

OFFICIAL PLAN
OF THE
TOWNSHIP OF LAURENTIAN VALLEY

Prepared For: The Corporation of the
Township of Laurentian Valley

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LAND USE SCHEDULES

OFFICIAL PLAN
OF THE
TOWNSHIP OF LAURENTIAN VALLEY

The Official Plan of the Township of Laurentian Valley was adopted by the Council of the Corporation of the Township of Laurentian Valley by By-law No. 02-07-147 in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.P.13, on the 23rd day of July, 2002.

REEVE

CORPORATE
SEAL OF
MUNICIPALITY

CLERK

THE CORPORATION OF THE TOWNSHIP OF LAURENTIAN VALLEY

BY-LAW NO. 02-07-147

The Council of the Corporation of the Township of Laurentian Valley in accordance with the provisions of Section 17(22) of the Planning Act, R.S.O. 1990, c.P. 13, hereby enacts as follows:

1. The Official Plan for the (former) Township of Alice and Fraser approved by the approved by the Ministry of Municipal Affairs on July 5, 1991, the Official Plan for the (former) Township of Pembroke approved by the Ministry of Municipal Affairs on January 21, 1991, and the Official Plan for the (former) Township of Stafford approved by the Ministry of Municipal Affairs on March 18, 1992, are all hereby repealed.
2. The Official Plan of the Township of Laurentian Valley consisting of the attached text and Schedules 'A', 'B' and 'C', is hereby adopted.
3. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan of the Township of Laurentian Valley.
4. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law given its First and Second reading this 23rd day of July, 2002.

This By-law read a Third time and finally passed this 23rd day of July, 2002.

REEVE

CORPORATE
SEAL OF
MUNICIPALITY

CLERK

The Official Plan of the Township of Laurentian Valley which has been adopted by the Council of the Corporation of the Township of Laurentian Valley, is hereby approved in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.P.13.

Date: June 30, 2004

Approval Authority

SECTION 1.0 - INTRODUCTION

1.1 AUTHORITY OF PLAN

This Plan constitutes and shall hereto be known as the “Official Plan for the Township of Laurentian Valley”. It was enacted in accordance with the requirements of the Planning Act, R.S.O. 1990, c.P.13, of the Province of Ontario. This Plan replaces the existing Official Plan for the Township of Alice and Fraser approved by the approved by the Ministry of Municipal Affairs on July 5, 1991, the Official Plan for the Township of Pembroke approved by the Ministry of Municipal Affairs on January 21, 1991, and the Official Plan for the Township of Stafford approved by the Ministry of Municipal Affairs on March 18, 1992.

1.2 PURPOSE AND OBJECTIVES OF THE PLAN

The purpose of the Official Plan is to provide a general guide for growth and development in the Municipality and govern the type and form of development which may take place over the next ten years. According to data released by the Ontario Property Assessment Corporation, in the Renfrew County Population Report - 2000, in the year 2000, the Township had a permanent population of 8,726. Projections of population and household growth to the year 2011 are contained in the Background Study which is summarized for information purposes in II to this Plan.

It is the intent of the Plan to promote orderly and efficient development in a manner which is consistent with the desired lifestyle and needs for growth and prosperity envisaged for the Municipality. Council intends to encourage growth in the urban and suburban areas of the Township and to limit rural development to only those rural areas of the Township where it is appropriate. Development proposals will be assessed to determine whether there is a need for the development, the compatibility with surrounding land uses and the impact of the development on servicing, the environment and the cultural landscape.

The overall objectives of the Plan are summarized as follows:

- (1) To strengthen and diversify the economic base of the Municipality within the limitations of the Municipality’s servicing position.
- (2) To protect and enhance the quality of the Municipality’s natural, built and human environment for the benefit, enjoyment and use of present and future residents.
- (3) To provide a framework to promote land use compatibility between adjacent uses.

- (4) To identify and protect agricultural, mineral aggregate and other non-renewable resources in areas of the Municipality considered appropriate for long-term preservation.
- (5) To identify and protect the natural water systems, significant natural heritage features and hazard lands within the Municipality and control development in locations where there is potential threat to life, property damage or damage to the natural environment if developed upon.
- (6) To work in cooperation with adjacent municipalities and senior levels of government in order to provide for the needs of the community.
- (7) To coordinate the Municipality's long-term servicing plans with land use planning objectives.
- (8) To encourage development on full services as the preferred form of servicing for urban areas and in suburban settlement areas when services are available. In fully serviced areas lot creation should only be permitted if sufficient reserve water and sewer plant capacity will be available to accommodate it. Communal services are the preferred means of servicing multiple lots/units in areas where full municipal services are not or cannot be provided. Private individual on-site services may be used for lot/unit creation where the use of communal systems is not feasible and where site conditions are suitable over the long-term.
- (9) To provide safe, efficient and environmentally sensitive transportation infrastructure that promotes economic viability, mobility, and accessibility while linking areas of different land use.
- (10) To prevent the loss of life and minimize property damage, social disruption and environmental degradation from forest fires, by requiring that mitigating measures be incorporated into the overall pattern of land use and in the design of new development.

