.07.4 is amended by adding the word “Official” prior to the word “plan”.
35. Section 13.08.1 is amended by deleting the words “of Carling” in the first sentence and replacing the word “municipality” with the word “Township” in the first sentence and by replacing the words “on the Land Use Schedule” in the last sentence with the words “on Appendix 1A and 1B to this Official Plan”.
36. Section 13.08.2 is amended by replacing the words “on the Land Use Plan” in the first sentence with the words “on Appendix 1A and 1B to this Official Plan”.
37. Section 13.08.3 is amended by deleting the words “of Carling”.
38. Section 13.09.1 is amended by deleting the words “of Carling”.
39. Section 13.09.2 is amended by replacing the text “50m” with the words “50 metres”.

SECTION 14 – NATURAL HERITAGE FEATURES

1. The third sentence of Section 14.01.2 is amended by changing the reference to the year “2005” prior to the words “Provincial Policy Statement” with reference to the year “2020” and by deleting the words “Provincial Policy Statement” with the acronym “PPS”.
2. The last sentence of Section 14.01.2 is amended by deleting the word “significant” as it appears before the words “habitat of endangered and threatened species” and by adding the words “and coastal wetlands” after the words “significant wetlands”.

3. Section 14.01.3 is amended by replacing the word “Carling” with the words “the Township” and by replacing the word “plan” with the words “Official Plan”.
4. Section 14.01.4 is amended by deleting the words “of Carling”.
5. Section 14.01.5 is amended by deleting the words “of Carling”.
6. Section 14.02.1 (a) is amended by adding the word “heritage” following the word “natural” in the first sentence and by deleting the word “significant” as it appears before the words “habitat of endangered and threatened species”.
7. Section 14.02.2 is amended by deleting the words “of Carling”.
8. Subsection 14.03.1 is amended by deleting the second sentence and by deleting the word “significant” before the word “habitats” in the third sentence.
9. Section 14.03.2 is amended by deleting the words “of Carling” and by adding the words “and their habitats” to the end of the first sentence.
10. Subsection 14.03.3 is amended by deleting the word “significant” and by adding the words “except in accordance with provincial and federal requirements” to the end of the section.
11. Subsection 14.03.4 be deleted in its entirety.
12. Subsection 14.03.5 is amended by renumbering it to Subsection 14.03.4 and deleting the word “significant” and deleting the words “of Carling”.
13. Section 14.04.1 is amended by deleting the words “of Carling”.
14. Subsection 14.04.2 is amended by adding the words “or significant coastal wetlands” to the end of the first sentence. A new sentence should be included which reads the following: “Development and site alteration shall not be permitted in coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.”
15. Subsection 14.04.3 be deleted in its entirety and replaced with the following:

“14.04.3 The following wetlands in the Township have been evaluated and determined to be provincially significant and have been identified on Schedule ‘B’ of this Plan:

- Bgwatkagmic Wetland;
- Deep Bay Wetland;
- Hailstone Lake Wetland;
- North Shebeshekong River Wetland;
- Partridge Bay Wetland;
- Remmie Bay Wetland;

- Sand Bay Wetland;
- Sandy Island Wetland;
- Shebeshekong Bay Wetland; and
- Thousand Acre Marsh”

16. Section 14.04.4 is amended by deleting the word “plan” wherever it appears and subsequently replacing it with the words “Official Plan”.

17. Section 14.04.5 is amended by adding the words “significant coastal wetlands” after the words “provincially significant wetland or” in the first sentence.

18. Section 14.04.6 is amended by replacing “Ministry of Natural Resources” with “Ministry of Northern Development, Mines, Natural Resources and Forestry”, by adding the words “and significant coastal wetland” after the words “provincially significant wetland” in the second sentence and by deleting the last sentence.

19. Section 14.04.7 is amended by deleting the words “of Carling”.

20. Section 14.04.8 is amended by deleting the words “of Carling”.

21. Section 14.04.9 is amended by deleting the words “of Carling”.

22. Section 14.04.10 is amended by deleting the words “of Carling”.

23. Add a new Section 14.04.11 which reads as follows:

“14.04.11 The Township may require a development proponent to conduct a wetland evaluation in accordance with provincial evaluation procedures in support of a Planning Act application.”

24. Section 14.05.1 is amended by deleting the words “of Carling”.

25. Amend Section 14.05 by adding a new policy as Section 14.05.3 which reads as follows:

“14.05.3 The Ministry of Northern Development, Mines, Natural Resources and Forestry recommends that adjacent lands to significant wildlife habitat be those lands within 120 metres of the habitat.”

26. Amended Section 14.05 by renumbering the following sections:

- i) 14.05.3 to 14.05.4
- ii) 14.05.4 to 14.05.5
- iii) 14.05.5 to 14.05.6
- iv) 14.05.6 to 14.05.7

27. Renumbered Section 14.05.4 is amended by deleting the words “of Carling”.

28. Renumbered Section 14.05.5 is amended by deleting the words “of Carling”.

29. Renumbered Section 14.05.6 is amended by deleting the words “for Carling” and replacing them with the words “located in the”, by replacing the word “width” with the word “frontage”, and by adding a third sentence which reads “Where new lot creation is proposed in an area where winter deer habitat is restricted to a narrow fringe along the coastline, a minimum frontage of 120 metres shall be required.”
30. Renumbered Section 14.05.7 is amended by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry” and by deleting the words “to ensure minimal or no impact on the habitat” and adding the word “only” to the end of the sentence.
31. Add a new Section 14.05.8 which reads as follows:

“14.05.8 Where an Environmental Site Evaluation identifies a stick nest site for birds dependent on existing nests, appropriate development controls should be implemented to ensure their protection.”
32. Section 14.06.1 is amended by deleting the words “of Carling”.
33. Section 14.06.3 is amended by deleting the words “of Carling”.
34. Section 14.06.4 is amended by adding the words “on lands” before the word “adjacent” in the first sentence and by replacing the word “should” with the word “shall”.
35. Section 14.06.5 is amended by deleting the words “of Carling”, by replacing the words “a site evaluation” with the words “an Environmental Site Evaluation”, replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry” and by deleting the last sentence and by replacing the number “30” with the number “120”.
36. Section 14.06.6 is amended by deleting the words “of Carling” in the first sentence, by replacing the words “there is a reasonable amount of shoreline along the newly created lots with shoreline outside of the Type 1 Fish Habitat” with the words “each new lot has at least 15 metres of its frontage free of Type 1 or “unknown” Fish Habitat. The Township will not support the creation of new lots that have less than 15 metres of their frontage free of Type 1 Fish Habitat unless a fish habitat assessment has determined that there are adequate areas that are not critical habitat where docking and other shoreline facilities can be located. Further studies including more detailed habitat inventories as well as an evaluation of potential negative impacts may be required.”

SECTION 15 – COMMERCIAL DEVELOPMENT

1. Section 15.01 is amended by deleting the words “of Carling” and by replacing the word “municipality” with the word “Township” wherever it appears in this section.

2. Section 15.01.1 is amended by replacing the words “zoning by-law” with the words “Township’s Comprehensive Zoning By-law” wherever they appear in this section and by adding the word “Official” prior to the word “Plan” at the end of the paragraph.
3. Amend Section 15.01.2 by deleting the words “of the Zoning By-law’s enactment in the Township of Carling” with the words “the Township’s Comprehensive Zoning By-law was enacted.”, by adding the words “Phase 1 and/or 2” before the words “Environmental Site Assessment” and by replacing “MOE” with “Ministry of Environment, Conservation and Parks”.
4. Section 15.01.3 is amended by deleting the words “of Carling” in the first sentence, by replacing the word “shore” with the word “coast” in the first sentence, by replacing the word “shoreline” with the word “coastline” wherever it appears in this Section, by replacing the word “Carling” with the words “the Township” in the second sentence, replacing the word “municipality” with the word “Township” in the second sentence, and by adding the text “(40)” after the word “forty” in the third sentence, by replacing the word “Carling” with the word “the” in the first sentence of the second paragraph, by replacing the word “carling” with the words “the Township” in the final sentence of the second paragraph, and by adding the word “Official” before the word “Plan” in the third paragraph.
5. Section 15.01.4 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
6. Section 15.02.1 is amended by deleting the words “of Carling”.
7. Section 15.03.1 is amended by deleting the words “of Carling” in the first sentence, by adding the word “Official” prior to the word “Plan”, and by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
8. Section 15.03.3 is amended by adding a new third sentence which states: “The Township is not supportive of development proposals that seek to change a marina’s use to a new use that would result in a net reduction of docking spaces available to the Township’s water access community. Such a change will not be supported until alternative facilities are created that have the effect of restoring the number of docking spaces to the levels that existed prior to the development proposal.” And by replacing the final sentence with a new sentence which states: “Prior to the next review of its Official Plan, the Township will undertake a study to determine the present and future water access needs of the Township and identify ways that these needs can be satisfied in a sustainable manner.”
9. Section 15.03.4 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
10. Section 15.03.5 is amended by replacing the word “shoreline” with the word “coastline”.
11. Section 15.03 is amended by adding a new Section 15.03.6 which states:

“15.03.6 The Township owns five (5) separate water access sites that are intended to service the water access needs of the Township.”.
12. Section 15.04.1 is amended by deleting the words “of Carling”.

13. Section 15.04.2 is amended by replacing the word “Carling” with the word “the”, adding the word “Official” prior to the word “Plan”, and replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
14. Section 15.04.3 is amended by replacing the words “by-law” in the first sentence with the words “Comprehensive Zoning By-law”, and by replacing the words “Zoning By-law” with the words “Comprehensive Zoning By-law” in the last sentence.
15. Section 15.05.1 is amended by deleting the words “of Carling”.
16. Section 15.05.2 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
17. Section 15.05.3 is amended by replacing the word “shoreline” with the word “coastline” in list item b), by deleting the words “of Carling”, by adding the text “(5)” after the number five in list item h), and by replacing the words “Ministry of Environment” with the words “Ministry of Environment, Conservation and Parks” in list item h).
18. Section 15.05.4 is amended by adding the word “Comprehensive” before the word “Zoning” in the first sentence and by adding the word “Official” before the word “Plan” in the first sentence and by replacing the word “shoreline” with the word “coastline” in the first sentence.
19. Section 15.05.5 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.

SECTION 16 – INDUSTRIAL DEVELOPMENT

1. Section 16.01 is amended by deleting the words “of Carling”
2. Amend Section 16.0 by adding a new section 16.03 which reads as follows:

“16.03 In accordance with Section 1.2.6.1 of the PPS, major facilities (including new industrial land uses or expansions to existing industrial land uses) and sensitive land uses, as defined in the PPS, shall be planned and developed so as to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible as set out in Section 1.2.6.1 of the PPS, and new industrial land uses, or expansions to existing industrial land uses, are proposed adjacent to sensitive land uses, a Land Use Compatibility study must be undertaken by the development proponent. Such study should consider the potential impacts of the development, as set out in Section 1.2.6.1 of the PPS, on the adjacent sensitive land uses.

A Land Use Compatibility study will also be required when new sensitive land uses are proposed in proximity to existing industrial land uses (see Section 19.03 of this Official Plan for prescribed

“Areas of Influence”). This requirement is established to protect the long-term operational and economic viability of these facilities. If avoidance is not possible, the development of proposed adjacent land uses will only be permitted if the following can be demonstrated in accordance with provincial guidelines, standards, and practices:

- 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.

Land Use Compatibility studies may be required at the lot creation stage as well as for other planning approvals.”

3. Amend Section 16.0 by renumbering the following existing sections:
 - i) 16.03 to 16.04
 - ii) 16.04 to 16.05
 - iii) 16.05 to 16.06
4. Renumbered Section 16.04 is amended by replacing the word “shoreline” with the word “coastline” wherever it appears in this Section, by deleting the words “of Carling” wherever they appear in this section, and by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
5. Amend renumbered Section 16.05 by replacing the words “the guidelines and criteria set out in the appendix to this Plan” with the words “regulations contained in the Township’s implementing Comprehensive Zoning By-law and any other applicable legislative requirements or guidelines”.
6. Renumbered Section 16.05.6 is amended by deleting the words “of Carling”.

