

Official Plan for the **Township of Chapleau**

Approved by the Ministry of Municipal Affairs and Housing on February 28, 2013
Consolidated with Modifications on March 22, 2013



DECISION
With respect to the
Official Plan for the Township of Chapleau
Subsection 17(34) and 21 of the *Planning Act*

I hereby approve the repeal of the Official Plan for the Township of Chapleau Planning Area, and all subsequent amendments thereto, pursuant to the Township of Chapleau By-law No. 2010-35, insofar as this Official Plan is in effect.

I hereby modify and approve, as modified, the Official Plan for the Township of Chapleau adopted by the Township of Chapleau by By-law No. 2010-35, as follows:

1. PAGE 47, SECTION 3.5 HUMAN SERVICES, Section 3.5.3 Recreation, is hereby modified by deleting the words "...completion of an Environmental Site Assessment shall be required to determine the level of contamination, if any." and replace it with the words "**....the property owner will be required to provide an MOE-acknowledged Record of Site Condition (RSC) to demonstrate that the lands are suitable for use as parkland and open space.**" in the second sentence of item 16.

2. PAGE 51, SECTION 3.6 THE ENVIRONMENT, Section 3.6.1 Water Resources, item 4 is hereby modified by:
 - a. adding the words '**proposing 5 or more units/lots and**' after the word 'application' in the second line of policy 3.6.1.4.

 - b. deleting the word 'water' and replacing it with the word '**groundwater**' in the second line of policy 3.6.1.4.

3. PAGE 57, SECTION 3.6 THE ENVIRONMENT, Section 3.6.4 Natural Features and Areas, Fish Habitat, is hereby modified by adding the following sentence to the end of item 22:

'The recommended minimum natural vegetated cover adjacent to fish habitat is 30 metres for coldwater streams or inland waterbodies on the Canadian Shield. Reduced setbacks may be permitted adjacent to warmwater (15 m) or coolwater (20 m) streams, as per the Ministry of Natural Resources' Natural Heritage Reference Manual.'

4. PAGE 61, SECTION 3.6.9 RISKS TO PUBLIC HEALTH & SAFETY, Section 3.6.9.1 Natural Hazards, Flood Hazards, is hereby modified by:
 - a. deleting the words 'the regulatory floodplain' and replacing them with the words '**flooding hazards**' in the first sentence of item 2;
 - b. by deleting the second sentence of item 2 in its entirety;
 - c. by deleting the words 'effects of a 1:100 year flood' and replacing them with '**flooding hazards**' in item 3.i; and
 - d. by adding the words '**In response to a development proposal,**' at the beginning of item 4.

5. PAGES 63-64, SECTION 3.6.9 RISKS TO PUBLIC HEALTH AND SAFETY, Section 3.6.9.2 Human-Made Hazards, Potentially Contaminated Sites and Environmental Procedures for Potentially Contaminated Sites, is hereby modified by:
 - a. deleting 'Environmental Site Assessments (ESAs)' and replacing it with '**a Record of Site Condition**'; and by deleting the words 'determine remediation requirements' and replace them with the words '**demonstrate that where necessary, the site has been remediated and is suitable for the intended use.**' in the first sentence of item 2;
 - b. deleting the words 'Phase 1 Environmental Site Assessment' and replacing them with the words '**Record of Site Conditions (RSC)**' in the first sentence of item 7; and
 - c. deleting item 8 it in its entirety.

6. PAGE 66, SECTION 3.6.9 RISKS TO PUBLIC HEALTH AND SAFETY, Section 3.6.9.2 Human-Made Hazards, Noise, Vibration, Odour & Other Contaminants, is hereby modified by:
 - a. inserting the words '**identified in an acceptable noise impact assessment**' after the word 'techniques' in the second line of item 21;
 - b. inserting the words '**and may require the submission of a noise impact assessment**' at the end of item 24; and
 - c. inserting the words '**, a stationary noise source,**' after the word 'way' in the second line of item 25.

7. PAGES 89-90, SECTION 5.2 WATER & SEWAGE SERVICES, Section 5.2.1 Municipal Water & Sewage Services, is hereby modified by:
 - a) adding the words '**and decommission the private services in accordance with provincial regulations**' to the end of item 5.ii; and

b) deleting the word 'and' and replacing it with the word 'or' in the second line of policy item 5.iv.

8. PAGE 91, SECTION 5.2 WATER & SEWAGE SERVICES, Section 5.2.3 Private Water and Sewage Services, is hereby modified by adding the following to the end of the last sentence of item 1:

'provided confirmation of reserve system capacity has been provided, which includes the treatment for hauled sewage at a facility that has received statutory approval from the applicable approval authority to receive hauled sewage, or that there is treatment capacity for hauled sewage at the municipal facility that has received statutory approval from the applicable approval authority, and where site conditions are suitable for the long term.'

9. PAGE 93, SECTION 5.2 WATER AND SEWAGE SERVICES, Section 5.2.4 Servicing Allocation and Phasing, is hereby modified by deleting the word 'extend' and replacing it with the words '**support an extension to**' in the third sentence of item 3.

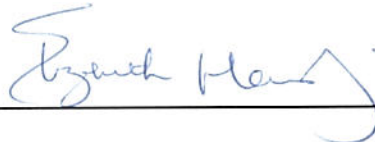
10. PAGE 96, 5.5 CAPITAL & PUBLIC WORKS, is hereby modified by adding the words '**and the requirements of the Municipal Engineers Association Class Environmental Assessment**' to the end of the second sentence in item 1.

11. PAGES 119 AND 122, SECTION 7 TERMS USED IN THE PLAN, is hereby modified by:

a. adding the words '**or the Timmins storm (1961)**' after the words 'Hurricane Hazel storm (1954)' in the fifth line of the definition of flooding hazard.

b. by adding the words '**Adapted from the**' before the words 'Provincial Policy Statement, 2005' at the end of the definition of mineral aggregate operation.

Dated at Toronto this 20th day of FEBRUARY, 2013



Elizabeth Harding
Assistant Deputy Minister
Municipal Services Division
Ministry of Municipal Affairs and Housing

**Ministry of
Municipal Affairs
and Housing**

**Ministère des
Affaires municipales
et du Logement**



**Municipal Services Office
Northeastern**

159 Cedar Street, Suite 401
Sudbury ON P3E 6A5
Telephone: 705 564-0120
Toll Free: 1 800-461-1193
Fax: 705 564-6863
Web : www.mah.gov.on.ca/onramp-ne

**Bureau des services aux municipalités
du Nord-Est**

159, rue Cedar, bureau 401
Sudbury ON P3E 6A5
Téléphone : 705 564-0120
Sans frais : 1 800 461-1193
Télécopieur : 705 564-6863
Site Web: www.mah.gov.on.ca/onramp-ne

April 9, 2013

BY EMAIL AND REGULAR MAIL

Mayor Andre Byham
Township of Chapleau
20 Pine Street
Chapleau, ON P0M 1K0

Attn: Allan Pellow, CAO/Clerk/Director of Planning

Re: **Status of Decision on the new Official Plan of the Township of Chapleau
MAH File No.: 52-OP-5205**

This letter is further to the Notice of Decision given on February 28, 2013 pursuant to subsection 17(34) and (21) of the *Planning Act* with respect to the Official Plan of the Township of Chapleau.

It is intended to provide you with the status of the decision on the Official Plan pursuant to subsections 17(36) and (38) of the *Planning Act* which pertain to appeals, when decisions become final and when approvals come into effect.

Please be advised that no appeals were received by March 20, 2013. We also advise that all of the Official Plan of the Township of Chapleau adopted by By-law 2010-35 and modified by this Ministry in the Decision dated February 28, 2013, is approved as modified and came into force on March 21, 2013. A sworn declaration confirming this is attached.

Enclosed for your records is a duplicate original copy of the Official Plan, as modified. We have retained an original "Minister's Copy" for our files. Should you have any questions or require additional information, please do not hesitate to contact Wendy Kaufman at 1-800-461-1193, ext. 46802 or at wendy.kaufman@ontario.ca.

Sincerely,

Bridget Schulte-Hostedde, MCIP, RPP
Manager (A), Community Planning and Development
Municipal Services Office – North (Sudbury)

cc: Greg Bender, MMM Group Ltd.

enclosures

SWORN DECLARATION

Subsection 17(28) of the Planning Act

Applicant: Township of Chapleau
Municipality: Township of Chapleau
MMAH File No.: 52-OP-5205

I, Wendy Kaufman of the City of Greater Sudbury solemnly declare,

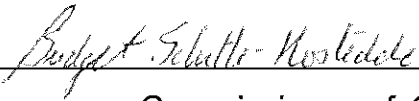
1. That notice of the proposed decision in respect of the above-noted matter made on February 28, 2013 was given as required by subsection 17(35) of the Planning Act on February 28, 2013.
2. That no appeal to the Ontario Municipal Board of the decision in respect of the above-noted matter made on February 28, 2013 was received under subsection 17(36) of the Planning Act within the time specified for submitting an appeal.

and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

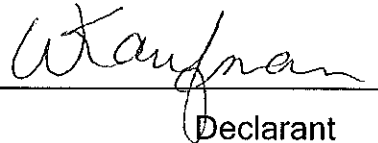
Declared before me

at the City of Greater Sudbury

this 9th day April, 2013



Commissioner of Oaths



Declarant

Bridget Evelyn Schulte-Hostedde, a Commissioner,
etc., Province of Ontario, for the Government of
Ontario, Ministry of Municipal Affairs and Housing.
Expires June 7, 2015.

Certificate Page for Official Plan

CORPORATION OF THE TOWNSHIP OF CHAPLEAU

By-Law No. 2010-35

BEING A BY-LAW TO ADOPT THE OFFICIAL PLAN FOR THE CORPORATION OF THE TOWNSHIP OF CHAPLEAU

WHEREAS the Corporation of the Township of Chapleau has decided it is in the public interest to prepare a new Official Plan;

AND WHEREAS the Council of the Corporation of the Township of Chapleau has, in the course of the preparation of the new Official Plan, ensured that the Ministry of Municipal Affairs and Housing and First Nations were consulted, and adequate information was made available to the public and First Nations in accordance with the *Planning Act*;

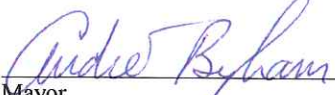
AND WHEREAS the Council of the Corporation of the Township of Chapleau ensured that any person who attended the public meeting was given the opportunity to make representations with respect to the new Official Plan;

AND WHEREAS the Council of the Corporation of the Township of Chapleau ensured information was made available to the public regarding the power of the Ontario Municipal Board under Section 17(45) of the *Planning Act* to dismiss an appeal if an appellant had not provided Council with oral submissions at a public meeting or written submission before the Official Plan was adopted;


AND WHEREAS the Council of the Corporation of the Township of Chapleau, upon completion of the requirements set out under the *Planning Act*, is satisfied that the new Official Plan is suitable for adoption;

NOW THEREFORE the Council of the Corporation of the Township of Chapleau under Section 17 of the *Planning Act*, hereby enacts as follows:

1. That the Official Plan and all amendments thereto for the Township of Chapleau Planning Area as originally approved by the Minister of Municipal Affairs and Housing on June 16, 1987 are hereby repealed.
2. That By-law No.87-21 for the Township of Chapleau adopting the Official Plan on April 27th, 1987, is hereby repealed.
3. That the Official Plan for the Township of Chapleau consisting of the attached maps and explanatory text, is hereby adopted.
4. That this By-law shall come into force and take effect on the day of the final passing thereof subject to the requirements of the *Planning Act*.
5. That this By-law be considered read a first, second and third time and finally passed this 29th day of November 2010.

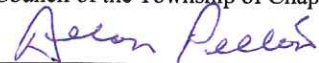


Mayor



CAO

Certified that the above is a true copy of By-law No. 2010-35 as enacted and passed by the Council of the Township of Chapleau on November 29, 2010.



CAO

1	SETTING THE CONTEXT FOR THE PLAN	1
1.1	INTRODUCTION	1
1.2	PURPOSE OF THE PLAN.....	1
1.3	BASIS FOR THE OFFICIAL PLAN.....	2
1.4	ORGANIZATION OF THE OFFICIAL PLAN.....	4
1.5	HOW TO READ & INTERPRET THE PLAN.....	5
2	ESTABLISHING A PLANNING FRAMEWORK TO 2031	9
2.1	INTRODUCTION	9
2.2	LOOKING FORWARD TO 2031.....	9
2.3	THE TOWNSHIP’S PLANNING GOALS & OBJECTIVES.....	10
2.3.1	<i>General</i>	10
2.3.2	<i>Community Structure</i>	10
2.3.3	<i>Community Improvement</i>	10
2.3.4	<i>Neighbourhoods</i>	10
2.3.5	<i>Commercial Areas</i>	11
2.3.6	<i>Industrial</i>	12
2.3.7	<i>Environment</i>	12
2.3.8	<i>Waterfront</i>	12
2.3.9	<i>Parks</i>	12
2.3.10	<i>Hazard Lands</i>	12
2.3.11	<i>Institutional</i>	13
2.3.12	<i>Rural</i>	13
2.3.13	<i>Services</i>	13
3	GENERAL POLICIES FOR BUILDING A HEALTHY & SUSTAINABLE CHAPLEAU	15
3.1	MANAGING GROWTH.....	15
3.1.1	<i>Growth Projections</i>	15
3.2	COMMUNITY LAND USE STRUCTURE.....	15
3.2.1	<i>Neighbourhood Areas</i>	17
3.2.2	<i>Employment Areas</i>	19
3.2.3	<i>Mixed-Use & Commercial Areas</i>	22
3.2.4	<i>Rural Area</i>	23
3.2.5	<i>Precinct Areas</i>	24
3.3	POSITIONING THE ECONOMY.....	25
3.3.1	<i>Locations of Economic Activity</i>	25
3.3.2	<i>Tourism</i>	26
3.3.3	<i>Green Energy & Green Employment</i>	27
3.4	COMMUNITY REVITALIZATION	28
3.4.1	<i>Urban Design</i>	28
3.4.2	<i>Community Improvement</i>	31
3.4.3	<i>Cultural Heritage Resources</i>	34
3.5	HUMAN SERVICES.....	39
3.5.1	<i>Housing</i>	39

3.5.2	<i>Community Facilities</i>	45
3.5.3	<i>Recreation</i>	45
3.5.4	<i>Municipal Corporate Sustainability</i>	49
3.6	THE ENVIRONMENT	50
3.6.1	<i>Water Resources</i>	50
3.6.2	<i>Sourcewater Protection</i>	51
3.6.3	<i>Energy Efficiency & Conservation</i>	52
3.6.4	<i>Natural Heritage Features & Areas</i>	53
3.6.6	<i>Natural Heritage & Open Space System Strategy</i>	57
3.6.7	<i>Environmental Impact Studies</i>	58
3.6.8	<i>Mineral Aggregate Resources</i>	59
3.6.9	<i>Risks to Public Health & Safety</i>	60
4	LAND USE POLICIES FOR BUILDING A HEALTHY & SUSTAINABLE CHAPLEAU	69
4.1	NEIGHBOURHOOD AREAS.....	69
4.1.1	<i>Permitted Uses</i>	69
4.1.2	<i>Land Use & Built Form Policies</i>	70
4.2	MIXED-USE & COMMERCIAL	72
4.2.1	<i>Town Centre Area</i>	72
4.2.2	<i>Corridor Commercial Area</i>	75
4.3	EMPLOYMENT AREA.....	77
4.3.1	<i>Permitted Uses</i>	77
4.3.2	<i>Land Use & Built Form Policies</i>	77
4.4	COMMUNITY FACILITY AREA.....	78
4.4.1	<i>Permitted Uses</i>	78
4.4.2	<i>Land Use & Built Form Policies</i>	79
4.5	OPEN SPACE AREA	80
4.5.1	<i>Permitted Uses</i>	80
4.5.2	<i>Land Use & Built Form Policies</i>	80
4.6	RURAL AREA.....	80
4.6.1	<i>Permitted Uses</i>	80
4.6.2	<i>Land Use & Built Form Policies</i>	81
5	NETWORKS & INFRASTRUCTURE	83
5.1	MOVEMENT OF GOODS AND PEOPLE	83
5.1.1	<i>Roads</i>	83
5.1.2	<i>Parking</i>	86
5.1.3	<i>Walking, Cycling, & Trail Systems</i>	87
5.1.4	<i>Rail</i>	88
5.1.5	<i>Marine Systems</i>	88
6.2	WATER & SEWAGE SERVICES	89
5.2.1	<i>Municipal Water & Sewage Services</i>	89
5.2.2	<i>Partial Services</i>	90
5.2.3	<i>Private Water and Sewage Services</i>	91
5.2.4	<i>Servicing Allocation & Phasing</i>	92

5.2.5	<i>Stormwater Management</i>	93
5.3	WASTE MANAGEMENT	94
5.4	UTILITIES & TELECOMMUNICATIONS	95
5.5	CAPITAL & PUBLIC WORKS	96
6	IMPLEMENTING THE PLAN	96
6.1	THE PLANNING PERIOD	96
6.2	MONITORING & REVIEWING OUR PLAN	96
6.2.1	<i>Amendments to the Plan</i>	97
6.3	PLANNING ADMINISTRATION	98
6.3.1	<i>Secondary Plans</i>	98
6.3.2	<i>Zoning By-law</i>	100
6.3.3	<i>Bonus/Density Increases</i>	102
6.3.4	<i>Minor Variances</i>	103
6.3.5	<i>Land Division</i>	104
6.3.6	<i>Site Plan Control</i>	107
6.3.7	<i>Development Permits</i>	108
6.3.8	<i>Existing Uses</i>	108
6.3.9	<i>Non-Conforming Uses</i>	109
6.3.10	<i>Non-Complying Uses</i>	109
6.3.11	<i>Land Acquisition</i>	110
6.3.12	<i>Property Standards</i>	110
6.3.13	<i>Supporting Studies, Information and Materials for Development Applications</i> ..	
	111
6.4	PUBLIC CONSULTATION & PARTICIPATION IN THE PLANNING PROCESS	113
6.5	CROSS-JURISDICTIONAL COORDINATION	114
6.6	FINANCIAL MANAGEMENT.....	114
7	TERMS USED IN THE PLAN	115

1 SETTING THE CONTEXT FOR THE PLAN

1.1 INTRODUCTION

The Official Plan for the Township of Chapleau (the “Official Plan” or “Plan”) provides the essential tools to direct future growth, development and change within the Township and to create a more sustainable community for the Township’s residents. This Plan responds to future uncertainties through clear and resilient principles and policies. The Plan considers provincial legislation, in context of the Growth Plan for Northern Ontario (GPNO), and ensures that the planning framework and tools are in place to make certain that the Township of Chapleau remains a healthy, vibrant and sustainable community with a strong economy, and quality services and amenities.

In January 2010, the Township of Chapleau began a process to prepare its new Official Plan. The new Official Plan replaces the last provincially approved Official Plan, of 1988. The new Plan incorporates policies specific to the unique challenges and opportunities for land use and development in Chapleau, within the context of economic and demographic trends affecting Northern Ontario. The Plan guides Council in the consideration of their responsibilities, and provides direction and certainty to the citizens and businesses of the Township of Chapleau.

1.2 PURPOSE OF THE PLAN

The *Planning Act* states that an Official Plan “shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality” (Section 16(1)). The Township is required by the *Planning Act* to conform to its Official Plan in any by-laws or capital works. This Plan establishes the criteria for evaluating proposals for change and growth, based on a policy-led system that focuses on the Township’s long-term goals and objectives.

The Plan plays a number of essential roles in the future planning of the Township of Chapleau. Specifically, the Plan:

1. Establishes the basic urban structure and land use framework for all land within the jurisdiction of the Township;
2. Sets out a 20-year growth management regime for in the Township through to 2031;
3. Provides for the coordination of land use planning and infrastructure deployment to ensure that the Township can accommodate anticipated population levels over the 20-year planning horizon to 2031;
4. Sets out policies to encourage economic development in the Township, including policies for employment-based land uses, with the view to encourage synergies and collaboration between compatible businesses;
5. Guides private investment through land use and development policies to ensure efficient development approvals and administrative processes that strive to achieve the Township’s goals;

6. Provides policies to improve the sustainability of the Township, to ensure the quality of life and to secure the health, safety, convenience and welfare for the present and future inhabitants of the Township; and
7. Responds to provincial policies, statements and guidelines that affect the Township and appropriately incorporates them in the Official Plan.

The Official Plan is the principal land use planning document which the Township uses to express its goals and objectives for the community, significant environmental conditions and its development or redevelopment, and to create a healthy, liveable, sustainable, and safe community. This Official Plan provides a general policy direction and planning framework to guide the physical, social, economic and environmental management of the Township of Chapleau.

1.3 BASIS FOR THE OFFICIAL PLAN

The Ontario *Planning Act* requires municipalities to prepare an Official Plan every 20 years and update their Plan every 5 years, with the objective to assess current and projected future conditions within the municipality, and prepare land-use policies that will enable the municipality to respond to those conditions. The last Official Plan for the Township of Chapleau was approved by the Ministry of Municipal Affairs and Housing in 1988. The changing demographic, economic and environmental conditions over the period since the last Plan was approved set the stage for preparing a new Plan for the Township.

Chapleau has unique assets that make the Township an attractive place to live, work and play. At the same time, municipalities in Northern Ontario face many of the same challenges: declining populations and changing industries. The Official Plan for the Township recognizes both the challenges and unique opportunities within Chapleau to create a strategic plan for creating new opportunities for development, and providing conditions required to attract investment to the Township. Ultimately, the Plan is a tool for implementing the Township's vision to promote long-term demographic, environmental, economic and fiscal sustainability, attract new residents, promote innovation and a knowledge, natural-resource, service and information-based economy, and to ensure the provision of proper amenities.

As part of the Official Plan process, a Background Report, examining past, present and projected future conditions of the Township was developed. This Report relied on multiple sources of information, from federally collected demographic information, to provincial housing analyses and locally-generated business plans. The Background Report was created with the intent to provide a snapshot of the Township conditions, to gain an understanding of its past to better project where it is going, and what policies are needed to get it where it wants to go.

The basis for the Official Plan is outlined as follows:

1. This Plan has been prepared in accordance with the *Planning Act*, which prescribes the contents of an Official Plan and authorizes the Township to prepare an Official Plan which establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environments of the Township.

2. This Plan implements the policies of the Provincial Policy Statement, 2005, and has been developed within the context of Provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety.
3. This Plan is based on a 20-year planning horizon to the year 2031 as required by the Provincial Policy Statement, 2005. However, in accordance with the *Planning Act*, the Township will review the Plan at a minimum of five year intervals to ensure the Plan achieves the goals and objectives of the Township, and determine if amendments are required.
4. This Plan has been prepared in consultation with the 2009 Draft Growth Plan for Northern Ontario. It considers the province's strategic investment areas for Northern Ontario, and responds directly to them through proposed policies.
5. This Plan has been prepared through a lens of sustainability. It is written to satisfy the requirements of the Federal Gas Tax Agreement, requiring municipalities to report on progress towards enhanced sustainability planning.
6. This Plan is based on information and analysis presented in the Background Report, relating to transportation, housing, community facilities and servicing, land use, economic development, commercial and industrial activities, urban design, cultural heritage resources, and the natural environment.
7. As the basis for development and growth management policies, Township Council has endorsed a 20-year population projection of approximately 2,027 (2031), which is based on the population projections presented in the Background Report (adopted by Council on June 7, 2010). This population projection is designed to be flexible and responsive to changing circumstances and conditions.
8. Land that is designated for development, but currently vacant in the existing Urban Area of the Township represents a logical location for new development and is adequate to meet the anticipated demand for future development to the year 2031. Demand for additional land designated for urban development may be evaluated at the time of a review of this Plan.
9. This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries, consistent with the Provincial Policy Statement (2005).
10. This Plan promotes the maintenance, improvement and conservation of the cultural heritage resources of the Township.
11. Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.

1.4 ORGANIZATION OF THE OFFICIAL PLAN

This Plan includes several interrelated components, which must be read together in order to determine those components and policies that have an impact on any land within the Township of Chapleau.

The Plan promotes sustainable development, by recognizing the interconnected nature of healthy communities, economic vitality and a protected natural environment, and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.

The Plan provides a policy framework to manage the growth and development of the Township to ensure a sustainable living environment that meets the needs of the community over a 20-year planning timeframe. The Plan promotes the logical, efficient and cost effective distribution of land uses and services to safeguard the health, convenience and economic well-being of residents, businesses and visitors.

The Official Plan is organized into seven sections:

- Section 1:** **Setting the Context for the Plan** is for information purposes. It contains context to the Plan and provides the bases upon which it was prepared. Section 1 does not provide policy guidance or direction.
- Section 2:** **Establishing a Planning Framework to 2031** describes the long-term goals and objectives for the Township, based on the findings from the Background Report (May 2010). The goals and objectives provide the framework within which the policies of the Plan have been prepared. The goals and objectives should be read to understand the intent behind the policies.
- Section 3:** **General Policies for Building a Healthy & Sustainable Chapleau** provides detailed policies related to growth management, planned function of the components of the Township, economic development, community revitalization, cultural and built heritage, community services, and environmental and natural heritage conservation.
- Section 4:** **Land Use Policies for Building a Healthy & Sustainable Chapleau** provides the uses permitted in the various designations in the Township, and the related land use and built form policies.
- Section 5:** **Networks & Infrastructure** provides policies regarding networks, corridors and facilities that can be generally described as physical infrastructure. This Section discusses the water and wastewater systems, the transportation networks, as well as other networks, corridors and facilities that help define the Township's physical structure.

Section 6: **Implementing the Plan** describes the mechanisms and processes to implement the policies of the Plan.

Section 7: **Terms Used in the Plan** provides a number of definitions for words used in the Plan that may require further clarification.

The Plan also includes contains the **Schedules** that are described in the policies and enhance an understanding of the Plan as follows:

1. Land Use Structure
2. Natural Heritage and Constraints
3. Transportation

1.5 HOW TO READ & INTERPRET THE PLAN

Township Council, appointed Committees, and Township staff shall be responsible for interpreting all aspects of the Plan. Where policies may reference specific issues of significance to the Province, the Ministry of Municipal Affairs and Housing may assist the Township on an as-needed basis. As the sections of the Plan are interrelated, the Plan shall be read and interpreted in its entirety. The following shall be the policy of the Township in relation to the interpretation of this Official Plan:

1. The Official Plan for the Township of Chapleau is comprised of Sections 1 to 7 and Schedules 1 and 2 inclusive. This Plan shall be read as a whole to understand its intent as a policy guide for priority setting and decision making.
2. This Plan is intended to serve as public policy for the planning and development of the Township and shall be interpreted on that basis.
3. All numbers and quantities shown in this Plan shall be considered to be approximate. Technical revisions to this Plan are permitted without amendments to this Plan provided they do not change the intent of the Plan.

Technical amendments include:

- » Changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - » Altering punctuation or language for consistency;
 - » Correcting grammatical, dimensional and boundary, mathematical or typographical errors; and
 - » Adding technical information to maps or schedules.
4. An amendment to this Official Plan shall be required where a policy, designation, schedule or principle is added, deleted or significantly altered.
 5. The boundaries of the land use designations on Schedule 1 shall be considered approximate, except where they coincide with roads, railways, lot and concession lines, or other definitive features. The boundaries of the land use designations shall be interpreted by the Township. Actual measured distances and boundaries shall be determined based on the schedules of the Zoning By-law.

6. Where the general intent of this Plan is maintained, minor boundary adjustments shall not require an amendment.
7. The boundaries of Natural Heritage Features and Areas and Constraints identified on Schedule 2 may be further refined through an Environmental Impact Study (EIS). Where the general intent of the Plan is maintained, and subject to consultation with the MNR, minor adjustments to boundaries shall not necessitate an amendment to this Plan.
8. Any reference to numerical values such as quantity, area, density, or population and employment targets shall be considered as approximate only and not absolute. Minor changes shall not necessitate an amendment to this Plan provided no adverse effects may result.
9. Any modifications or revisions to street names, or other names in this Plan, including the Schedules, shall not require an amendment to this Plan.
10. In the case of a discrepancy between the policies in the text and related schedule, the policies in the text shall take precedence.
11. In the case of a perceived discrepancy between the policies, the more restrictive policy, as determined by the Township, shall apply.
12. Permitted uses included in this Plan are intended to illustrate the range of activities in each respective land use designation rather than a complete list of uses. Specific uses shall be defined in the implementing the Comprehensive Zoning By-law. Wherever a use is permitted in a designated area, it is intended that uses, buildings or structures normally incidental, accessory and/or essential to that use shall also be permitted.
13. Terms and words used in this Plan are consistent with the Provincial Policy Statement and shall be interpreted as defined in Section 7 of this Plan. However, the definitions may go beyond minimum standards as established in the Provincial Policy Statement..
14. Municipal buildings, activities, services and public and private utilities shall be permitted in any land use designation, save and except in Natural Heritage Features and Areas. This shall be deemed to include activities and services provided under the *Municipal Act* or any other legislation.
15. Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute.
16. Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.
17. The effect of this Plan is such that no municipal public works shall be undertaken, and no municipal by-law passed for any purpose, that does not conform to and comply with this Plan.
18. The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Township’s commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting and program availability.