1.3 BASIS OF THE PLAN

- (1) On January 1, 1997, the Township of Pembroke amalgamated with the Township of Stafford to form the Municipal Corporation of the Township of Stafford-Pembroke. On January 1, 2000, the Township of Stafford-Pembroke subsequently amalgamated with the Township of Alice and Fraser to form the new municipality of the Corporation of the Township of Laurentian Valley. After each amalgamation occurred, the existing Official Plans continued to be applicable to the geographic area of the respective townships to which they applied. The Official Plan for the Township of Alice and Fraser was adopted by Council of the Township of Alice and Fraser on January 8, 1990

and approved by the Ministry of Municipal Affairs on July 5, 1991. The Official Plan for the Township of Pembroke was adopted by Council of the Township of Pembroke in September 1989 and approved by the Ministry of Municipal Affairs on January 21, 1991. The Official Plan for the Township of Stafford was adopted by Council of the Township of Stafford on November 1, 1989 and approved by the Ministry of Municipal Affairs on March 18, 1992.

- (2) Council determined that it was appropriate to prepare a new Official Plan for the Township of Laurentian Valley in order to address the following issues and concerns:
 - (a) The need to provide a uniform and common approach to development across the geographic area of the new Township by harmonizing policies.
 - (b) The need to establish goals, objectives and policies to meet the future development needs of the Township.
 - (c) The need to update the policies in the Plan to reflect commercial development trends within built-up areas and along major roads adjacent the City of Pembroke.
 - (d) The need to update and analyze background statistics to determine trends in the Township's land use, economic development and demographics.
 - (e) The need to control the spread of rural non-farm development in rural and agricultural areas.
 - (f) The need to establish servicing policies for sewer, water and stormwater management.

1.4 SCOPE AND STRUCTURE OF THE PLAN

- (1) This Plan shall be known as the "OFFICIAL PLAN OF THE TOWNSHIP OF LAURENTIAN VALLEY".
- (2) This Plan applies to all lands within the corporate limits of the Township of Laurentian Valley.
- (3) The Official Plan is a legal document prepared pursuant to Section 17 of the Planning Act, R.S.O. 1990. The policies and principles contained herein are intended to guide public administrators and private interests in such a way so as to ensure the most desirable form of development under the most desirable conditions. Implementation of the Plan must be carried out in accordance with Section 17.

- (4) The Official Plan has been prepared to guide future development to the year 2011. Projections of population and housing needs, which provide the background to the Plan, are projected to that year. While the Plan is intended to have some flexibility, it may not be capable of dealing with unforeseen developments. Therefore, the suitability of the Plan will be maintained through regular monitoring, specific reviews at five year intervals and amendments as required.
- (5) The following text and attached Land Use Schedule(s) constitute the Official Plan of the Township of Laurentian Valley. Appendices which contain background information and maps in support of the proposals do not form a part of the Official Plan document, nor do the appendices receive formal approval from the Minister of Municipal Affairs and Housing.
- (6) In this document, the “Official Plan of the Township of Laurentian Valley” may be referred to as the “Plan” or the “Official Plan”. The Plan shall be read with such changes of gender and number as the context may require.
- (7) The text of this Plan is divided into five parts:

Part I:	Preface
Part II:	General Policies
Part III:	Specific Land Use Policies
Part IV:	Land Division
Part V:	Implementation and Interpretation

Part I is informative in nature, it describes the general purpose and objectives of the Plan, the basis for the new Official Plan and the structure of the Plan.

Part II contains general policies which apply to all development regardless of the classification of land. These general policies must be considered when reviewing a development application.

Part III contains policies for land use that are specific to each classification of land. The classification of land is established by the designation and transportation categories shown on the land use Schedules attached to this Plan. Every development or change in land use must satisfy the specific policies of the designation and the transportation categories for the lands subject to the proposal.

Part IV states the policies and criteria to be followed when applications for consent (severance) and plans of subdivision are reviewed.

Part V describes the interpretation of the various policy matters and the methods for implementing the policies of the Plan.

PART II – GENERAL POLICIES

SECTION 2.0 - GENERAL DEVELOPMENT POLICIES

2.1 GENERAL INTENT

The general development policies of this Plan have been established in order that future development of the Township is controlled in an orderly and systematic fashion. New development shall follow the general policy guidelines outlined below. All other applicable sections of this Plan shall also apply.

2.2 POLICIES

(1) Affordable Housing

Council supports the following Housing policies of the Provincial Policy Statement:

- (1) maintaining at all times at least a 10-year supply of land *designated and available* for new residential development and *residential intensification*;
- (2) maintaining at all times, where new development is to occur, at least a 3-year supply of residential units with servicing capacity in draft approved or registered plans;
- (3) encouraging housing forms and densities designed to be affordable to moderate and lower income households;
- (4) encouraging all forms of *residential intensification* in parts of built-up areas that have sufficient existing or planned *infrastructure* to create a potential supply of new housing units available from *residential intensification*; and
- (5) establishing cost-effective development standards for new residential development and redevelopment to reduce the cost of housing.