SECTION 17 – HOUSING

1. Amend Section 17.01.1 of the Official Plan by replacing the word “Carling” with the word “the” at the beginning of the first sentence, by replacing the word “only” with the word “principal” in the second sentence and by deleting the last sentence.
2. Include new Section 17.01.2 which indicates the following:

“17.01.2 Other forms of multi-unit residential dwellings will be permitted in any policy area by rezoning and subject to all other applicable policies of this Plan. Higher density residential housing, including medium density housing, may be considered where it can be demonstrated that adequate services are available for such development and subject to rezoning to consider any land use implications”.
3. Amend Section 17.01 by renumbering the following existing sections:

- i) 17.01.2 to 17.01.3
 - ii) 17.01.3 to 17.01.4
4. Renumbered Section 17.01.3 is amended by adding the text “(1)” after the word “one”.
 5. Section 17.02.1 3) is amended by replacing the words “by law standards” with the words “standards established in the Township’s Comprehensive Zoning By-law”.
 6. Section 17.03.2 is amended by replacing the word “municipality” with the word “Township”.
 7. Section 17.04.1 is amended by adding the word “Official” before the word “Plan” and replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
 8. Section 17.04.2 is amended by replacing the word “municipality” with the word “Township”.
 9. Section 17.04.3 of the Official Plan is amended by replacing the words “may be” with the words “has been” in the first sentence and by replacing the words “three years” with the words “two (2) years from the date of issuance of a building permit”.
 10. Section 17.05.2 h) is amended by replacing the word “Municipality’s” with the word “Township’s”.
 11. Section 17.05.2 p) is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
 12. Section 17.06.1 is amended by replacing the words “home businesses” with the words “Home Occupations”.
 13. Section 17.06.1 c) is amended by replacing the words “in the zoning by-law” with the words “to the maximum prescribed in the Township’s Comprehensive Zoning By-law”.
 14. Section 17.06.1 d) is amended by replacing the words “zoning by-law” with the words “Township’s Comprehensive Zoning By-law”.
 15. Section 17.07.1 is deleted and replaced with the following policy:

“17.07.1 The Township is supportive of the establishment of group homes, subject to the criteria contained within the Township’s Comprehensive Zoning By-law.”
 16. Section 17.08.1 is amended by replacing the existing policy with the following policy:

“17.08.1 Garden suites as defined in the Planning Act may be permitted by rezoning in any Rural or Rural Community designation for a period of up to twenty years, through the passing of a temporary use by-law, in accordance with the provisions of the Planning Act. Council may require the owner to enter into an agreement with the Township to deal with matters relating to installation, maintenance, and securities for the Township.

Council may authorize the extension of a temporary use by-law by no more than three (3) years per extension.”

17. Section 17.09.1 is amended by adding a hyphen between the words “non” and “waterfront” and by replacing the words “home business” with the words “Home Occupations”.

18. Add the following new section as Section 17.10:

“17.10 Additional Residential Units

17.10.1 The More Homes, More Choices Act, 2019 made amendments to the Planning Act that requires municipalities to include policies in their official plans authorizing the establishment of “additional residential units”. Additional residential units are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (such as above laneway garages) that are subordinate to the primary dwelling on a lot.

Additional residential units shall be permitted in a detached house, semi-detached house or rowhouse, or in a structure ancillary to a detached house, semi-detached house or rowhouse, on all non-waterfront residential lots subject to the following criteria and provisions of the Zoning By-law:

- a) A maximum of two (2) additional residential units are permitted on any eligible property, in addition to the primary dwelling.
- b) Two (2) residential units will be permitted within a primary dwelling. Only one (1) additional residential unit will be permitted within a structure accessory to the primary dwelling on a lot. Where one additional residential unit is located in a structure accessory to the primary dwelling, the second additional residential unit can only be located within the primary dwelling.
- c) Additional residential units shall only be permitted on lots where sewage system capacity can be demonstrated to accommodate the increased flows.

17.10.2 The character of the single detached, semi-detached or row house should be preserved when establishing an additional residential unit. Any additional residential unit proposed must remain subordinate to the primary dwelling on the property.

17.10.3 Where an additional residential unit is contained in a detached accessory structure, any application to sever the lot resulting in the additional residential unit be located on a lot separate from the primary dwelling will not be permitted.”

19. Amend Section 17 by adding a new subsection 17.11 which includes the following policy statements:

“17.11 Affordable Housing

17.11.1 Council is supportive of public and private initiatives respecting the provision of affordable housing to meet local demand and supports a goal of 5% of new permanent residential dwelling units being affordable. For the purposes of this policy, affordable means housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the District of Parry Sound, or housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for the 60th percentile of household incomes in the District of Parry Sound, whichever is the least expensive. For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the District of Parry Sound, or a unit for which the rent does not exceed 30% of gross annual household income for the 60th percentile of household incomes in the District of Parry Sound, whichever is the least expensive.

17.11.2 In accordance with Section 5.03 of this Official Plan, the Township will continuously monitor new dwelling unit construction and conversions up until the next five-year review of the Official Plan to determine whether its goal of 5% of new permanent residential dwelling units has been successful over the term of the Plan.”

21. Amend Section 17 by adding a new subsection 17.12 which states the following:

“17.12 Short-term Accommodations

17.12.1 The Township’s Comprehensive Zoning By-law will provide the regulatory framework for short-term accommodations on lands within the Township of Carling. Short-term accommodations are strictly prohibited in all residential zoning categories as established in the Township’s Comprehensive Zoning By-law.”

SECTION 18 – HERITAGE AND CULTURE POLICIES

1. Section 18.01.1 is amended by replacing the word “plan” with the words “Official Plan”, by replacing the word “municipality” with the word “Township”, and by deleting the words “the Council of the Corporation of” in the last sentence.
2. Section 18.01.2 is amended by replacing the words “The Council of the Corporation of the Township of Carling” with the words “The Township” and by replacing the words “Heritage Conservation Areas” with the words “Heritage Conservation Districts”.
3. Amend Section 18.02.1 by replacing the words “the Township will have regard for provincial policy” with the words “decisions by the Township will be consistent with provincial policy”
4. Amend Section 18.02.2 by replacing the word “may” with the word “will” in the first sentence, by adding the word “Ontario” before the words “Heritage Act” in the first sentence, by replacing the word “Municipality” with the word “Township”, and by deleting the words “in areas” from subsection a) and b).

5. Amend Section 18.02.3 by deleting the words “of Ontario” at the end of the first sentence and by adding a second sentence which reads: “The Township shall require an archaeological assessment by a licensed consultant archaeologist when a known or suspected cemetery or burial site may be affected by development. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply.”

6. Amend Section 18.02.4 by replacing the word “on-site” with the word “in-situ” and by adding two new sentences to the end of the section which state the following: “The preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archeological sites. Archaeological excavation as a means for the mitigation of impacts should only be considered when it is demonstrated that preservation is not possible.”

7. Amend Section 18.02.6 by replacing the words “shall have regard for” with the words “shall ensure” in the first sentence and by replacing the word “significant” with the word “known” in the first sentence and by adding the word “Official” before the word “Plan” and by and by adding a new paragraph which states the following:

“In attaining its goal for establishing a barrier-free environment to municipal property, the Township will endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. The Township recognises that standardised designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes.”

8. Amend Section 18.02.7 by replacing the word “Council” with the words “The Township”, and by replacing the words “Ministry of Culture and the Ministry of Government Services” with “Ministry of Heritage, Sport, Tourism and Culture Industries”.

9. Add a new Section 18.02.8 which reads the following:

“18.02.8 The Township shall ensure that it has accurate and adequate architectural, structural, and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications of designated heritage properties.”

10. Add a new Section 18.02.9 which reads the following:

“18.02.9 The Township shall encourage the identification and conservation of cultural heritage resources in a manner consistent with best practice. Where conservation is not possible, the Township shall ensure that all cultural heritage resources to be demolished or significantly altered are appropriately documented for archival purposes. The applicant will be responsible for submitting any study, report or document deemed necessary by the Township.”

11. Add a new Section 18.02.10 which reads the following:

“18.02.10 The Township may, by by-law, delegate to municipal staff or a municipal official, the power to approve alterations to designated heritage properties.”

12. Add a new Section 18.02.11 which reads the following:

“18.02.11 The Snug Harbour Rear Range Lighthouse has been declared a heritage lighthouse by the Historic Sites and Monuments Board of Canada and Parks Canada under the *Heritage Lighthouse Protection Act*. The lighthouse possesses historical, architectural, and community values that shall be preserved by the Township moving forward.”

13. Add a new Section 18.02.12 which reads the following:

“18.02.12 The Township shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock, subject to compliance with any relevant Ontario Building Code regulations.”

14. Add a new Section 18.02.13 which reads the following:

“18.02.13 Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.”

15. Add a new Section 18.03 which reads the following:

“18.03 Marine Archaeological Resources

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

9. Add a new Section 18.04 which reads as follows:

“18.04 Indigenous Consultation

18.04.1 The Township will consider the interests of Indigenous Communities in conserving cultural heritage and archaeological resources.”

SECTION 19 – LAND USE COMPATIBILITY

1. Section 19.01.1 is amended by adding the word “Official” before the word “Plan” wherever located in this Section and by replacing the word “Municipality” with the word “Township” in the last sentence.
2. Section 19.01.2 is amended by adding the word “Official” before the word “Plan”.
3. Section 19.03.2 is amended by replacing the last sentence with the following sentence:

“The definition of the various classes of industrial land uses and facilities can be found in the Plan’s glossary.”

4. Section 19.03.3 is amended by replacing the words “Ministry of Environment’s” with the words “Ministry of Environment, Conservation and Parks”.
5. Section 19.03.4 is amended by replacing the words “Ministry of Environment’s” with the words “Ministry of Environment, Conservation and Parks”.
6. Section 19.04.1 is amended by adding the words “, Conservation and Parks” after the word “Environment” in the first sentence and by replacing the words “Ministry of Environment’s” with the words “Ministry of Environment, Conservation and Parks” wherever it is referenced in this Section.
7. Section 19.05.2 is amended by replacing the words “Ministry of Environment” with the words “Ministry of Environment, Conservation and Parks”.
8. Section 19.05.4 is amended by replacing the words “Ministry of Environment’s” with the words “Ministry of Environment, Conservation and Parks”.
9. Section 19.06.1 is amended by replacing the words “Ministry of Environment’s” with the words “Ministry of Environment, Conservation and Parks” and by replacing the words “adverse effects” with the words “negative impacts”.
10. Section 19.06.2 is amended by replacing the word “Municipality” with the word “Township”.
11. Sections 19.07.1, 19.07.2, and 19.07.3 are deleted in their entirety and replaced with the following new Section 19.07.1:

“19.07.1 Where the development of a sensitive land use is proposed in proximity to provincial highways and rail lines, compatibility may need to be demonstrated, depending on the type of provincial highway and rail line, and depending on distance, in accordance with the Ministry of Environment, Conservation and Parks NPC-300 Guideline: Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning.”
12. Section 19.08.1 is deleted in its entirety and replaced with the following policy:

“19.08.1 Where the development of a sensitive land use is proposed in proximity to an existing stationary noise source not associated with industry, such as a hydro transformer or gas compressor station, the development proponent shall determine through the production of appropriate technical studies prepared by a qualified professional in accordance with the Ministry of Environment, Conservation and Parks Publication NPC-300: Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning, whether or not noise is expected to exceed the MECP’s noise criteria.”
13. Add new Section 19.09 titled “Potentially Contaminated Sites and Sensitive Land Uses”.
14. Add a new Section 19.09.1 which states the following:

“19.09.1 Potential contaminated sites include lands where contaminants may be present due to

previous industrial, commercial, utility or other uses. Such uses in the Township may include former tourist commercial resort sites, marinas and other land uses where gasoline storage containers were present.

Before a change in zoning of contaminated lands, the proponent shall provide evidence of the filing of a Record of Site Condition with the Ministry of Environment, Conservation and Parks. Even where there is no suspected contamination, certain changes in land use to a more sensitive land use may require the filing of a Record of Site Condition as set out in Ontario Regulation 153/04.”

SECTION 20 – PARKLAND POLICY

1. Section 20.01.1 is amended by deleting the words “of Carling” in the first sentence and by adding the word “Official” before the word “Plan”.
2. Section 20.01.2 is amended by replacing the word “municipality” with the word “Township”.
3. Section 20.02.2 is amended by replacing the word “Council’s” with the words “the Township’s”.
4. Section 20.02.5 is amended by replacing the word “municipality’s” with the words “Township’s”.
5. Section 20.02 is amended by adding the following new section as 20.02.6:

“20.02.6 An environmental site assessment may be required, at the expense of the land owner, to determine if groundwater or soil contamination is present, prior to the acquisition of lands or the dedication of parkland.”

SECTION 21 – WATERFRONT DEVELOPMENT

1. Section 21.01.1 is amended by replacing the word “municipality” with the word “Township” and by deleting the text “EP” and replacing it with the words “Environmental Protection (EP)”.
2. Section 21.01.2 is amended by replacing the words “three hundred” with the text “300”.
3. Section 21.03.1 (f) is amended by replacing the word “shoreline” with the word “coastline”.
4. Section 21.03.1 (g) is amended by adding the words “and which may become exacerbated as a result of climate change impacts” to the end of the sentence.
5. Section 21.03.2 is amended by deleting the words “of Carling” and by replacing the word “shoreline” with the word “coastline” where it exists in this Section.
6. Section 21.03.3 is amended by replacing the word “Council” with the words “the Township”.
7. Section 21.03 is amended by adding the following as Section 21.03.4:

- “21.03.4 In considering applications for waterfront development, the Township shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. The Township may require satisfactory measures to mitigate any negative impacts on cultural heritage resources.”
8. Section 21.04.1 is amended by replacing the word “municipality’s” with the word “Township’s” and by replacing the word “Carling” with the word “the”.
 9. Section 21.04.2 is amended by replacing the word “Carling” with the word “the”.
 10. Section 21.04.3 is amended by replacing the word “Municipality” with the word “Township” and by adding the word “Official” before the word “Plan”.
 11. Section 21.04.5 is amended by replacing the words “of Carling will require the establishment of regulation and development design criteria” with the words “encourages the implementation of”
 12. Section 21.04.6 is amended by replacing the word “septic” with the word “sewage” throughout this Section, by replacing the word “shoreline” with the word “coastline” throughout this Section and by adding the following items to the existing list of best management practices:
 - h) Reducing lot grading;
 - i) Using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
 - j) Directing roof leaders to rear yard ponding areas, soakaway pits or to cisterns or rain barrels; and
 - k) Sump pumping foundation drains to rear yard ponding areas and infiltration trenches.
 13. Section 21.04.7 is amended by replacing the word “lakes” with the word “waterbodies” in the first sentence and the word “lake” with the word “waterbody” in the second sentence.
 14. Section 21.05.1 is amended by deleting the words “of Carling” and by adding the word “safe,” prior to the word accessible.
 15. Section 21.05.2.1 is amended by adding the words “(being those distinct bays that have a width less than 60 metres)” after the words “enclosed bays”.
 16. Section 21.05.2.3 i) is amended by replacing the word “coastline” with the word “shoreline”.
 17. Section 21.05.3.1 is amended by replacing the word “shoreline” with the word “coastline”.
 18. Section 21.05.3.2 is amended by replacing the word “shores” with the word “coasts”.
 19. Section 21.05.3.3 is amended by replacing the word “shoreline” with the word “coastline”.