19. Public works undertaken by all other levels of government or public agencies, including the Government of Canada and the Province of Ontario, shall also be required to conform to this Plan, except where exempted under specific Federal or Provincial legislation.
20. The references to “the Township” in this Plan shall mean the Corporation of the Township of Chapleau, a single-tier municipality in the Province of Ontario to which this Plan applies.
21. This Plan has been prepared to be consistent with the Provincial Policy Statement, 2005. Should, at any time, the Province amend the Provincial Policy Statement, the Township shall amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Policy Statement at the earliest 5 year review or otherwise as directed by Provincial legislation. The Provincial Policy Statement has been and shall continue to be reviewed in light of the local context and circumstances. The Provincial Policy Statement and this Plan shall be reviewed and balanced in totality to determine public interest and consistency in the Township of Chapleau. In interpreting Section 3(5) and (6) of the *Planning Act*, which requires that planning decisions “shall be consistent with” the Provincial Policy Statement, the following shall guide the Township:
 - » The application of “shall be consistent with” does not imply that the Township does not have the ability to develop policies and make planning decisions to address unique local circumstances and context; however, the Township’s planning decisions shall achieve the desired outcomes of the Provincial Policy Statement;
 - » The Township’s planning decisions may go beyond the minimum standards provided in the Provincial Policy Statement provided they do not conflict with any other area of the Provincial Policy Statement; and
 - » Judicial and quasi-judicial decisions and other planning decisions shall assist in understanding the application of the “shall be consistent with” standard.

2 ESTABLISHING A PLANNING FRAMEWORK TO 2031

2.1 INTRODUCTION

The planning framework and policies of this Plan are based on the community's fundamental values, goals and objectives, which were identified and refined through consultation with Township staff, the public, and based on the review of the background materials during the preparation of this Plan.

2.2 LOOKING FORWARD TO 2031

The Official Plan for the Township of Chapleau is the primary land use planning tool used to manage growth and development within the Township to the year 2031. The Plan also establishes policies that set a course for municipal actions and responses for the next 20 years.

The Plan provides a sustainability framework to guide balanced decision making in relation to the community's economic, environmental, and social goals, to the extent that these decisions that have implications for the use of land. The Official Plan also provides a guide to other levels of government and other public agencies in the preparation of plans having an impact on the Township of Chapleau. Private interests shall also be guided by the land use and development policies of this Plan.

The policies of this Plan:

1. Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of the Township in order to ensure a sustainable living environment and a quality of life that meets the needs of the community, not only over a 20-year planning horizon, but over the very long-term to the extent that this is feasible. It is recognized that there are very long-term planning goals set out in this Plan that may take longer than 20 years to achieve.
2. Promote orderly growth and development in the Township of Chapleau through the logical, efficient and cost effective distribution of land uses and deployment of infrastructure that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.
3. Recognize the financial position of the Township and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the Township.
4. Establish goals, objectives and policies to reconcile existing conditions; maintain the ability of the Township to provide appropriate services; and respond to local aspirations in light of variables such as population and economic change.
5. Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including, but not limited to, such matters as amendments to this Plan, secondary plans, community improvement plans, the Zoning

By-law, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing, architectural control, and urban design guidelines.

Achieving the Township's fundamental planning goals will require a careful balance amongst progressive economic development objectives, the imperative to conserve and enhance natural heritage, the maintenance of a healthy and vibrant community, and the establishment of a strong growth management regime.

2.3 THE TOWNSHIP'S PLANNING GOALS & OBJECTIVES

2.3.1 General

1. To maintain a distinctive and well balanced community in the order of 2,000-2,500, which offers a variety of residential, shopping, employment and recreation opportunities both to existing residents of the Township and those in the unorganized townships beyond the Township boundaries.

2.3.2 Community Structure

1. To recognize and support the existing pattern of residential urban development in the community, including the area north of the Kebsquasheshing River encompassing the golf course subdivision and the residential uses along Martel Road within the corporate boundaries of the Township.
2. To recognize and support a single commercial core for the community.
3. To recognize three major industrial areas within the municipality: the Mills, the C.P.R. yard and the Laurier Industrial Park.
4. To allow limited rural residential development within the Rural Areas of the Township.

2.3.3 Community Improvement

1. To encourage the maintenance of properties to ensure safety, health, welfare and good appearance in the community.
2. To establish a co-ordinated approach to community improvement which reflects the problems, priorities and financial resources of the municipality.
3. To establish a set of clearly defined criteria for the determination of Community Improvement Areas in order to integrate community improvement policies and programs with the municipal planning process.

2.3.4 Neighbourhoods

1. To protect Neighbourhood Areas.
2. To respond to provincial, district and community housing objectives for the Township.

3. To encourage the improvement and maintenance of these Neighbourhood Areas through the enforcement of municipal standards by-laws, participation in government housing programs, and other similar measures.
4. To provide a variety of housing in order to permit a variety of choice of residence types, price ranges and tenure.
5. To establish targets for the provision of low and medium priced housing.

2.3.5 Commercial Areas

1. To strengthen and protect the Town Centre Area, as defined on Schedule 1.
2. To recognize existing residential uses within the Town Centre Area.
3. To encourage the provision of a broad range of commercial facilities (goods and services) within the Town Centre Area to meet the needs of the residents of Chapleau, the surrounding area and visiting tourists.
4. To facilitate the provision of higher density residential uses within the Town Centre Area.
5. To strengthen the Town Centre Area so as to provide adequate opportunities for development by permitting a mix of uses, while at the same time minimizing potential adverse effects on adjacent Neighbourhood Areas.
6. To limit major new commercial developments outside the Town Centre Area.
7. To prohibit the location of potentially conflicting non-commercial uses within the Town Centre Area.
8. To ensure that proponents for new development provide adequate parking areas within the Town Centre Area to serve their commercial use.
9. To encourage the rehabilitation and improvement of the Town Centre Area and the provision of supporting services and facilities through the recognition of compatible land uses and participation in government assistance programs.
10. To provide suitable areas for the location of those commercial uses and small scale industrial commercial uses which are not appropriately situated in the Town Centre Area, but which would benefit from a central location within the Township.
11. To recognize existing highway and tourist commercial uses within the Township.
12. To encourage the development of new tourist commercial and commercial recreational facilities and services within the Township.
13. To discourage the establishment of additional highway commercial uses adjacent to Highway 129, except where the standards of the Ministry of Transportation can be achieved.
14. To recognize existing local commercial uses.
15. To provide for limited neighbourhood commercial uses to serve the Neighbourhood Areas, particularly that area north of the Kebsquasheshing River which is less accessible to the Town Centre Area.

2.3.6 Industrial

1. To permit limited light industrial-commercial uses to locate in designated Corridor Commercial Areas within the existing serviced urban area.
2. To recognize the industrial activities conducted in the Township.
3. To encourage the maintenance and improvement of existing industrial areas through the provision of supporting services and the recognition of compatible land uses.
4. To encourage any new light or prestige industrial use to locate in the existing Laurier Industrial Park south of the Urban Area.

2.3.7 Environment

1. To protect, conserve and manage environmentally sensitive areas, particularly those adjacent to the Kebsquasheshing River, the Nebskwashi River and the Bucciarelli Creek, which are subject to a high water table and flooding.
2. To protect residents from nuisance and damages due to environmental pollution and misuse of land.

2.3.8 Waterfront

1. To recognize the importance of the Kebsquasheshing and Nebskwashi Rivers as a recreational and tourist resource for the Township.
2. To respond to provincial and regional initiatives regarding waterfront development and the initiation of community assistance programs for that purpose.
3. To preserve public access to the waterfront, wherever possible.
4. To recognize water and recreation oriented commercial activities adjacent to the waterfront.

2.3.9 Parks

1. To improve the system of local and community parks to serve the active and passive recreational needs of the existing and future residents of the community.
2. To provide neighbourhood parks in locations which are readily accessible to all residents, both north and south of the River.
3. To develop water oriented parks adjacent to the Kebsquasheshing River where lands are presently in public ownership, or where such lands can be made available to the Township.

2.3.10 Hazard Lands

1. To prohibit from building or placing or removal of fill, except where necessary for the protection of existing building and existing development all areas identified as containing hazards unless duly authorized by the Municipality in consultation with the Ministry of Natural Resources.

2.3.11 Institutional

1. To recognize the existing institutional, educational, social service, religious and cultural facilities within the community.

2.3.12 Rural

1. To preserve and protect the rural area for outdoor recreational, agricultural and low intensity institutional uses.
2. To recognize existing residential uses within the rural area.
3. To permit limited rural residential uses, commercial uses and other non-farm uses within the rural area, provided no adverse impact on adjacent rural uses results.

2.3.13 Services

1. To provide that all services meet the requirements of the relevant local, district and provincial agencies.
2. To facilitate the location, installation and operation of other utilities necessary to serve the Township.
3. To recognize both active and closed municipal landfill sites and to adopt policies to provide for the safety and well-being of the residents in relation to these sites.

3 GENERAL POLICIES FOR BUILDING A HEALTHY & SUSTAINABLE CHAPLEAU

3.1 MANAGING GROWTH

Growth in the Township will be managed by directing future development to the Urban Area, thereby optimizing the use of existing infrastructure, creating a vital and compact community, and protecting the natural environment. The Urban Area of the Township will be the focus of growth with a range of land uses and opportunities for intensification, infill and redevelopment that can accommodate the anticipated growth to 2031. Schedule 1 and the related policies identify the fundamental structure of the Township and provide guidance for long-term growth over the planning horizon to the year 2031.

3.1.1 Growth Projections

The Township's population, household, and employment growth projections are based on the calculations undertaken in the Township's Background Report, adopted on June 7, 2010, which updated information on population, household and employment growth and associated land needs within the 20-year (2031) planning horizon. The Township should plan for a population of approximately 2,027 residents, living in approximately 925 dwellings, and being employed at approximately 1,372 jobs in 2031.

It shall be the policy of the Township that:

1. The population, household and employment projections in Section 3.1.1 shall form the basis for planning and growth management activities, in particular the establishment of land needs to accommodate growth.
2. The projections are partially dependent on factors outside of the Township's control. Consequently, the Township's planning and growth management activities shall ensure flexibility to accommodate growth, while avoiding inefficient and costly development patterns.
3. The Township shall monitor the population and employment forecasts on an on-going basis in accordance with the policies of Section 6.2 of this Plan.

3.2 COMMUNITY LAND USE STRUCTURE

The structure for the Township promotes the creation of a complete community, which meets immediate and future needs by providing access to a full range and mix of housing, diverse employment and retail opportunities, a range of community services and facilities, recreational and open space opportunities, convenient transportation choices, and the protection and enhancement of natural resources.

Based on the projections outlined in Section 3.1.1, the Township has sufficient land designed to accommodate anticipated growth to the year 2031. The Urban Area functions as a focal

point for growth, development and urban activities. It will continue to be the focus of residential, commercial, employment, office, institutional, entertainment, cultural, recreational and open space uses. The Urban Area will support opportunities for infill, redevelopment and intensification through a mix and range of uses appropriate within the community context.

It shall be the policy of the Township that:

1. The Urban Area is illustrated on Schedule 1 as including all land use designations. The Urban Area shall be the focus of growth and accommodate a full range and mix of residential, commercial, employment, office, institutional, entertainment, cultural, recreational and open spaces uses, subject to the policies of this Plan, including the land use designations of Section 4, and servicing capacity and infrastructure availability.
2. It is anticipated that there is sufficient land designated to accommodate the projected growth and development within the 20-year planning horizon to 2031; however, the Township shall work to identify appropriate parcels for new employment lands to increase their market-readiness.
3. The Township shall identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs. Urban Areas will provide for full municipal sanitary sewage, stormwater management and potable water services, in accordance with Section 5.2.
4. As it is anticipated that sufficient land has been designated to accommodate Urban Area growth and development, Urban Area expansions are not contemplated within the planning horizon. Expansions of the Urban Area will only be considered through a comprehensive review of this Plan where it has been demonstrated by the proponent that:
 - i. sufficient opportunities for appropriate growth are not available within the Urban Area to accommodate projected needs over the planning horizon within the Township, or sufficient opportunities for growth are not available as a result of locational or economic considerations;
 - ii. opportunities for intensification, infill and redevelopment have been accounted for in evaluating alternatives to an Urban Area expansion, in accordance with the policies of Section 3.2.1.1 of this Plan;
 - iii. the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the Township as a whole, and the population and employment projections for the Township;
 - iv. the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sanitary sewage, stormwater management and potable water services, to the satisfaction of the Township, in accordance with the policies of Section 5.2;
 - v. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features and Areas;
 - vi. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;

- vii. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
- viii. a suitable plan for phasing, financing and constructing of the infrastructure for the expansion area is developed;
- ix. the proposed expansion will not negatively impact cultural heritage resources; and
- x. cross-jurisdictional issues, as described in this Plan, have been considered.

3.2.1 Neighbourhood Areas

The Neighbourhood Area has been established to manage residential, and limited neighbourhood commercial, growth, as shown on Schedule 1. The policies of this Plan protect the stability of the established Neighbourhood Areas and ensure that new development is compatible with the existing character of the area.

It shall be the policy of Township that:

1. The character and identity of existing residential neighbourhoods shall be sustained and enhanced;
2. The Township's existing housing stock shall be preserved and maintained, supplemented by various forms of residential intensification such as infilling and the creation of accessory dwelling units, where appropriate;
3. A range of residential accommodation by housing type, tenure, size, and location are provided to help satisfy the Township's housing needs.
4. The provision for a range of innovative and affordable housing types, zoning standards and subdivision designs shall be encouraged.
5. The Township may prepare development standards to be reviewed on the basis of residential development proposals providing compact design and improved affordability.
6. Compatibility with the existing housing stock and the character of the area shall be maintained.
7. New residential development shall occur adjacent to the existing development and in a compact form, characterized by a mix of densities that allow for the efficient use of land, infrastructure, and public service facilities.
8. New development shall be encouraged to adopt a high quality of design that is reflective of the character of the Township of Chapleau and supportive of the existing area.
9. All cemeteries within the Township shall be classified as a Type B land use under the Minimum Distance Separation (MDS) Formulae.
10. MDS I shall not apply to development within the Urban Area.

3.2.1.1 Residential Intensification

Intensification aids in the process to create complete communities, utilize existing services and infrastructure efficiently, and minimize the impact on our environment. Complete communities are envisioned to be vibrant, healthy, safe and able to reduce the reliance on the private automobile and encourage active modes of transportation and increased walkability.

This is achieved by locating the majority of homes, jobs, shops, institutions and services in proximity to each other.

Intensification involves more than developing higher density residential dwellings, it encompasses social and economic improvement that will create communities that effectively respond to the needs of residents and employees. Opportunities exist for intensification within the Township of Chapleau. While the majority of the opportunities exist within the Town Centre Area, potential opportunities are available along the connecting corridors (for example, Monk Street), without impacting existing Neighbourhood Areas.

Intensification targets are established to ensure that opportunities for new development in the Township's Urban Area are not overlooked due to a focus on greenfield development. The opportunities for intensification could be significant based on a review of the lands available for development, proposals in the development approvals process, and plans of subdivision that have been registered.

It shall be the policy of the Township that:

1. A portion of the Township's future housing needs shall be provided through residential intensification, which may include any of the following:
 - i. small scale intensification through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units;
 - ii. infill development and residential development of vacant land or underutilized land in the Urban Area; and/or
 - iii. redevelopment which includes either the replacement of existing residential uses with compatible new residential developments at a greater density or the replacement of non-residential uses with compatible residential or mixed use development with a residential component.
2. The Township shall monitor the level of residential development within the Urban Area, and the number of new units created that represent residential intensification. The Township shall target that 25 percent of all new residential units created during the planning period shall be through intensification. This target may be refined through a residential intensification study in accordance with Section 3.2.1.1.3.
3. The Township may undertake a residential intensification study to monitor and report on the percentage of residential growth through infill, intensification and redevelopment within the Urban Area. The study may assess the potential for increasing the housing supply within the Urban Area. The study would investigate matters such as potential land use conflicts, development standards for intensification, availability of vacant land for infill development, adequacy of municipal services, condition of the housing stock and significant physical constraints.
4. The Township shall consider applications for infill development, intensification and redevelopment of sites and buildings based on the following criteria:
 - i. the proposed development lands are appropriately suited for intensification in the context of the surrounding neighbourhood and the Township as a whole;

- ii. the existing water, sanitary sewer services, and stormwater management facilities can accommodate the additional development;
 - iii. the road network can accommodate the traffic generated;
 - iv. the proposed development is consistent with the policies of the appropriate land use designation associated with the land;
 - v. the proposal respects and reinforces the existing physical character of the buildings, streetscapes and open space areas;
 - vi. the proposal is compatible with the surrounding development;
 - vii. the proposal provides heights, massing and scale appropriate to the site and compatible with adjacent lands;
 - viii. the proposal provides adequate privacy, sunlight and sky views for existing and new residents;
 - ix. the proposal screens loading and service areas; and
 - x. the proposal complies to the appropriate urban design and built form policies of this Plan.
5. The Township shall ensure that a proposal representing residential intensification can be satisfactorily integrated with the physical characteristics of residential and commercial areas and proper health and safety standards are maintained. Land use compatibility and urban design assessments may be required as a component of the planning rationale report accompanying development applications, as outlined under Section 6.3.13 of this Plan.
 6. The Township shall support appropriate urban residential infill and intensification proposals in Community Improvement Project Areas, where designated, provided the proposal conforms to the policies of this Plan and the applicable Community Improvement Plan.

3.2.2 Employment Areas

The Employment Areas promote a diverse economic base by maintaining a range and choice of suitable employment sites that support a range of employment and ancillary uses. The Employment Areas are the focus of major concentrations of industrial-related employment growth and development in the Township.

It shall be the policy of the Township that:

1. The location of Employment Areas are designated on Schedule 1. In accordance with the policies of Section 4.3, Employment Areas shall be the focus of employment growth and shall accommodate a range of heavy, light, and prestige industrial uses including manufacturing, operations related to the forest products industry, research and design laboratories, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary commercial uses serving the Employment Area. Employment Areas shall not support institutional uses or destination-oriented commercial and shopping uses and any uses proposed on private services shall only be permitted if they are considered a dry industrial use.

2. In addition to the policies of 3.2.2.1, the Laurier Business Park and the Employment Area bounded by Planer Road to the east and the rail line to the south shall only accommodate light and prestige industrial uses as defined in this Plan and services shall not be extended to these or any other Employment Lands unless paid by the proponent of development.
3. Employment Areas shall promote economic development and competitiveness by:
 - i. providing a range and mix of employment uses to provide for a diversified economic base;
 - ii. maintaining a range and choice of suitable sites for employment uses to support a wide range of employment activities and related uses to accommodate both local and regional markets;
 - iii. ensuring that certain employment uses are protected from intrusion by incompatible sensitive land uses;
 - iv. providing an appropriate level of transportation infrastructure;
 - v. directing employment related traffic to arterial roads, and away from local residential streets to the extent possible; and
 - vi. protecting significant Natural Heritage Features and Areas.
4. A proposal to create a new Employment Area outside of the Urban Area shall only be considered through a comprehensive review of this Plan. A comprehensive review is an Official Plan review which may be initiated at any time by the Township or an Official Plan Amendment which is initiated or adopted by the Township in accordance with the policies of Section 6.2, and where it is demonstrated that:
 - i. sufficient opportunities for appropriate employment growth are not available through designated employment areas to accommodate projected needs over the planning horizon within the Township, or sufficient opportunities for growth are not available through designated employment areas to accommodate projected regional needs as a result of locational or economic considerations;
 - ii. opportunities for intensification, infill and redevelopment have been explored, and accounted for in evaluating alternatives to an Employment Area expansion;
 - iii. the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the Township as a whole and the Employment Areas on an individual basis, the employment projections for the Township, and the intended role of the Employment Area;
 - iv. the proposed expansion is a logical extension of the Employment Area;
 - v. the proposed expansion has regard for the appropriate separation of incompatible sensitive land uses;
 - vi. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features and Areas;
 - vii. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
 - viii. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
 - ix. a suitable plan for phasing, financing and construction of the infrastructure for the expansion area is developed;

- x. the proposed expansion will not negatively impact cultural heritage resources; and
 - xi. considers cross-jurisdictional issues.
5. Employment Areas shall be protected and preserved for employment uses and the Township shall discourage the conversion of Employment Areas for other uses. The conversion of lands from Employment Areas to non-employment uses shall only be considered through a comprehensive review of this Plan, and only where it is demonstrated that the land is not required for employment purposes over the long-term and that there is a demonstrated need for the conversion. A comprehensive review is an Official Plan review which may be initiated at any time by the Township or an Official Plan Amendment which is initiated or adopted by the Township and approved by the Ministry of Municipal Affairs and Housing in accordance with the policies of Section 6.2, and where it is demonstrated that:
- i. the location of the employment lands do not satisfy the contemporary or future economic, servicing, and locational needs of the Township;
 - ii. the land proposed for redesignation should be on the periphery of an Employment Area and the revised boundaries shall be logical and appropriate for the area, and shall provide opportunities to minimize incompatibility between land uses;
 - iii. the proposed redesignation shall not jeopardize the planned role and function of other land use areas and shall not set a precedent for further redesignation;
 - iv. there shall be a demonstrated need for the proposed use(s);
 - v. a review of the population and growth projections for the Township identifies that the lands are no longer needed to accommodate Employment uses as future growth could be accommodated through infill and intensification or alternative directions for growth are proposed;
 - vi. the proposed use(s) shall not negatively impact the viability and stability of any of the remaining Employment Areas in the long-term;
 - vii. the new development shall be compatible within the context of the surrounding existing development in scale, height and built form;
 - viii. the density and massing of new development shall complement the existing built form context;
 - ix. the new development can be integrated and linked into the fabric of the surrounding community, where appropriate (e.g. through the provision of public streets, pedestrian walkways and the location of public parks);
 - x. the continued operation of the existing Employment Area which remains in the area of a redevelopment can be encouraged through measures such as the phasing of development, the provision of on-site building setbacks, landscaped areas, intervening facilities, building and fencing, and the protection of trucking routes and driveways;
 - xi. subject to the other policies of the Plan in this regard, the environmental conditions of the development area shall be suitable for the proposed land use(s); and
 - xii. considers cross-jurisdictional issues.

3.2.3 Mixed-Use & Commercial Areas

Commercial districts have faced challenges in adapting to meet the demands of constantly shifting retail and commercial patterns. It is therefore imperative that identified commercial areas move toward a flexible, mixed-use form. The mixed-use concept intends to provide for a range of commercial and residential uses in a mixed use centre or corridor. Mixed-use development is more efficient in the use of land resources and infrastructure, as a range of uses are provided for in closer proximity while decreasing transportation demands. Buildings may include residential units and storefront retail/commercial uses, facilitating pedestrian activity and street life. Mixed-use development is inherently more flexible and responsive to land use pattern changes and demands, allowing areas to regenerate more quickly over time while adapting to facilitate permitted uses. The range of housing opportunities, leisure, recreation and social opportunities, amenities, facilities and infrastructure also cater to the needs of aging and active populations.

The Mixed-Use and Commercial Area is divided into two sub-district designations: Town Centre Area and Corridor Commercial Area. This Plan promotes a range of local and regional-serving commercial and retail opportunities, which shall be directed to the Town Centre and Corridor Commercial Areas.

It shall be the policy of the Township that:

1. The Township may undertake a comprehensive retail strategy for the community to consider the requirements for retail and commercial development within the Town Centre Area, Corridor Commercial, and/or any other secondary locations as determined by the Township.
2. A Retail Market Impact Study may be completed to the satisfaction of the Township to assist the Township in determining the impact of proposed retail use(s) will have on the planned function of the Township's commercial structure. A Retail Market Impact Study shall:
 - i. identify the type and size of retail facility that is warranted or will be warranted by a certain year;
 - ii. provide updated information on the performance of the Township's retail sector or sub-sector that may potentially be impacted by the proposal, and identify the impact of the proposed development on other retail locations within the Town Centre Area and the Corridor Commercial Area;
 - iii. assess the availability and suitability of the Town Centre Area or Corridor Commercial Area as a location for the proposed development;
 - iv. demonstrate to the satisfaction of the Township that the proposed retail uses will not have a detrimental impact on the planned function of the Township's commercial structure, particularly the Town Centre Area; and
 - v. enable the Township to identify the specific requirements and limitations which shall be included in the amendment to this Plan, Zoning By-law amendments, site plans and agreements, or otherwise made a condition of approval.

The cost of Retail Market Impact Studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the Township in

engaging peer review consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.

At the discretion of the Township, based on advice from the Township's peer review consultant(s), the preceding study requirements may be varied or waived where the Township is satisfied that sufficient information is already available to permit the above-noted requirements to be considered, or where a change in the content of required studies is deemed appropriate by the Township in order to generate information relevant to the intended implementation of the policies of the Plan.

3. New development applications within the Town Centre or Corridor Commercial Area shall indicate how development on an individual property may be coordinated and integrated with other properties within the surrounding Area.

3.2.4 Rural Area

The lands in the Township that are within the Rural Area are identified on Schedule 1 and generally includes all lands outside the Urban Area, Neighbourhood Area, Town Centre Area, Corridor Commercial Area, Employment Area, and Community Facility Area. The Rural Area also includes environmental feature overlays as identified on Schedule 2 and Crown Lands. The Rural Area accommodates all agricultural and agriculturally-related uses; conservation uses; resource extraction and resource-based uses, compatible uses, tourist commercial and recreational commercial uses, and limited residential development.

It shall be the policy of the Township that:

1. The Rural Area is illustrated on Schedule 1. The Township is committed to the long-term protection of the character of the Rural Area.
2. In areas that are occupied by agricultural uses, all types, sizes and intensities of agricultural uses and normal farm practices are promoted and protected in accordance with Provincial regulations.
3. Impacts from new or expanding non-agricultural uses on surrounding agricultural uses/operations and lands should be mitigated to the extent feasible. New uses, the creation of lots and new or expanding livestock operations shall comply with the Provincial Minimum Distance Separation formulae. Notwithstanding the foregoing, MDS I shall not apply to existing lots of record where a livestock facility is destroyed in whole, or in part, by a catastrophe, and MDS II shall not be applied when the livestock facility is rebuilt, provided it is built no closer to surrounding land uses and lot lines than prior to the catastrophe, there is no increased impact to the sensitive lands uses, and the size of the facility and number of livestock units has not increased. For the purposes of the Plan, all cemeteries within the Township shall be classified as a Type B land use under the Minimum Distance Separation Formulae.
4. Impacts from new or expanding aggregate extraction operations, mining exploration operations or mining sites on adjacent or nearby sensitive land uses that either exist or are planned shall be mitigated. Any developments shall meet Provincial requirements of separation distances from sensitive land uses and may require the submission of technical studies in addition to the ones identified under the *Aggregate Resources Act* and/or

Mining Act. Conversely, any new development of a sensitive land use in proximity to existing or planned aggregate extraction operations, mining exploration operations or mining sites shall meet Provincial requirements for separation distances.

Crown Land

5. Future releases of Crown land are determined by the Province and shall be guided by the policies of this Plan. In this regard, the following items are viewed by the Township as critical to the long term implementation of the policies of this Plan. The Province is shall consider the following when disposing of Crown land:
 - i. proposed new lots or use areas created through Patents, Land Use Permits, Leases or Letters of Authority shall meet the minimum standards of this Plan and the implementing Zoning By-law;
 - ii. proposed new uses shall be consistent with the intent of the settlement hierarchy and land use policies of this Plan, particularly as they relate to servicing, transportation access, character of the area, and excellence in urban design; and
 - iii. Where lots have been created by the Ministry of Natural Resources and accessed over Crown Land, the municipality shall not be obligated to assume any road accessing said lot(s), or provide any services thereto, unless it has been negotiated between all parties. If the municipality chooses to assume the road, it shall not create a financial burden on the municipality and the road shall be brought up to the standard applicable to the Township at no cost to the Township.

3.2.5 Precinct Areas

Precinct Areas are identified on Schedule 1 to this Plan for lands that may have the potential to accommodate development over the life of this plan but require further study, Township services, or road access. Lands designated Rural Area, but identified as a Precinct Area, are considered to be part of the Urban Area of the Township of Chapleau.

It shall be the policy of the Township that:

1. The locations of Precinct Areas are illustrated on Schedule 1. The Precinct Areas are intended to permit existing uses, while protecting the lands for development. Prior to any development occurring, the proponent shall demonstrate that they have the following, in addition to the applicable policies of this Plan, and other Township or Provincial requirements:
 - i. Control of the lands;
 - ii. Township services and if not, a functional servicing report identifying the preferred means of servicing, in accordance with Section 4.2;
 - iii. Access to a road maintained year-round by the Township, and confirmation that any impacts from traffic generated can be mitigated in accordance with Section 5.1.1;

- iv. Confirmation that Natural Heritage Features, Areas or functions, sourcewater, or any other significant environmental features identified in this Plan shall not be impacted, in accordance with Section 3.6;
- v. There is no risk to public health and safety in accordance with Section 3.6.9;
- vi. A Planning Rationale Report demonstrating that the proposed use of land is appropriate for the subject lands and cannot be located in any other area of the Township, in accordance with the policies of the proposed land use designation; and
- vii. Official Plan Amendment that would accompany the Planning Rationale Report redesignating the lands to an urban land use.

3.3 POSITIONING THE ECONOMY

The Township has undertaken a significant amount of work related to Economic Development, which is vital to the development of policy in this Plan and to assist in managing land use decisions and achieve a healthy and prosperous economic future for the Township. These studies include a Community Revitalization Plan, a Socio-economic Impact Assessment Report, a Transitional Living Feasibility Study, a Regional Development Council Report, and an Industrial Opportunities Assessment. Moreover, economic sustainability and the fostering of economic development opportunities are critical underlying objectives of this Plan. In order to respond to changing economic conditions, this Plan maintains an appropriate planning framework to accommodate evolving land use needs as they relate to economic activity. The Township encourages economic development in a manner that balances social, cultural, natural environment and other initiatives.

This Section of the Plan addresses broad areas and influences of economic activity, including the locations of economic activity, tourism, and the Township’s waterfront, and retail uses. Furthermore, economic development policies relating to employment areas, and retail and services are identified throughout this Plan.

3.3.1 Locations of Economic Activity

Economic activity takes many forms. However, some forms of economic activity have locational requirements that need to be met in order to provide an optimal environment for economic success. For example, concentrated employment activities including industrial parks have specific requirements such as access to transportation networks and services, while tourism activities require access to transportation networks, resources, and amenities. This Plan focuses specific types of economic activity in the environment best suited to their success.

It shall be the policy of the Township that:

1. The Township shall promote opportunities for economic activity by adopting different strategies for different parts of the Township in an effort to focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.

2. Intensive employment uses shall be directed to existing Employment Areas and be located adjacent to or in proximity to other heavy industrial uses along major arterial roads or in the Laurier Industrial Park, and where an appropriate level of municipal services are provided, in accordance with Section 3.2.2. Where lands are not available to accommodate the proposed use, the Township shall work with the proponent to determine an appropriate location for the proposed use.
3. Commercial, retail and office employment uses shall be encouraged in the Town Centre Area to strengthen the central commerce area.
4. The Township supports the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.
5. The Township shall support mineral mining exploration within the Township and should any significant resource be discovered, the Township will aggressively pursue opportunities to utilize the community as a service centre for workers, explorers, and as a manufacturing, research, and servicing hub for any potential mine that may be established in the area.
6. The Township shall support the expansion and development of transportation, parking and telecommunications infrastructure to increase the locational advantage of existing and proposed business and employment uses.

3.3.2 Tourism

The Township may prepare a tourism strategy to promote tourism development. The Township of Chapleau offers a range of tourism assets and opportunities, which include the waterfront recreational uses associated with the two rivers, the Crown Game Preserve, cultural and heritage resources, parks and open spaces, and areas of natural amenity for hiking, ATVing, or snowmobiling.

It shall be the policy of the Township that:

1. The Township may develop a tourism strategy to identify the Township's tourism assets and opportunities to promote and enhance tourism.
2. Tourism uses shall be encouraged in close proximity to areas of natural and recreational amenity, areas of natural, cultural, and built heritage appreciation, and the waterfront areas, where appropriate.
3. The Township may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the Township and encourage the establishment of additional tourism opportunities in the form of over-night accommodation facilities, and appropriate entertainment and recreational attractions.
4. The Township recognizes and supports the development of tourism uses within the waterfront area that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
 - i. promotion of connected multi-purpose trail systems in parts of the Township with natural amenities;
 - ii. tourist-recreational activities associated with the waterfront area and initiatives to enhance the area within the Town Centre Area designation;

- iii. new and existing tourism related attractions such as a craft market, artisan market, farmers market, summer theatre and outdoor festivals, particularly if such uses are designed as a campus/cluster of activities and located to encourage interaction with the Town Centre Area;
 - iv. establishment of Heritage Districts to promote cultural heritage resources, particularly in the Town Centre Area and waterfront area; and
 - v. bed and breakfast establishments and other roofed accommodations in accordance with the policies of this Plan.
5. The Township shall support the development and promotion of scenic, recreational and educational parkways with well signed and interesting attractions along the waterfront area and throughout the Township that celebrate its cultural and built heritage resources.
 6. The Township shall support the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.

3.3.3 Green Energy & Green Employment

The Township recognizes the Province’s *Green Energy Act*. In an effort to support the Provincial goal to build a green economy, and to achieve local goals and objectives for an economically strong and diverse Chapleau, the Township shall support green energy and creation of “green” jobs.

It shall be the policy of the Township that:

1. The Township shall diversify its local energy supply by encouraging the development of renewable energy projects, where feasible, and where they will not cause harm to public health and safety, or the natural environment.
2. The Township shall facilitate the development of renewable energy projects by participating in the consultation process for proposals. The Township shall ensure that proponents have access to information such as the location of water works, sanitary sewers, and utilities.
3. The Township shall aim to attract economic growth by exploring and promoting opportunities for the development of renewable energy projects, including but not limited to:
 - i. large-scale energy facilities;
 - ii. community-based energy projects involving the Township, local residents, registered charities, not-for-profit groups, and co-ops; and
 - iii. individual generating systems as accessory structures.
4. The Township may give priority to development applications that incorporate renewable energy projects.
5. The Township may explore opportunities to generate its own energy from renewable sources as a revenue generation method, or to power municipally-owned facilities.
6. The Township shall seek and promote financing opportunities for renewable energy projects, such as incentive programs.

7. The Township shall contribute to building community support for renewable energy projects by encouraging and participating in education and awareness initiatives, and demonstration projects.
8. The Township shall promote innovation in the growth of the local energy and environmental industry sectors.
9. The Township shall encourage and explore opportunities to attract economic growth through the development of environmental industries that produce environmental goods and services, including clean or resource-efficient technologies.

3.4 COMMUNITY REVITALIZATION

The Township employs a range of planning policies geared towards the revitalization, regeneration, and improvement of the existing community. The following policies support the tools of community revitalization.

3.4.1 Urban Design

Safe and attractive neighbourhoods contribute to the overall community health of the Township. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn. The policies of this Section relate to the built form and physical design of communities. Excellence in community design will be promoted through the review of new development applications in the Township, including plans of subdivision, infill development proposals, site plans and through community improvement.

It shall be the policy of the Township that:

1. The Township shall seek to maintain and improve the physical design characteristics of the Town Centre Area in the context of new and existing development by stressing excellence in architecture, urban design and built form. The Township may prepare urban design guidelines to assist in illustrating “excellence in architecture, urban design, and built form”.
2. Through the review of development applications, including plans of subdivision, site plans and other development proposals, the Township:
 - i. shall promote efficient and cost-effective development design patterns that minimize land consumption;
 - ii. shall ensure that new development is designed in keeping with the traditional character of the Township in a manner that both preserves their traditional community image and enhances their sense of place within the Township;
 - iii. shall promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;
 - iv. shall encourage tree retention or tree planting and replacement;
 - v. shall encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure; and

- vi. may require, at the Township's sole discretion, that proponents submit design guidelines with development applications establishing how the policies of this Plan have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment.
3. Measures shall be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening shall be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.
4. The Township shall require that infill developments be compatibly scaled and designed to enhance the character of the area.
5. Streetscaping that reflects the intended character of the Township shall be encouraged. In particular, contextually appropriate streetscaping and public realm features shall be required in the Town Centre Area.
6. The Township, in consultation with a development proponent(s), shall define a style of street furnishing that should include shared and accessible bicycle racks, garbage and recycling receptacles, benches, and street lamps to be used in a new development.
7. A high quality of park and open space design shall be strongly encouraged. The land for parkland dedication shall be carefully selected to facilitate its use as a central focal point for new or existing neighbourhoods.
8. Public art in the Township shall generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The provision of public art in the Town Centre Area shall be encouraged, particularly with larger development proposals. The Township may consider granting increases in height or density for a particular development proposal in exchange for the provision of public art, in accordance with Section 6.3.3.
9. The Township shall promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The Township shall require the provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan.
10. The Township may undertake the preparation of master plans and urban design strategies to achieve the policies of this Section for all or parts of the Township, particularly the Town Centre Area, and along Monk Street and Lisgar Street.
11. The Township shall encourage development design that considers the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the Township shall encourage proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.
12. The Township shall consider locating utilities within the public rights-of-way as well as on private property. Utilities shall be clustered or grouped where possible to minimize visual impact. The Township encourages utility providers to consider innovative

methods of containing utility services on, or within streetscape features such as gateways, lamp posts, transit shelters, when determining appropriate locations for large utility equipment and utility cluster sites.

13. The Township shall review the design and layout of parking areas in accordance with the policies of this Plan.

3.4.1.1 Sustainable Neighbourhood Development Standards

Many of the policies of this Plan aim to promote improved energy efficiency, water efficiency, and air quality in order to achieve local goals and objectives for a sustainable, healthy, and vital Township. The design and development of neighbourhoods that are based on the principles of smart growth and green building will achieve many of these goals. Leadership in Energy and Environmental Design for Neighbourhood Design (LEED ND) is an approach to neighbourhood location and design that embraces these principles. LEED ND is a rating system prepared by the Canadian Green Building Council (CaGBC) that provides a tool for assessing and rewarding environmentally superior development practices. This and other tools/systems for sustainable neighbourhood design and development are supported and encouraged by the Township of Chapleau.

It shall be the policy of the Township that:

1. The Township shall encourage the design of compact and complete neighbourhoods that are consistent with sustainability principles. In keeping with the LEED ND rating system, at a minimum, the following criteria should be addressed in the design and development of new residential subdivisions:
 - i. Housing and job opportunities are located within proximity to each other;
 - ii. Streets are walkable and interconnected through a modified pattern;
 - iii. Residents have access to civic and public spaces, and recreation facilities;
 - iv. Various densities are achieved;
 - v. Opportunities for alternative and active transportation are promoted and the need for vehicular trips is minimized;
 - vi. Energy and water efficiency is achieved through the development of green buildings (as described in Section 3.4.1.2 of this Plan);
 - vii. Energy efficiency is achieved through the solar orientation of streets and buildings;
 - viii. Water-efficient landscaping incorporates native species; and
 - ix. Light emissions are reduced and directional, low-level lighting is used.
2. The Township shall support and may give priority to development applications for new neighbourhoods that propose innovation and market transformation in their design, including but not limited to:
 - i. Urban agriculture and local food production;
 - ii. Innovative stormwater management;
 - iii. Innovative wastewater management;
 - iv. Additional innovations and technologies in sustainable infrastructure;
 - v. On-site renewable energy generation;

- vi. District heating and cooling;
- vii. Innovative green spaces to reduce the urban heat island effect; and/or
- viii. Other innovative practices and technologies.

3.4.1.2 Green Site Design & Building Standards

Improved energy efficiency, water efficiency, and air quality can also be achieved by the development of buildings that are designed based on environmental practices, standards, and technologies. Similar to LEED ND, Leadership in Energy and Environmental Design New Construction and Major Renovations (LEED Canada - NC) provides an industry accepted definition for “green building” and provides a set of environmental performance criteria, which is supported and encouraged by the Township of Chapleau.

It shall be the policy of the Township that:

1. The Township shall encourage all new industrial, commercial, institutional, and higher density residential buildings, including renovations, to be consistent with sustainability principles. In keeping with the LEED NC rating system, at minimum, the following criteria should be addressed in the design and development, or renovation, of buildings:
 - i. Facilities for active transportation and/or access to public transportation is provided;
 - ii. Site disturbance is minimized by reducing the development footprint and by protecting and restoring open space;
 - iii. Light emissions are reduced and directional, low-level lighting is used;
 - iv. Water-efficient landscaping incorporates native species;
 - v. High efficiency appliances and fixtures are used;
 - vi. Durable building materials that include recycled content, and/or are reused, and/or are extracted or manufactured regionally are used;
 - vii. Low-emitting materials such as (paints and coating, carpets, and adhesives) are used; and
 - viii. Buildings are designed and oriented to maximize daylight and views.
2. The Township may give priority to development applications that be built to a minimum LEED Canada - NC certification level “Silver” (or greater), and/or that propose innovation and market transformation in their design, including but not limited to:
 - i. Innovative stormwater management;
 - ii. Innovative wastewater management;
 - iii. On-site renewable energy generation;
 - iv. Innovative green spaces to reduce the urban heat island effect, such as green roofs; and/or
 - v. Other innovative practices and technologies.

3.4.2 Community Improvement

The Community Improvement provisions of the *Planning Act* give the Township a range of tools to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community

Improvement Plans shall provide the Township of Chapleau with various powers to maintain and promote attractive and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

It shall be the policy of the Township that:

1. Community improvement shall be accomplished through the:
 - i. ongoing maintenance, rehabilitation, redevelopment and upgrading of areas characterized by deficient/obsolete/deteriorated buildings and social, community or recreational services, land use conflicts, deficient municipal hard services, or economic instability;
 - ii. establishment of programs to encourage private sector redevelopment and rehabilitation that addresses identified economic development, land development, environmental, housing, and/or social development issues/needs;
 - iii. designation by by-law of Community Improvement Project Areas, the boundaries of which may be the entire Township, or any part of the Township;
 - iv. preparation, adoption and implementation of Community Improvement Plans, pursuant to the Planning Act; and
 - v. designation of the entire Township as a Community Improvement Area.
2. The designation of Community Improvement Project Areas shall be based on one or more of the following conditions being present:
 - i. buildings, building facades, and/or property, including buildings, structures and lands of cultural heritage value or interest, in need of preservation, restoration, repair, rehabilitation, or redevelopment;
 - ii. brownfield or derelict properties in need of remediation and redevelopment;
 - iii. non-conforming, conflicting, encroaching or incompatible land uses or activities;
 - iv. deficiencies in physical infrastructure including, but not limited to, the sanitary sewer system, storm sewer system, and/or watermain system, roads, parking facilities, sidewalks, curbs, streetscapes, and/or street lighting;
 - v. poor road access and/or traffic circulation;
 - vi. deficiencies in community and social services including, but not limited to, public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, and public social facilities;
 - vii. inadequate mix of housing types;
 - viii. known or perceived environmental contamination;
 - ix. poor overall visual quality, including but not limited to, streetscapes and urban design;
 - x. high commercial vacancy rates;
 - xi. shortage of land to accommodate widening of existing rights-of-ways, building expansions, parking and/or loading facilities;
 - xii. other barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings;

- xiii. any other environmental, social or community economic development reasons.
3. Community Improvement Plans may be prepared and adopted to:
 - i. encourage the remediation and redevelopment of brownfield or derelict properties and/or buildings;
 - ii. encourage the renovation, repair, rehabilitation, remediation, redevelopment or other improvement of lands and/or buildings;
 - iii. encourage residential and other types of infill and intensification;
 - iv. upgrade and improve municipal services and public utilities such as sanitary sewers, storm sewers, watermains, roads and sidewalks;
 - v. encourage the preservation, restoration, adaptive reuse and improvement of significant buildings with a cultural heritage value or interest;
 - vi. encourage the construction of a range of housing types and the construction of affordable housing;
 - vii. improve traffic circulation within the Community Improvement Project Areas;
 - viii. encourage off-street parking and provide municipal parking facilities where feasible and appropriate;
 - ix. promote the ongoing viability and revitalization of the Town Centre Area as the focus of pedestrian-oriented retail, civic, cultural, entertainment and government uses;
 - x. promote sustainable development and energy efficiency;
 - xi. improve environmental conditions;
 - xii. improve social conditions;
 - xiii. promote cultural development;
 - xiv. facilitate and promote community economic development; and
 - xv. improve community quality, safety and stability.
 4. Priority for the designation of Community Improvement Project Areas and the preparation and adoption of Community Improvement Plans shall be given to those areas where:
 - i. the greatest number of conditions (as established in Section 3.4.2.2) are present; and/or
 - ii. one or more of the conditions (as established in Section 3.4.2.2) are particularly acute; and/or
 - iii. one or more of the conditions (as established in Section 3.4.2.2) exist across the Township.
 5. In order to implement Community Improvement Plans within designated Community Improvement Project Areas, the Township may undertake a range of actions, including:
 - i. the municipal acquisition of land and/or buildings within Community Improvement Project Areas, and the subsequent:
 - » clearance, grading, or environmental remediation of these properties;
 - » repair, rehabilitation, construction or improvement of these properties;

- » sale, lease, or other disposition of these properties to any person or governmental authority; and
 - » other preparation of land or buildings for community improvement.
- ii. provision of public funds such as grants, loans and other financial instruments;
 - iii. application for financial assistance from senior level government programs;
 - iv. participation in any senior level government programs that provide assistance to private landowners for the purposes of community improvement;
 - v. provision of information on municipal initiatives, financial assistance programs, and other government assistance programs; and
 - vi. supporting heritage conservation through the *Ontario Heritage Act*.
6. All developments participating in programs and activities contained within Community Improvement Plans shall conform with the policies contained in this Plan, the Zoning-By-law, Property Standards By-laws, and all other related municipal policies and by-laws.
 7. The Township shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the Township.

3.4.3 Cultural Heritage Resources

Cultural heritage resources are an important component of the Township's history and community identity and shall be preserved and enhanced. The Township's cultural heritage resources may include: buildings, structures, monuments or artifacts of heritage value or interest, and areas of unique or rare settlement composition, streetscape, landscape or archaeological value or interest. It is the intent of the Township to support the conservation of these cultural heritage resources for the benefit of the community.

The Township supports public awareness, participation and involvement with First Nations in the preservation, restoration and utilization of heritage resources, through the implementation of the following policies.

3.4.3.1 Cultural Heritage Landscapes and Built Heritage Resources

It shall be the policy of the Township that:

1. The Township shall encourage the preservation of significant built heritage resources and cultural heritage landscapes and may use the *Ontario Heritage Act* to do so.
2. The Township may use any government programs available to assist in the implementation of heritage conservation policies. Where appropriate, the Township shall co-operate with First Nations and other levels of government, as well as private agencies and individuals in the conservation of cultural heritage resources in the Township. The Township shall co-ordinate its heritage plans and programs with heritage plans and programs of other levels of government and First Nations.
3. The Township may restore, rehabilitate, enhance and maintain heritage properties owned by the Township in fulfillment of the heritage policies. Where feasible, relevant by-laws, programs and public works undertaken by the Township should further the heritage policies of this Plan.

4. The Township will work to prevent the demolition, destruction, or inappropriate alteration or use of heritage resources and encourage the adaptive reuse and an investigation of the potential of repurposing of the heritage properties prior to entertaining the demolition of any building or structure.
5. The Township shall seek the acquisition of easements on properties with heritage significance in order to ensure the preservation of these properties in perpetuity.
6. The Township shall ensure that each Township-owned heritage resource which is sold, transferred or leased to another owner or lessee is subject to a heritage easement agreement which will guarantee its preservation and maintenance, and which shall be used in a manner that respects its heritage significance. When appropriate, the Township may require a heritage restoration agreement which shall require that certain restoration works be undertaken by the new owner or lessee to a standard acceptable to the Township.
7. The Township may prepare and maintain a cultural heritage database and/or heritage management plans for planning purposes, resulting in inventories of significant heritage buildings, heritage districts, and cultural heritage landscapes within the Township.
8. The Township shall maintain a list of properties worthy of designating under the *Ontario Heritage Act* and endeavour to have these properties designated. Signage shall be erected to indicate that a property is a designated heritage property.
9. The Township may undertake a cultural heritage master plan which may address matters such as:
 - i. cultural heritage resource mapping and inventories;
 - ii. identification and evaluation of cultural heritage resources, cultural facilities and organizations;
 - iii. strategies for conserving and enhancing these identified resources;
 - iv. programs to foster interpretation and promotion; and
 - v. education and public participation in cultural heritage conservation.
10. To ensure that heritage properties remain in their context, the relocation of heritage buildings or structures shall be discouraged.

3.4.3.2 Heritage Committee

A Heritage Committee may be established and maintained pursuant to the *Ontario Heritage Act* to advise and assist Council on matters related to the Act and other matters of heritage conservation. Additionally, Council may elect to expand the role of the Heritage Committee to advise and assist Council on other matters of cultural heritage conservation.

Should a Heritage Committee be established, it shall be the policy of the Township that:

1. The Heritage Committee may prepare and monitor an inventory of heritage resources within the Township, and generally advise on heritage matters. The Township will consult its Heritage Committee on decisions to designate a property under Part IV of the *Ontario Heritage Act*.
2. The Heritage Committee may be responsible for monitoring properties on the municipal registry and recommending new properties to the Township Clerk to be added to the

register. The following criteria may be used in determining the value or interest of heritage resources included, or proposed to be included in the inventory:

- i. The property has design value or physical value because it
 - is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - displays a high degree of craftsmanship or artistic merit; or
 - demonstrates a high degree of technical or scientific achievement.
 - ii. The property has historical value or associative value because it
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - iii. The property has contextual value because it
 - is important in defining, maintaining or supporting the character of an area;
 - is physically, functionally, visually or historically linked to its surroundings; or
 - is a landmark.
3. The Township may also seek the advice of local historical societies and genealogical societies in addressing cultural heritage matters.

3.4.3.3 Heritage Properties or Districts

It shall be the policy of the Township that:

1. The Township may choose to designate certain properties under Part IV or districts under Part V of the *Ontario Heritage Act*.
2. The Clerk of the Township shall maintain a register of all properties designated under Part IV and Part V of the *Ontario Heritage Act*. This register may also contain properties that have heritage conservation easements placed upon them and properties that are not designated, but which are considered by Council to be of cultural heritage value or interest.
3. The Township may utilize the *Ontario Heritage Act* to conserve, protect and enhance the cultural heritage resources of the Township through the designation of individual properties, heritage conservation districts containing significant cultural heritage landscape characteristics and archaeological sites.
4. The Township may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the *Ontario Heritage Act* to pay for the whole or any part of the cost of maintenance, preservation, restoration or alteration of such designated property, on such terms and conditions as Council may prescribe.
5. The Township may choose to designate a Heritage Conservation District (HCD) or Districts under Part V of the *Ontario Heritage Act*. Council may pass a by-law defining

an area to be examined for future designation as such a district, and shall prepare a plan for the area to determine the feasibility and appropriateness of such a designation. Such a plan shall contain policies and guidelines respecting development proposals and applications for alterations within the HCD and be prepared in accordance with the Province's guide for Heritage Conservation Districts.

6. The preservation of cultural landscapes in the Township, such as hedgerows, stone fences or tree lines shall be encouraged.

3.4.3.4 Archaeological Resources

The Township recognizes that there may be archaeological remains of pre-contact, First Nation, and historic habitation, or areas containing archaeological potential within the Township.

It shall be the policy of the Township that:

1. Areas of archaeological potential shall be determined through the use of Provincial screening criteria, or criteria based on known archaeological records with the Township and developed by a licensed archaeologist.
2. For a proposed development within an area of archaeological potential, an archaeological assessment, prepared by a licensed archaeologist, shall be required prior to final planning approval, or as a condition of final planning approval. First Nations shall be consulted on archaeological assessment reports prepared by licensed archaeologists and shall be in compliance with guidelines set out by the Ministry of Tourism and Culture, as well as licensing requirements developed under the *Ontario Heritage Act*.
3. Where archaeological resources are identified, the Township recognizes that there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources as a result of development proposals. The Township may consider archaeological preservation on site, in consultation with a licensed archaeologist, to ensure that the integrity of the resource is maintained. The Township may also maintain the integrity of archaeological resources by enacting a Zoning By-law, under Section 34(1) 3.3 of the *Planning Act* to prohibit incompatible land uses and/or the erection of buildings or structures on land that is a site of a significant archaeological resource.
4. The Township, on the advice of the Ministry of Tourism and Culture, may undertake the preparation of an Archaeological Management Plan for all or a portion of the Township. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the Township having archaeological potential. The Master Plan may also outline policies, programs and strategies to protect significant archaeological sites.
5. The Township shall ensure adequate archaeological assessment and consult First Nations and appropriate government agencies, including the Ministry of Tourism and Culture, when an identified, marked or unmarked cemetery is impacted by development. The provisions of the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

3.4.3.5 Marine Heritage Resources

The Township recognizes that there may be marine archaeological remains from the pre-contact period through to the modern era up to the last 50 years. These marine archaeological resources may include the remains of First Nations and other explorers, colonists, and indigenous peoples' ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft, and other items of cultural heritage value. The remains may currently be, or at one time, submerged under water.

It shall be the policy of the Township that:

1. In considering applications for waterfront development, the Township shall ensure that cultural heritage resources, both on shore and in the water, within the Township's jurisdiction are not adversely affected. When necessary, the Township shall require appropriate archaeological assessments (land and/or marine) and satisfactory measures to mitigate any negative impacts on significant cultural heritage resources. The Township shall consult with the Ministry of Tourism and Culture, Ministry of Natural Resources, Department of Fisheries and Oceans, and appropriate agencies to determine the requirement for archaeological assessments for development applications that may impact archaeological resources outside of municipal jurisdiction.

3.4.3.6 Development Policies Specific to Cultural Heritage Resources

It shall be the policy of the Township that:

1. New development and redevelopment shall have regard for heritage resources and shall, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or re-development within the Township.
2. A Heritage Impact Assessment shall be prepared by a qualified professional where proposed development and/or site alteration may impact a protected heritage property or cultural heritage resource.
3. The Township shall encourage the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources through conditions of consent and subdivision approval and agreements. Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Township staff and the Ministry of Tourism and Culture, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.
4. In areas considered to have cultural heritage value or interest, the Township shall encourage the preservation of the architectural or historical buildings or sites to be included in proposals for redevelopment, intensification or infill.
5. The Township may consider amendments to the Zoning By-law, including increased density provisions, which would facilitate the restoration of a historical facility.
6. The Township shall, when appropriate for specific development proposals, consider excluding designated heritage resources from the parking requirements of the Zoning By-law to facilitate the retention of heritage resources.

7. The Township shall ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse when considering demolition applications for designated heritage properties.
8. The Township shall ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alternation and that such documentation will be the responsibility of the applicant in consultation with the Heritage Committee and the Ministry of Tourism and Culture.
9. The Township shall ensure that development and site alteration on land adjacent to a designated heritage resource is evaluated and that it is demonstrated, through the preparation of a Heritage Impact Assessment conducted by a qualified professional, that the heritage attributes of the designated heritage resource will be conserved. Mitigating measures and/or alternative development approaches may be required to conserve the heritage attributes of the heritage resource affected by the adjacent development or site alteration. Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Township staff, and the Ministry of Tourism and Culture, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.

3.5 HUMAN SERVICES

Planning for the human environment promotes the community's quality of life and ensures that housing for special needs of socio-economic groups such as seniors, the physically challenged, and low-income persons are being met. Furthermore, it provides adequate opportunities for education, recreation and the arts.

3.5.1 Housing

The provision of housing is an essential part of planning in the Township. There are many factors that affect supply and demand in the housing market, and only some of them can be managed by the Township. The Township may influence the location, timing and scale of development through the provision of infrastructure and the review of residential development proposals. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and affordable housing, and a stable residential housing market.

3.5.1.1 Supply of Land for Housing

It shall be the policy of the Township that:

1. Based on the population projections in Section 3.1.1, the Township's population is anticipated to be no greater than it is currently and the need for additional lands is not necessary within the horizon of this Plan. Under this scenario, the Township has the lands available to accommodate residential growth for a minimum of 10 years through intensification and infill development, and on lands which are designated and available for residential development Based. Moreover, the Township also has a 3-year land supply for residential units in draft approved and registered plans, or in cases of

residential intensification and redevelopment, land appropriately zoned in the Zoning By-law and available for development or redevelopment.

2. The Township shall work with proponents to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs shall be encouraged.

3.5.1.2 Affordable Housing

The provision of housing that is affordable and accessible to low and moderate-income households will be a priority. A housing strategy may be completed by the Township, in consultation with the Manitoulin-Sudbury District Services Board (DSB) to establish an appropriate target for the provision of housing to be affordable to low and moderate-income households.

It shall be the policy of the Township that:

1. The Township is encouraged to work with proponents of development to ensure that 30% of the existing housing stock and that housing to be developed is affordable as defined in this Plan and that a supply is maintained.
2. The Township shall encourage the provision of affordable housing through:
 - i. supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;
 - ii. providing infrastructure in a timely manner;
 - iii. supporting the reduction of housing costs by streamlining the development approvals process;
 - iv. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - v. considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and
 - vi. possibly developing a Municipal Housing Strategy with annual housing targets, mixes of housing types, affordability thresholds and related data.
3. The Township may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the *Municipal Act*. In an effort to facilitate affordable housing the Township may:
 - i. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing;
 - ii. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and
 - iii. enter into public/private partnerships for the provision of new affordable housing.
4. The Township shall encourage innovative and appropriate housing development that exhibits design and adaptability characteristics, and may represent non-traditional additions to the Township’s housing stock.

5. The Township shall actively discourage the conversion of affordable rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing available to an unacceptable level and the Township's vacancy rate is below 3%. However, regardless of the current vacancy rate, a conversion shall be considered provided the following conditions have been met:
 - i. 75% of the existing tenants in a development, which is proposed to be converted, have signed an agreement to purchase their units.
 - ii. when an application has been made for condominium approval, all tenants shall be given notice by the developer, by registered mail, that the development is being considered for condominium approval. All existing tenants are to be given first right to purchase their units at a price no higher than that price for which the units are offered to the general public.
 - iii. the proposed condominium development is inspected, at the expense of the developer, by a qualified professional engineer licensed in Ontario, and a report is submitted to the Township, describing the condition of the building and listing any repairs and improvements required to ensure that it complies with all applicable Provincial and Municipal regulations. These repairs and improvements shall be made a condition of draft approval.
 - iv. Parkland is dedicated, in accordance with Section 3.5.3.1.1, where no parkland was previously dedicated at the time of construction.
6. The Township shall encourage that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and Neighbourhood Areas, especially where the land is in close proximity to human services. Special attention will be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.
7. The Township shall develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems.
8. The Township shall first consider surplus municipal land for affordable housing. Furthermore, the Township shall work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.
9. The Township shall consider opportunities for permitting additional units in existing dwellings.
10. The Township recognizes the value of older residential neighbourhoods and shall support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in Federal and Provincial government programs.
11. The Township shall encourage the development of low-income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.