20. Section 21.06 is amended by renaming the Section title from “Shoreline Modifications” to “Coastline Modifications”.
21. Section 21.06.1.1 is amended by deleting the words “of Carling”.
22. Section 21.06.1.2 is amended by replacing the word “shoreline” with the word “coastline” wherever it exists in this Section.
23. Section 21.06.2.1 is amended by deleting the words “of Carling” and by replacing the word “shoreline” with the word “coastline” in list item (d).
24. Section 21.06.3.1 is amended by replacing the word “Carling” with the word “the” and by replacing the word “shoreline” with the word “coastline” wherever it appears in this Section.
25. Section 21.06.3.2 is amended by adding the word “Comprehensive” after the word “implementing”.
26. Section 21.06.3.3 is amended by adding the word “Official” before the word “Plan” wherever included in this Section and by replacing the word “shoreline” with the word “coastline”.

SECTION 22 – GEORGIAN BAY

1. Section 22.02.1 is amended by deleting the words “of Carling” and by adding the text “(6)” after the word “six”.
2. Section 22.02.4 is amended by replacing the word “shoreline” with the word “coastline”.
3. Section 22.02.8 is amended by replacing the words “first nations” with the words “Indigenous Communities”.
4. Section 22.02.11 is amended by replacing the words “first nations” with the words “Indigenous Communities”.
5. Section 22.02.18 is amended by adding the following sentence: “The Township has enacted a Dark Skies By-law to regulate these matters.”.
6. Section 22.02.21 is amended by adding the words “Georgian Bay” prior to the word “Coast” in the first sentence.
7. Section 22.02.23 is amended by adding the words “, including Transport Canada and local advocacy groups,” before the words “will be undertaken” and by adding the words “when necessary” after the words “will be undertaken”.
8. Section 22.02.29 is amended by deleting the words “of Carling” in the first sentence.
9. Section 22.02.30 is amended by deleting the words “of Carling”, by replacing the word “shoreline” with the word “coastline”, by adding the words “strive to meet” prior to the words “with Georgian

Bay”, and by replacing the words “no less frequently than once per year” with the word “regularly” and by replacing the word “coast” with the word “coastline” at the end of the final sentence.

10. Section 22.02 is amended by adding a new Section 22.02.31 which reads as follows:

22.02.31 The Township has entered into a partnership with the Georgian Bay Biosphere, neighbouring municipalities, and First Nations to work towards a collaborative and cost-effective approach to energy management and the reduction of greenhouse gas emissions throughout the Georgian Bay Biosphere region. The ICECAP program includes four primary objectives:

1. Encourage the reduction of greenhouse gas emissions;
2. Improve energy efficiency;
3. Reduce the use of fossil fuels;
4. Adapt to a changing climate by building greater resiliency.

The Township understands that it plays an important role, as a corporate entity, in meeting the objectives of the ICECAP program. As it grows, the Township will continue to give consideration to different ways that municipal operations could be altered in order to work towards meeting these objectives.”

11. Section 22.03.1 is amended by deleting the words “of Carling” in the first sentence.

12. Section 22.03.3 is deleted in its entirety and replaced with the following language:

“22.03.3 The Township will work with the appropriate regulatory bodies on water related issues such as long term boat mooring to the lake bed or Crown islands, long term boat camping, or the mooring of structures not associated with a dock at a privately owned property.”

13. Section 22.03.4 is amended by deleting the words “of Carling”, by replacing the word “Municipality” with the word “Township”, by adding the word “Official” before the word “Plan”, and by adding the word “Comprehensive” before the word “Zoning”.

14. Section 22.03.5 is amended by replacing the word “Municipality” with the word “Township” and by deleting the words “of Carling”.

15. Section 22.03.8 is amended by replacing the word “municipality” with the word “Township”.

16. Section 22.03.9 of the Plan is amended by revising the first sentence by deleting the words “of Carling” and by adding the phrase “, located at Huckleberry Island and the Pancake Islands.” to the end of the first sentence. Section 22.03.9 is also amended by adding the words “, however, does not provide any regular maintenance of the sites as they are under the jurisdiction of the Crown.” to the end of the second sentence. Section 22.03.9 is amended by replacing the word “shoreline” with the word “coastline” wherever it exists in this Section.

17. Amend Section 22.04.1 by replacing the number “1.8” with the number “1.9” in the first sentence, by deleting the words “between ten to twenty years” at the end of the first sentence and by deleting the final sentence.

18. Section 22.04.3 is amended by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry” and by replacing the word “shoreline” with the word “coastline” wherever it exists in this Section.

19. Add a new Section 22.04.4 which states the following:

“22.04.4 The Township will encourage dynamic and flexible infrastructure for both resident and Township development projects that are adaptable to changing water levels.”

20. Section 22.05.2 is amended by adding the word “residential” after the words “from flooding no” in the first sentence, by adding the words “(Geodetic Survey of Canada)” following the acronym “GSC”, by adding the words “, designed using good engineering practices,” after the words “reduction measures” and by replacing the words “by Council” with the words “as part of the Site Plan approval process” to the end of the Section.

21. Section 22.05.3 is amended by deleting the words “flood elevation), without flood damage reduction measures” and by deleting the words “to the satisfaction of Council”.

22. Section 22.05.6 is amended by replacing the word “Council” with the words “the Township” in the first sentence.

23. Section 22.05.6 d) is deleted in its entirety. Section 22.05.6 e) is renumbered to Section 22.05.6 d).

24. Section 22.05.7 is amended by replacing the word “Carling” with the words “the Township”.

25. Add a new Section 22.05.8 which reads as follows:

“22.05.8 New lots shall not be created unless there is a satisfactory building and sewage disposal system envelope which exists outside the regulatory flood elevation and where access/egress is safely available during times of flooding.”

26. Add a new Section 22.05.9 which reads as follows:

“22.05.9 Development and site alteration shall not be permitted below the regulatory flood elevation (178.3 metre contour elevation) at the mouth of inflowing streams and rivers to Georgian Bay.”

27. Add a new Section 22.05.10 which reads as follows:

“22.05.10 On inland lakes, rivers and streams, a qualified professional may be required to determine where the flood elevation is located.”

28. Add a new Section 22.05.11 which reads as follows:

“22.05.11 Flooding hazards will be considered in the review of Planning Act applications, and development proponents may be required to undertake engineered studies to identify

more accurately the limits of the flood plain in support of planning applications.”

29. Section 22.06.1 is amended by replacing the word “Carling” with the word “the”, by replacing the word “shores” with the word “coasts”, and by replacing the word “lakes” with the word “waterbodies”.
30. Section 22.07.1 is amended by adding the text “(1)” after the word “one” in the first sentence, by replacing the word “Carling” with the word “the” in the first sentence, and by deleting the words “of Carling” in the third sentence.
31. Section 22.07.2 is amended by deleting the words “of Carling” in the second sentence.
32. Amend Section 22.07.3 by replacing the words “Carling there” with the words “the Township where”.
33. Add a new Section 22.08 which reads as follows:

“22.08 Erosion Hazards

22.08.1 Development shall generally be directed to areas outside of erosion hazards.

22.08.2 Proponents of development applications made under the Planning Act may be required to assess the proposed development in terms of erosion susceptibility. The Township may require Erosion or Slope Stability Reports prepared by a qualified professional to accompany an application.

22.08.3 Development and site alteration will generally be prohibited in areas that would be rendered inaccessible to people and vehicles during times of erosion. Should an Erosion or Slope Stability Report prepared by a qualified professional conclude this, a planning application may be refused by the Township.

22.08.4 New development and redevelopment adjacent to the coastline shall be sensitive to the preservation of tree cover and native vegetation to prevent erosion.”

SECTION 23 – PUBLIC UTILITIES

1. Section 23.01.1 is amended by adding the word “Official” prior to the word “Plan”, by replacing the word “municipality” with the word “Township” and by adding the words “(as set out in Schedule A to this Official Plan)” after the words “Environmentally Sensitive Areas”.
2. Section 23.02.2 a) is amended by adding the phrase “co-” before the word “location”.
3. Section 23.02.2 d) is amended by adding the words “(in accordance with the Township’s Dark Skies By-law) at the end of the first sentence.
4. Section 23.02.3 of the Official Plan is amended by replacing the word “Municipality” with the word “Township” and by adding the words “in accordance with applicable federal requirements”.

5. Section 23.03.1 is amended by adding the word “Official” before the word “Plan” and by adding the word “Comprehensive” before the words “Zoning By-law”.
6. Section 23.03.2 e) is amended by replacing the word “Municipality” with the word “Township”.
7. Section 23.03.2 g) is amended by replacing the words “Ministry of Environment Certificates of Approval” with the words “Ministry of Environment, Conservation and Parks Environmental Compliance Approvals issued”
8. Section 23.03 is amended by adding a new Section 23.03.3 which states:

“23.03.3 There are two (2) municipal waste Transfer Stations located in the Township:

- a) On West Carling Bay Road; and
- b) On Highway 559 north of Pengally Bay Road.

The Highway 559 Transfer Station also includes a municipal landfill.

The Township is exploring options for reducing its carbon footprint and maximizing its operational facilities. This may include centralizing municipal waste operation or exporting waste to larger waste collection sites.”

9. Section 23.03 is amended by adding a new Section 23.03.4 which states:

“23.03.4 The Township supports green waste initiatives (reduce, reuse, recycle). Municipal Transfer Stations are equipped with recycling stations and residents are encouraged to use them accordingly.”
10. Section 23.03 is amended by adding a new Section 23.03.5 which reads as follows:

“23.03.5 In accordance with Section 46 of the Environmental Protection Act, development is not permitted on land currently, or previously, used for the purpose of waste disposal for a period of twenty-five (25) years from the year in which such land ceased to be used, unless the approval of the Minister for the proposed use has been given.”

SECTION 24 – CROWN LAND

1. Section 24.01.1 is amended by deleting the words “of Carling” in the first sentence, by replacing the words “Franklin Island and the other coastal features (E39g)” with the words “Multiple Resource Management Area G359, the Great Lakes Coastal Area E39g-2 Enhanced Management Area, Parry Sound Interior Enhanced Management Area E104a)” in the second sentence, by replacing the word “Municipality” with the word “Township” in the third sentence, and by adding the word “Official” prior to the word “Plan” wherever it appears in this Section.
2. Section 24.01.2 is amended by deleting the words “of Carling” and by adding the text “(Schedules A and B)” to the end of the Section.

3. Section 24.01.3 is amended by replacing the word “Municipality” with the word “Township” and by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
4. Section 24.01.4 is amended by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
5. Section 24.01.6 is amended by adding the word “Official” before the word “Plan”.
6. Section 24.01.7 is amended by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
7. Section 24.01.8 is amended by replacing the words “placed in a non-development zone” with the words “zoned Crown Land (CL)” and by deleting the words “to preserve the natural state of Crown Lands”.
8. Section 24.01.9 a) is amended by replacing the word “shoreline” with the word “coastline”.
9. Section 24.01.10 d) is amended by replacing the word “Council” with the words “the Township” and by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
10. Section 24.01.11 is amended by replacing the words “First Nation” and “Aboriginal” with the word “Indigenous”.
11. Section 24.01.12 is amended by replacing the word “Municipality” with the word “Township”.

SECTION 25 – MINERAL AGGREGATES AND MINING

1. Section 25.01.1 is amended by deleting the words “of Carling” in the first sentence and by adding a new sentence to the end of the paragraph which states: “Both pits and quarries are considered Class III industries. In the absence of establishing actual areas of influence for industrial and sensitive land uses, 1,000 metres should be used.”
2. Section 25.01.2 is amended by deleting the words “of Carling” in the first sentence and replacing them with the words “recognizes the importance of mineral aggregate resource development to the local economy and encourages the sustainable management of these resources.”, by adding the words “the Township” to the beginning of the second sentence, by adding a new third sentence which reads “Sand and gravel resources of primary and secondary significance have been identified on Schedules “C-1” and “C-2” of this Official Plan” and by replacing the words “zoning by-law” with the words “Township’s Comprehensive Zoning By-law” wherever included in this Section.
3. Section 25.01.3 is amended by replacing the word “Council” with the words “the Township”, by deleting the last sentence entirely, and by adding the following new paragraph to the end of the section:

“Existing mineral operations shall be permitted to continue without the need for an official plan amendment, rezoning, or development permit under the Planning Act.”.