12. The Township shall encourage affordable housing in a variety of building forms to meet the housing needs of the Township's population in support of a broad range of employment opportunities.

3.5.1.3 Special Needs Housing

The Township intends to improve access to housing for those people with special needs, including assisted housing for low-income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.

It shall be the policy of the Township that:

1. The Township shall work with DSB and other agencies and local groups to assess the extent of the need of these forms of housing.
2. The Township shall support community agencies interested in pursuing additional funding from the Provincial government to address identified needs for special needs housing.
3. The Township shall support the distribution of special needs housing provided by community groups.
4. The Township shall work with DSB and other agencies and providers of housing for those people with special needs to assist in identifying lands that are available and suitable for special needs housing.
5. Group homes are defined as a single housekeeping unit in a residential dwelling in which three to ten residents (excluding staff or the receiving family) live as a unit under responsible supervision. The home is licensed or approved under provincial statute. Group homes shall be compatible with adjacent uses. Group homes with any correctional purpose or facilities housing ten or more residents shall be treated as an institutional, and not a residential use by this Plan and the Zoning By-law.
6. When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the Township shall be satisfied that:
 - i. the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;
 - ii. the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;
 - iii. the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-law, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
 - iv. where appropriate, a licence has been granted by the licensing Provincial or Federal agency.
7. Aging-in-place for seniors shall be encouraged so that:

- i. individuals living in a non healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and
 - ii. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.
- 8. Long-term care facilities that meet the needs of the community shall be encouraged.
- 9. The Township shall endeavour to provide a barrier-free environment where possible.
- 10. The Township shall have regard for the requirements of the *Ontarians With Disabilities Act* and establish an Accessibility Committee which shall:
 - i. Prepare an Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by laws and policies, programs, practices and services.

3.5.1.4 Special Housing Forms

There are a number of unique housing forms that promote the policies of this Plan. However, several forms of housing require additional policy guidance to ensure compatibility, public safety and protection for Township residents. The following policies apply to such housing forms, including accessory dwellings and garden suites.

It shall be the policy of the Township that:

1. The Township shall determine, at its sole discretion, when a housing form will be evaluated as a special housing form.
2. The Township may deem the special housing form to be subject to site plan control in accordance with Section 6.3.6 of this Plan.
3. The proposed special housing form shall have regard to the type of housing in the surrounding neighbourhood and shall be compatible with it. Standards to ensure compatibility with the surrounding neighbourhood shall be provided in the Zoning By-law.

3.5.1.5 Accessory Residential Dwellings

Accessory residential dwelling units are defined as separate and complete dwelling units that are contained within the structure of a single detached residential dwelling. The policies of Section 4 of this Plan determine in which land use designations an accessory residential dwelling unit shall be permitted.

It shall be the policy of the Township that:

1. A maximum of one accessory residential dwelling unit shall be permitted per lot, through a site-specific Zoning By-law amendment and subject to site plan control. The Township shall identify any specific requirements and limitations which should be included in the, Zoning By-law amendment, site plans and agreements, or otherwise made a condition of approval. Where another special housing form exists on the lot, as determined by the Township, an accessory residential dwelling unit shall not be permitted.
2. Appropriate full municipal services shall be provided, to the satisfaction of the Township.

3. Development of an accessory residential dwelling unit shall be subject to the following criteria:
 - i. the structural stability of the building shall be adequate to accommodate the alterations necessary for an additional dwelling unit;
 - ii. exterior changes to the structure shall be minimal;
 - iii. compliance with the provisions of the Ontario Building Code, the Fire Code and all other relevant municipal and Provincial standards, including the Zoning By-law, shall be required; and
 - iv. the unit shall incidental to the main permitted residential use, is located within the existing main building and does not exceed one-third of the total habitable floor space.

3.5.1.6 Garden Suites

Garden suites, which are also commonly referred to as “granny flats”, are one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable.

The following shall be the policy of the Township in the development of garden suites:

1. A garden suite is generally discouraged within the Town Centre Area, unless the lot is of an appropriate size, as determined in the Zoning By-law.
2. A single garden suite may be permitted on a lot of an appropriate size as determined in the Zoning By-law, by way of a Temporary Use By-law, in accordance with the policies of Section 6.3.2.2 of this Plan and Sections 39 and 39.1 of the *Planning Act*. A garden suite shall only be permitted in association with a single-detached residential dwelling on a lot. Where another special housing form, including an accessory dwelling unit exists on the lot, as determined by the Township, a garden suite unit shall not be permitted. In addition to the requirements of Section 6.3.2.2, prior to approval of the Temporary Use By-law, the Township shall be satisfied that:
 - i. a legitimate and justified need exists to accommodate a person, who is a dependent and requires assistance, in a separate garden suite unit that is in close proximity to the principal unit;
 - ii. appropriate municipal sanitary sewage, stormwater management and potable water services will be provided, all to the satisfaction of the approval authority having jurisdiction;
 - iii. the exterior design of any proposed unit in terms of height, massing, scale and layout will be consistent with the residential land uses in the area;
 - iv. the siting of the unit and any related features will have a minimal effect on light, view and privacy of adjacent yards;
 - v. the use is temporary and will only be required for a limited period of time; and
 - vi. the unit will be removed once the legitimate need no longer exists.

3.5.2 Community Facilities

The Township shall endeavour to provide adequate community services and facilities to meet the needs of the Township's existing and future residents, businesses and visitors through the provision of adequate opportunities for education, care, parks, open space and recreation, libraries, places of worship, cultural and heritage facilities, health and safety.

It shall be the policy of the Township that:

1. In consultation with the School Boards, the need for new schools are not anticipated within the planning horizon of this Plan. Where closure and sale of a school is proposed, the open space component of the school site may be retained or incorporated in a redevelopment proposal.
2. A wide-range of alternative educational opportunities shall be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.
3. The provision of social infrastructure, such as daycare facilities, shall be encouraged within larger development proposals. The Township may facilitate the provision of social infrastructure through bonusing policies that allow for increased development density where a developer provides certain facilities.
4. The Township shall encourage the use and expansion of community-serving health care facilities.
5. The Township shall encourage the use of the Chapleau Public Library to provide important cultural and community resources for learning, research and community activities.

3.5.3 Recreation

The provision of a variety of recreational opportunities is critical to maintaining a healthy Township. The Plan strives to ensure that sufficient recreational, open space and park facilities are provided within the Township to meet the leisure needs and desires of the present and future residents, businesses, as well as visitors to the Township. The Township's waterfront provides the community with a valuable recreational resource and opportunities to use this resource in an appropriate and sustainable manner will be encouraged.

It shall be the policy of the Township that:

1. The Township shall promote appropriate recreational development in parks, open spaces, along the waterfront area and other similar areas of the Township that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the preservation and protection of open space and the natural environment.
2. The Township shall work cooperatively with various government ministries, resource agencies, and non-governmental authorities to promote natural resource-based recreational opportunities.
3. In areas suitable for recreation, public open space shall be encouraged in the waterfront area. The recreational resources of the waterfront area shall be protected and enhanced.

Land in the waterfront area in the ownership of the Township shall be maintained for public access to the water's edge and for public access to publicly owned properties.

4. The Township shall encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
5. The Township shall assess the feasibility of acquiring private land within the waterfront area for public park or open space uses.
6. The Township shall promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses.

Parks & Open Space

7. The Township's parks shall respond to and support the various recreational needs of the Township.
8. The Township shall undertake programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.
9. The Township shall secure the maximum benefit of the Planning Act with respect to parkland dedication from development. Parkland dedication shall be conducted in accordance with Section 3.5.3.21 through 3.5.3.29 of this Plan.
10. Where parks are located adjacent to existing and proposed Neighbourhood Areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas.
11. The Township's parks and open spaces shall provide venues for a diverse range of both structured and unstructured, active and passive leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, skills development, and volunteering active engagement in community life.
12. The Township's parks and open spaces shall provide venues to protect and conserve valued natural resources, such as wetlands, waterfronts, and other natural features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.
13. Parks and open spaces shall provide lands that contribute to the greening and beautification of the Township via both natural and planted materials and venues, and shall create unique identifiers and focal points for the community.
14. Parks and open space lands may be provided by conveyance in accordance with the provisions of the *Planning Act* and through other actions by public authorities. All lands conveyed as part of parkland dedication must be suitable for public recreational uses and acceptable to the Township in accordance with the *Planning Act*.
15. New development may be required to incorporate an integrated walkway and bicycle path and trail system, interconnecting residential neighbourhoods, commercial areas, schools, public buildings, and major recreation facilities.
16. The retention and expansion of parks and open spaces is of a high priority and shall be encouraged subject to the lands ownership, location, and existing conditions. Prior to

acquiring new Parks, the property owner will be required to provide an MOE-acknowledged Record of Site Condition (RSC) to demonstrate that the lands are suitable for use as parkland and open space.

17. A system of pedestrian and bicycle trails may be developed providing internal circulation within the Neighbourhood Areas, as well as to the larger community and the Town Centre Area. Trail design elements shall be sympathetic to the surrounding environment.
18. The Township, with support from MNR and other agencies and organizations, shall seek opportunities to create linked open spaces through the integration of:
 - » Natural Heritage Features and Areas in public ownership;
 - » abandoned rail lines in public ownership;
 - » existing municipal rights-of-way;
 - » established and proposed service and utility corridors;
 - » existing park and open space lands;
 - » sidewalks and pathways;
 - » linkages provided through the draft plan of subdivision approvals process;
 - » agreements with private landowners;
 - » retention or acquisition of access easements; and
 - » land acquisition.
19. The Township may establish design principles to accommodate parking at strategic locations along the linked open space system.
20. The Township shall encourage residential, commercial, industrial, and institutional developers to connect with and provide opportunities to expand the trail system.
21. When any lands designated as Open Space Areas are under private ownership, this plan does not intend that these lands will necessarily remain as Open Space indefinitely. This Plan also does not imply that the Open Space Areas are free and open to the public or that such lands will be purchased by the Township of Chapleau.

Parkland Dedication

22. The Township shall secure the maximum benefit of the *Planning Act* with respect to land dedication for park development and shall strive to meet the policies of this Plan relating to park development.
23. Parkland dedication shall be calculated based on the total gross area of the land within the plan of subdivision and/or site plan.
24. Where land is to be developed for residential purposes, the Township may require the conveyance of land for park purposes or the equivalent cash-in-lieu in accordance with the maximum of the following criteria or combination thereof:
 - » five percent (5%) dedication of the gross area of the land proposed for development; and/or
 - » dedication at a rate of one hectare per 300 units.

25. Where land is developed or redeveloped for industrial or commercial purposes, the Township may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of two percent (2%) of the gross area of the land proposed for development.
26. Where land in a draft plan of subdivision is to be used for any use other than residential, industrial or commercial purposes, the Township may require conveyance of land for park purposes or equivalent cash-in-lieu at a rate of five percent (5%) of the gross area of the land proposed for development.
27. The Township shall only accept parkland dedication land resources under the following circumstances:
 - i. the lands meet the park and open space classification and hierarchy standards and provision requirements of the policies of this Plan;
 - ii. the lands effectively support the development of park and open space based facilities and amenities in accordance the policies of this Plan; and
 - iii. the lands are not identified as hazard lands, wetlands, significant woodlands, ravine lands, stormwater management ponds and related undevelopable lands.
28. The Township may accept cash-in-lieu of the parkland dedication to be paid into a special account and used as specified in the *Planning Act*. The Township shall consider cash-in-lieu of parkland dedication under the following circumstances:
 - i. where the required land dedication fails to provide an area of suitable shape, size or location for development as public; parkland to meet the intended park and opens space requirements in accordance with the policies of this Plan
 - ii. where the required dedication of land would render the remainder of the site unsuitable or impractical for development;
 - iii. the area is well served with park and open space lands and no additional parks and open spaces are required; and/or
 - iv. where the Township is undertaking broader land acquisition strategies for larger parks and it is preferable to have consolidated parkland of a substantial size servicing a wide area.
29. Where new development is proposed on a site, part of which has physical limitations or hazards, then such land shall not necessarily be acceptable as part of the land dedication under the *Planning Act*. All land dedicated to the Township will be conveyed in a physical condition satisfactory to the Township, and will meet minimum standards in terms of drainage, grading and general condition. The lands will also be in full compliance in regards to any environmental hazards, contamination or related requirements.
30. As a condition of development approval, a proponent shall be required to provide a park facilities design satisfactory to the Township for any park within the development. The park facility design shall have regard to all park standards and urban design policies of this Plan. However, in order to ensure that the size, configuration and orientation of the park is such that it can be programmed in an efficient manner, it may be necessary to prepare a park facilities design prior to development approval.

3.5.4 Municipal Corporate Sustainability

The Township of Chapleau recognizes that there are certain actions that the municipality can take to contribute to and show leadership/stewardship in sustainability.

It shall be the policy of the Township that:

1. The Township is encouraged to consider the following when acquiring goods and services and when making capital investments:
 - i. energy conservation and efficiency;
 - ii. water conservation and efficiency;
 - iii. material consumption, and waste production/diversion/reuse;
 - iv. whether a contractor or consultant or service provider is local/regional; and
 - v. whether goods are manufactured locally/regionally.
2. The Township is encouraged to undertake audits and retrofits to improve the energy efficiency of municipally-owned buildings and infrastructure (including traffic and street lights). Retrofits should only be undertaken in historic buildings where possible without compromising the historical integrity of the building.
3. The Township is encouraged to ensure that all new municipal or municipally funded building projects and/or major renovations to buildings owned or funded by the municipality exceed or are consistent with the Green Site Design and Building Standards established by Section 3.4.1.2 of this Plan. Historic buildings shall be exempt in cases where the historical integrity of the building will be compromised as a result of meeting the criteria.
4. The Township is encouraged to try to meet a portion of its energy needs from local renewable energy sources.
5. The Township is encouraged to pursue opportunities to engage, collaborate and partner with local community groups and private businesses in order to address issues of environmental concern. This may involve the identification of sustainability goals, and the development and implementation of Township-wide programs and initiatives.
6. The Township is encouraged to contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce greenhouse gas emissions and air pollution in all sectors, and reduce material consumption and waste production and to increase waste diversion and reuse in all sectors (including multi-residential).
7. The Township is encouraged to establish sector-specific targets for greenhouse gas emissions and air pollution reductions.
8. In accordance with Section 3.5.4 of this Plan, the Township shall contribute to and show leadership by considering air quality and climate change within its municipal culture, decision making, and operations.
9. The Township is encouraged to also pursue opportunities to engage, collaborate and partner with local community groups and private businesses to identify and implement goals, programs, and initiatives related to air quality and climate change.
10. In accordance with the Green Energy and Green Employment policies in Section 3.3.3, the Township is encouraged to support the increased availability of renewable energy

sources to all sectors, and shall aim to attract economic growth in the development of all scales of renewable energy projects and green industries in an effort to address the use of fossil fuels and, more broadly, climate change.

11. The Township is encouraged to support and participate in education/awareness programs and activities related to the local environment and sustainability, including energy and water conservation and efficiency, material consumption, waste production/diversion/reuse, and air quality. Programs and activities may be aimed at both municipal staff and/or local residents.
12. In accordance with Section 3.5.4 of this Plan, the Township is encouraged to contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.
13. The Township is encouraged to also pursue opportunities to engage, collaborate and partner with local community groups and private businesses to identify and implement goals, programs, and initiatives related to solid waste.
14. The Township is encouraged to encourage all sectors to reduce material consumption and waste production, and to participate in diversion and reuse programs.
15. The Township is encouraged to emphasize the responsibility of the municipality, developers, residents, and commercial, institutional, and industrial establishments to minimize environmental impact as a result of solid waste and to bear the costs of doing so.

3.6 THE ENVIRONMENT

In partnership with the Federal and Provincial governments, the Township strives to protect natural resources and Natural Heritage Features, Areas and functions. It is a priority of the Township to ensure the sustainable use of resource assets, to protect and enhance significant natural features and functions, and to reduce the risk to public safety and property from hazards, such as flooding, unstable slopes and human-made hazards.

3.6.1 Water Resources

The Township contains four watercourses including the Chapleau River (also known as the Kebsquasheshing River), the Nebskwashi River, Trap Creek, and the Bucciarelli Creek that traverse it or are in proximity to its boundaries. Among other resources, the rivers, and streams that drain to it, support the natural environment and the existing community. Water resource issues arise from various forms of human activity. Demands on water resources can contribute to degraded aquatic communities, the loss of well water supply, aquifer contamination, deteriorating lake water quality, flooding and erosion.

The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management and the protection of water allows for the continuance of a healthy environment, solid economic development and healthy communities.

It shall be the policy of the Township that:

1. The Township shall work cooperatively with the MNR in dealing with land management issues within the watersheds draining to any of the watercourses, including those that extend beyond the Township boundaries into other jurisdictions.
2. The Township shall support appropriate flood control management programs of the MNR.
3. The Township shall encourage the protection and restoration of Natural Heritage Features and Areas to improve water quality and quantity.
4. Under the very limited circumstances where permitted by this Plan, development applications proposing 5 or more units/lots and that propose to make use of a private groundwater source shall be required to submit a detailed hydrogeological study to determine the suitability of the lands for groundwater extraction. The hydrogeological study shall be prepared to the satisfaction of the Township, in consultation with the Province.
5. The Township shall require the use of stormwater management facilities downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The Township shall promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development shall be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Ministry of the Environment's Stormwater Management Planning and Design Manual.
6. In cooperation with the private sector and the community, the Township shall encourage the reduction of water consumption levels through the promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new development.
7. In accordance with the *Clean Water Act*, the Township shall prepare a Sourcewater Protection Plan to ensure that the drinking water for the Township is protected for the long term. Upon completion of the Sourcewater Protection Plan, the Township may, through an amendment to the Official Plan, incorporate the recommendations of the SPP, as necessary and appropriate.

3.6.2 Sourcewater Protection

The protection, conservation and careful management of groundwater resources is necessary to meet both the present and future needs of residents, businesses and the natural environment. As sourcewater contamination is extremely difficult and costly to rectify, prevention of contamination is the most realistic strategy. Lakes and rivers need to be protected across the Township to ensure a clean water to provide baseflow for creeks and streams, and water sources for ponds and wetlands.

It shall be the policy of the Township that:

1. The Township shall support and participate in initiatives that implement the *Clean Water Act*, where necessary and appropriate.

2. Assurance that sourcewater quality and quantity will not be negatively impacted shall be required for approval of applications for development.
3. The Township shall contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce water use in all sectors.
4. The Township may establish sector-specific targets for water use reductions.
5. In accordance with Section 3.5.4 of this Plan, the Township shall contribute to and show leadership by considering water conservation and efficiency within its municipal culture, decision making, and operations.
6. The Township shall also pursue opportunities to engage, collaborate and partner with local community groups and private businesses to identify and implement goals, programs, and initiatives related to water conservation and efficiency.
7. The Township encourages the design and development of buildings that conserve water in Section 3.4.1.2 of this Plan.
8. The Township shall promote and encourage business and homeowner participation in programs that reward or incentivize investments in water saving technologies.
9. The Township shall pursue opportunities to engage, collaborate and partner with local community groups and private businesses in order to address water efficiency and conservation within the municipality.
10. The Township, where possible, shall require the preservation and enhancement of natural stream bank vegetation and promote suitable erosion control methods.
11. The Township shall promote tree planting along watercourses, where possible, to enhance the natural corridor function, provide for cool water temperatures and protect watercourse banks from erosion.
12. The Township shall ensure that proponents use best management practices and that interim measures are utilized during construction projects adjacent to watercourses to reduce sedimentation and erosion.
13. The Township and the MNR shall establish an appropriate setback from the top of bank for all new development in order to prevent erosion, improve water quality, enhance wildlife corridors and protect fish habitat.
14. The Township shall promote the use of adjacent lands to watercourses, provided there is an appropriate buffer from the watercourse for pedestrian movement and passive recreation areas, where feasible.

3.6.3 Energy Efficiency & Conservation

Energy efficiency and conservation is an important element of sustainable Township policy. Energy conservation reduces the energy consumption and energy demand which reduces the requirements for generation and, depending on the source, impacts on the environment. The reduced energy demand allows for a more sustainable approach to the management of energy use and could provide additional opportunities for local renewable energy production.

By reducing greenhouse gas (GHG) emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable

resources with renewable energy. Energy conservation is often the most economical solution to energy shortages, and is a more environmentally-kind alternative to increased energy production.

It shall be a policy of the Township that:

1. The Township shall contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.
2. The Township may establish sector-specific targets for energy use reductions.
3. In accordance with Section 3.5.4 of this Plan, the Township shall contribute to and show leadership by considering energy conservation and efficiency within its municipal culture, decision making, and operations.
4. The Township shall also pursue opportunities to engage, collaborate and partner with local community groups and private businesses to identify and implement goals, programs, and initiatives related to energy conservation and efficiency.
5. The Township may prepare a Conservation and Demand Management Plan (as required) in accordance with the *Green Energy Act*.
6. In accordance with the Green Energy and Green Employment policies in Section 3.3.3, the Township shall support the increased availability of cleaner and more efficient sources of energy to all sectors, and shall aim to attract economic growth in the development of renewable energy projects and green industries.
7. The Township shall support district energy projects as an efficient method of heating and cooling buildings.
8. The Township shall encourage the design and development of neighbourhoods and buildings that conserve energy in accordance with Section 3.4.1.2 of this Plan.
9. The Township shall promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.

3.6.4 Natural Heritage Features & Areas

The Township and the Province encourage the protection and enhancement of Natural Heritage Features and Areas. The significant Natural Heritage Features and Areas are lands that represent the legacy of the natural landscape of the area and as a result have important environmental and social value. Natural Heritage Features, Areas, or Functions in the Township have been identified on Schedule 2. The Township will work to conserve, restore and enhance them, wherever possible. The Plan divides Natural Heritage Features and Areas into four categories:

- » Wetlands;
 - » Provincially Significant
 - » Locally Significant
- » Significant habitat of endangered species and threatened species;
- » Fish habitat and
- » Crown Game Preserve.

It shall be the policy of the Township that:

1. Delineation of certain Natural Heritage Features and Areas is based on data provided by the Ministry of Natural Resources. These features shall be protected for the long-term and given due consideration in the development, redevelopment and alteration of land within the identified areas. The delineation of these features may be determined and/or refined through the preparation of a detailed Environmental Impact Study (EIS), as described in Section 3.6.7.
2. The Township shall encourage that, wherever possible and appropriate, trees be replanted to replace trees removed if a development proceeds. The Township shall encourage the conservation or replanting of roadside and fence-line shrubs and trees, and riparian area vegetation, wherever possible and appropriate in the context of new development. Financial compensation for tree loss is not considered as the preferable means of appropriate mitigation for development.
3. The Township shall use the MNR's most recent Natural Heritage Reference Manual as a guideline for the completion of an EIS, referenced in Section 3.6.7, to ensure that development proposals are consistent with Provincial policies and the Township's Natural Heritage policies.
4. When considering development proposals, the Township shall encourage the exploration of opportunities for creating new habitats, natural vegetation regeneration, conserving natural landforms and functions for protecting and enhancing groundwater and surface water resources, and for promoting environmental education and interpretation.
5. The Township shall encourage the protection of species at risk, either aquatic or terrestrial, and species recovery strategies. The Township shall support the implementation of the relevant findings of recovery strategies.
6. Where components of a Natural Heritage Features and Areas are held in private ownership, nothing in this Plan shall require that these lands be free and available for public use, and the identification of land shall not oblige the Township or other public agencies to purchase the land.
7. The Township shall, to the extent feasible, ensure that required maintenance of existing drains is carried out in a manner that mitigates impacts of the maintenance of existing drains on Natural Heritage Features, Areas and functions.
8. When considering applications or initiating projects under the *Drainage Act* or *Ontario Water Resources Act* for drainage works, the Township, in consultation with the Province, shall be satisfied that the works will be engineered and constructed to ensure no negative impact on Natural Heritage Features, Areas and functions. Such considerations may include completion of an EIS or an environmental evaluation/appraisal carried out under the *Drainage Act*.

Provincially Significant Wetlands

There are no evaluated Provincially Significant Wetlands in the Township of Chapleau. However, should any be identified in the Planning Horizon of this Plan, this Plan shall be amended in accordance with Section 6.2.1 and the following policies adhered to:

9. Provincially significant wetlands (PSWs) and the contiguous land approximately 120 metres adjacent to the PSW shall be protected from development or anything that may adversely impact the sensitive resource. The contiguous land adjacent to PSWs represents an area where it is likely that development or site alteration would have a negative impact on the feature or area.
10. Development and site alteration shall not be permitted on land adjacent to a PSW, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological and/or hydrologic functions that cannot be adequately mitigated. For the purposes of this policy, the extent of adjacent land shall be defined as 120 metres. An Environmental Impact Study shall be required for all development proposals within 120 metres or abutting areas identified as being a Provincially Significant Wetland. Prior to considering development and/or site alteration, the Township, in consultation with the Ministry of Natural Resources, shall be satisfied that the EIS demonstrates that there will be no negative impacts on the PSW and the sustaining ecological and/or hydrologic functions.
11. The boundaries of PSWs shall be defined based on an evaluation undertaken in accordance with Ministry of Natural Resources (MNR) procedures, which may be amended from time to time. The boundaries of PSWs may be refined without an amendment to this Plan provided approval is obtained by MNR. The addition or removal of a PSW shall require an amendment to this Plan.

Unevaluated Wetlands

12. Unevaluated Wetlands (UWs) are delineated on Schedule 2.
13. Development and site alteration shall not be permitted within a UW. Development or site alteration may be permitted on land adjacent to a UW, provided the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological and/or hydrologic functions that cannot be adequately mitigated. For the purposes of this policy, the extent of adjacent land shall be defined as 30 metres. An Environmental Impact Study may be required for all development proposals within 30 metres or abutting areas identified as being an Unevaluated Wetland. Prior to considering development and/or site alteration, the Township, in consultation with the Ministry of Natural Resources, shall be satisfied that an EIS demonstrates that there will be no negative impacts on the UW and the sustaining ecological and/or hydrologic functions.
14. The boundaries of UWs are defined based on an evaluation undertaken in accordance with Ministry of Natural Resources (MNR) procedures, which may be amended from time to time. The boundaries of UWs may be refined without an amendment to this Plan in consultation with MNR. The addition or removal of a UW shall require an amendment to this Plan.

Significant Habitat of Endangered Species & Threatened Species

15. In accordance with common practices to protect the associated features from disturbance, the Significant Habitat of Endangered Species and Threatened Species are not illustrated

on the schedules of this Plan. Significant Habitat of Endangered Species and Threatened Species shall be defined based on data from Provincial and Federal authorities.

16. The Ministry of Natural Resources approves the identification of Significant Habitat of Endangered Species or Threatened Species. The Township shall refer to the Natural Heritage Information Centre database and, in consultation with the Province, shall determine the areas to which the policies related to the Significant Habitat of Endangered Species and Threatened Species shall apply.
17. Development and site alteration shall not be permitted in the Significant Habitat of Endangered Species and Threatened Species.
18. Development and site alteration shall not be permitted on land adjacent to the Significant Habitat of Endangered Species and Threatened Species, unless the ecological function of the adjacent land has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions that cannot be adequately mitigated. For the purposes of this policy, the extent of adjacent land will be defined as 120 metres. An EIS shall be required for all development proposals within 120 metres or abutting areas identified as being the Significant Habitat of Endangered Species and Threatened Species. Prior to considering development and/or site alteration on within 120 metres or abutting areas, the Township, in consultation with the Ministry of Natural Resources, will be satisfied that the EIS demonstrates that there will be no negative impacts on the habitat values upon which the species depend directly and indirectly, and any related ecological functions.

Fish Habitat

19. The Township recognizes that the health of the aquatic environment is a fundamental indicator of the health of the overall ecosystem. The harmful alteration, disruption or destruction of fish habitat is prohibited under the *Fisheries Act*.
20. Development shall only be permitted provided that it does not harmfully alter, disrupt or destroy fish habitat. Through a fish habitat mitigation/compensation assessment, in consultation with the Township and the Department of Fisheries and Oceans (DFO), it is the Township's objective to secure no net loss of productive capacity of fish habitat, and where possible, secure a net gain of productive capacity of fish habitat.
21. Any development or change in land use within or adjacent to an existing fish habitat area, as identified on Schedule 2, or potential fish habitat area along lands adjacent to any lake, river, stream, or wetland, shall be reviewed by the Township in consultation with the DFO with respect to the potential impact. Adjacent lands shall be defined by the Township, in consultation with DFO, and shall generally be between 30 m and 120 m from the edge of the Fish Habitat. Any such proposal may be subject to a scoped Environmental Impact Study, in accordance with Section 3.6.7, to determine if proposed development will adversely impact the fish habitat. If it is determined that development will impact the fish habitat, development shall not be permitted. If it is determined, through consultation with DFO, that development will not impact fish habitat (development on full municipal services and there is intervening development between site and the identified fish habitat) then the requirement for an EIS may be waived, in accordance with Section 3.6.7.