4. Section 25.01.6 is amended by adding the letters “ation” to the end of the word “Transport” and by replacing the word “municipality” with the word “Township”.
5. Section 25.01.7 is amended by adding the word “temporary” before the word “operations” in the first sentence.
6. Section 25.01.8 is amended by adding the words “for public authority contracts” after the word “permitted” and by replacing the words “official plan or zoning by-law amendments” with the words “amendment to the Township’s Official Plan or Comprehensive Zoning By-law”.
7. Section 25.02.1 is amended by deleting the first sentence and by deleting the word “Carling” in the second sentence with the word “the”.
8. Section 25.02.2 is amended by adding the word “Official” before the word “Plan” and by replacing the words “Ministry of Northern Development and Mines” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
9. Add a new Section 25.02.5 which reads as follows:

“25.02.5 When considering new operations or expansions of existing operations, the Township shall conserve cultural heritage resources by requiring satisfactory measures to mitigate any negative impacts on cultural heritage resources.”

SECTION 26 – FORESTRY

1. Section 26.01 is amended by adding a new first sentence which reads “The Township recognizes the importance of forest resource development to the local economy and encourages the sustainable management of these resources on Crown and private land” and by adding the words “, including those operations on Crown Land that are the subject of forest management plans, as well as activities on private lands,” in the first sentence following the word “activities” in the first sentence, by deleting the words “of Carling” in the first sentence, and by deleting the last sentence entirely.
2. Section 26.02 is amended by replacing the word “Municipality” with the word “Township” in the first sentence, by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”, and by adding the word “Official” before the word “Plan”.
3. Section 26.03 is amended by replacing the word “Municipality” with the word “Township”, by replacing the words “Timber Management Plans” with the words “Forest Management Plans”, and by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”.
4. Section 26.04 is amended by replacing the word “Municipality” with the word “Township”.

5. Section 26.05 is amended by deleting the words “of Carling”, by replacing the words “Timber Management Plans” with the words “Forest Management Plans”, by replacing the words “Ministry of Natural Resources” with the words “Ministry of Northern Development, Mines, Natural Resources and Forestry”, and by replacing the word “Council” with the words “the Township”.

6. Section 26 is amended by adding the following policy as Section 26.07:

“26.07 The Township is located in the Great Lakes – St. Lawrence Forest Region, a mixed forest setting containing both deciduous and coniferous tree species. Wildland fire hazards tend to be most predominant in the boreal forest setting north of the great lakes, where coniferous tree species dominate the landscape.

Development shall generally be directed to areas that are outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

To maintain a healthy, livable and safe community, the Township may request that a wildland fire hazard risk assessment be completed by a qualified professional where development is proposed on lands designated as high to extreme wildfire risk on Appendix ‘4A’ or ‘4B’ of the Official Plan. Such an assessment will provide mitigation strategies to reduce the risk of a wildland fire hazard, subject to the satisfaction of the Township. Wildland fire mitigation measures shall only be accepted where they are consistent with the natural heritage policies of the Provincial Policy Statement.”

7. Section 26 is amended by adding the following policy as Section 26.08:

“26.08 Where the Township has deemed it appropriate to implement the mitigation strategies outlined in a wildfire hazard risk assessment (or alternatives) for a proposed development, the subject land may be subject to site plan control and/or may be placed under a temporary holding provision to ensure implementation of such strategies.”

SECTION 27 – LAND USE POLICY APPLICATION

1. Section 27.02.2 is amended by adding the following uses to the list of permitted uses in the Rural designation:

- Agriculture related uses
- On-farm diversified uses

2. Section 27.02.3 is deleted entirely and replaced with the following policy:

“Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.”

3. Section 27.02.4 is deleted entirely and replaced with the following policy:

“New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation formulae as established in the Ministry of Agriculture, Food and Rural Affairs and directed in the Provincial Policy Statement.”

4. Section 27.02.7 is deleted in its entirety and replaced with the following policy:

Consents for new lots in the Rural designation are permitted subject to the following:

- a) frontage on a year-round road or on a private road with a legal registered right-of-way that has been deemed to be adequate in terms of design, length, maintenance agreements, and standards and where agreements are registered against the lands to confirm the limitations of access;
- b) a proposed driveway entrance for the severed and retained lands meet the appropriate site lines and are approved by the Township;
- c) there will be no extensions required to municipal services; and
- d) lot sizes are at a minimum 1.6 hectares and have a lot frontage of at least 120 metres.

5. Section 27.02 is amended by adding the following new Section 27.02.8 which reads as follows:

“27.02.8 Where applications for new lot creation are proposed in the Rural designation where the lot sizes would be less than 1.0 hectare (less than six (6) lots proposed) or the overall density would be less than 1.0 hectare per unit (more than five (5) lots proposed), a hydrogeological investigation will be required to demonstrate that site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 12 of this Official Plan. Such applications will be subject to a rezoning and septic approval.”

6. Former Section 27.02.8 is deleted in its entirety.
7. Renumbered Section 27.02.8 is amended by adding the word “Official” before the word “Plan”.
8. Renumbered Section 27.02.9 is amended by adding the word “designated” before the word “lands” at the conclusion of the Section.
9. Section 27.03.1 is amended by deleting the words “of Carling”.
10. Section 27.03.2 is amended by deleting the reference to “100” and replacing it with “70” when referring to frontage standards for new lots in the Rural Community designation.
11. Section 27.03 is amended by adding the following new Section 27.03.3 which reads as follows:

“27.03.3 Where applications for new lot creation are proposed in the Rural Community designation where the lot sizes would be less than 1.0 hectare (less than six (6) lots proposed) or the overall density would be less than 1.0 hectare per unit (more than five (5) lots proposed), a

hydrogeological investigation will be required to demonstrate that site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 12 of this Official Plan. Such applications will be subject to a rezoning and septic approval.”

12. Section 27.04.3 is amended by adding the word “wintering” following the word “deer”.

13. Section 27.04.4 is amended by adding the word “wintering” following the word “deer”.

14. Add a new Section 27.04.5 which reads:

“27.04.5 Where new lot creation is proposed in an area where winter deer habitat is restricted to a narrow fringe along the coastline, a minimum frontage of 120 metres shall be required.”

15. Existing Section 27.04.5 is renumbered to Section 27.04.6 and is amended by adding the words “land division” before the words “approval authority”

16. Existing Section 27.04.6 is renumbered to Section 27.04.7 and is amended by adding the word “Comprehensive” before the words “Zoning By-law” in the second sentence and by replacing the words “zoning by-law amendment” with the words “amendment to the Township’s Comprehensive Zoning By-law”.

17. Existing Section 27.04.7 is renumbered to Section 27.04.8.

18. Section 27.05.1 is amended by replacing the words “west Parry Sound District Area” with the words “West Parry Sound area”, by adding the word “Official” before the word “Plan”, any by replacing the word “this” in the second sentence with the words “the Industrial”.

19. Section 27.05.2 is amended by deleting the words “Council of the” in the second sentence, by deleting the word “that” in the second sentence and replacing it with the words “the continued”, by adding the word “Industrial” before the word “Park” in the last sentence, and by deleting the words “can remain viable” in the final sentence.

20. Section 27.05.3 is amended by replacing the word “including” with the word “include” and by deleting the word “Carling”.

21. Section 27.05 is amended by adding a new Section 27.05.7 which reads as follows:

“27.05.7 The wastewater system serving the Industrial Park is administered and operated by the Municipality of McDougall on behalf of the Parry Sound Industrial Park Board. Though the Industrial Park lands are located in the Township, it is operated through an operational agreement between the Township of Carling, the Municipality of McDougall, and the Town of Parry Sound.”

22. Section 27.05 is amended by adding a new Section 27.05.8 which reads as follows:

“27.05.8 The Township understands that there may be an opportunity for higher density, multi-unit residential development in the lands surrounding the Industrial Park due to the presence of

municipal water and sewage services. The Township is supportive of such developments, subject to compliance with any applicable Land Use Compatibility policies of this Official Plan, completion of any required studies demonstrating the appropriateness of such development, and approval from any relevant agencies.

Any form of multi-unit residential development proposal within these employment lands that would propose to convert the lands to non-employment uses would be required to go through the comprehensive review exercise set out in Section 1.3.2 of the PPS and would require an amendment to the Township's Comprehensive Zoning By-law. At all times, the economic viability of the existing and planned uses in the Industrial Park will take precedence.

23. Section 27.07 is amended by replacing the word "municipality" with the word "Township".
24. Section 27.07.1.1 is amended by replacing the word "shoreline" with the word "coastline".
25. Section 27.07.1.2 is amended by replacing the word "shoreline" with the word "coastline".
26. Section 27.07.1.4 is amended by adding the word "Official" before the word "Plan".
27. Section 27.07.1.5 is amended by replacing the word "Municipality" with the word "Township".
28. Section 27.07.2.3 is amended by deleting the words "urge the preparation of" and replacing them with the words "support the ongoing development of".
29. Section 27.07.2.5 is deleted in its entirety and replaced with the following:

"27.07.2.5 Council supports the community based Lake Plan for Deep Bay. An executive summary of this Lake Plan has been incorporated into this Official Plan as Appendix 3."
30. Section 27.07.5 is amended by changing the Section Title from "ICI Lands" to "Former Akzo Nobel Lands".
31. Section 27.07.5 is amended by replacing the word "shoreline" with the word "coastline" and by adding the word "Official" before the word "Plan".
32. Section 27.07.5.1 is amended by replacing the existing policy with the following policy:

"27.07.5.1 Akzo Nobel was the former owner of a large parcel of land in the southeast area of the Township that was the site of a former industrial land use that spanned both Carling and the former McDougall Township."
33. Section 27.07.5.2 is amended by replacing the existing policy with the following policy:

"27.07.5.2 The former Akzo Nobel Lands located in the Township were not part of the historical industrial land use. These lands will be available for redevelopment subject to the appropriate assessments in accordance with any required provincial or municipal regulations."

34. Section 27.07.5 as amended is further amended by adding a new Section 27.07.5.3 which reads as follows:

“27.07.5.3 Because the redevelopment of the former Akzo Nobel Lands spans both the Township and the Municipality of McDougall, careful assessments will need to be undertaken to respond to specialty needs in terms of access, shared services, and respecting municipal boundaries.”

35. Section 27.07.6.1 is amended by adding the word “Island” after the word “Franklin”, by deleting the words “, was once a Provincial Park” and by replacing the words “currently has no designation. The pressures on Franklin can only get worse” with the words “is currently designated as “recommended conservation reserve” although it is not regulated under the Provincial Parks and Conservation Reserves Act”.

36. Section 27.07.6 is amended by adding a new Section 27.07.6.2 which reads as follows:

“27.07.6.2 The Township of Carling recognizes that Franklin Island is of immense importance to both the inland and waterfront communities of the Township. It is one of the largest islands in the Georgian Bay Biosphere Reserve. The island contains significant old growth forest and its bays, inlets and lakes are home to unique ecological environments. Unlike other Crown Lands, Franklin Island is used solely in a protected fashion.

The Township understands that Franklin Island attracts many visitors to the Township. The Township actively encourages the responsible enjoyment of the Island and discourages acts of vandalism, nuisance or destruction- by visitors.”

37. Section 27.07.7.2 is amended by replacing the word “municipality” with the word “Township”.

38. Section 27.07.7.3 is amended by adding the word “Official” before the word “Plan”.

39. Section 27.07.7.4 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.

40. Section 27.07.7.6 is amended by replacing the word “septic” with the words “on-site sewage”.

41. Section 27.07.7.7 is deleted in its entirety.

42. Section 27.07.7.8 is renumbered to Section 27.07.7.7 and Section 27.07.7.9 is renumbered to Section 27.07.7.8.

SECTION 28 – OFFICIAL PLAN ADMINISTRATION

1. Section 28.01 is amended by deleting the words “of Carling” and by adding the word “Official” before the word “Plan”.

2. Section 28.02.1 is amended by adding the text “(5)” after the word “five” and by adding the word “Official” before the word “Plan”.
3. Section 28.02.2 a) is amended by adding the word “Official” before the word “Plan”.
4. Section 28.02.2 b) is amended by adding the word “Official” before the word “Plan”.
5. Section 28.02.2 c) is amended by replacing the word “Carling” with the words “the Township”.
6. Section 28.02.2 d) is amended by replacing the word “municipality” with the word “Township”.
7. Section 28.02.2 g) is amended by replacing the words “Provincial Policy Statement” with the words “PPS”.
8. Section 28.03.1 is amended by replacing the words “The Council of the Township of Carling” with the words “the Township”.
9. Section 28.03.2 is amended by replacing the words “The Council of the Township of Carling” with the words “The Township”.
10. Section 28.04.1 is amended by adding the word “Official” before the word “Plan”.
11. Section 28.07.1 is amended by adding the word “Comprehensive” before the words “Zoning By-law” wherever it appears in this Section.
12. Section 28.08.1 is amended by deleting the words “of Carling” in the first paragraph.

SECTION 29 – ZONING BY-LAW

1. Section 29.01.1 is amended by adding the word “Official” before the word “Plan” wherever it appears in this Section.
2. Section 29.02.2 is amended by deleting the words “of Carling”, replacing the word “municipality” with the word “Township”, and by adding the word “Official” before the word “Plan”, all in the first sentence. It is also amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law” in the second sentence.
3. Section 29.02.2 is deleted in its entirety.
4. Section 29.03.1 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
5. Section 29.03.3 is amended by adding the text “H” after the word “holding” in the first sentence.
6. Section 29.03.4 is amended by adding the text “H” after the word “holding” in the first sentence.

7. Section 29.03.5 is amended by adding the word “Comprehensive” before the words “Zoning By-law” and by adding the word “Official” before the word “Plan” in the first sentence.
8. Section 29.03.6 is amended by replacing the words “zoning by-law” with the words “Comprehensive Zoning By-law”.
9. Section 29.03.7 is amended by adding the text “H” after the word “holding” in the first sentence.
10. Section 29.05.1 is amended by replacing the words “zoning by-law amendment application” with the words “application to amend the Township’s Comprehensive Zoning By-law”.

SECTION 30 – SITE PLAN CONTROL

1. Section 30.01 is amended by deleting the words “of Carling”.
2. Section 30.03 is amended by deleting the words “of Carling” and by adding the word “Official” prior to the word “Plan”.
3. Section 30.0 is amended by adding a new subsection 30.04 which reads as follows:

“30.04 The Township encourages new development that is of a design and character which is in harmony with any heritage resources on adjacent lands. This includes ensuring new development on lands adjacent to heritage resources is sensitive to the existing scale, massing and pattern of those resources.

The Township also encourages design elements that preserve sightlines and views of heritage resources, where possible.”

4. Section 30.0 is amended by adding a new subsection 30.05 which reads as follows:

“30.05 When implementing site plan control, the Township will promote design elements which maximize energy efficiency and conservation. This could include design features such as the protection of existing vegetation, building orientation, and opportunities for renewable energy systems.”

5. Section 30.0 is amended by adding a new subsection 30.06 which reads as follows:

“30.06 The Township will implement Site Plan Control, where appropriate, to require development or redevelopment to include the planting of native tree species that are resilient to climate change and which provide a high level of carbon sequestration.”

SECTION 31 – PROPERTY STANDARDS

1. Section 31.01 is amended by replacing the word “Council” with the words “The Township” at the beginning of the first sentence, by deleting the word “and” in list item i), by adding the words “; and” to the end of list item j), and by adding a new list item k) which reads “maintenance of heritage attributes for properties designated under the Ontario Heritage Act”.

2. Section 31.02 is amended by replacing the words “personnel in the Municipality” with the words “Township personnel”.
3. Section 31.04 is deleted in its entirety.
4. Section 31.05 is renumbered to Section 31.04 and is amended by replacing the word “Council” with the words “the Township”.

SECTION 32 – COMMUNITY IMPROVEMENT POLICIES

1. Section 32.01 is amended by replacing the words “Council of the Township of Carling” with the word “Township”.
2. Section 32.02 is amended by deleting the words “Council of the Township of Carling” with the word “Township” and by deleting the words “of Carling” prior to the words “to ensure and enhance”.
3. Section 32.03 is amended by deleting the words “of Carling” and by adding the following objectives to the existing list:

“(d)the preservation, rehabilitation, renewal and reuse of heritage resources; and

(e)increase in the supply of affordable housing.”

4. Section 32.05 is amended by deleting the words “of Carling”.
5. Section 32.06 b) is amended by replacing the number “7” with the number “31”.
6. Section 32.07.1 is amended by replacing the word “Carling” with the word “the”.
7. Section 32.07.2 is amended by adding the word “Official” before the word “Plan”.
8. Section 32.07.3 is amended by replacing the word “Carling” with the word “the” and by adding the word “Official” before the word “Plan”.
9. Section 32.07 is amended by adding a new Section 32.07.4 which reads the following:

“32.07.4 Any municipal undertakings will be planned and constructed in accordance with the requirements of the *Environmental Assessment Act* and the *Municipal Class Environmental Assessment*.”

SECTION 33 – PLANS TO INCORPORATE ACCESSIBILITY PROVISIONS

1. Section 33.01 is amended by deleting the words “of Carling”.
2. Section 33.02 is amended by deleting the words “of Carling”.

SECTION 34 – STUDIES

1. Section 34.01 is amended by deleting the words “of Carling”.
2. Section 34.03 is amended by replacing the word “Council” with the words “the Township”.
3. Section 34.04 is amended by adding the following item to the existing table of studies:

“Record of Site Condition M M M”

SECTION 35 – LIGHTING

1. Section 35 is amended by deleting the words “of Carling” and by adding a new sentence to the end of the Section which reads: “The Township has enacted a Dark-Skies By-law to regulate such matters”.

SECTION 36 – SIGNS

1. Section 36.01 is amended by replacing the words “of Carling will enact” with the words “has enacted” and by adding the word “Official” before the word “Plan”.

SECTION 37 – NOISE

1. Section 37.01 is deleted in its entirety and replaced with the following text:

“37.01 The Township places a significant level of importance on the preservation of private enjoyment of residents and has enacted a Noise By-law to control undesirable or nuisance causing noise levels and will take aggressive measures to enforce said by-laws.”

SECTION 38 – SITE ALTERATION BY-LAW

1. Section 38.01 is amended by deleting the words “of Carling”.

SECTION 39 – DEEMING BY-LAWS

1. Section 39.0 is amended by deleting the words “of Carling” wherever they appear throughout this Section.

SECTION 40 – BLASTING, TREE-CUTTING, AND FILL BY-LAWS

1. A new Section 40.0 is included in the Official Plan, that will include Sub-Section 40.01 which reads as follows:

“40.01 The Township of Carling may consider enacting by-laws regulating blasting, the cutting of trees, and the filling of land within its municipal boundaries. Such by-laws may prescribe details with respect to the location, timing, and scope of such activities.”

GLOSSARY

1. In the first sentence, the words “Provincial Policy Statement 2005 are replaced with the words “PPS, 2020”.
2. “Agricultural Use and Related Use” definition is deleted in its entirety.
3. Glossary is amended by adding the following definitions:

“Agricultural uses: means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur, or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.”

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

“Class 1 Industrial Facility: a place of business for a small scale, self contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent, and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.”

“Class 2 Industrial Facility: a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.”

“Class 3 Industrial Facility: a place of business for large scale manufacturing or processing, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.”

“Low-Water Consuming Industry: those industries consuming up to, but not exceeding, 2000 litres of water per day.”

“Minimum Distance Separation Formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.”

“On-farm Diversified Uses: means uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to home

occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.”

“Recreational Carrying Capacity: a measure of the number of users that can be accommodated on the surface of a waterbody while maintaining the recreational amenity of the waterbody. Measurements of Recreational Carrying Capacity are based on the surface area of the waterbody being evaluated.”

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

“Short-term Accommodation: means the use of a dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of general concession, lease, rental agreement or similar commercial arrangement for any period of less than thirty (30) calendar days, throughout all or any part of a calendar year. Short-term accommodation shall not mean or include a motel, hotel, bed and breakfast establishment, commercial resort unit, or similar commercial or institutional use.”

4. Glossary is amended by replacing the definition for “Wayside Pit or Quarry” with the following definition:

“Wayside Pit or 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.”

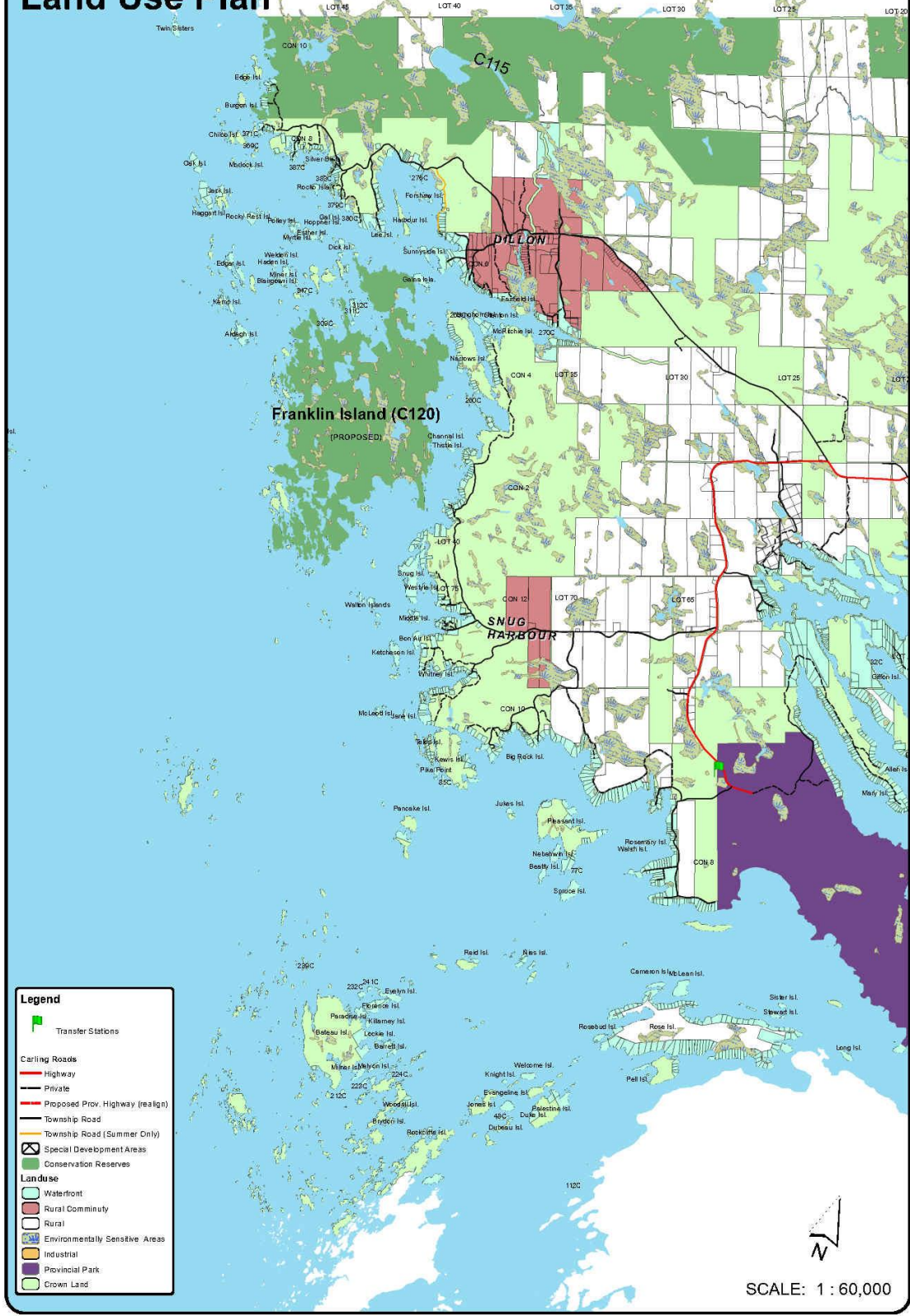
SCHEDULES

1. Revised Schedule ‘A-1’ and ‘A-2’ (Land Use Schedules).
2. Revised Schedule ‘B-1’ and ‘B-2’ (Natural Heritage Schedules).
3. New Appendix ‘C-1’ and ‘C-2’ (Aggregate Mapping)

APPENDICES

1. New Appendix ‘1A’ and ‘1B’ (Recreational Trail System)
2. New Appendix 2 (Commercial Resorts in Carling Township)
3. New Appendix 3 (Deep Bay Watershed & Lake Management Plan – Executive Summary)
4. New Appendix 4A and 4B (Wildland Fire Hazard Mapping – East Half and West Half)