22. The Township may, subject to the requirements of the Ministry of Natural Resources' Natural Heritage Resource Manual, determine the minimum vegetative buffer zone adjacent to existing or potential fish habitat areas where development is proposed. The recommended minimum natural vegetated cover adjacent to fish habitat is 30 metres for coldwater streams or inland waterbodies on the Canadian Shield. Reduced setbacks may be permitted adjacent to warmwater (15 m) or coolwater (20 m) streams, as per the Ministry of Natural Resources' Natural Heritage Reference Manual.
23. Where it has been determined by the DFO that the development or change in land use will affect the natural functions of the fish habitat, the preparation of a fish habitat mitigation/compensation assessment shall be required. The assessment will typically be required to include the following information:
 - i. identify the nature and extent of potential impacts;
 - ii. determine appropriate mitigative measures to protect the affected fish habitat;
 - iii. specify compensation for loss of fish habitat through near-site replacement of habitat, off-site replacement of fish habitat or an on-site increase of fish habitat capacity;
 - iv. determine appropriate buffering and how such buffering will be protected in the future; and
 - v. address other matters as determined by the DFO.
24. Any requirements imposed through a fish habitat mitigation/compensation assessment shall be implemented by the proponent with input from, and to the satisfaction of the Township and the DFO.

Chapleau Game Preserve

25. The Chapleau Game preserve, identified on Schedule 2, occupies a small portion of land at the north-end of the Township and shall be protected for the long-term. Development shall only be permitted on lands identified as Chapleau Game Preserve on Schedule 2 to this Plan, unless it has been authorized by the Ministry of Natural Resources or it occurs on an existing lot of record. Any development on an existing lot of record, or in proximity to the Chapleau Game Preserve shall be subject to the policies of this Plan and any additional study requirements identified herein, by the Township, or by the Ministry of Natural Resources.

3.6.6 Natural Heritage & Open Space System Strategy

It shall be the policy of the Township that:

1. The Township, in cooperation with the Ministry of Natural Resources, may undertake a Natural Heritage and Open Space System Strategy to identify, map and detail Natural Heritage Features and Areas, including the form and function of the identified features, and to identify linkages and connections between these features. The system strategy shall reinforce the protection, restoration and enhancement of identified Natural Heritage Features and Areas, and promotes the overall diversity and interconnectivity of Natural Heritage Features, functions and areas. An amendment to this Plan may be required to incorporate policies related to the Natural Heritage and Open Space System Strategy.

2. The Township recognizes that a natural heritage and open space system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The Township shall consider all options for the acquisition of land associated with Natural Heritage Features and Areas, functions and linkages in accordance with the land acquisition policies of this Plan. Notwithstanding the options for the acquisition of lands as part of a natural heritage and open space system strategy, the Township or any other public agency will not be obligated to acquire or purchase any land containing Natural Heritage Features and Areas.
3. The Natural Heritage Features and Areas under private ownership continue to be private and their identification as such features in no way increases their accessibility to the public or their eligibility for acquisition by the Township or any other conservation group or agency.
4. The Township may create a linked Natural Heritage and Open Space System through the integration of:
 - i. Natural Heritage Features and Areas in public ownership, including land owned by the Township, Provincial and Federal Ministries, and land trusts;
 - ii. abandoned rail lines in public ownership;
 - iii. existing municipal rights-of-way;
 - iv. established and proposed service and utility corridors;
 - v. existing parkland and open space lands;
 - vi. sidewalks and pathways;
 - vii. linkages provided through the draft plan of subdivision approval process;
 - viii. agreements with private land owners;
 - ix. retention or acquisition of access easements; and
 - x. land acquisition.
5. Throughout the Township there are a number of railroad transportation corridors. Should any of these corridors become surplus to the railroad, the Township shall investigate the feasibility of acquiring portions of the railway corridors for linear trail systems.
6. Throughout the Township there are a number of watercourses. The Township supports the provision of recreational trail opportunities and access along these waterways, where feasible and where risks to public health and safety are avoided.
7. The Township shall actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend the community trail system.
8. Land deemed by the Township to be significant to the linear park system shall be retained in public ownership for the purpose of implementing a linear park system.

3.6.7 Environmental Impact Studies

The Township shall apply the following policies to the preparation and review of an Environmental Impact Study (EIS). Under circumstances where an EIS is required, the study and specific scope of the EIS, shall be prepared to the satisfaction of the Township, in consultation with the Ministry of Natural Resources; however, to assist proponents, the

Township may prepare the Guidelines or Terms of Reference to identify the scope of the EIS in consultation with the foregoing agencies.

It shall be the policy of the Township that:

1. The Township shall use aerial photography as one of the tools to establish the baseline from which the alteration will be assessed.
2. A peer review, which shall be paid for by the proponent, may be required in addition to a review by the Ministry of Natural Resources.

Environmental Impact Study Policies

3. The Township shall require that an EIS be undertaken and completed by qualified professionals in the field of ecology, terrestrial and/or aquatic biology, environmental planning and/or relevant earth sciences.
4. The scope and extent of an EIS shall be established based on the nature of the development proposal, which may be defined in the Guidelines or Terms of Reference for the preparation of the EIS.
5. The Township shall have consideration to the MNR's Natural Heritage Reference Manual to establish the specific scope of any particular EIS.
6. In circumstances where there is a low likelihood of impact on the natural environment, and intervening development between the land subject to the planning or building permit application(s) and the feature triggering the EIS requirement, the Township, in consultation with MNR, may waive the requirement for the EIS.
7. In the preparation and review of an EIS, the Ministry of Natural Resources and the Ministry of the Environment shall be consulted on an as-needed basis. The EIS shall be prepared to the satisfaction of the aforementioned agencies.
8. The Township shall review and accept an EIS prior to scheduling a public meeting or committee meeting under the *Planning Act*, depending on the nature of the approval.
9. If the Township is of the opinion, upon reviewing the EIS, that it has been demonstrated that the proposed use will not have an impact on the Natural Heritage Features and Area, the Township may approve the proposed use subject to conditions.
10. If the impact of the proposed use on the Natural Heritage Features and Areas cannot be completely mitigated, then the development shall not be permitted.

3.6.8 Mineral Aggregate Resources

There are limited significant mineral aggregate resources in the Township of Chapleau; however, should any be discovered, the resources that are available should be protected from the encroachment of incompatible land uses. Given the urban nature of the Township, any

attempts at extraction must be carefully considered and as much of the mineral aggregate resources will be made available as close to local markets as possible.

It shall be the policy of the Township that:

1. New pits and quarries are not contemplated by the policies of this Plan and the consideration of such uses shall require a comprehensive review of this Plan, in accordance with Section 6.2, to be initiated by the Township.
2. Existing pits and quarries (or other extraction sites) are permitted to expand subject to fulfilling the requirements of this Plan, a Zoning By-law amendment, and any other requirement deemed appropriate by the Township and, where applicable, the Province.

Wayside Pits & Quarries, Portable Asphalt Plants & Portable Concrete Plants

3. Wayside pits and quarries, portable asphalt plants and portable concrete plants used for public authority projects shall be permitted without requiring an amendment to this Plan or the Zoning By-law, but shall not be permitted adjacent to or within Natural Heritage Features and Areas or in proximity to sensitive land uses (For example, residential or institutional land uses). Utilization of aggregate from existing sites and wayside pits and quarries will be encouraged.
4. Wayside pits and quarries, portable asphalt plants and portable concrete plants used for public authority projects shall be subject to Site Plan control in accordance with the policies of this Plan.
5. Concession or temporary construction and marshalling yards used for public authority projects shall be permitted without requiring an amendment to this Plan or Zoning By-law, but shall not be permitted adjacent to or within Natural Heritage Features and Areas or in proximity to sensitive land uses.
6. Concession or temporary construction and marshalling yards used for public authority projects shall be subject to Site Plan control in accordance with the policies of this Plan.
7. The Township shall ensure that the necessary statutory and municipal approvals are obtained prior to permitting asphalt plants and concrete plants, whether temporary or permanent.

3.6.9 Risks to Public Health & Safety

3.6.9.1 Natural Hazards

It is the intent of the Township to protect life and property by respecting natural and human-made hazards, which may represent constraints to development. New development should only take place in areas that are not susceptible to hazards. Hazard lands are lands that have inherent environmental hazards such as flood susceptibility, erosion susceptibility, instability and other physical conditions, which are severe enough, if developed upon, to pose a risk to occupants of loss of life, property damage and social disruption.

Flood Hazards

Areas that are susceptible to flooding hazards are subject to the following policies, which were determined in consultation with the Province. The general boundaries of the Flood Line have been mapped on Schedule 2 to this Official Plan.

It shall be the policy of the Township that:

1. The regulatory Flood Line established for the Township is generally shown on Schedule 2. Should it be determined that the location of the Flood Line has changed, the Township shall work with the Ministry of Natural Resources to develop a strategy to have the mapping updated. Should the mapping be updated, the Township shall amend this Plan and the Zoning By-law, as required.
2. Development shall be directed away from areas within or adjacent to flooding hazards, except under very specific conditions.
3. Development may be permitted on an existing lot of record in a flood plain provided sufficient information accompanies the application in the form of a report prepared by a qualified engineer demonstrating that:
 - i. the proposed development and its occupants shall be protected from the flooding hazards;
 - ii. the potential upstream and down stream impact of the development proposal shall not significantly affect the hydrology or hydraulics of the flood plain;
 - iii. that adequate flood proofing measures are incorporated in the development;
 - iv. that the development is limited to uses which by their nature must locate within the floodplain, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows; and
 - v. that during times of flooding:
 - » safe egress and ingress for persons and vehicles is provided;
 - » no new flooding hazards are created and existing ones are aggravated;
 - » development and site alteration is undertaken in accordance with floodproofing standards, protection works standards, and access standards; and
 - » no adverse environmental impacts shall result.
4. In response to a development proposal there is no obligation by the Township to either to change the delineation of or to purchase any area within a floodplain.
5. The following shall be considered in the review of development proposals within proximity to the floodplain, and the Township may consult the Province on technical aspects in this regard:
 - i. the existing physical hazards;
 - ii. the potential impacts of these hazards;
 - iii. the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques;

- iv. the costs and benefits in economic, social and ecological terms of any engineering works or resources management practices needed to overcome these impacts; and
 - v. protection of Natural Heritage Features and Areas identified in Section 3.6.5.
6. Under no circumstance shall development be permitted to locate in a floodplain or on lands that may be susceptible to a flooding hazard where the use is:
- i. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

Other Hazards (Unstable Soils & Steep Slopes)

There is land subject to hazards due to steep slopes, unstable soils and/or erosion in locations other than flood plains or the shoreline area. Development of such areas may be considered provided that the existing or potential hazards can be overcome by accepted engineering and resource management practices and techniques, including setbacks from the stable top of bank.

It shall be the policy of the Township that:

- 1. Development shall not be permitted within areas susceptible to erosion and other hazard areas, except where approved by the MNR and an appropriate engineering evaluation of the erosion potential and/or slope stability has occurred.
- 2. Uses prohibited from locating in an erosion hazard including:
 - i. an institutional use associated with hospitals, nursing homes, pre-school, school nurseries, day care and schools, where there is a threat to the safe evacuation of the sick, the elderly, persons with disabilities or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion;
 - ii. an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations, which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

3. The stable top of bank shall be determined by a qualified professional, in consultation with the Township and the MNR.
4. The required setback shall reflect the degree, severity and extent of the hazard.
5. The erosion hazard (slope setback) shall be determined using an allowance for slope stability, an erosion allowance based upon the 100-year erosion rate, and an erosion protection allowance.
6. The Township, in consultation with the MNR, may require a geotechnical study or engineering analysis in order to determine the feasibility of proposed development in the above mentioned areas. A minimum setback may be included in the implementing Zoning By-law.
7. The following shall be considered in the review of development proposals within hazard areas associated with unstable slopes, and the Township will consult the Province in this regard:
 - i. the existing physical hazards;
 - ii. the potential impacts of these hazards;
 - iii. the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering and resource management practices and techniques;
 - iv. the costs and benefits in economic, social and ecological terms of any engineering works or resources management practices needed to overcome these impacts; and
 - v. protection of Natural Heritage Features and Areas.

3.6.9.2 Human-Made Hazards

Potentially Contaminated Sites

The historic use of land in the Township has resulted in the potential for some land to be contaminated as a result of previous activities. These sites represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential redevelopment and reintegration into the community, if they are properly remediated to suit a new use of the site.

It shall be the policy of the Township that:

1. The Township shall encourage the identification of contaminated sites, or land adjacent to known or suspected contaminated sites, their remediation, and appropriate redevelopment, in accordance with Provincial regulations and procedures and the policies of this Plan.
2. For land with an historic use which may have resulted in site contamination or land adjacent to known or suspected contaminated sites, a Record of Site Condition will be prepared in accordance with the policies of this Plan, as part of the development approvals process to determine whether contamination exists, its extent where it does

exist, and to demonstrate that where necessary, the site has been remediated and is suitable for the intended use.

3. The Township shall encourage owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.

Environmental Procedures for Potentially Contaminated Sites

4. The development or redevelopment of potentially contaminated sites shall be assessed and remediated in a manner consistent with the *Environmental Protection Act* and relevant regulations, and the relevant MOE guidelines and procedures.
5. Provincial regulations, as amended from time to time, establish the required criteria for site remediation and/or standards for Risk Assessments. Provincial regulations also specify the circumstances under which Records of Site Condition (RSC) are required for certain changes of land use. The Township shall adhere to these standards.
6. Proponents of application(s) for Official Plan amendment, Zoning By-law amendment, plan of subdivision and/or condominium or site plan approval shall be required to document the previous uses of the subject property and/or any properties that may have been impacted by or have impacted the subject property, to assist in the determination of the potential for site contamination. At the Township's discretion, applications for minor variance and consent may also be required to document previous uses to assist in the determination of the potential for site contamination.
7. When considering applications for development which include sites, either known to be, or suspected of being, contaminated, the Township may require a Record of Site Conditions (RSC) for such sites. This study, which is the responsibility of the applicant, shall be in accordance with the *Environmental Protection Act*.
8. As a condition of approval, the Township will require that remediation, where required, is undertaken to the appropriate standards of the MOE, as specified in the *Environmental Protection Act* and in its companion document Soil, Ground Water and Sediment Standards for use under the *Environmental Protection Act*, or according to any other regulatory requirements of the MOE, as amended from time to time.
9. A Record of Site Condition may, at the Township's discretion, be a required condition of approval under this Plan. In addition to changes of use prescribed by the *Environmental Protection Act* as uses for which a Record of Site Condition is mandatory (a change of use to a more sensitive land use), the Township may require a RSC to be filed where the application does not involve a change of use to a more sensitive land use as defined in the *Environmental Protection Act*. This requirement is to ensure, to the Township's satisfaction, that any remediation, or risk assessment and risk management, necessary to permit the intended use is to satisfaction of the MOE. In such instances, final approval of the application, or waiving of conditions of approval, is contingent on MOE acknowledgment of the RSC as well as any Certificate of Property Use issued by the MOE in respect of the property.
10. Where the Township is deeded land for public highways, road widenings, parks, stormwater management, easements, or for any other purpose, the Township may require that such transfers are conditional upon the verification, satisfactory to the Township, that the environmental condition of the property meets provincial legislation, regulations and

guidelines. Where required by the Township or by the MOE, this may include the filing of a Record of Site Condition on the Environmental Site Registry by a Qualified Person as defined by legislation and regulation, and its acknowledgement by the MOE.

11. If an approval for Official Plan amendment or a plan of subdivision and/or condominium is granted by the Ministry of Municipal Affairs and Housing or an approval is granted by the Township for a Zoning By-law amendment or a site plan, conditions of approval may be imposed/established for planning applications, including but not limited to the following:
 - » Conditions of site plan approval; or
 - » Holding provisions of the Zoning By-law,

to ensure that satisfactory verification of suitable environmental site condition is received prior to the issuance of any Building Permits for the site.

12. The Township shall not consider an RSC as acknowledged by the MOE until the applicant provides evidence that either the MOE has confirmed that the RSC is acknowledged or if the MOE has confirmed the RSC is acknowledged subject to an audit that it has passed the audit.

Air Quality & Climate Change

13. The Township encourages Provincial and Federal initiatives to develop and enforce improved emission standards for motor vehicles and industrial operations.
14. The Township supports government programs and encourages industries to substantially reduce the production of chemical products known to have negative impacts on air quality.
15. The presence of trees improves air quality and reduces energy use through shading and protection as well as having aesthetic value. The Township may prepare and adopt an urban forestry program for the maintenance and planting of trees.
16. The Township may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on Township property to improve air quality.
17. The Township is committed to a program of replacing trees that must be removed from Township road allowances. The Ministry of Transportation is encouraged to enact a similar program along Highway 129.
18. The Township shall strive to create a compact and walkable urban form consisting of mixed uses and efficient active transportation networks that encourage cycling and walking.

Noise, Vibration, Odour & Other Contaminants

19. Noise, vibration, odour and other contaminants resulting from industrial activity can impact adjacent land uses, and the residents, businesses and visitors of the Township. Managing noise, vibration and odour levels in the Township is important to ensuring the health and well-being of the Township, and in managing appropriate relationships between sensitive land uses, land uses that emit noise, vibration and/or odour, and certain elements of the transportation network.

20. New residential or other sensitive uses shall not be located in noise sensitive areas unless noise abatement techniques identified in an acceptable noise impact assessment are employed to reduce the noise to comply with the Ministry of the Environment sound level criteria/guidelines.
21. New residential or other sensitive uses shall not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Ministry of the Environment sound level criteria and/or guidelines.
22. Only those new commercial or employment uses that can meet the Ministry of the Environment's sound level criteria shall be permitted.
23. The development of new employment uses shall have regard for the MOE guidelines respecting separation distances between industrial uses and sensitive uses. In locating any sensitive land use in the vicinity of any established or approved employment use, the Township shall have regard for the relevant MOE guidelines and may require the submission of a noise impact assessment.
24. For any proposed development of a sensitive land use in proximity to a railway right-of-way, a stationary noise source, and/or a Provincial Highway a noise and vibration study shall be required to be prepared by a proponent through a qualified acoustical consultant in accordance with the appropriate Provincial guideline to the satisfaction of the Township, and/or other jurisdiction prior to development approval. The recommendations of the approved noise and vibration report shall be incorporated in the development agreement for implementation, as approved. The cost of noise and vibration studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the Township in engaging peer review consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.
25. The Township shall support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The Township shall support agencies and firms in the development of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials shall be encouraged.
26. Development proposals for uses that involve the storage or processing of hazardous materials shall demonstrate, to the satisfaction of the Township, that they will comply with all relevant Provincial and/or Federal regulations.

Waste Disposal Sites

27. The Township's Municipal Waste Disposal Site (WDS) is located on Highway 129 in Chappise Unorganized Township (south of Chapleau) and Daoust Unorganized Township (southeast of Chapleau), both in the District of Sudbury. There is sufficient capacity in the WDS to accommodate the Township over the life of this Plan.
28. Development proposals within 500 metres of any closed or inactive Waste Disposal Site shall be accompanied by a study prepared by the proponent that satisfies the Township and the requirements of the MOE guidelines related to land uses on or near landfills and dumps. The study shall address any mitigation measures required.

29. Use of any closed Waste Disposal Sites shall be in accordance with the Certificate of Approval.
30. New Waste Disposal Sites, or expansions thereto, are not contemplated within the horizon of this Plan and will only be considered as part of a comprehensive review, in accordance with Section 6.2.
31. Wherever possible, methane or other greenhouse gas emissions from waste disposal operations shall be captured and used as an alternative energy source for the Township and its surrounding areas. Additional opportunities for other renewable energy undertakings on the Waste Disposal Site shall be supported.

4 LAND USE POLICIES FOR BUILDING A HEALTHY & SUSTAINABLE CHAPLEAU

One of the main goals in creating a complete community is to develop a cohesive and vibrant Land Use Structure. This Plan intends to achieve this through the identification of Mixed-Use and Commercial Areas and Corridors, well-defined neighbourhood areas and areas to accommodate future development, employment areas, rural areas, and open spaces that contain vital Natural Heritage Features and Areas, floodplains, and wetlands.

This is further delineated by the establishment of the following seven primary Land Use designations as identified on Schedule 1:

1. Neighbourhood Area;
2. Mixed-Use & Commercial Area;
 - a. Town Centre Area
 - b. Corridor Commercial Area
3. Employment Area;
4. Community Facility Area;
5. Open Space Area; and
6. Rural Area.

4.1 NEIGHBOURHOOD AREAS

4.1.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.1.2, the following uses shall assist in guiding development permitted within Neighbourhood Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

Residential Uses

1. Low-density residential uses shall be permitted.
2. A home occupation in a dwelling unit shall be permitted, subject to the policies of Section 4.1.2.2
3. Medium density residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, and small-scale apartments, subject to the medium density policies of Section 4.1.2.1
4. Existing single detached dwellings may be converted to multiple dwelling units provided the external design of the building does not substantially change.
5. Bed and breakfast establishments shall be permitted, subject to the policies of Section 4.1.2.3.

6. An accessory residential unit in accordance with Section 3.5.1.5.

Neighbourhood Commercial Uses

7. Neighbourhood commercial uses such as convenience stores, personal service establishments, small-scale eating establishments, and other similar convenience commercial uses that serve the day-to-day needs of the area shall be permitted subject to locational criteria.

Community Facility Uses

8. Elementary schools and day care centres shall be permitted.
9. Places of worship, neighbourhood, community and cultural centres and institutional uses of similar scale shall be permitted.
10. Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing homes shall be permitted to develop in accordance with the medium density residential policies of Section 4.1.2.1 and the special needs housing policies of Section 3.5.1.3.

Accessory Uses

11. Uses accessory to any of the foregoing uses in the Neighbourhood Area shall be permitted.

4.1.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

Residential Uses

1. Medium density residential uses shall be subject to the following criteria:
 - i. the density, height and character of the development shall be compatible with adjacent uses but shall not exceed three storeys;
 - ii. the height and massing of the buildings at the edge of the medium density residential development shall have regard to the height and massing of the buildings in any adjacent low/medium density residential area and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition;
 - iii. the development shall have direct access to a road maintained year-round by the Township;
 - iv. the watermains, sanitary sewers, and stormwater management facilities shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the Township;
 - v. the development is adequately serviced by parks and school facilities;
 - vi. the development shall be designed and landscaped, and buffering shall be provided to ensure that the visual impact of the development on adjacent uses is minimized;

- vii. all required parking shall be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section 5.1.1 of this Plan, shall not be accepted by the Township;
 - viii. in developments incorporating small-scale apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;
 - ix. except for a triplex dwelling, fourplex dwelling or other similar medium density developments, a report on the adequacy of the road network to accommodate the expected traffic flows, and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Township; and
 - x. medium density residential uses may be subject to site plan control, in accordance with the policies of Section 6.3.6 of this Plan.
2. A home occupation shall not change the residential character of the building and lot, and residential remains the principal use. The use shall be compatible with the surrounding residential uses. Sufficient parking shall be made available on-site.
 3. Bed and Breakfast establishments shall provide all of the required parking on the same lot, subject to criteria in the Zoning By-law.

Neighbourhood Commercial Uses

4. Neighbourhood commercial uses shall be subject to the following criteria:
 - i. no more than one commercial structure or building shall be permitted on any site or in any one location, and the gross floor area of the commercial use shall generally not exceed 500 square metres or if combined with another neighbourhood commercial use, be located on a lot that is greater than 0.5 hectares;
 - ii. the building height shall be limited to one storey unless residential apartments are located on the upper floor(s), in which case the maximum building height shall be compatible with the surrounding residential uses;
 - iii. landscaping, fencing, berming and other screening shall be provided adjacent to residential land uses where appropriate;
 - iv. all required parking shall be provided on the site, and cash-in-lieu of required parking shall not be accepted by the Township;
 - v. driveway access shall be approved by the Township; and
 - vi. the use shall be subject to site plan control, in accordance with the policies of Section 6.3.6 of this Plan.

Community Facility Uses

5. Community facility uses shall be subject to the following criteria:
 - i. the use shall have an overall site area of up to a maximum of 2 hectares;
 - ii. the density, height and character of the development shall be compatible with adjacent uses;

- iii. the watermains, sanitary sewers, and stormwater management facilities shall be capable of accommodating the development, or the proponent shall commit to upgrading services at no cost to the Township;
 - iv. the development shall be designed, landscaped, and buffered to ensure that the visual impact of the development on adjacent residential uses is minimized;
 - v. all required parking shall be provided on the site, and cash-in-lieu of required parking shall not be accepted by the Township;
 - vi. driveway access shall be approved by the Township; and
 - vii. the use shall be subject to site plan control, in accordance with the policies of Section 6.3.6 of this Plan.
6. The following policies shall also apply for public and private elementary schools:
- i. where a vacant school site is not required by a Board of Education or by a private school, and the Township has determined that the lands are not needed for recreational purposes, the lands may be developed in accordance with the underlying land use designation without an amendment to this Plan;
 - ii. where an existing school is determined to be surplus to a Board of Education's or a private school's requirements, or is to be relocated, the lands may be developed in accordance with the permitted uses and the policies of this Plan without an amendment to this Plan, provided that the Township has determined that the lands are not needed for recreational purposes; and,
 - iii. The Township shall:
 - » review all proposed, vacant and surplus school sites to determine if they are appropriate for recreational uses prior to considering any forms of development on surplus Board of Education lands; and,
 - » require that provisions be included in all subdivision agreements that provide the Township with the first right of refusal to purchase proposed school site lands from the proponent where it has been determined by the Board of Education that they are no longer required.
7. Group Homes are permitted provided that there are no other similar facilities within:
- i. 300 metres of another property containing another Group Home; and/or,
 - ii. 400 metres of property containing a Special Needs Facility.

4.2 MIXED-USE & COMMERCIAL

4.2.1 Town Centre Area

4.2.1.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.2.1.2, the following uses shall assist in guiding the broad range of development permitted within the Town Centre Area, as

identified on Schedule 1, recognizing that a more definitive list shall be provided in the Zoning By-law:

Residential Uses

1. Existing low-density residential uses legally existing on the date of adoption of this Plan shall be permitted.
2. An accessory residential unit in accordance with Section 3.5.1.5.
3. Medium residential uses shall be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, small-scale apartments (up to and including 3 storeys), and other similar medium profile residential buildings.
4. High density residential uses including low-rise (above 3 stories) and mid-rise (above 5 storeys) apartment buildings; multiple-attached dwellings and other similar high profile residential buildings.
5. Residential units above ground-floor commercial uses shall be permitted.
6. Special needs housing, group homes, senior citizens' homes or similar housing facilities for senior citizens including nursing homes shall be permitted in accordance with Section 3.5.1.3.

Commercial Uses

7. Commercial uses such as business and professional offices, eating establishments, service and convenience retail and similar types of uses shall be permitted.
8. A full range of commercial and retail establishments shall be permitted, which are intended to serve the needs of the Township-residents and individuals travelling into the Township requiring a high-level of services, including hotels, restaurants, animal hospitals, medical clinics/offices, commercial recreation uses, private clubs, funeral homes, day care centres, food stores, drug stores, banks and other financial institutions, specialty retail stores, personal service shops, and hardware uses.

Community Facility Uses

9. Places of worship, neighbourhood community, and cultural centres shall be permitted in accordance with Section 4.1.2.5.
10. Elementary schools, secondary schools, post-secondary institutions, and day care centres shall be permitted in accordance with Sections 4.1.2.5 and 4.1.2.6.
11. Federal, Provincial, and community service uses shall be permitted including but not limited to municipal buildings, museums, police stations, and fire stations.
12. Tourism and recreational uses shall be permitted including but not limited to museums, arts centres, libraries, and other similar community facility uses.

4.2.1.2 Land Use & Built Form Policies

It shall be a policy of the Township that:

1. New development in the Town Centre Area shall ensure that proper building frontage is maintained and that the proposed uses do not negatively impact the planned function of the area.

2. The height and massing of the building shall have regard to the height and massing of the buildings on any adjacent property and may be subject to additional setbacks, height restrictions, or landscaping to provide an appropriate transition. In general, new developments shall not exceed 5 storeys. Where development is proposed to exceed 5 storeys, the proponents shall submit detailed designs of the proposed development and identify any potential impacts on adjacent developments, including but not limited to shadow-casting, parking, traffic, and noise.
3. For residential units, the development shall be adequately serviced by parks and school facilities.
4. In addition to the requirements in Section 5.1.2, appropriate parking standards for the Town Centre Area shall be established in the Zoning By-law.
5. For developments incorporating small-scale apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required.
6. For developments with a potential to impact the traffic patterns of the area, a report shall be provided by the proponent identifying the adequacy of the road network to accommodate the expected traffic flows, in association with policies in Section 5.1.2.
7. Within outlying areas of the Town Centre Area and areas that abut or are in proximity to residential uses, the height, density and massing of the development shall be compatible with the adjacent low density residential uses through the use of appropriate transitions including but not limited to lower building heights, additional setbacks and buffers, building treatments, location of parking, and landscaping. Residential uses shall not be adversely impacted by new developments, which may include but not be limited to traffic/parking, noise (including deliveries), lighting, and shadow-casting. Proponents shall demonstrate how the proposed development will be integrated into the area and if there are negative impacts that cannot be mitigated through landscaping, building orientation, etc, the development may not be approved.
8. Proposals for new retail uses with a gross floor area exceeding 2,000 m² shall be subject to the following policies:
 - i. a planning rationale report shall be completed to assess the impact of the larger-scale retail use in relation to the planned function of the area within the Town Centre Area designation and impacts on adjacent uses, as well as any other matters determined by the Township. A retail market impact study shall be completed in accordance with the policies of Section 3.2.3.2 of this Plan;
 - ii. a traffic impact study shall be completed in accordance with the specific requirements of the Township and the Ministry of Transportation, as appropriate;
 - iii. a servicing and stormwater management plan shall be completed in accordance with the specific requirements of the Township and the Ministry of the Environment, as appropriate; and
 - iv. an Urban Design Strategy may be completed, subject to the policies of Section 3.4.1 of this Plan and to the satisfaction of the Township that,

demonstrates a high-level of design to ensure a positive image of the Township is exhibited at street-level, requires the development to be built to the street edge or to the established building line, ensures the development fits within the existing streetscape by using the adjacent and nearby facades as precedent setting features, providing architectural and urban design treatments satisfactory to the Township.

9. A consistent building height of two to three storeys shall be encouraged along the established building lines to maintain the continuity of the street and consistent roof lines, and ensure that buildings are presented at a pedestrian scale.
10. Where a commercial building is proposed over one storey, upper floors shall accommodate residential units.

4.2.2 Corridor Commercial Area

4.2.2.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.2.2.2, the following uses shall assist in guiding the broad range of development permitted within the Corridor Commercial Area, recognizing that a more definitive list shall be provided in the Zoning By-law.

Residential Uses

1. Low-density residential uses legally existing on the date of adoption of this Plan shall be permitted.

Commercial Uses

2. The primary commercial uses shall include commercial establishments that are destination oriented or are intended to serve the travelling public, including automobile service stations, vehicle sales and service, public garages, repair, service and rental establishments, motels, hotels, restaurants, animal hospitals, commercial recreation uses, private clubs, hardware, and automotive uses.
3. Uses accessory to any of the permitted uses in the Corridor Commercial Area shall be permitted.

4.2.2.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

1. The height, massing, orientation and layout of buildings shall reinforce the character of the adjacent streets, the corridor, and utilize a high-level of design.
2. The form and design of new development shall complement any significant natural features such as river valleys, ravines, wooded areas and parklands that form part of, or are located adjacent to, the site.
3. Any development shall generally not exceed 3 storeys. Where development is proposed to exceed 3 storeys, the proponents shall submit detailed designs of the proposed development and identify any potential impacts on adjacent developments, including but not limited to shadow-casting, parking, traffic, and noise.

4. To the extent feasible, existing trees of desirable species shall be retained and incorporated into the landscaping plans for new development.
5. To the extent feasible, new development shall minimize the obstruction of views of natural features and landmarks.
6. Emphasis shall be placed on the promotion of a high standard of design for new buildings.
7. The relocation or replacement of incompatible land uses and the redevelopment of derelict properties shall be encouraged.
8. A coordinated approach shall be taken to the planning and design of streetscape improvements along and in proximity to the corridor, including the upgrading of building facades, signage, sidewalks, lighting, parking areas and landscaping.
9. In pedestrian traffic areas, new development shall include street oriented features that provide for the enhancement of the pedestrian environment, such as canopies, awnings, street furniture, landscaped setbacks and sitting areas.
10. The design and positioning of new buildings shall have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets. In reviewing proposed developments, access to sunlight for adjacent properties shall be maximized to enhance the potential for energy conservation and the amenity of nearby and adjacent Neighbourhood Areas and open space areas, such as parkettes and outdoor plazas.
11. Landscaping shall be used to conserve energy and water, enhance the appearance of building setback and yard areas, contribute to the blending of new and existing development and screen parking, loading, garbage and service facilities from adjacent properties and streets.
12. Where a proposed development consists of a grouping of buildings, or within an existing grouping of buildings, the buildings shall be positioned in a way to define functional and secure pedestrian spaces and be oriented to the local street.
13. The design of new buildings shall be accessible to handicapped persons and senior citizens.
14. Parking and loading facilities and driveways shall be located and designed to facilitate manoeuvrability on site, between adjacent sites where appropriate, and to reduce the traffic flow disruption resulting from turning movements to and from the property. The consolidation of access points to the street shall be encouraged.
15. To the extent feasible, the design and positioning of new buildings shall minimize the loss of privacy for adjacent residential properties.
16. Where residential development is affected by adverse noise conditions, the use of urban design features such as building orientation, location of outdoor open space relative to the noise sources and noise attenuation measures shall be encouraged subject to Section 3.6.9.2 of this Plan.
17. To encourage the reduction, re-use and recycling of waste, new development shall incorporate waste handling, composting and recycling facilities into their site design.

18. New developments shall be designed to minimize energy and water use and where feasible, to provide for the conservation of building materials through re-use, recycling and renovation.

4.3 EMPLOYMENT AREA

4.3.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.3.2, the following uses shall assist in guiding the broad range of development permitted within Employment Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

1. The predominant use of land shall be a wide range of employment and heavy and light, and prestige industrial uses, subject to the policies of this Section, including manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses.
2. Retail and Commercial uses associated with and clearly ancillary to the main employment use shall be permitted.
3. Uses accessory to any of the permitted uses in the Employment Area shall be permitted.

4.3.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

1. Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes shall only be considered if they meet the MOE Guidelines and an impact assessment is submitted that is satisfactory to the Township.
2. Industrial uses located adjacent to a Highway 129 shall generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions.
3. Industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage shall be permitted, however, the open storage shall be screened such that it is not visible from any adjacent sensitive land uses and on roads including but not limited to Highway 129, Monk Street, and Larch Street.
4. For uses that exhibit any or all of the following characteristics, a study shall be prepared in accordance with the relevant MOE Guidelines to demonstrate that the proposed use is compatible with any nearby potentially incompatible or sensitive uses:
 - i. long production hours and shift operations/unusual hours of operation;
 - ii. outdoor storage of goods and materials;
 - iii. frequent shipment of products and/or materials;
 - iv. large volumes of traffic at off-peak hours; and/or
 - v. likelihood of nuisances, such as noise, odour, dust, lighting or vibration.

5. An appropriate separation distance, based upon the relevant MOE Guidelines related to land use compatibility, shall be established between an industrial land use and any sensitive land use. This separation distance shall be enforced through a site-specific amendment to the Zoning By-law and site plan control through the use of a minimum building setback applied to any industrial use adjacent to an established, planned, or approved sensitive land use.
6. Deviation from established separation distances shall require detailed supporting studies of the potential impacts on the sensitive land use by the industrial use, and vice-versa, and any recommended mitigation measures.
7. Separation distances between sensitive land uses and industrial uses, or for industrial uses abutting Highway 129, shall be implemented through the Zoning By-law, as a condition of draft plan approval and/or through site plan control and may include measures such as:
 - i. restrictions on outside storage;
 - ii. building orientation, design and setbacks;
 - iii. landscaping and screening;
 - iv. access controls;
 - v. road improvements and widenings; and
 - vi. restrictions on the range of permitted uses.
8. Adequate off-street parking and loading facilities shall be provided for all permitted uses for employees and visitors. Vehicle access shall be oriented such that industry-related traffic shall be discouraged from using local roads where other options are available. Loading facilities and service areas shall be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way and visibility from roadways.
9. The provision of appropriate and adequate landscaping and/or other forms of buffering shall be provided to:
 - i. enhance all parking lots, and outdoor loading, storage and service areas; and
 - ii. provide separation between the use and any adjacent use, where appropriate.
10. Industrial uses shall be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
11. Access to a municipal road shall require approval from the Township.
12. A high standard of site design and maintenance shall be required through site plan control in accordance with Section 6.3.6.

4.4 COMMUNITY FACILITY AREA

4.4.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.4.2, the following uses shall assist in guiding the broad range of development permitted within Community Facility Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

1. Community facility uses, such as hospitals, clinics and treatment facilities, elementary schools, secondary schools, post-secondary educational facilities, government offices, places of worship, cemeteries, and government-operated institutions, nursing and retirement homes, museums and other cultural facilities shall be permitted.
2. Ancillary uses which are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, restaurant/cafeteria, financial institution, pharmacy, or residence shall also be permitted.
3. Uses accessory to any of the permitted uses in the Community Facility Area shall be permitted.

4.4.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

1. Development proposed in the Community Facility Area shall be consistent with the urban design policies of this Plan.
2. Where an existing use in a Community Facility Area ceases, the Township may consider the redesignation of the site to an appropriate alternative designation only after examination of the following options for part or all of the site:
 - i. the use of the site to meet housing targets, particularly for special needs housing;
 - ii. the use of the site for a suitable alternative institutional purpose; and
 - iii. acquisition of the site or a portion of it by the Township for institutional or open space use, based on the park needs of the surrounding area.
3. Specific development standards for permitted uses and ancillary uses shall be included in the Zoning By-law and may include floor space limitations, parking requirements, and limitations on signage and advertising.
4. Any proposal to add or enlarge a Community Facility Area shall be evaluated on the basis of:
 - i. the impact on and the compatibility with the uses surrounding the site; and
 - ii. the adequacy of social and physical services, including roads to accommodate the proposed use.
5. Adequate off-street parking areas shall be provided in accordance with the provision of the Zoning By-law, and access to parking areas shall be limited and designed to provide maximum safety for pedestrian and vehicular traffic.
6. Community facility uses shall be located where there is direct access to a Major Public Road to discourage traffic from using local roads.
7. The profile of the development shall relate to the adjacent buildings and uses and result in a gradual transition in terms of the profile of buildings, where applicable and appropriate.
8. The site shall be designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities.

9. Appropriate landscaping and buffers shall be provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate.

4.5 OPEN SPACE AREA

4.5.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.5.2, the following uses shall assist in guiding development within Open Space Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

1. Large-scale recreational facilities, open space areas associated with an arena or community centre, cemeteries, fairs or exhibition grounds, parks, public golf courses, private recreation areas, including private golf courses and other private open space lands, and other public park uses shall be permitted.
2. The conservation and enhancement of land and/or the environment, as well as the provision of active and passive outdoor recreational and educational opportunities shall be permitted, particularly on land exhibiting environmental sensitivity or containing Natural Heritage Features and Areas.
3. Uses accessory to any of the permitted uses in the Open Space Area shall be permitted.

4.5.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

1. Development within the Open Space Area shall also be subject to the policies of Section 3.6.6 and Schedule 2 to determine any natural resources, Natural Heritage Features, Areas and functions and/or Natural Hazards, which may constrain and/or prohibit development.
2. The retention and expansion of parks within the Open Space Area, especially along the waterfront, is of a high priority and shall be encouraged subject to the lands ownership, location, and existing conditions. Prior to acquiring new parks, the completion of an Environmental Site Assessment may be required to determine the level of contamination, if any.
3. Where the Open Space Area designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public. There shall be no obligation for the Township, or any other public agency, to purchase the lands.

4.6 RURAL AREA

4.6.1 Permitted Uses

Subject to the Land Use and Built Form policies of Section 4.6.2, the following uses shall assist in guiding the broad range of development permitted within Rural Areas, recognizing that a more definitive list shall be provided in the Zoning By-law.

1. Agriculture, forestry, and other resource-base uses that do not disrupt the uses in the Rural Area shall be permitted.
2. Tourist commercial including a marina and air services, and private recreational uses including camps, hunting, fishing, and trapping shall be permitted.
3. Provincial facilities including MNR and MTO operations shall be permitted.
4. Existing Pit and Quarry Operations shall be permitted.
5. Limited residential and tourist commercial uses shall be permitted.
6. Accessory uses to the foregoing shall be permitted.

4.6.2 Land Use & Built Form Policies

It shall be the policy of the Township that:

1. Of the limited residential development permitted in the Rural Area, development shall only occur if it does not impact the character of the Rural Area, protects the wooded and scenic landscapes as well as ensure that no areas of wildlife habitat are adversely impacted, in accordance with Section 3.6.
2. That lot sizes proposed for the development shall be of an adequate size to accommodate a dwelling and only permit the removal of trees, etc for a building envelope, and a driveway.
3. Any lands to be developed in the Rural Area shall have access to and frontage on a public road maintained year-round by the Township, in accordance with Section 5.1.1.
4. Development shall not be permitted in areas susceptible to flooding or any other hazards in accordance with Section 3.6.
5. The use meets the criteria established herein for the Minimum Distance Separation formulae, separation distances from incompatible land uses, etc.
6. Development shall meet the servicing policies of Section 5.2.
7. Tourist commercial operations shall not have a deleterious impact on the environment and demonstrate that the location is best suited for the proposed use.
8. Any use proposed other than a single detached dwelling shall provide a servicing options report to the satisfaction of the Township.

5 NETWORKS & INFRASTRUCTURE

5.1 MOVEMENT OF GOODS AND PEOPLE

The Township provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, water and air transportation and rail corridors. The Township has excellent access to higher-order transportation systems including Highway 129, which leads to Highway 101 east to Timmins and west to Wawa and Highway 17 and south to Highway 17 (TransCanada), and the rail corridors, including VIA passenger service. Every effort shall be made to ensure an efficient and effective transportation system to encourage and support economic development in the Township.

5.1.1 Roads

It shall be the policy of the Township that:

1. The following roads are identified on Schedule 1.
 - i. Provincial Highways;
 - ii. Major Public Roads; and
 - iii. Local Roads.
2. For the purpose of this Plan, Major Public Roads, and Local Roads are roads that are owned and maintained by the Township.
3. Highway 129 is a Class IV – Major Highway owned and maintained by the Ministry of Transportation.
4. Ministry of Transportation's statutory authority for its permit control system, including highway access control, is set out in Sections 31, 34 (King's Highway) and 38 (controlled-access highway) of the *Public Transportation and Highway Improvement Act* (PTHIA). Any development located within Ministry of Transportation's permit control area under the PTHIA is subject to Ministry of Transportation review and approval prior to the issuance of entrance, building and land use permits. These permits must be obtained prior to any construction being undertaken within Ministry of Transportation's permit control area.
5. Where development is proposed in proximity to a Provincial Highway, Ministry of Environment Noise Assessment Criteria shall be applied.
6. Direct access to Highway 129 is permitted provided that the proponent of development meets the Ministry of Transportation's access management practices and principles and demonstrates to the satisfaction of the Township and the Province that direct access is appropriate considering the settlement structure and land use policies of this Plan and the following:
 - i. the location of proposed access with respect to sight lines, topography and the geometric design of the highway; and
 - ii. the effect of turning movements on through traffic taking into consideration the volume of traffic generated by the proposed land use, other existing

direct accesses onto the highway within the immediate vicinity and the need for turning, acceleration and/or deceleration lanes.

7. Highway 129 serves a Major Public Road and gateway function within and as it approaches the Urban Area of the Township. For development along Highway 129/Monk Street, which may be subject to additional Township and Ministry of Transportation requirements and standards, particular attention should be given to the orientation and design of any proposed development to ensure it complements and contributes to the character of the area. Similarly, streetscaping elements such as special lighting, landscaping and street furniture are encouraged outside the right-of-way of Highway 129 to reinforce and enhance the character of the area.
8. Where new development is abutting a Highway 129 and a Major Public or Local Road, the development is encouraged to gain access and use the Major Public or Local Road where possible.
9. Direct access to Local Roads from abutting properties is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road.
10. Standards for new Local Roads will be determined by the Township's road standards for engineered design, layout, drainage and construction. Where new Local Roads are constructed as part of a development, the developer will be responsible for the cost of construction.
11. Existing Local Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the Township.
12. For the purpose of this Plan, Private Roads are roads that are not owned or maintained by the Province or a municipality or maintained by a local roads board that service two or more properties in separate ownership.
13. Private Roads may be assumed by the Township once they have been upgraded to municipal standards; however, the Township is not obligated to assume any road even if it has been brought up to a municipal standard. The Township shall not be responsible for upgrading Private Roads.
14. Developing a new, or extending an existing, Private Road is prohibited unless such road is part of an internal road within a condominium development.
15. Direct access to existing Private Roads from existing abutting properties may be permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road.
16. The creation of new lots on a Private Road and the creation of new lots that may precipitate the extension of a Private Road is prohibited.
17. Road access points will be designed to the satisfaction of the municipality and be in locations that will not create a hazard due to impaired line of sight, or any other safety, transportation or land use planning consideration.
18. Major Public Roads shall have a right-of-way of at least 20 metres. However, in the Town Centre Area and other established areas of the Township, and in certain other circumstances, the Township may consider alternative development standards including reduced right-of-way widths. The Township recognizes that in some

existing developed areas the reconstruction of roads to the standards required by the policies of this Plan may be economically or physically infeasible due to constraints of existing buildings, existing services, access driveways and other conditions. In order to secure needed road improvements in such cases, it will be necessary to find a realistic balance between accepted engineering standards, the disruptive effects upon existing conditions, and ensuring public safety is upheld.

19. Where additional land is required for road widening and extensions, such land shall be dedicated wherever possible, in the course of approving draft plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan. The dedication of such land will take into account the following:
 - i. the extent of the right-of-way that may be required as established in the policies of this Plan;
 - ii. road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors, such as topography, historic building locations, grade separation, channelization, existing development or other unique conditions make the dedication of equal widenings infeasible;
 - iii. the need to provide acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, sight triangles at intersections including intersections of a Major Public Road and a railway line, railway grade separations and/or any other traffic or road engineering consideration. The extent of the widening will be based on specific characteristics of the intersection and will be determined in accordance with accepted traffic engineering design criteria; and
 - iv. other requirements as established by the Township.
20. Any proposals to widen, extend, realign or improve roads shall consider Natural Heritage Features and Areas and their Functions, and cultural heritage landscape factors and attributes of adjacent land, or by views created by the road. The Township may require a landscape assessment prior to approval or endorsement of any proposals to widen, extend, realign or improve roads.
21. The preservation and reuse of abandoned transportation corridors for purposes that maintain the corridor's continuous linear characteristics shall be encouraged, whenever appropriate and feasible.
22. The automobile shall continue to be the main mode of transportation within the Township. Notwithstanding this, a land use pattern, density and mix of uses shall be promoted, particularly within the Town Centre Area and along the major roads in the Township thereby reducing the length and number of vehicle trips, complementing the increased level of pedestrian activity.
23. Safe and convenient pedestrian interfaces with roads shall be encouraged.
24. The impact of a development proposal on the transportation system, including the means of access, shall be examined through a traffic impact study. Only those development proposals that can be accommodated in the existing system shall be permitted. Where the transportation system is not adequate, the Township shall

require, as a condition of development approval, that the proponent of the development:

- i. improve the transportation to accommodate the proposed development to the satisfaction of the Township, without the Township incurring any costs;
- ii. make the necessary financial contributions for the required improvements; and/or
- iii. dedicate rights-of-way for the development of roads.

The cost of traffic impact studies and any other required supporting documentation shall be borne by the proponent. Costs incurred by the Township in engaging peer review consultants to evaluate the proposal and supporting submissions shall be reimbursed by the proponent.

5.1.2 Parking

The parking management policies focus on the promotion of efficiently planned, compact and accessible development for all modes of transportation. Given that the automobile will continue to be the principal mode of transportation within the Township, the provision of sufficient parking, in terms of size, location and quantity is an important consideration in this Plan.

It shall be a policy of the Township that:

1. Notwithstanding the policies in this Plan, all development in the Town Centre Area, including the use of existing buildings, shall not be required to provide additional off-street parking. Access and egress to all off-street parking or loading spaces will be limited in number and designed to minimize danger to vehicular and pedestrian traffic.
2. The Township shall monitor future parking needs in the Town Centre Area on an ongoing basis to ensure adequate on- and off-street parking needs are being met.
3. All new development or redevelopment outside of the Town Centre Area shall be required to provide sufficient parking on-site (or on a nearby shared site) to accommodate the proposed use. If such parking cannot be provided, the Township at its sole discretion may collect cash-in-lieu pursuant to Section 40 of the *Planning Act* to be used expressly for the provision of additional parking spaces in an appropriately defined area. Residential uses in the Town Centre Area will not be permitted to develop on the basis of cash-in-lieu of parking.
4. Shared parking amongst residential and non-residential uses may be promoted to provide for a more efficient use of fewer parking spaces.
5. Efficient site design practices will be promoted which focus on compact and accessible land development to minimize land consumption.
6. Opportunities to provide alternative modal choices such as cycling and walking will be promoted to reduce parking demand.
7. The municipality will review the design and layout of parking areas in accordance with the local parking guidelines.

5.1.3 Walking, Cycling, & Trail Systems

A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a useful and accessible walking and cycling network in the Township. This Plan recognizes that bicycle and pedestrian trails and paths contribute to healthy communities and supports such sustainable modes of travel. The Township encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes.

It shall be the policy of the Township that:

1. The Township shall work towards providing safe bicycle and pedestrian paths, both separated from the roadway, on existing and proposed roads, on abandoned rail corridors, and within parks and open spaces, as appropriate.
2. The Township shall consider adapting roads to provide safer travel for bicycles and pedestrians on road pathways, where feasible and appropriate.
3. The Township is encouraged to undertake to interconnect existing walking trails and bicycle paths and, where feasible and appropriate, provide continuous trail system linkages. Routes should provide continuous access between both the north and south-ends of the Township in Neighbourhood Areas, Open Space Areas, Community Facility Areas, the Town Centre Area, and Mixed Use and Commercial Areas.
4. The Township may undertake to establish a trail from the Town Centre Area to the Crown Game Preserve.
5. The Township shall promote accessible and convenient trail systems within a reasonable distance from the all of the Township's larger Open Space Areas and from Town Centre Area.
6. The Township shall ensure that trail and path systems provide places to sit, and include the use of diverse paving, high quality landscape materials, and pedestrian scaled directional lighting.
7. The Township shall promote aesthetically pleasing trail systems, particularly for recreational purposes. Particular attention shall be given to trail systems associated with natural assets including the waterfront, parks, and natural features.
8. The implementation of trail systems shall be feasible given the consideration of the costs and benefits associated with the route selection. This shall take into consideration healthy lifestyles, sustainability, and the quality of neighbourhood character.
9. The Township shall encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at places of employment and major community, institutional, educational, cultural and shopping locations, where appropriate.
10. The Township is encouraged to implement and operate an effective trail system maintenance program.

11. The Township shall promote opportunities for public access to the waterfront and the development of a continuous waterfront trail system and open space linkages along the Kebsquasheshing and Nebskwashi Rivers.
12. The Township shall support the creation of a primary cycling network on all of the Major Public Roads, as identified on Schedule 1.

5.1.4 Rail

It shall be the policy of the Township that:

1. The rail corridors are shown on Schedule “3”.
2. Proponents of new development within 300 metres of a rail corridor may be required to complete a noise study to support the proposal in accordance with Ministry of Environment Noise Assessment Criteria, and if the need for mitigation is determined by the noise study, shall identify and recommend appropriate mitigation measures.
3. Proponents of new development within 75 metres of the rail corridor may be required to complete an air quality assessment, due to the exhaust fumes associated with the rail yard and the trains travelling on the rail line, to support the proposal in accordance with Ministry of Environment Air Quality Criteria, and if the need for mitigation is determined by the assessment, recommendations for appropriate mitigation measures shall be included.
4. All proponents of new development within 75 metres of a rail corridor shall complete a vibration study to support the proposal, and if the need for mitigation is determined by such a study shall, identify and recommend appropriate mitigation measures.
5. All proposed development abutting a rail corridor shall incorporate appropriate safety measures, such as setbacks, berms and security fencing, to the satisfaction of the Township in consultation with the Province and the Canadian Pacific Railway.
6. All proponents of new development within 300 metres of a rail corridor will consult the appropriate railway company prior to finalizing any noise or vibration study required by this Plan.
7. The Township encourages the reuse of abandoned rail corridors for recreational trails, where appropriate.

5.1.5 Marine Systems

It shall be the policy of the Township that:

1. The planning and development of docking, marina and associated facilities should be undertaken comprehensively and should consider such matters as the:
 - i. environmental impacts both during and after construction;
 - ii. public use of and access to marina facilities;
 - iii. most effective multimodal linkages with transportation facilities;
 - iv. integration of functions into multi-use facilities;
 - v. coordination and conformity with Township planning policies, and other public policy matters, including prevailing Provincial policy;

- vi. land use impacts, land use compatibility, the appropriateness of the proposed location, and urban and site design considerations;
- vii. traffic impacts and the coordination of roads and parking;
- viii. stormwater management; and
- ix. economic and municipal fiscal impacts.

5.2 WATER & SEWAGE SERVICES

5.2.1 Municipal Water & Sewage Services

It shall be the policy of the Township that:

1. Priority will be given to the development of land that is presently serviced by piped water and sewage systems, or those areas that can most easily be serviced, at minimal expense.
2. Both municipal water supply and sewage systems shall perform within permitted operating standards. Prior to development approval involving significant lot creation and/or development, the Township may require the preparation and approval of a functional servicing report. Notwithstanding any land use designations, limitations on the capacity or operating performance of the municipal potable water and sewage systems will be a constraint to further development. The Township will continue to monitor treatment capacities and operational effectiveness of these municipal systems.
3. Development in proximity to the sewage lagoon shall adhere to the separation distances of the appropriate Ministry of the Environment guidelines. Prior to the approval of any development of a sensitive land use in proximity to the lagoon, the MOE will be consulted, and its guidelines shall be satisfied.
4. Infilling of vacant areas which are already provided with full water and sewage services is encouraged, and will be a criterion when evaluating proposed plans of subdivision and consents, with respect to the extension of services, utilities or the associated construction.
5. In order to ensure the efficient use of land and municipal services, development, including lot creation, on private servicing systems (water and/or sewage disposal) will generally not be permitted. However, exceptions will be considered in areas not serviced by municipal water and/or sewage services on the basis of a site-specific amendment to the Zoning By-law, and satisfaction of the following criteria:
 - i. the development of the land and accommodation of a private servicing system will not preclude the ultimate extension of municipal water and sewage systems to service the lands;
 - ii. at such time as municipal water and/or sewage services become available, the landowner, at their expense, will be required to connect to municipal water and/or sewage services and decommission the private services in accordance with provincial regulations.

- iii. the topography, soil and environmental characteristics of the land is able to accommodate an appropriate private water and sewage system that will minimize adverse environmental impacts;
 - iv. water and sewage servicing systems will satisfy the applicable development standards of the Township or Ministry of the Environment; and
 - v. the proposed development is consistent with this Plan and Township objectives.
6. The application of a holding symbol in accordance with the policies of Section 6.3.2.1 of this Plan may be implemented until such time as municipal water and sewage systems are available.

5.2.2 Partial Services

It shall be the policy of the Township that:

1. Partial services will be discouraged except where:
 - i. they are necessary to address failed individual on-site sewage services and individual on-site water services in existing developments.
2. The Township shall ensure that municipal water systems perform within permitted operating standards. Prior to development approval involving significant lot creation and/or development, the Township may require the preparation and approval of a functional servicing report. Notwithstanding any land use designations, limitations on the capacity or operating performance of the municipal water systems will be a constraint to further development. The Township will continue to monitor treatment capacities and operational effectiveness of this municipal system.
3. Priority shall be given to the development of land that is presently serviced by piped water systems, or those areas that can most easily be serviced, at minimal expense.
4. The Township may consider extension of municipal sanitary sewer services to address an existing sewage disposal or water quality problem that represents a hazard to public health and safety and provided that the Township is satisfied that there is positive public benefit from such action for residents of the Township.
5. Private sewage disposal may be provided by a septic tank and weeping tile system. The installation of septic systems is subject to the approval of the Sudbury District Health Unit provided confirmation of reserve system capacity has been provided, which includes the treatment for hauled sewage at a facility that has received statutory approval from the applicable approval authority to receive hauled sewage, or that there is treatment capacity for hauled sewage at the municipal facility that has received statutory approval from the applicable approval authority, and where site conditions are suitable for the long term.
6. The Sudbury District Health Unit is responsible for the approval of all new septic tank and tile or leaching bed systems. A servicing report may be required to identify the most appropriate form of servicing to ensure environmental protection.
7. Communal servicing systems to service new development will not be permitted.
8. The Township shall not assume any communal servicing systems.

9. Holding tanks will not be permitted for new development. Holding tanks will only be permitted for existing development where the Township is satisfied that there is no other alternative to solving a deficiency with an existing septic system. Should a holding tank be permitted, the Township shall be satisfied that appropriate provisions are in place for disposal of hauled sewage at a facility that has received statutory approval from the applicable approval authority to receive hauled sewage. Holding tanks, if permitted to be used, must obtain necessary statutory approvals from the applicable approval authority.
10. Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for all that apply, including attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply.
11. Development in proximity to the sewage lagoon shall adhere to the separation distances of the appropriate Ministry of the Environment (MOE) guidelines. Prior to the approval of any development of a sensitive land use in proximity to the lagoon, the MOE shall be consulted, and its guidelines shall be satisfied.
12. The application of a holding symbol in accordance with the policies of Section 6.3.2.1 of this Plan may be implemented until such time as:
 - i. municipal water systems with sufficient uncommitted reserve treatment and distribution capacity are available; and
 - ii. the appropriate permits are received for the provision of private sanitary sewage systems.