Township of Carling Schedule 'A-1' Land Use Plan

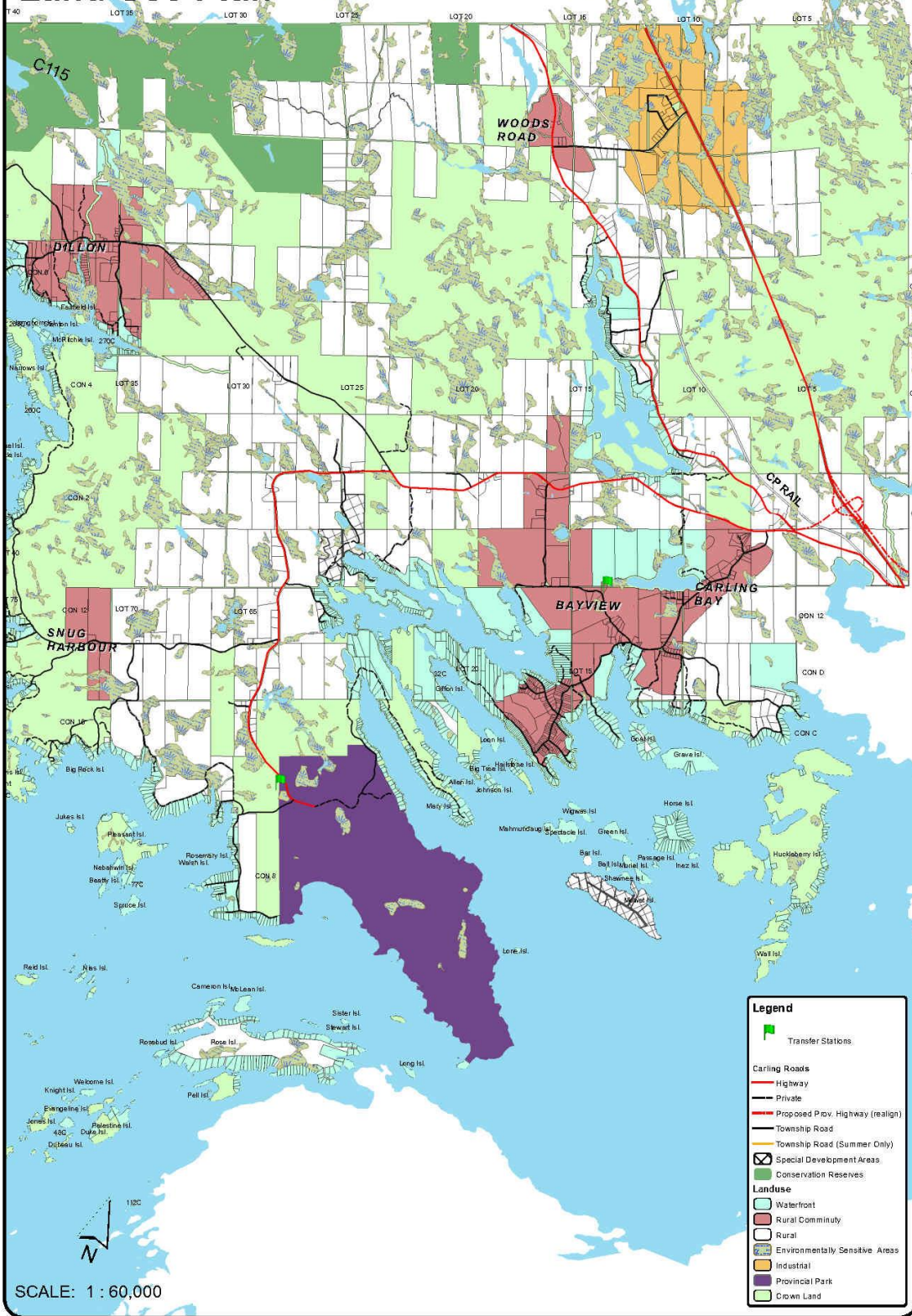


Legend

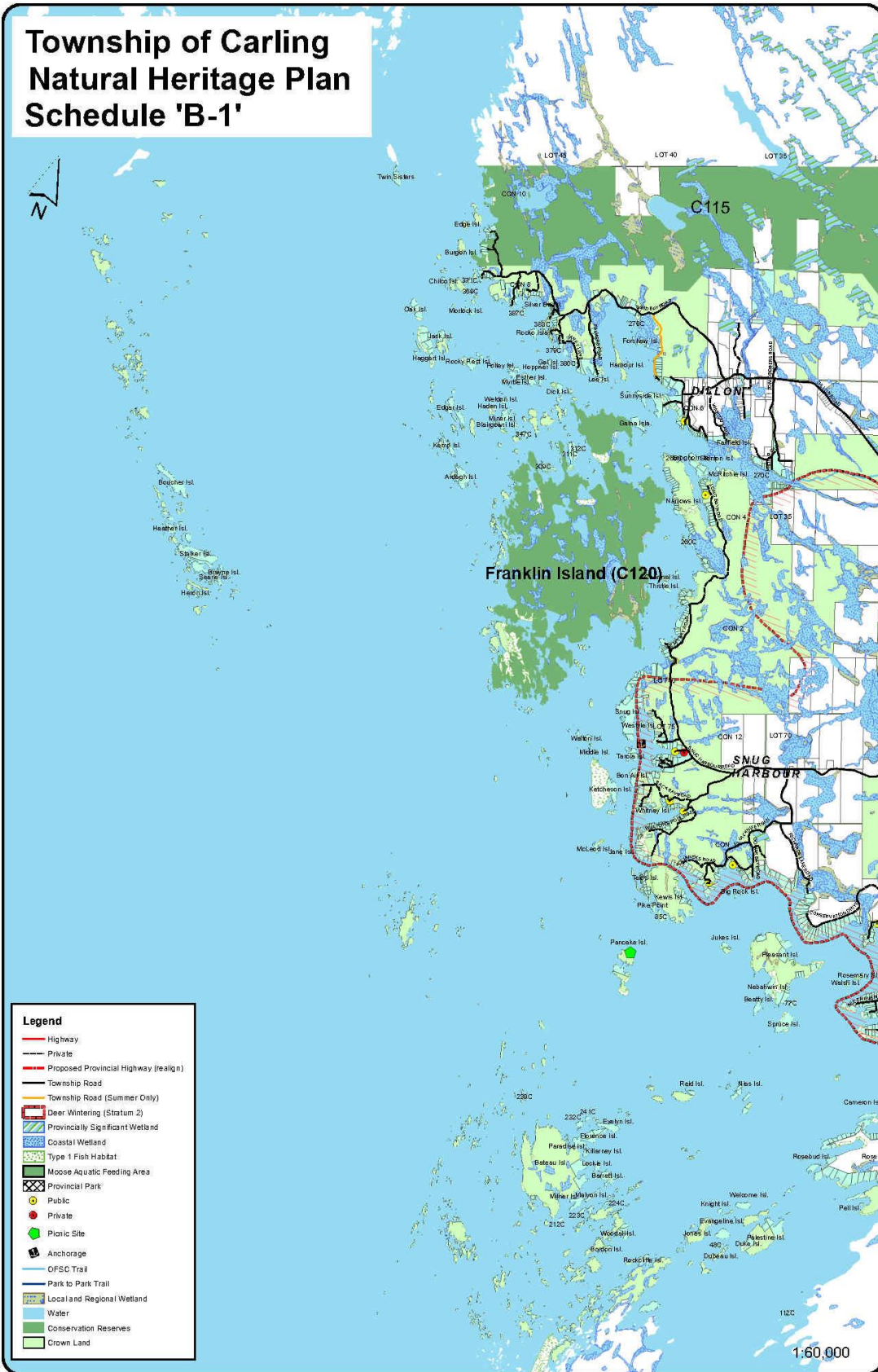
- Transfer Stations
- Carling Roads**
 - Highway
 - Private
 - Proposed Prov. Highway (realign)
 - Township Road
 - Township Road (Summer Only)
- Special Development Areas
- Conservation Reserves
- Landuse**
 - Waterfront
 - Rural Community
 - Rural
 - Environmentally Sensitive Areas
 - Industrial
 - Provincial Park
 - Crown Land

SCALE: 1 : 60,000

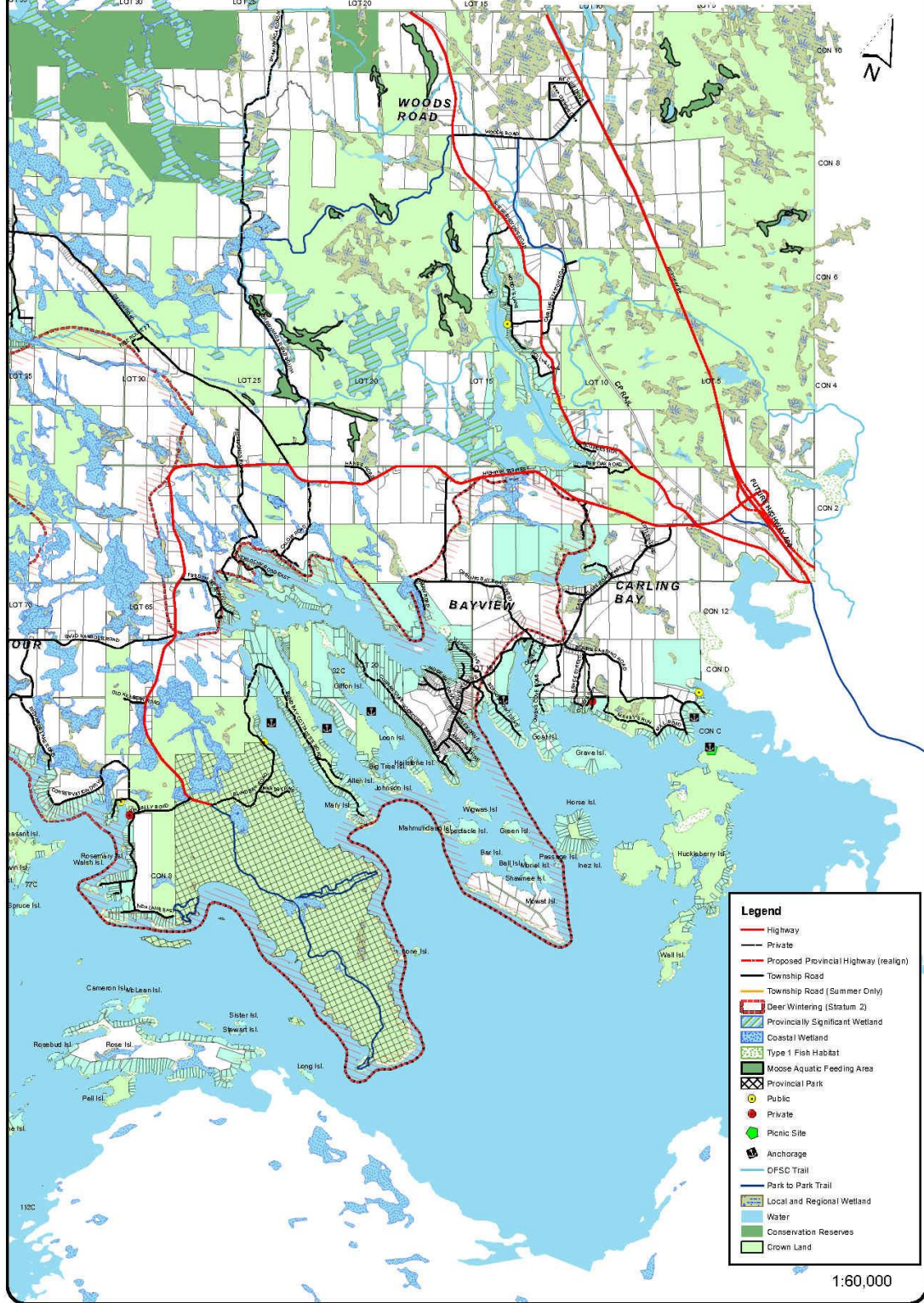
Township of Carling Schedule 'A-2' Land Use Plan



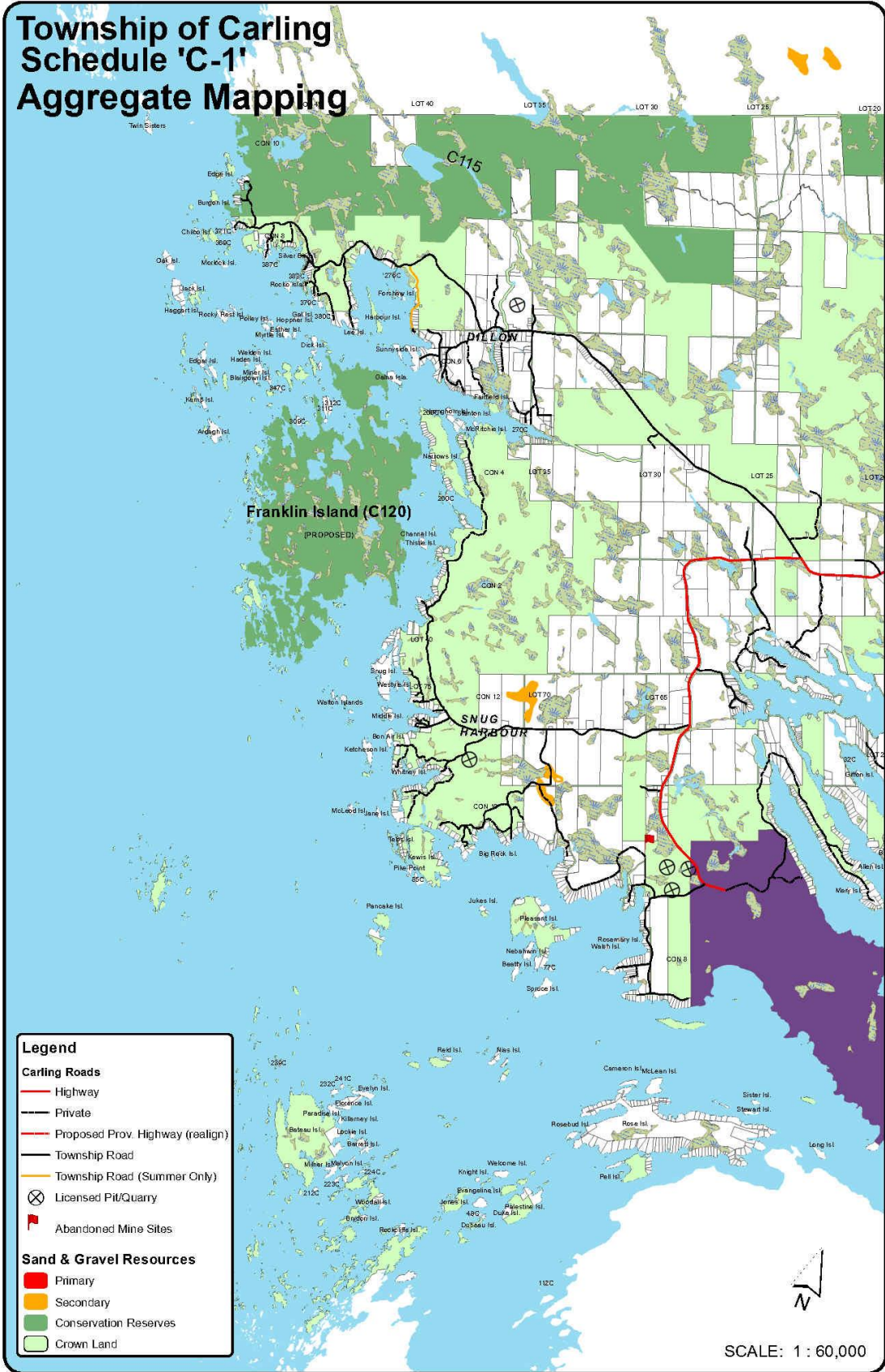
Township of Carling Natural Heritage Plan Schedule 'B-1'

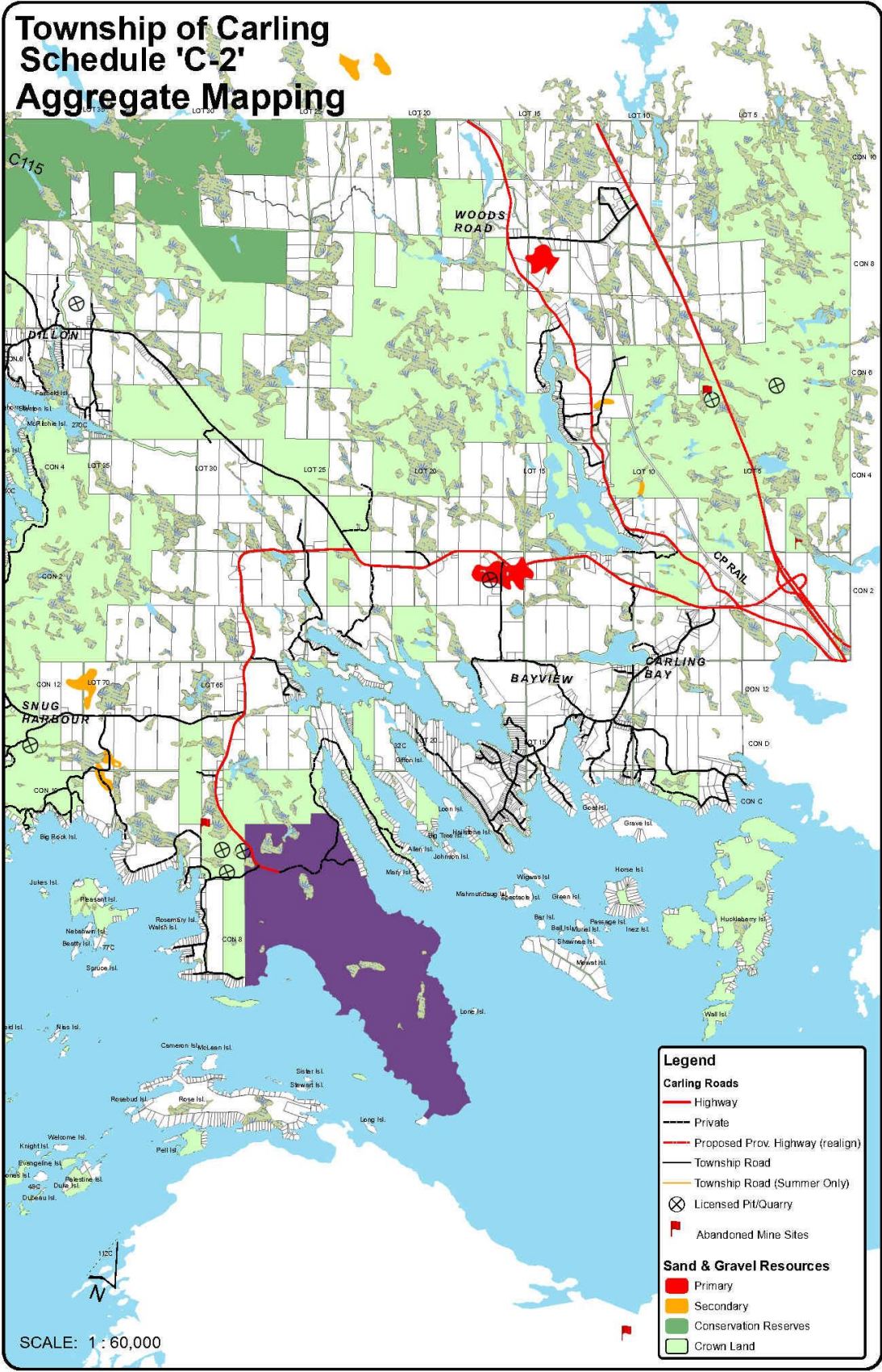


Township of Carling Natural Heritage Plan Schedule 'B-2'

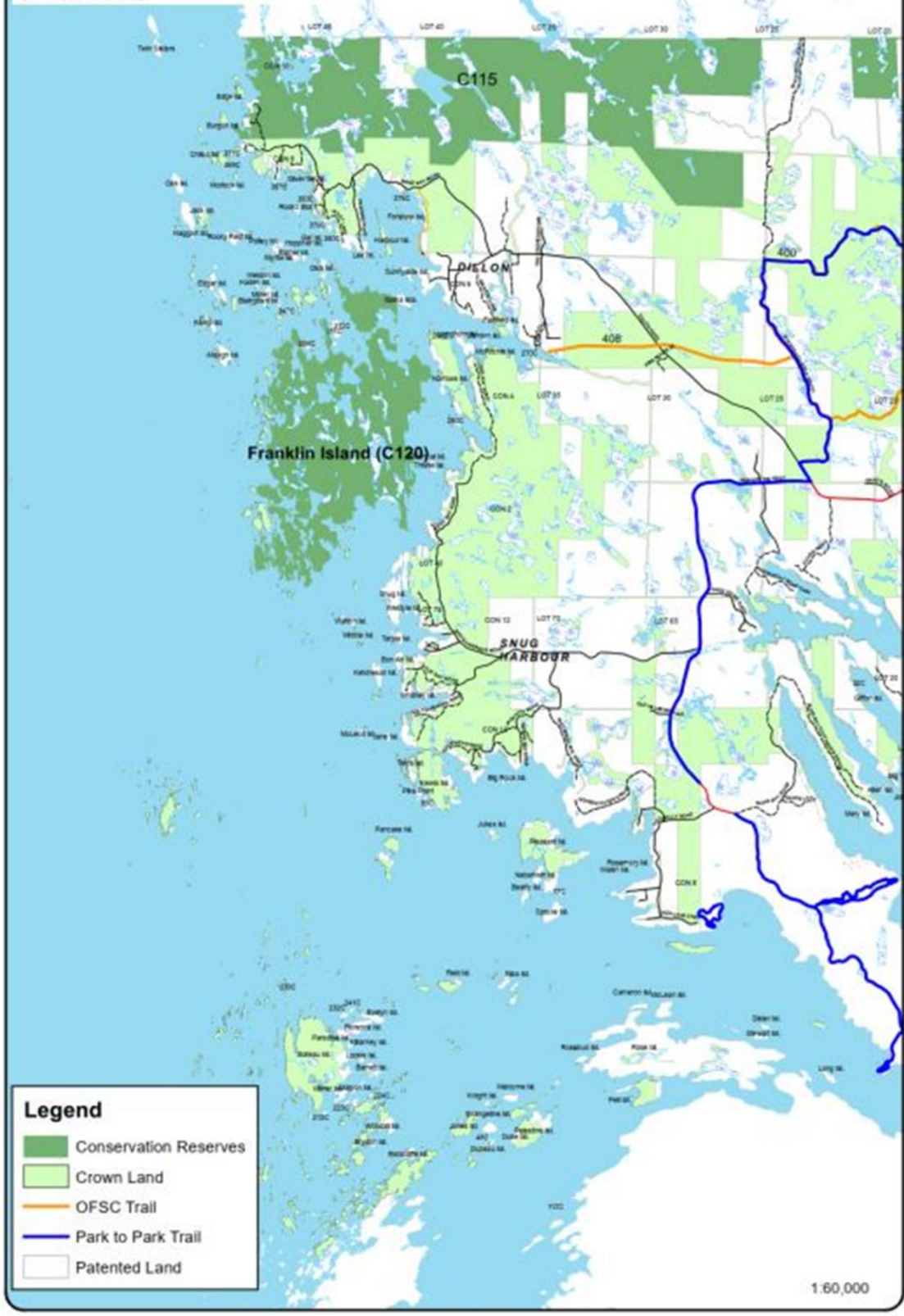


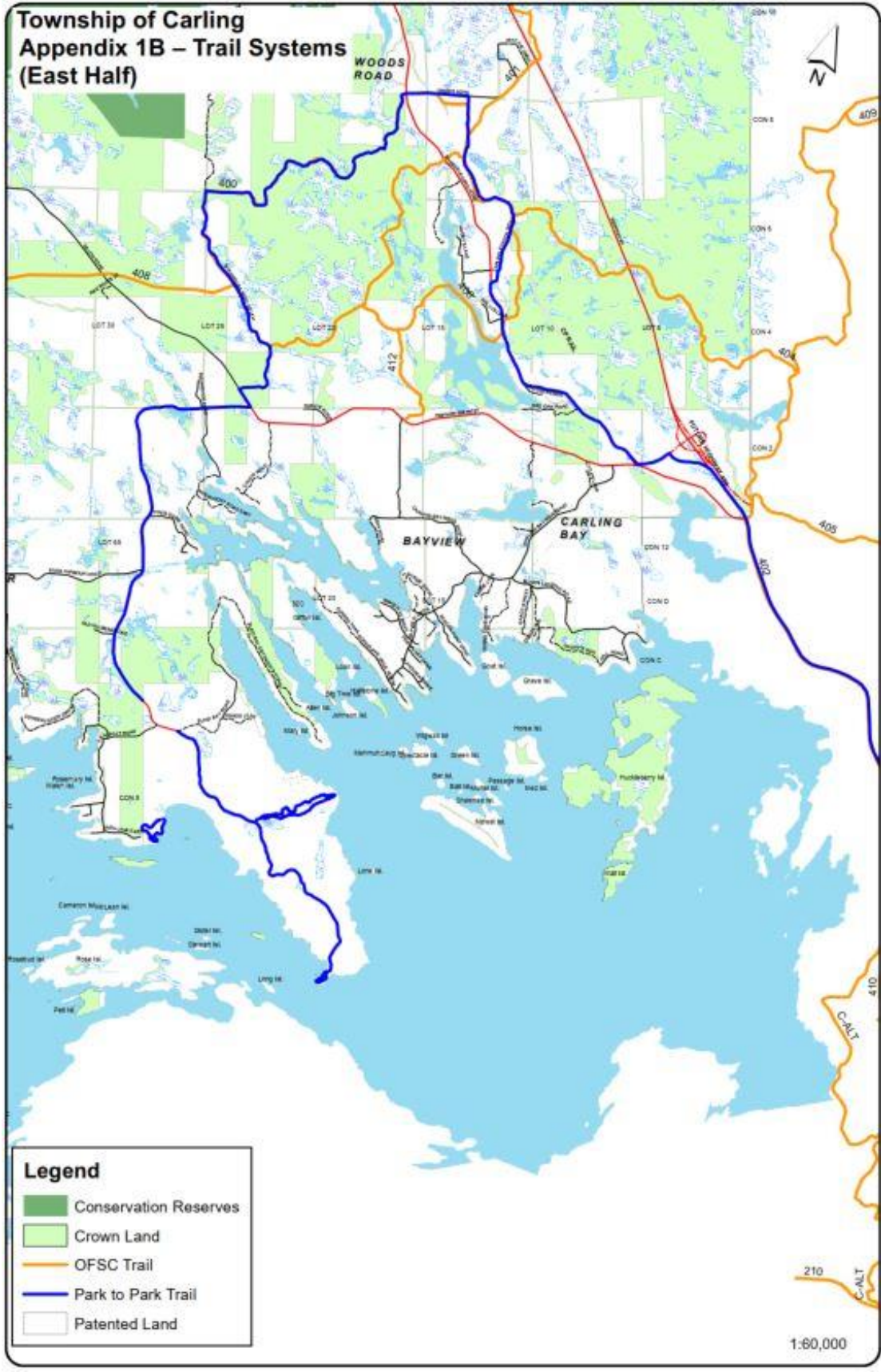
Township of Carling Schedule 'C-1' Aggregate Mapping





**Township of Carling
Appendix 1A – Trail Systems
(West Half)**





APPENDIX 2: COMMERCIAL RESORTS OPERATING IN CARLING TOWNSHIP

1. Bel-air Cottages (100 Shebeshekong Road)
2. Dillon Cove Marina and Resort (1 Parker Lane)
3. Harrison Landing Marina (48 Harrison Landing Road)
4. Jackknife Resort (92 Jackknife Road)
5. Oak Ridges Resort (83 Sand Bay Road)
6. Rockwood Resort (100 Sand Bay Road)
7. Sand Bay Resort (80 Sand Bay Road)
8. Shebe Resort (80 Shebeshekong Road)
9. Shebeshekong Resort (94 Shebeshekong Road)
10. Snug Haven Resort (10 Snug Haven Road)
11. Sunny Shore Resort (7 Sunny Shore Road)

Deep Bay Watershed & Lake Management Plan

EXECUTIVE SUMMARY

DEEP BAY WATERSHED VISION STATEMENT

"To identify, document, and protect the unique and valuable characteristics of Deep Bay and its Watershed for the benefit of current and future residents."