5.2.3 Private Water and Sewage Services

It shall be the policy of the Township that:

1. The primary means of sewage disposal outside of the existing servicing limits is the septic tank and weeping tile system. It is anticipated that private sewage disposal systems will continue to be the principal means of sewage disposal. The installation of septic systems is subject to the approval of the Sudbury District Health Unit provided confirmation of reserve system capacity has been provided, which includes the treatment for hauled sewage at a facility that has received statutory approval from the applicable approval authority to receive hauled sewage, or that there is treatment capacity for hauled sewage at the municipal facility that has received statutory approval from the applicable approval authority, and where site conditions are suitable for the long term.
2. In areas outside of the established municipal sanitary sewer and potable water service areas, the Township may consider the extension of municipal sanitary sewer or water services, but only to address an existing sewage treatment/disposal or water quality problem that represents a hazard to public health and safety and provided that the Township is satisfied that there is positive public benefit from such action for residents of the Township. The Township will undertake any extensions, in accordance with the applicable requirements of the *Environmental Assessment Act*.

3. The Sudbury District Health Unit is responsible for the approval of all new septic tank and tile or leaching bed systems. A servicing report may be required to identify the most appropriate form of servicing to ensure environmental protection.
4. Communal servicing systems to service new development will not be permitted.
5. The Township shall not assume any communal servicing systems
6. Holding tanks shall not be permitted for new development. Holding tanks will only be permitted for existing development where the Township and Sudbury District Health Unit are satisfied that there is no other alternative to solving a deficiency with an existing septic system. Should a holding tank be permitted, the proponent shall ensure that appropriate provisions are in place for disposal of hauled sewage at a facility that has received statutory approval from the applicable approval authority to receive hauled sewage. Holding tanks, if permitted to be used, must obtain necessary statutory approvals from the applicable approval authority.
7. Any lot affected by an application for consent or plan of subdivision will be sized such that there is sufficient area for attenuation of nitrates, space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply.
8. The application of a holding symbol in accordance with the policies of Section 6.3.2.1 of this Plan may be implemented until such time as the appropriate permits are received for the provision of private water and/or sewage systems.

5.2.4 Servicing Allocation & Phasing

It shall be the policy of the Township that:

1. When unallocated servicing capacity does not exist for a proposed development, the Township shall defer the processing of the planning application until capacity is available, or until a servicing agreement is in place to ensure that such capacity shall be available to service the development within one year of the granting of the planning approval. Draft approved plans of subdivision may only proceed to registration if sufficient servicing capacity continues to exist.
2. The timing of development shall be based on the management of the geographic sequence and balance such that:
 - i. there is a logical extension of municipal services that avoids, where possible, large undeveloped tracts of land between the existing urban development area and the proposed development;
 - ii. a compact form and pattern of development is maintained;
 - iii. the impacts to Natural Heritage Features and Areas and watercourses have been considered and have been adequately mitigated or eliminated;
 - iv. the provision of all municipal services, as appropriate, proceeds in an economically viable manner; and
 - v. first priority is given to reserving servicing capacity for infilling, intensification and redevelopment.
3. When conditions of development approval, draft plan approval or otherwise, are not fulfilled within a reasonable time period for which development approval has been

granted, the Township may not support the extension of development approval and assign the servicing allocation to other developments or areas of the Township, or hold the capacity in reserve. Prior to the lapsing of development approval the development proponent may request an extension to fulfill the conditions of approval. Provided the Township is satisfied with the merits of the request for an extension of development approval, the Township may choose to support an extension to the approval period. No extension shall be permissible if the draft plan of subdivision or condominium approval has lapsed before the extension is given.

4. The Township may insert a clause in the conditions of development approval, including conditions of draft plan approval, reflecting the policies of this Section.
5. Priority for development shall be given to those Neighbourhood Areas which already have draft plan approval, and/or are an extension of existing development and do not require undue extension of municipal services.

5.2.5 Stormwater Management

It shall be the policy of the Township that:

1. Prior to development approval of subdivisions or applications involving significant lot creation and/or development, the Township shall require the preparation and approval of a stormwater management plan, which is acceptable to the Township and the Ministry of the Environment, and is completed in accordance with guidelines of the current Ministry of the Environment Stormwater Planning and Design Manual. A stormwater management plan shall be required to ensure that runoff is controlled such that development does not increase peak flows from a quantity perspective and that potential pollution is reasonably mitigated on site, to address potential adverse impacts downstream from a quality perspective. This is to prevent the accelerated enrichment of watercourses from pollutants. Pre-submission consultation with the Township on measures of stormwater management works pursuant to MOE Guidelines is encouraged.
2. No new development shall have a negative effect on the drainage characteristics of adjacent land.
3. The Township shall apply best management practices in dealing with stormwater management.
4. Stormwater management facilities shall be designed to manage stormwater quality and quantity, at an appropriate level, as defined by the most current Ministry of Environment Stormwater Planning and Design Manual, and the statutory approval authority for the stormwater works being proposed. The integration of natural vegetative features adjacent to and within new facilities shall be encouraged where appropriate, and the naturalization of the periphery of the existing stormwater management facilities is encouraged.
5. The Township shall support and may give priority to development applications that propose innovation and alternative technologies in their approach to stormwater management.

6. Prior to development approval, the development proponent shall consider, where appropriate, enhancing the vegetation, wildlife habitats and corridors in and along the stormwater management system and the receiving watercourses.
7. Prior to development approval, the proponent shall provide, where appropriate, public access to and along the stormwater management system and the receiving watercourse where such areas can be used to form part of a natural trail or open space system.
8. The Township shall ensure that the design of stormwater management facilities considers long-term maintenance and safety requirements.
9. The Ministry of Transportation and Canadian Pacific Railway shall be consulted in relation to stormwater management plans and facilities in proximity to Highway 129 and the rail line.
10. The Township shall own, operate and maintain all stormwater management facilities.
11. The Township shall incorporate stormwater management requirements as a component of the development approvals process.

5.3 WASTE MANAGEMENT

It shall be the policy of the Township that:

1. Waste management shall include waste diversion (composting and recycling), waste disposal, and waste as a potential resource. The Township recognizes and supports the Provincial initiative of reducing waste through a diversion action plan, and may initiate its own diversion plan.
2. In accordance with Section 3.5.4 of this Plan, the Township shall contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.
3. The Township shall promote the creation of a household and commercial recycling program and improve efforts for waste-diversion in addition to the target of 14.5% for clean wood waste, tires, scrap metal, and white goods.
4. The Township of Chapleau shall effectively and efficiently manage the solid waste generated within the Township.
5. Residential composting shall be encouraged within self-contained containers that do not attract animals or vermin.
6. The Township shall co-operate with all levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.
7. The Township shall emphasize the responsibility of the municipality, developers, residents, and commercial, institutional, and industrial establishments to minimize environmental impact as a result of solid waste and to bear the costs of doing so.
8. Wherever possible, methane or other greenhouse gas emissions from waste management operations shall be captured and used as an alternative energy source.

5.4 UTILITIES & TELECOMMUNICATIONS

It shall be the policy of the Township that:

1. The Township shall facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision.
2. Through the Township's planning activities, existing communication and transmission corridors and networks shall be protected and enhanced.
3. The Township shall support the service providers and business community in the establishment of a modern telecommunications network.
4. The Township shall work to ensure that communication and transmission corridors are constructed, maintained and operated to minimize their impact on the community.
5. The Township shall promote and encourage the shared and multiple use of telecommunications towers and corridors for utility uses. Additionally, the Township shall support the use of corridors for transportation and trail uses.
6. The Township shall implement the policies of this Plan by cooperating with both private and public telecommunication companies and utilities responsible for the regulation, transmission and delivery of telecommunication and utility services within the Township in planning the future development and staging of networks.
7. Public and private utilities shall be permitted in all land use designations and shall be installed, where possible, within public road allowances or within appropriate easements.
8. The Township shall ensure that adequate utility networks, are or shall be, established to serve the anticipated development and that these networks can be phased in a manner that is cost-effective and efficient.
9. The Township shall promote all utilities and telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruption.
10. The Township shall ensure that all large, above-ground utility infrastructure is located and designed to be compatible with its surroundings and consistent with the urban design policies of this Plan.
11. The Township shall support the coordinated planning and installation of utilities in initial common trenches, wherever possible, to avoid unnecessary over-digging and disruption of municipal rights-of-way.
12. The Township shall plan for utilities and telecommunications infrastructure in all stages of planning for growth, including Official Plan and Zoning By-law amendments, draft plans of subdivision and site plan approvals.
13. The Township shall confirm that utility and telecommunication providers are all able to provide services to support the proposed development and that appropriate locations for large utility equipment and utility cluster sites have been determined.
14. The Township shall promote and encourage innovative telecommunications systems in the Township.

5.5 CAPITAL & PUBLIC WORKS

It shall be the policy of the Township that:

1. The extension or construction of capital or public works shall be undertaken in accordance with the policies of this Plan. Council may prepare annually and adopt without amendment to this Plan, a four-year capital works program in accordance with the policies of this Plan and the requirements of the Municipal Engineers Association Class Environmental Assessment. This program shall be cognizant of changing conditions of supply and demand for services, and significant changes in economics and technology.
2. Public buildings, structures, infrastructure, easements or rights-of-way may be considered within any designated area if suitable buffering and screening from adjacent uses are provided.⁶ Implementing the Plan

This Official Plan shall be implemented by means of the powers conferred upon the Township by the *Planning Act*, the *Municipal Act* and other statutes as may be applicable. In particular, the Official Plan shall be implemented by the enactment of zoning, property standards and occupancy by-laws, the planning tools available to the Township, development control under the Planning Act, and the undertaking of public works.

6.1 THE PLANNING PERIOD

This Plan is based on a 20-year planning horizon to the year 2031, which principally relates to the population and employment projections and designated land supply. The effect of most of the land use policy shall have implications well beyond the 20-year timeframe and shall accordingly represent a long-term or permanent commitment.

Policies protecting Natural Heritage Features and Areas and resources require an indefinite timeframe to be effective. Buildings, water and sewer servicing, and other similar facilities also have a relatively long life span, and therefore require a long-term commitment beyond the scope of a 20-year planning horizon.

6.2 MONITORING & REVIEWING OUR PLAN

Changing conditions may necessitate amendments to this Plan. The policies are based on an interpretation of the Provincial Policy Statement, and the vision and strategic goals and objectives developed through the extensive public consultation undertaken during the preparation of this Official Plan. Furthermore, the policies of the Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Therefore, Plan monitoring and review is required to identify trends in planning issues in the Township, to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.

It shall be the policy of the Township:

1. As provided for in the *Planning Act*, the Township shall provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every five years after the Plan comes into effect. Through this process, the Township shall determine the need to amend the Plan to ensure that the policies: remain realistic and appropriate with regard to changing social, economic and environmental circumstances; conform or do not conflict with provincial plans; have regard to matters of provincial interest; and are consistent with any policy statements issued under subsection 3(1) of the *Planning Act*.
2. Monitoring of specific policies is prescribed in the policies of the Plan, and shall be undertaken in accordance with those policies.
3. The Township shall continue to participate with the Northeast Superior Forest Community Geographic Information System to develop and maintain a geographic information system for planning and management purposes, and provide updated mapping information, statistics, forecasts, and analyses related to planning issues and Plan policies.
4. In response to any changes in the regulatory environment, changes to the planning policies of the Province of Ontario or other planning initiatives, the Township may initiate an amendment process at any time.
5. Where judicial or quasi-judicial decisions, including those of the Ontario Municipal Board, materially impact the Township's interpretation or intent in the policies of this Plan, Council may choose to initiate a review of any or all of the policies at any time.
6. Additional monitoring of this Official Plan and the monitoring of sewer and water servicing capacity in the Township may be included in:
 - i. annual briefings or status reports;
 - ii. annual reports, such as reports prepared for capital and/or operational budgeting purposes; and
 - iii. Provincial performance measures reporting.

6.2.1 Amendments to the Plan

The Township shall consider all complete applications to amend this Official Plan, and shall notify the public, the Ministry of Municipal Affairs and Housing and other agencies in accordance with the requirements of the *Planning Act*.

It shall be the policy of the Township:

1. Applications to amend this Plan shall include a planning rationale report for the proposed change, prepared by the proponent. This shall include, but not be limited to, information regarding the proposed use, servicing, density if applicable, floor area if applicable, lot layout, site plans as appropriate and applicable, and the criteria outlined in Section 6.2.1 of this Plan. The Township may waive the requirement for a planning rationale report for minor and/or site-specific amendments.
2. Any specific Official Plan amendment procedures and supporting information requirements as outlined in the policies of this Plan shall apply in the consideration

of the application and the completeness of the application, in accordance with the requirements of the *Planning Act*.

3. The Township shall consider the following criteria when reviewing applications to amend this Plan:
 - i. the manner in which the proposed amendment is consistent with Provincial Policy issued under the *Planning Act*, and prevailing Provincial policy and regulations, and the policies of this Plan;
 - ii. the impacts of the proposed amendment on the provision of and demand for municipal services, infrastructure and facilities;
 - iii. the impact of the proposed amendment on surrounding land uses, the transportation system, municipal services and community amenities and services;
 - iv. the impact of the proposed amendment on cultural heritage resources and/or Natural Heritage Features and Areas;
 - v. the impact of the proposed amendment on the financial sustainability of the Township; and
 - vi. any other information determined by the Township, in consultation with the appropriate agencies, to be relevant and applicable.

6.3 PLANNING ADMINISTRATION

6.3.1 Secondary Plans

The following sections outline the requirements for the preparation of a Secondary Plan, including the contents of the Secondary Plan and the supporting study requirements.

6.3.1.1 Secondary Plan Preparation

Secondary Plans may be prepared to plan for growth and development on large areas of land within the Township or existing portions of the Township that require special land use policies. Should lands for growth and development be identified that are beyond the existing developed area, a comprehensive review of this Plan, in accordance with Section 6.2.1, coupled with the preparation of a Secondary Plan shall be required prior to development.

The following policies shall apply to the preparation of Secondary Plans:

1. The preparation of a Secondary Plan shall account for any existing uses within the defined area boundary.
2. The establishment of a Secondary Plan Area or the preparation of a Secondary Plan shall be approved by resolution of Township Council.
3. Secondary Plans may be used to establish unique or more detailed land use policies or land use designations than that of this Plan and shall establish the location of key community services and amenities including schools, parks and open space and related uses.
4. Secondary Plans shall be adopted as amendments to this Plan and read in conjunction with this Plan in its entirety. The Goals, objectives, and policies of this Plan shall be

maintained in the Secondary Plan. Any specific policy guidance resulting from the preparation of a Secondary Plan shall be consolidated into this Plan and the relevant schedules to this Plan shall be amended or new schedules may be added.

5. The costs of preparing a Secondary Plan shall be borne by the affected landowners, and not the Township.
6. A Secondary Plan may be undertaken simultaneously with an undertaking under the *Environmental Assessment Act* to satisfy the Environmental Assessment requirements in a comprehensive and integrated process.

6.3.1.2 Secondary Plan Contents

Secondary Plans shall generally include the following:

1. A statement of the basis or rationale for the preparation of the Secondary Plan;
2. A description of the area under study and the role and relationship of the area to the Township as a whole;
3. A description of the current land use, ownership, built and natural environment, and infrastructure in the area;
4. A statement of the desired land use arrangement for the area;
5. Goals and objectives appropriate for the area including a statement of how they are in keeping with the Planning Goals and Objectives in Section 2.3;
6. Concept plan(s) showing, where appropriate, the following:
 - i. land use designations of the desired type and pattern of development with due consideration to the community design policies of this Plan;
 - ii. the nature and location of public facilities;
 - iii. the desired transportation network for the area and its links to the existing transportation network of the Township;
 - iv. the nature and location of municipal services including but not limited to sanitary sewage, stormwater management and potable water facilities;
 - v. the identification, protection and integration of significant cultural, built and Natural Heritage Features and Areas; and
 - vi. the phasing of development and infrastructure.
7. Specific policies and strategies for achieving the goals and objectives established for the area that complement the policies of this Plan; and
8. Implementation measures to ensure the orderly delivery of the planned development.

6.3.1.3 Secondary Plan Supporting Requirements

It shall be a policy of the Township that:

1. The Township, in order to provide the appropriate background information for the Secondary Plan, may require the undertaking of a number of background reports at the Township's sole discretion at the cost of the proponent. These reports may include, but shall not be limited to:
 - i. A stormwater management study;
 - ii. An environmental impact assessment to determine environmental protection and natural heritage areas;

- iii. A master servicing plan;
- ii. A traffic impact analysis;
- iii. An urban design strategy;
- iv. A parks and open space study;
- v. A community services and facilities study;
- vi. A cultural heritage and archaeological resource study; and
- vii. A planning rationale report. The planning rationale report shall address the following:
 - » The integration of proposed new development with the existing development;
 - » The distribution of proposed land uses;
 - » The range of housing styles and densities;
 - » Commercial uses to service the residential and employment areas; and
 - » Linkages between the residential and employment areas, parks, schools, recreational areas, and institutional facilities.

6.3.2 Zoning By-law

The Zoning By-law is the regulatory tool that implements the policies of the Official Plan. A Zoning By-law contains provisions that regulate the use, size, height, density and location of buildings on properties within the Township. The basic purpose of a Zoning By-Law is to regulate what can be built on a property, its character, and how it will be configured on the lot.

It shall be the policy of the Township that:

1. The Township shall prepare, and Council shall adopt within 3 years after the adoption of this Plan, a Comprehensive Zoning By-law that shall be in conformity with the principles, policies and land use designations contained in this Plan.
2. The By-law shall include adequate development standards consistent with the policies of this Plan.
3. The By-law shall establish specific zones and permitted uses that reflect the policies and land use designations of this Plan and may regulate minimum and maximum height and density requirements.
4. Within each land use designation, more than one zone may be established to ensure that the policies of this Plan are properly implemented.
5. It is not the intent of this Plan to necessarily zone all land for uses designated in this Plan.
6. Existing uses may be recognized in the implementing Zoning By-law, notwithstanding the policies of this Plan.
7. The Township shall consider all applications to amend the Zoning By-law and shall provide notice of such application in accordance with the provisions of the *Planning Act*.

6.3.2.1 Holding Zones

It shall be the policy of the Township that:

1. Holding zones may be incorporated into the Township's Zoning By-law in order to achieve orderly development and ensure that policies established in this Plan have been met.
2. The Township may place a holding symbol on the zone that prevents development from occurring until the Township is satisfied that certain conditions have been met, allowing the Township to indicate support for the development in principle, while identifying the need for additional actions prior to development proceeding.
3. Specific actions or requirements for the lifting of the holding provision shall be set out in, or within an amendment to, the Township's Zoning By-law.
4. Once the required conditions are met, a by-law removing the holding symbol shall be passed.
5. These actions or requirements include, but are not necessarily limited to, the following:
 - i. The timing of the provision of municipal services;
 - ii. The phasing and logical progression of development;
 - iii. The provision of adequate service or road infrastructure and works;
 - iv. The required land assembly;
 - v. The installation of noise attenuation measures, where required;
 - vi. The completion and confirmation that environmental contamination remediation has occurred on site, or that satisfactory verification of suitable environmental site condition is received by the Township;
 - vii. The completion of the appropriate supporting study(ies) to the satisfaction of the Township, in consultation with other agencies, as required;
 - viii. Confirmation that the requisite permits and approvals from external authorities have been received;
 - ix. The completion of a development or the subdivision of land, including the negotiation of a development or subdivision agreement;
 - x. That site plan approval has been granted by the Township, and a site plan agreement has been entered into, pursuant to the provisions of the *Planning Act*;
 - xi. That the specific policies of this Plan have been complied with; and/or
 - xii. Additional actions or requirements may be identified in the Official Plan through a site-specific or general amendment, at the discretion of the Township.

6.3.2.2 Temporary Use By-laws

The Township may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the Zoning By-law for a specific period of time not to exceed three years.

It shall be a policy of the Township that:

1. A temporary use by-law shall define the land to which it applies, and shall prescribe the period of time during which it is in effect.
2. The Township may authorize a temporary use on a one-time basis or for a short period of time on a periodic basis, where it is considered inappropriate by the Township to permit the proposed use on a permanent or continuing basis, and where alternatives such as relocation are not practical.
3. The Township may pass subsequent by-laws granting extensions of up to three years.
4. The Township may extend this period by passing further by-laws, subject to the specific policies of this Plan.
5. In enacting a temporary use by-law, the Township shall consider the following:
 - i. the proposed use shall conform to the policies of this Plan. Where the proposed temporary use may not conform in its entirety with the Official Plan, the Township shall consider what is in the best interests of the public;
 - ii. the proposed use shall be of a temporary nature, and shall not entail major construction or investment on the part of the owner so that the owner shall not experience undue hardship in reverting to the original uses upon the termination of temporary use provisions;
 - iii. the proposed use with the surrounding land uses and character of the surrounding area;
 - iv. the proposed use shall be properly serviced and not require the extension or expansion of existing municipal services;
 - v. the proposed use shall not create any traffic problems within the surrounding area, or adversely affect the volume and/or type of traffic commonly found on the areas roads; and
 - vi. the proposed use shall provide parking facilities entirely on-site;
 - vii. the proposed use shall generally be beneficial to the surrounding community.

6.3.2.3 Interim Control By-laws

It shall be the policy of the Township that:

1. The Township may establish interim control by-laws in accordance with the relevant sections of the *Planning Act*, in order to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one-year extension in length.

6.3.3 Bonus/Density Increases

In accordance with the *Planning Act*, the Township may pass, at its sole discretion, a site-specific Zoning By-law amendment to authorize increases in the height and density of development above what is permitted in the Zoning By-law, in return for, which may include, but not be limited to, the following:

1. The provision of affordable or rental housing;
2. The preservation of built or cultural heritage features;

3. The provision of sustainable design features;
4. The enhancement of Natural Heritage Features and Areas and their functions;
5. Parkland greater than that required by this Plan;
6. The provision of community centres, day care facilities or other public facilities;
7. The provision of public urban open space on private development sites in the Town Centre Area or along the waterfront; and/or
8. Public art.

It shall be the policy of the Township that:

9. Since no two development proposals are the same, the benefit of providing additional height or density provisions will be reviewed on a case-by-case basis to consider whether the overall benefit exceeds the costs associated with permitting a taller or larger building.
10. Bonuses shall only be approved:
 - i. where the urban design of a site may accommodate additional density and height with no undue impact on adjacent properties;
 - ii. where the additional density and/or height is respectful of the existing character of the adjacent neighbourhood; and
 - iii. if the benefits and bonused density and/or height meet the objectives of this Plan.
11. The following criteria shall be used to evaluate eligible benefits:
 - i. benefits shall remain in public control/ownership as part of ensuring their longevity.
 - ii. bonuses shall not be provided for that which is already required in this Plan.
 - iii. benefits shall be enduring. Buildings have long life spans and the resulting contribution shall have a long-term effect.
 - iv. benefits shall preferably remain on site or in close proximity to the site.
 - v. benefits shall have community support and respond to a real need.
 - vi. benefits shall fit with the priorities and interests of the Township.

6.3.4 Minor Variances

A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law. Under Section 45(1) of the *Planning Act* there are four tests a minor variance must meet:

- » Is the application minor?
- » Is the application desirable for the appropriate development of the lands in question?
- » Does the application conform to the general intent of the Zoning By-law?
- » Does the application conform to the general intent of the Official Plan?

The Committee of Adjustment shall deal with all applications for minor variances to the provisions of the Zoning By-law and other by-laws, as delegated by Council. The Committee of Adjustment shall deal with such applications in accordance with the relevant provisions of the *Planning Act*. The decisions of the Committee of Adjustment shall also comply with the general intent of this Plan and the Zoning By-law.

6.3.5 Land Division

6.3.5.1 Draft Plan Approval (Subdivisions and Condominium)

Applications for approval of a draft plan of subdivision or condominium shall be considered on the basis of the underlying land use designation and the associated policies of this Plan. While the approval authority for draft plans is with the Ministry of Municipal Affairs and Housing, the Township shall deal with applications for draft plan approval in accordance with the relevant provisions of the *Planning Act* and the Provincial Policy Statement, applications that do not conform to the policies of this Plan shall not be adopted by Council and recommended for approval by the Ministry of Municipal Affairs and Housing.

It shall be a policy of the Township that:

1. The provisions of the *Planning Act* relating to subdivision control, including subdivision agreements and part-lot control, shall be used to ensure that the land use designations and policies of this Plan are complied with, and that a high standard of design is maintained in all development.
2. Any application for a Plan of Subdivision shall be evaluated to ensure consistency with the Provincial Policy Statement.
3. Prior to approval of an application for plan of subdivision or plan of condominium, the Township shall confirm the availability of adequate servicing infrastructure and allocation in accordance with Section 5.2, waste management, and roads and pedestrian pathways and in accordance with Sections 5.1 and 5.3.
4. Applications for plan of subdivision or plan of condominium shall be considered premature if appropriate services and servicing capacity are not available. Additionally, other criteria may be considered as reason to deem an application for plan of subdivision or plan of condominium approval to be premature.
5. The review of plans of subdivision or plans of condominium shall be based in part on the consideration of the Plan's Land Use and Built Form policies included in each of the Plan's Land Use designations.
6. All lots within a plan of subdivision shall have frontage on a public road maintained on a year round basis, constructed to an acceptable Township standard. Plans of condominium shall have access to a public road maintained on a year round basis; however, it is recognized that development within the condominium plan may occur on private roads.
7. Natural Heritage Features and Areas and functions shall be protected and preserved in the design of any plan of subdivision or condominium.
8. Plans of subdivision or condominium shall be appropriately phased to ensure orderly and staged development.

9. All plans of subdivision shall be subject to a subdivision agreement between the Township and the development proponent.
10. All plans of condominium shall be subject to a development agreement between the Township and the development proponent.
11. Parkland dedication shall be provided pursuant to Section 3.5.3.1.1 of this Plan. Land to be dedicated for park purposes must be acceptable to the Township. Under no circumstances shall the Township be obligated to accept parklands being offered in a proposed plan of subdivision.
12. In approving a draft plan of subdivision, it may be required that the approval lapses at the expiration of a specified time period, being not less than 3 years. The approval time period may be extended, prior to its expiration.
13. The Township may consider passing a By-law under the provisions of the *Planning Act* deeming old registered, undeveloped plans which are inadequate due to matters such as lot size, unsuitable access or undesirable location, not to be registered.
14. The policies of this Plan shall be considered in their totality to determine the information required by an applicant to form a complete application for approval of a plan of subdivision.

6.3.5.2 Consents

It shall be a policy of the Township that:

1. A consent should only be considered where a plan of subdivision is deemed to be unnecessary, where the application conforms with the policies of this Plan, is consistent with the Provincial Policy Statement, and generally, the consent shall generally not result in the creation of no more than five new lots in a single application, the creation of a new road, or the extension of municipal services.
2. Notwithstanding any other provisions of this Official Plan, a consent for technical or legal purposes may be permitted where a separate lot is not being created (such as a boundary adjustment, easement or right-of-way). The lots that are the subject of that type of application and any retained lands shall comply with the Zoning By-law, or the By-law shall be amended or a minor variance granted as a condition of the consent.
3. The following policies shall be used to evaluate consent applications in all designations of this Official Plan, in addition to other provisions of this Plan, which may be applicable to a particular application.
 - i. Road Access
 - » The lot to be retained and the lot to be severed shall have frontage on and access to an open, improved public road which is maintained on a year-round basis.
 - » Lots shall not be created which would create a traffic hazard due to limited sight lines on curves or grades.
 - » Any required road widenings, improvements or extensions to existing rights-of-way may be required as a condition of severance approval.
 - ii. Lot Size

- » The lot area and frontage of both the lot to be retained and the lot to be severed shall be adequate for existing and proposed uses and shall allow for the development of a use which is compatible with adjacent uses by providing for sufficient setbacks from neighbouring uses and, where required, the provision of appropriate buffering.
 - » The proposed lots shall comply with the provisions of the Zoning By-law. Where it is not possible to meet the standards of the Zoning By-law, the Township may amend the standards in the By-law or a minor variance may be granted as a condition of approval, where that action is considered appropriate.
- iii. Proper Development of Adjacent Lands
- » The proposed lot(s) shall not restrict the development of other parcels of land, particularly the provision of access to allow the development of remnant parcels in the interior of a block of land.
- iv. Parkland Dedication
- » Where a consent is approved, the parkland dedication policies of Sections 3.5.3.21 through to 3.5.3.29 shall apply.
- v. Municipal Services
- » Full water and wastewater services shall be available.
- vi. The Township may require the following conditions of approval of a consent application for the severed lot and/or retained lot where such a condition is appropriate:
- » payment of taxes;
 - » payment of development charges;
 - » payment of drainage and local improvement charges;
 - » provisions for connection to the municipal water or sanitary sewage systems;
 - » provisions for stormwater management;
 - » road dedications and improvements;
 - » parkland dedications or payment-in-lieu;
 - » approval of Zoning By-law amendment or minor variance;
 - » approval of a Site Plan; and
 - » other technical matters deemed appropriate by the Township under the specific circumstances of the Consent.
- vii. Consents for building purposes shall not be permitted under the following circumstances:
- » the land is located within any Natural Heritage Features and Areas, and a suitable building site cannot be found through the evaluation completed in an Environment Impact Study;

- » the land is located in a floodway;
- » the land is located on or within 300 metres of an area ,as identified by the Province;
- » Provincial or Township transportation objectives, standards or policies cannot be maintained; or
- » the created and retained parcels cannot be provided with an adequate level of service.