Our Community Envisions Deep Bay to be a place where:

- The beauty of the landscape, the tranquility of the surroundings and the quality of the water are protected and preserved;
- Precedence is given to activities that maintain the natural and social qualities of the lake that promote environmental sustainability; Wildlife, fish and plant habitat are safeguarded;
- The lake is a shared experience, where respect and dignity are shown to others and expected in return;
- Our community balances the needs of those that desire tranquility with the needs of recreational users;
- Public spaces are maintained for everyone to enjoy;
- The community is actively involved in stewardship; and promotes education as a way to ensure respect for their neighbours and the law.

THE NEED TO PROTECT OUR DEEP BAY WATERSHED AREA

The Deep Bay Watershed is located on eastern Georgian Bay in the Township of Carling, Parry Sound, Ontario. Deep Bay is unique in that it shares the characteristics of both a lake and a bay, as it is connected to Georgian Bay through a narrow channel (Collins Channel), which is the only source of outflow

The steady decline of water levels in Lake Huron and Georgian Bay in recent years ... has impacted Deep Bay making it particular vulnerable to water quality problems such as those that developed in the summer of 2004. At that time, a dense plankton bloom persisted for most of the summer. In response to the situation, Carling Township hired Dr. K. Schiefer to undertake a Water Quality Survey of Deep Bay and his findings were published in December 2005.

The Schiefer Report recommended that the community develop a Lake Plan in response to the troubling outbreak of plankton blooms that developed in the summer of 2004. This document is the benchmark report to measure our success on moving forward to improve water quality.

Deep Bay Watershed & Lake Management Plan

THE DEEP BAY WATERSHED LAKE PLAN

The Lake Plan is a document prepared by the Deep Bay Association which identifies and documents the special characteristics and features of Deep Bay and the watershed. The concerns and priorities identified by the residents regarding this area have been given careful consideration. In preparation of this document, information was gathered from the results of the Carling Township Questionnaire mailed out to all residents living within the Deep Bay Community Watershed in February 2011. In addition, numerous community discussions have highlighted concerns and interests of the public living within this area.

A general description of Deep Bay has been included that identifies the significant natural, physical, economic, and social characteristics that make Deep Bay and the watershed a desirable place to live, work, play, and visit. A series of guiding principles, goals and recommendations have been developed in order ensure the health and sustainability of Deep Bay both now and into the future.

STEWARDSHIP OF THE DEEP BAY WATERSHED

Why is stewardship important?

The community has a vested interest in the social and economic benefits of having a clean and healthy environment on Deep Bay. Fluctuating water levels, safe navigation of the Collins Channel narrows, wetlands, residential, recreational, commercial and agricultural activities within the watershed have an impact on water quality. These impacts have been addressed in detail throughout the Lake Plan. . If we are to protect Deep Bay for current and future generations, active stewardship of this precious resource is necessary by all residents.

GOALS AND RECOMMENDATIONS

The goal of the Deep Bay Association in creating this lake plan has been to identify and document the valuable characteristics of Deep Bay and the watershed. In an effort to protect Deep Bay for current and future generations, 15 recommendations were developed and incorporated into the plan to address the areas of common interest identified by the residents and ratepayers living within the Deep Bay Watershed.

GUIDING PRINCIPLES

The following Guiding Principles support Deep Bay as a completely unique body of water that is part of Georgian Bay totally dependent on the flushing effect of the Narrows much like an umbilical cord that sustains life to the Deep Bay Watershed.

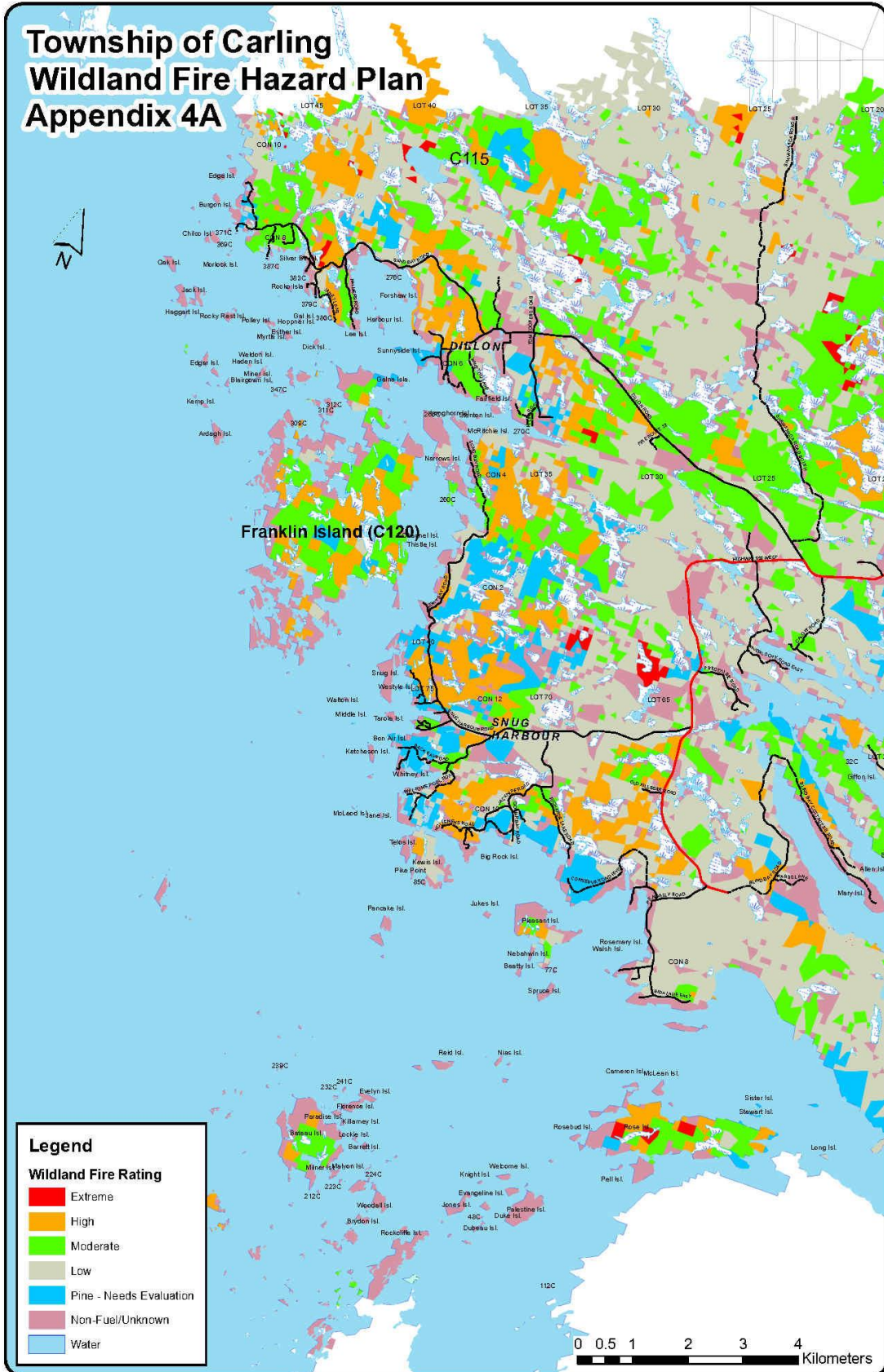
These are the Guiding Principles for making decisions concerning Deep Bay and Watershed. All decisions shall:

1. Support the necessary actions required for sufficient water flow through the Narrows to maintain or improve water quality, protect fish habitat and wetlands, and ensure the safe navigation through the Narrows of Collins Bay, the channel which connects Deep Bay to Georgian Bay.
2. Protect, maintain and/or enhance the Water Quality of Deep Bay as assessed from continuous surveillance and water quality testing processes.
3. Promote a positive social and recreational environment for all Deep Bay stakeholders by encouraging communication, community participation, and a strong Stewardship effort.
4. The Deep Bay Watershed & Lake Management Plan shall be an integral part of the Carling Township Official Plan.

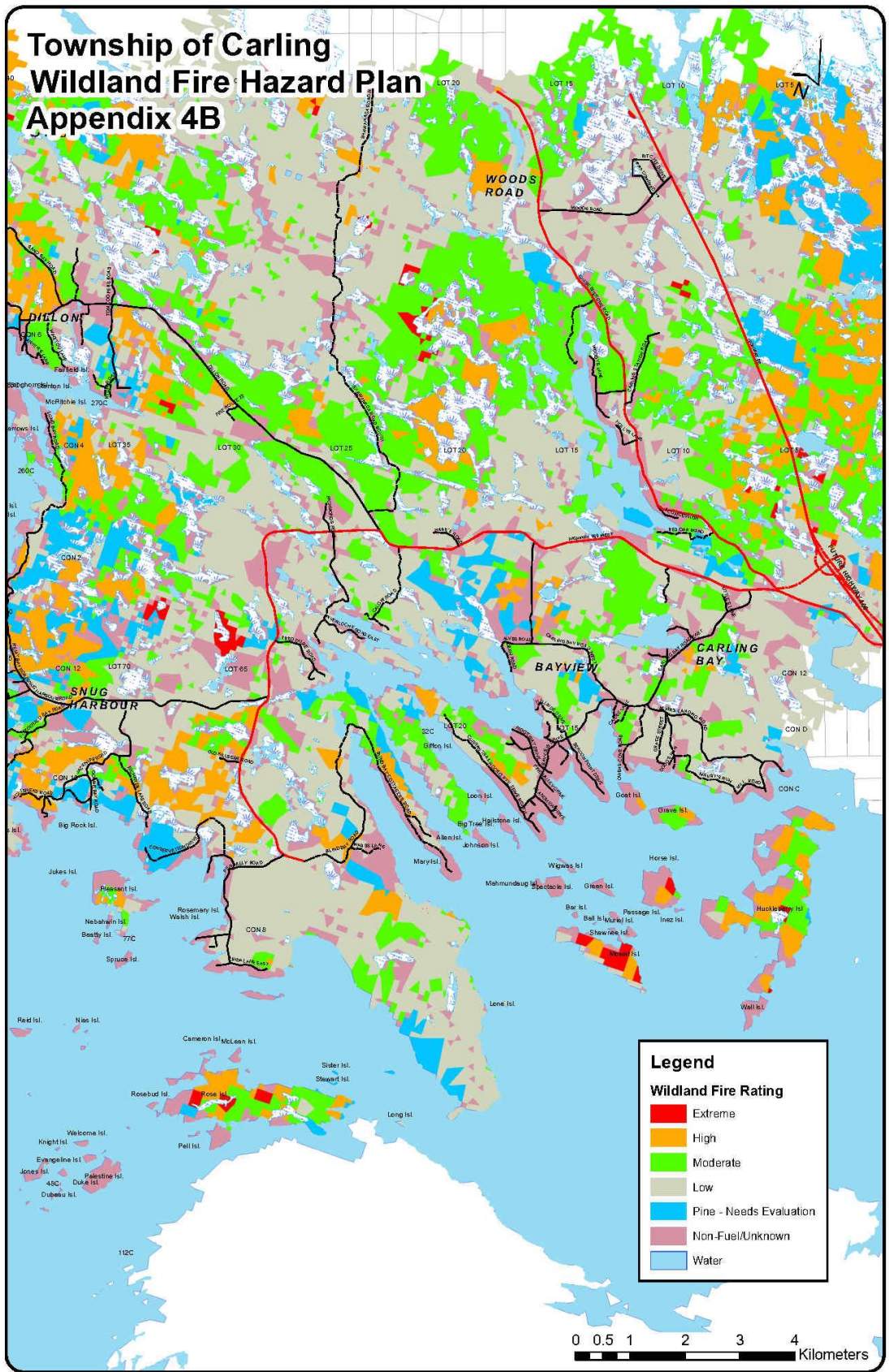
SUMMARY

The Deep Bay Association encourage you to familiarize yourself with The Deep Bay Watershed & Lake Management Plan. For a more thorough review of the contents you can obtain a copy from the DBA website at www.deepbayassociation.com

Township of Carling Wildland Fire Hazard Plan Appendix 4A



Township of Carling Wildland Fire Hazard Plan Appendix 4B



Legend	
Wildland Fire Rating	
■	Extreme
■	High
■	Moderate
■	Low
■	Pine - Needs Evaluation
■	Non-Fuel/Unknown
■	Water