6.3.6 Site Plan Control

It shall be a policy of the Township that:

1. Subject to the policies of this Plan, the site plan control area shall apply to the entire Township.
2. Where development consists of single detached, duplexes or semi-detached dwellings, site plan control shall not apply, except in cases where specifically required by this Plan, such as in cases where development is proposed on identified Natural Hazard lands or Natural Heritage Features and Areas.
3. The Township may require proponents to execute a site plan agreement under circumstances where there is construction of one or more buildings or structures, where the size of a building is to be substantially increased, where the intensity of a use is to increase, where there is the development of a parking lot, and/or in other circumstances deemed appropriate by the Township.
4. The Township may require consultation with neighbouring landowners or a public meeting, when considering applications for site plan approval, where applicable.
5. The Township may apply certain conditions to site plan approval, and may require that a certain standard of design be applied that are consistent with the urban design policies of this Plan including: exterior design controls to regulate external building, site, and boulevard matters such as character, scale, appearance, and sustainable design. Examples of site plan design elements include:
 - i. active and transparent streetfront design to create accessible, safe and attractive buildings and streetscapes;
 - ii. façade elements that complement adjacent buildings to better reflect community character;
 - iii. curb cuts to improve universal accessibility and mobility;
 - iv. permeable surfaces to reduce stormwater runoff;
 - v. bicycle parking to facilitate active transportation choices; and
 - vi. street furniture, tree planting, energy-efficient lighting and landscaping for sustainable and vibrant and public spaces.
6. The Township shall require financial security through bonding letters of credit or other financial arrangement prior to development.

6.3.7 Development Permits

The Township may, at an appropriate time, choose to enact a by-law to implement the Provincial Development Permit System, relating to the streamlining of zoning by-law amendments, minor variances, and site plan control.

If it has been determined that a Development Permit System is appropriate for the Township, an Official Plan Amendment, approved by the Ministry of Municipal Affairs and Housing, shall be prepared that:

1. identifies the area as a proposed development permit area;
2. sets out the scope of the authority that may be delegated and any limitations on the delegation, if the Township intends to delegate any authority under the development permit by-law; and
3. for each proposed development permit area identified, contains a statement of the Township's goals, objectives and policies in proposing a development permit system for the area,
 - i. sets out the types of criteria that may be included in the development permit by-law for determining whether any class of development or any use of land may be permitted by development permit, and
 - ii. sets out the types of conditions that may be included in the development permit by-law in accordance with the *Planning Act*.

Upon approval of the official plan amendment, a by-law shall be passed for any area in the Township outlining where the development permit system shall be applied.

6.3.8 Existing Uses

It shall be the policy of the Township that:

1. Nothing in this Plan shall affect the continuance of uses legally existing on the date this Plan was adopted by Council.
2. The Township may recognize the existing use of land in the Zoning By-law. However, the Township in co-operation with residents shall attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies of this Plan.
3. An application for the enlargement or extension of an existing use shall be evaluated on the basis of the following criteria:
 - i. the proposed expansion does not increase the size of the existing use;
 - ii. the proposed expansion does not require an adjustment to the boundary between two areas of different land use;
 - iii. the proposed expansion does not increase its incompatibility with the surrounding area;
 - iv. conditions that may minimize any potential nuisances can be imposed, including but not limited to, landscaping, screening, and setbacks; and
 - v. factors such as traffic safety, parking, loading, and municipal services are not adversely affected.

4. Existing uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are not significantly increased.

6.3.9 Non-Conforming Uses

The Township recognizes that some existing uses shall not be consistent with all of the policies of this Plan. Notwithstanding the policies of this Plan to the contrary, such uses may be permitted in the Zoning By-law in accordance with the legally existing standards on the date of adoption of this Plan.

It shall be the policy of the Township that:

1. To recognize non-conforming uses, the Township may also develop suitable zone categories with appropriate standards in the Zoning By-law, provided that:
 - i. the specific zone category will not permit a change of use that would aggravate any situation detrimental to adjacent uses;
 - ii. the use or uses permitted shall not constitute a danger to surrounding uses and persons by creating any hazardous situations;
 - iii. the use or uses do not interfere with the desirable development of adjacent areas; and
 - iv. minor adjustments to the boundaries of sites, or minor extensions of sites containing non-conforming uses that are recognized in the Zoning By-law shall be deemed to conform to this Plan.
2. An application for the enlargement or extension of a legal non-conforming use shall be evaluated on the basis of the following criteria:
 - i. the proposed expansion does not significantly increase the size of the non-conforming use;
 - ii. the proposed expansion does not require an adjustment to the boundary between two areas of different land use;
 - iii. the proposed expansion does not increase its incompatibility with the surrounding area;
 - iv. conditions that may minimize any potential nuisances can be imposed, including but not limited to, landscaping, screening, and setbacks; and
 - v. factors such as traffic safety, parking, loading, and municipal services are not adversely affected.
3. Legal non-conforming uses destroyed by fire or natural disaster may be rebuilt provided that the dimensions of the building or structure are not increased.

6.3.10 Non-Complying Uses

It shall be the policy of the Township that:

1. Where an existing use of land is permitted within the applicable zone in the Zoning By-law, but the lot, buildings or structures located on the property do not meet one or more of the provisions or regulations of the applicable zone, the use shall be considered to be legal non-complying.

2. Applications for the expansion, alteration or addition of the non-complying use shall be considered by way of Zoning By-law amendment or minor variance, depending on the nature of the proposal.

6.3.11 Land Acquisition

The Township may acquire land to implement any element of this Plan in accordance with the provisions of the *Municipal Act*, the *Planning Act*, or any other Act. Municipal land assembly shall be permitted for residential, commercial, industrial, institutional, natural heritage feature or open space uses, provided such activity complies with the policies of this Plan.

It shall be the policy of the Township that:

1. The Township shall consider all options for the acquisition of land, including:
 - i. dedication;
 - ii. donations;
 - iii. assistance from other levels of government, agencies and charitable foundations;
 - iv. the bonusing provisions of the *Planning Act*, subject to the other relevant policies of this Plan;
 - v. land exchange;
 - vi. long-term lease;
 - vii. easement agreements;
 - viii. purchase agreements;
 - ix. partnerships;
 - x. land trusts;
 - xi. placing conditions on development approval; and
 - xii. expropriation;
2. Where park and open space dedicated lands are insufficient in size or shape for the intended uses and needs, the Township shall consider acquisition of additional lands for park and open space purposes.
3. Where Crown land has been identified as a logical extension for development or is desirable for development within or adjacent to the Township, the Township shall consult with MNR regarding the factors that may need to be considered should a disposition of Crown assets be deemed appropriate. MNR shall conduct a thorough review and offer appropriate consultation for any such request.
4. Notwithstanding the above, the Township shall not be obligated to acquire or purchase any land, save and except for where specifically required to do so in order to obtain necessary Federal and/or Provincial statutory approvals.

6.3.12 Property Standards

Council has enacted a by-law pursuant to the *Building Code Act*, setting out minimum standards for the maintenance and occupancy of all buildings and properties. This by-law applies to the entire Township. This by-law, or others passed to regulate property standards,

may have regard for any or all of the following matters or related items and set appropriate standards or conditions for:

1. The physical conditions of vacant land, yards and passageways including the accumulation of debris and rubbish;
2. The adequacy of sanitation including drainage, waste disposal, garbage and pest control;
3. The physical condition of accessory buildings;
4. The physical conditions of dwellings or dwelling units, institutional, commercial and/or industrial buildings, structures and properties; and
5. The protection of cultural heritage resources.

Any such by-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of a substandard property and require the demolition and clearing of such property which the owner does not intend to repair and maintain.

It shall be the policy of the Township to work with the landowners in the following priority areas to bring them in line with the Property Standards By-law:

- » The Laurier Business Park; and
- » Martel Road.

6.3.13 Supporting Studies, Information and Materials for Development Applications

It shall be the policy of the Township that:

1. The Township shall pass a by-law requiring that preconsultation occur prior to the submission of any Official Plan amendment, Zoning By-law amendment, or consent application and any subsequent studies referenced in this section.
2. Certain supporting studies, information and materials shall be required as part of a development approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials shall be determined by the Township on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.
3. Applicants seeking development approval shall be advised of the required supporting studies, information and materials as part of the pre-application consultation process or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.
4. At the time of the submission of an application for an Official Plan Amendment, Zoning By-law Amendment, plan of subdivision/condominium, minor variance, or consent, the applicant may be required to submit any of the following information, as applicable:
 - i. Deed and/or Offer of Purchase

- ii. Topographic Plan of Survey
 - iii. Site Plan (Conceptual)
 - iv. Floor Plan and/or Elevations
 - v. Record of Site Condition (RSC)
 - vi. Functional Servicing Report
 - vii. Approved Class Environmental Assessment
 - viii. Geotechnical Study
 - ix. Tree Survey
 - x. Draft Plan of Subdivision
 - xi. Condominium Description
 - xii. Other materials relevant to the development and lands impacted by the proposed development approval application.
5. During the pre-application consultation process for an Official Plan amendment, Zoning By-law amendment, draft plan of subdivision/condominium, or consent application, the applicant may be required to submit any of the following supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and/or accepted professional standards and/or guidelines as applicable:
- i. Retail Market Impact Study, as described in policy 3.2.3.2
 - ii. Municipal Financial Impact Assessment
 - iii. Urban Design Strategy
 - iv. Archaeological Impact Assessment
 - v. Hydrogeological Study
 - vi. Groundwater Impact Assessment
 - vii. Environmental Impact Study (EIS)
 - viii. Record of Site Condition (RSC)
 - ix. Phase I Environmental Site Assessment (ESA)
 - x. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required
 - xi. Noise and/or Vibration Study
 - xii. Transportation Impact Study
 - xiii. Parking Study
 - xiv. Servicing Feasibility Study
 - xv. Stormwater Management Plan
 - xvi. Planning Rationale Report
 - xvii. Built Heritage Impact Study
 - xviii. Lighting Study
 - xix. Other studies relevant to the development and lands impacted by the proposed development approval application.
6. Support Studies may vary in scope, depending upon the size, nature and intent of the development approval application and the site's land use planning context.

Applicants of development approval applications shall be advised by the Township of the required supporting study contents during the pre-application consultation process.

7. When the pre-application consultation process for a proposed development approval application identifies the need for one or more support studies, the application shall not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the satisfaction of the Township. Notification of a complete application shall be given to the applicant and all other parties by the Township in accordance with the *Planning Act*.
8. The Township shall ensure that supporting studies, information and materials provided by an applicant of a development approval application that has submitted a complete application for development approval shall be made available to the public for review.

6.4 PUBLIC CONSULTATION & PARTICIPATION IN THE PLANNING PROCESS

It shall be the policy of the Township that:

1. The Township shall provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. The following policies shall apply to public consultation and participation:
 - i. the Township shall use a variety of techniques to encourage the participation of the public when changes to this Plan are being considered. Subject to the requirements of the *Planning Act*, the Township may establish the public consultation program it feels shall best deal with the matters before it.
 - ii. the Township shall provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the Township and adjacent First Nations are aware of the amendment.
 - iii. the Township shall pass a by-law requiring pre-submission consultation on privately-initiated applications processed under the *Planning Act*.
 - iv. Council recognizes that the provisions of the *Planning Act* require it to take action on a development application within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and Council so that informed decisions can be made.
2. The Township shall actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan or the Zoning By-law. In each case involving such planning matters, at least one public meeting shall be called and the public shall be encouraged to offer their opinions and suggestions.

3. Depending on the complexity of the application and potential impacts on adjacent uses, the Township may consider a preconsultation meeting held in a public forum to review and hear preliminary input on the proposal. All additional fees for such meetings shall be borne by the applicant.

6.5 CROSS-JURISDICTIONAL COORDINATION

It shall be the policy of the Township:

1. The Township shall ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the Township's boundary, First Nation boundaries, and jurisdictions including:
 - i. managing and/or promoting growth and development;
 - ii. managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
 - iii. managing infrastructure, transportation, public service facilities and waste management systems;
 - iv. managing ecosystem, shoreline and watershed related issues; and
 - v. managing natural and human-made hazards.

6.6 FINANCIAL MANAGEMENT

It shall be the policy of the Township:

1. The Township may use the population, dwelling and employment targets in the Plan in budget planning, and to coordinate public works and related initiatives.
2. The Township shall diligently seek the maximum revenues possible from other levels of government to compensate it for any federal or provincial responsibilities transferred to it in relation to the provision of public infrastructure, community soft services, and land use planning.
3. Where possible, the Township shall use financial mechanisms available to it under any legislative authority, including the *Municipal Act*, *Development Charges Act*, *Planning Act* and any other applicable legislation.
4. The Township may choose to recover all growth-related capital costs through development charges, in accordance with Provincial legislation. The Township may pass development charges by-laws that apply to the Township, as a whole and/or that apply to specific geographic areas within the Township.
5. The Township reserves the right to request a Municipal Financial Impact Assessment from the proponent of any development application. The contents of such a study shall be determined by the Township at the time of the request. The Study shall be prepared and shall be peer reviewed at the cost of the development proponent. Development applications or proposals that otherwise comply with the relevant policies of this Plan may be refused on the basis of financial impact and burden on the Township, if suitable mitigation measures are not available.

7 TERMS USED IN THE PLAN

The following terms are intended to assist in the interpretation of the policies and land use schedules of this Plan. Where definitions are taken directly from Provincial documents, they are cited.

Accessory building or structure means a detached building or structure, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot and that is not used for human habitation. Accessory buildings or structures may also be referred to as accessory dwellings or accessory units.

Accessory use means the use of any land, building or structure which is subordinate to and exclusively devoted to the principal use located on the same lot.

Active Transportation means any form of human-powered transportation, including walking, jogging, cycling, wheeling, in-line skating, skateboarding, or ice skating, which utilize on and off-road facilities.

Adjacent lands means:

- i. those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives; and
- ii. those lands contiguous to a protected heritage property, or located within a vista or viewshed of, a designated heritage property or heritage feature.

Adaptive Reuse means the renovation of a building or site to include elements that allow a particular use or uses to occupy a space that originally was intended for a different use.

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

- i. Impairment of the quality of the natural environment for any use that can be made of it;
- ii. Injury or damage to property or plant or animal life;
- iii. Harm or material discomfort to any person;
- iv. An adverse effect on the health of any person;
- v. Impairment of the safety of any person;
- vi. Rendering any property or plant or animal life unfit for human use;
- vii. Loss of enjoyment of normal use of property; and
- viii. Interference with normal conduct of business.

(Source: *Provincial Policy Statement, 2005*)

Affordable means

- i. In the case of ownership housing, the least expensive of:

- » housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or
- » housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area.

In the case of rental housing, the least expensive of:

- » a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or
- » a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition:

Low and moderate income households means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.

(Source: Provincial Policy Statement, 2005)

Alternative energy systems means sources of energy or energy conversion processes that significantly reduce the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. Alternative Energy Systems may include wind and solar power, and may also be referred to as green power.

(Source: Adapted from Provincial Policy Statement, 2005)

Amenity area means an interior area within a residential building or an outdoor area exterior to the residential building which is designed and intended primarily for the leisure and recreation of the occupants of the dwelling.

Ancillary Use means a subsidiary or secondary use or operation connected to the main use of a building or piece of land. For example, an ancillary use may be an office supply store (retail) in an area otherwise identified for offices.

Archaeological resources means artefacts, archaeological sites and marine archaeological sites. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Assisted housing means housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.

Barrier means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural

barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice.

(Source: Accessibility for Ontarians with Disabilities Act, 2005)

Bed and breakfast establishment means a single detached dwelling in which the owners currently hold as a primary residence with the primary purpose of providing short-term overnight accommodations, including the provision of meals.

Brownfield sites (brownfields) means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

(Source: Provincial Policy Statement, 2005)

Built heritage resources means one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

(Source: Provincial Policy Statement, 2005)

Carbon Footprint means the total amount of greenhouse gases produced to directly and indirectly support human activities, usually expressed in equivalent tons of carbon dioxide (CO₂).

Character means the collective qualities and characteristics that distinguish a particular area or neighbourhood.

Complete application means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.

Conservation means the wise management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to man and the environment.

Cultural heritage landscape means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

(Source: Provincial Policy Statement, 2005)

Designated heritage property means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and

executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

(Source: Provincial Policy Statement, 2005)

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

- i. activities that create or maintain infrastructure authorized under an environmental assessment process; and
- ii. works subject to the *Drainage Act*.

(Source: Provincial Policy Statement, 2005)

Development application means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.

Dry industrial use means a business that generates less than 10,000 litres per day of domestic waste.

Dwelling unit means a room or suite of rooms designed and intended for use by one household in which full culinary and sanitary facilities are provided for the exclusive use of that household.

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

(Source: Provincial Policy Statement, 2005)

Employment Area means areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

(Source: Provincial Policy Statement, 2005)

Environmental Impact Study (EIS) means an analysis of the potential effects on the natural environment from a project.

Existing use means the use of any land, building or structure legally existing on the day of adoption of the Plan.

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

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Excellence in Urban Design and/or Architecture means enhanced building articulation through the use of distinguishable architectural elements (i.e. cornices, mouldings, etc.), materials, and colours consistent with the architectural character of the surrounding neighbourhood.

Fish means fish, which as defined in S.2 of the *Fisheries Act*, c. F-14, as amended, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

(Source: Provincial Policy Statement, 2005)

Fish habitat - as defined in the *Fisheries Act*, c. F-14, means spawning grounds and nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

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

1. Along river and stream systems, the flooding hazard limit is the greater of:
 - i. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954), or the Timmins storm (1961) transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - ii. the one hundred year flood; and
 - iii. a flood which is greater than i. or ii. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

(Source: Adapted from the Provincial Policy Statement, 2005)

Floodproofing means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along river and stream systems.

(Source: Adapted from the Provincial Policy Statement, 2005)

Floor area, gross means the total floor area in a building or structure measured between the exterior faces of the exterior walls of the building or structure at the level of each storey below, at and above grade, excluding the area used for off-street unloading, parking and mechanical.

Garden suite means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable.

(Source: Planning Act, R.S.O. 1990)

Green Building means a building designed to conserve resources and reduce negative impacts on the environment - whether it is energy, water, building materials or land.

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

(Source: Provincial Policy Statement, 2005)

Growth-related capital costs means costs incurred or proposed to be incurred by the Township or by others on behalf of, and as authorized by, the Township. These costs include (but are not necessarily limited to):

1. Costs to acquire land or an interest in land, including a leasehold interest.
2. Costs to improve land.
3. Costs to acquire, lease, construct or improve buildings and structures.
4. Costs to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,
 - ii. furniture and equipment, other than computer equipment, and
 - iii. materials acquired for circulation, reference or information purposes by a library board.
5. Costs of the development charge background study.

(Source: Adapted from the Development Charges Act)

Hazards means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Hazards also include property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

(Source: Adapted from Provincial Policy Statement, 2005)

Hazardous lands means property or lands that could be unsafe for development due to naturally occurring processes. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. Hazards also include property or lands that could be unsafe for development and site alteration due to naturally occurring hazards.

(Source: Adapted from Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Heavy industrial means employment uses associated with significant land use impacts such as odour, noise, dust, smoke, vibration, the potential for fire and explosive hazards, etc. Examples of such uses may include manufacturing facilities, the storage, processing, refinement or production of hazardous, toxic or substances, etc.

See also *Light Industrial and Prestige Industrial*.

Heritage attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a protected heritage property.

(Source: Provincial Policy Statement, 2005)

Heritage resources means a feature of the landscape which by itself, or together with its associated environment, is unique or representative of past human activities or events. Such feature may include a site or area of archaeological or historical value and it may include a building or structure of cultural heritage value or interest.

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

(Source: Provincial Policy Statement, 2005)

Infill means the development of additional buildings on a property, site or area to support intensification, create higher densities, and fill development gaps in existing neighbourhoods.

Infrastructure means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, waste management systems, electric power generation and transmission, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

(Source: Provincial Policy Statement, 2005)

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

- i. redevelopment, including the reuse of brownfield sites;
- ii. the development of vacant and/or underutilized lots within previously developed areas;
- iii. infill development; or
- iv. the expansion or conversion of existing buildings.

(Source: Provincial Policy Statement, 2005) See also Small-Scale Intensification.

Light industrial means employment uses associated with little or no significant land use impacts including odour, noise, dust, smoke, vibration, the potential for fire and explosive hazards, etc. Examples of such uses may include light and small-scale manufacturing facilities, warehouses, wholesale establishments, offices and business services such as printing establishments.

See also Heavy Industrial and Prestige Industrial.

Locational criteria means a set of criteria, such as (but not limited to) accessibility, environment, catchment area, infrastructure, public facilities and costing, used to identify suitable site(s) for a given active or passive land use or type of development.

Lot means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*.

Mineral aggregate operation means:

- i. lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*, or successors thereto;
- ii. for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- iii. associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

(Source: Adapted from the Provincial Policy Statement, 2005)

Mineral aggregate resources means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

(Source: Provincial Policy Statement, 2005)

Mixed-use means development that includes a range of uses, including commercial and residential uses, that provides a variety of housing opportunities, retail, office, leisure, recreation and social opportunities.

Multimodal means the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, rail (such as commuter and freight), trucks, air and marine.

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Natural environment means the land, air or water or any combination or part thereof.

Natural heritage features and areas means features and areas, including significant wetlands, significant coastal wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

(Source: Provincial Policy Statement, 2005)

Natural heritage system means a system made up of natural heritage features and areas, linked by natural corridors which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species and ecosystems. These systems can include lands that have been restored and areas with the potential to be restored to a natural state.

(Source: Provincial Policy Statement, 2005)

Negative impacts means:

- i. in regard to policy 2.2 of the Provincial Policy Statement (2005), degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;

- ii. in regard to fish habitat, the harmful alteration, disruption or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*, using the guiding principle of no net loss of productive capacity; and
- iii. in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

(Source: Provincial Policy Statement, 2005)

Neighbourhood Commercial Use means a land use, including personal service shops, that serves the needs of the neighbouring residential area and which may sell or rent merchandise which constitutes general dry goods and household articles and grocery items, and provided that such business is conducted within a wholly enclosed building, but excludes food preparation and service, meaning preparation, cooking, or any form of restaurant.

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

(Source: Provincial Policy Statement, 2005)

Park means a public facility or open space that provides sufficient passive and/or active recreational opportunities to accommodate the recreational needs of residents within the Township.

Partial services means

- i. Municipal sewage services or private communal sewage services and individual on-site water services; or
- ii. Municipal water services or private communal water services and individual on-site sewage services.

(Source: Provincial Policy Statement, 2005)

Portable asphalt plant means a facility

- i. with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- ii. which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

(Source: Provincial Policy Statement, 2005)

Portable concrete plant means a building or structure

- i. with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

- ii. which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

(Source: Provincial Policy Statement, 2005)

Preserve - To maintain the quality or condition of a resource in its current form, and to slow down the deterioration of the resource.

Prestige industrial includes only non-noxious office employment uses and associated accessory uses such as restaurants, parking facilities and business services.

Private club means a building or any part of a building used as a meeting place for members of an organization not operated for profit or of an athletic, social or recreational club not operated for profit.

Protection works standards means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair.

(Source: Provincial Policy Statement, 2005)

Public service facilities means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

(Source: Provincial Policy Statement, 2005)

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

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

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

(Source: Provincial Policy Statement, 2005)

Regulatory flood means the approved standard(s), being a regional flood or a one-in-one-hundred-year flood, used in a particular watershed to define the limit of the flood plain for regulatory purposes.

Rehabilitate means the treatment of land, buildings or structures so that their use or condition is restored to its former use or condition, or may be changed to another use or condition that is or will be compatible with adjacent land uses.

Renewable energy project means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility.

(Source: Green Energy Act, 2009)

Renewable Energy Generation Facility means a generation facility that generates electricity from a renewable energy source and that meets such criteria as may be prescribed by regulation and includes associated or ancillary equipment, systems and technologies as may be prescribed by regulation, but does not include an associated waste disposal site, unless the site is prescribed by regulation for the purposes of this definition.

(Source: Green Energy Act, 2009)

Renewable energy systems means the production of electrical power from an energy source that is renewed by natural processes including, but not limited to, wind, water, a biomass resource or product, or solar and geothermal energy.

(Source: Provincial Policy Statement, 2005)

Renewable Energy Testing Facility means devices or structures to be used to gather information about natural conditions at the location of the structures or devices and related infrastructure and that meet such criteria as may be prescribed by the regulations.

(Source: Green Energy Act, 2009)

Renewable Energy Testing Project means the construction, installation, use, operation, changing or retiring of a renewable energy testing facility.

(Source: Green Energy Act, 2009)

Renewable Energy Undertaking means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project.

(Source: Planning Act, R.S.O. 1990)

Retail Market Impact Study means an analysis of the retail sector and the development, economic and environmental impacts associated with proposed retail development.

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

(Source: Provincial Policy Statement, 2005)

Secondary uses means uses secondary to the principal use of the property, including but not limited to, home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Servicing Plan means an analysis of the Township's provisioning and phasing of water and wastewater and other infrastructure to service future growth and development.

Significant (including the term Provincially significant but excluding the term locally significant) means

- i. In regard to wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- ii. In regard to the habitat of endangered species and threatened species, means the habitat, as approved by the Ontario Ministry of Natural Resources, that is necessary for the maintenance, survival, and/or the recovery of naturally occurring or reintroduced populations of endangered species or threatened species, and where those areas of occurrence are occupied or habitually occupied by the species during all or any part(s) of its life cycle. The Species at Risk in Ontario List (SARO), prepared and updated by the Ministry of Natural Resources, lists endangered and threatened species.
- iii. In regard to wildlife habitat, means areas where plants, animals and other organisms live and find adequate amounts of food, water, shelter and space needed to sustain their populations. Significance may be demonstrated when wildlife habitat is ecologically important in terms of features, functions, representation, or amount and contributes to the quality and diversity of the greater natural heritage system. Significant wildlife habitat areas are defined as consisting of one or more of the following:
 - » habitat areas that provide for seasonal concentrations of animals;
 - » wildlife movement corridors;
 - » rare vegetation communities or specialized habitats for wildlife; and/or
 - » habitats for species of conservation concern.
- iv. In regard to mineral potential, means an area identified as provincially significant through comprehensive studies prepared using evaluation procedures established by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index;
- v. In regard to cultural heritage and archaeology, means resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.

(Source: Adapted from the Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

Site Plan Control means a process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features. Site Plan Control can only be used to establish on-site physical conditions such as setbacks and layout as well as road widening and intersection improvement.

Small-scale when used in the context of businesses, offices and industries, means those commercial or industrial uses that do not exceed the following:

- » Employs no more than the equivalent of five (5) full time employees in addition to the owner;
- » Occupies a structure not exceeding 250 square metres in area; and
- » Outdoor storage and display is limited to an area not greater than 750 gross square metres.

Small-scale intensification means intensification (as defined by this Plan) where there is no need to expand existing water or sewer infrastructure to accommodate the new lot(s) or unit(s). *See also Intensification.*

Sourcewater protection means the act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.

Sourcewater protection plan means a plan that protects drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.

Special needs housing means housing for the physically and developmentally challenged and disabled, chronically mentally ill, youth and children with emotional difficulties, seniors, those requiring emergency shelter, assisted housing accommodating individuals, and households with low to moderate incomes.

Streetscape means the visual appearance of a roadway formed by the location of physical features such as buildings, pedestrian, cycling and vehicular facilities and landscaping.

Surface water feature refers to water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

(Source: Provincial Policy Statement, 2005)

Sustainability means meeting the needs of people today without jeopardizing the ability to meet the needs of future generations.

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

(Source: Provincial Policy Statement, 2005)

Transportation Systems means a system consisting of corridors and right-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, park and ride lots, service centres, rest stops, vehicle inspection stations, intermodal terminals, harbours, and associated facilities such as storage and maintenance.

(Source: Provincial Policy Statement, 2005)

Urban Area means lands which have been designated for development on Schedule 1 to this Plan over the 20-year planning horizon.

(Source: Adapted from the Provincial Policy Statement, 2005)

Utility means a water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, communications/telecommunications lines and other cabled services, waste collection or disposal or management, a public transportation system, licensed broadcasting receiving and transmitting facilities, or any other similar works or systems necessary to the public interest.

Walkability means the extent in which the built environment is friendly to the presence of people in that area, factors include are land use mix, street connectivity and residential density.

Watershed means an area that is drained by a lake or river, and its tributaries.

(Source: Provincial Policy Statement, 2005)

Waste management system means sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots.

(Source: Provincial Policy Statement, 2005)

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

(Source: Provincial Policy Statement, 2005)

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

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

(Source: Provincial Policy Statement, 2005) See also the definition for significant.

Wildlife habitat means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

(Source: Provincial Policy Statement, 2005) See also the definition for significant.

Woodlands means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels.

(Source: Provincial Policy Statement, 2005)