(County of Renfrew’s Modification No. 1)

(2) Agriculture and Related Minimum Distance Separations

All new farm and non-farm development shall comply with the Minimum Distance Separation I (MDS I) and Minimum Distance Separation II (MDS II) requirements, as amended from time to time. The requirements are meant to assist landowners and developers in reducing land use conflicts between farm and non-farm uses, and to reduce negative impacts on the air, soil and water. As provided for in the MDS II

guidelines, based on site specific circumstances, the Township may entertain minor variances to the MDS II distances that meet the intent, if not the precise distance of MDS II or mitigate environmental impacts, without the need for an amendment to the Official Plan. Council will only entertain such a request for minor variance from MDS II distances after consultation with the Ontario Ministry of *Agriculture and Food* and subject to an amendment to the implementing Zoning By-law.

(3) Compatibility of Land Use

Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land upon the other. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones but compatible with both or any combination of the aforementioned sufficient to accomplish the intended purposes. Where possible, Council shall encourage the use of naturalized or treed areas as buffers.

The implementing Zoning By-law will provide for separation distances between potentially incompatible uses. Separation distances will be established having regard to the Ministry of the Environment's "D-Series Guidelines on Land Use", and any other applicable legislation, policies or guidelines applied by governing agencies.

(4) Commercial, Industrial and Institutional Uses

- (a) Where commercial, industrial and institutional uses are permitted the following standards shall apply;
 - (i) the location of such a use shall ensure that the character of any adjacent residential area is not affected by obtrusive lighting, noise, odour, signs, parking and traffic;
 - (ii) all new buildings should be set back from adjacent road allowances a sufficient distance to permit automobile parking and maneuvering clear of any road allowance;
 - (iii) adequate off-street automobile parking areas shall be provided;
 - (iv) access points to such parking areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;
 - (v) in reviewing the suitability of a site for the proposed use or facility, Council

shall strive to maintain compatibility between sensitive uses and the proposed use or facility. Measures including land use separation shall be provided between incompatible land uses in accordance with the guidelines of the Province of Ontario and in particular those of the Ministry of the Environment, including but not limited to MOE Guidelines D-1, D-1-1, D-1-3, D-2, D-4 and D-6. Distances will vary depending on the nature of the facility and the intervening land uses, and generally the greater the scale and intensity of the facility, the greater the required separation distance;

- (vi) where deemed necessary, buffering will be provided for the purpose of reducing or eliminating any adverse effects of one land use upon another;
 - (vii) adequate servicing shall be provided; and
 - (viii) where the lands abut a Provincial Highway, the following will also apply:
 - 1. open storage areas adjacent Provincial Highways shall be prohibited unless it can be demonstrated that appropriate landscaping and screening to shield the open storage area will not detract from the intended character of the area;
 - 2. parking and loading areas will generally be restricted to those areas not facing the highway; and
 - 3. all industrial/commercial activities will be encouraged to locate within enclosed buildings unless it is essential for an activity to locate outdoors, in which case the industrial/commercial use will be suitably screened and buffered from the highway.
- (b) Council in considering an amendment to the implementing zoning by-law to permit a commercial, industrial or institutional use will have consideration for the following:
- (i) the items listed in Section 2.2(4)(a) above;
 - (ii) special measures such as increased yards and parking, landscaping buffer strips, etc., can be effectively provided to protect the amenities of the surrounding residential area; and
 - (iii) servicing concerns.

(5) Crown Land

The Ministry of Natural Resources administers Crown Land within the Municipality. The use of Crown Land will be in accordance with the management policies and plans of the Ministry of Natural Resources as constituted from time to time. The Ministry of Natural Resources is encouraged to have due regard for land use policies and designations for land located within the immediate vicinity of Crown Land when preparing management plans and policies. The Ministry of Natural Resources shall consult with the Municipality prior to the implementation of plans and programs within the Township.

The Ministry of Natural Resources is currently considering proposals to create conservation reserves on two Crown sites within the Township. Council will have regard for the uses carried out on Crown Land when considering proposals for new land uses on adjacent lands.

(County of Renfrew's Modification No. 2)

(6) Cultural Heritage and Archaeological Resources

Significant built heritage resources and cultural landscapes will be conserved.

Council recognizes there **are** significant archeological remains of prehistoric and historic habitation within the Township. Where new development is proposed within an area which has been identified as containing known archeological resources or having high archeological resource potential, a proponent shall undertake an archeological impact assessment of the property in accordance with the archeological assessment technical guidelines of the **Ministry of Culture**. Such assessments shall be undertaken by a qualified archeologist licensed pursuant to the provisions of Section 38 of the Ontario Heritage Act, R.S.O. 1990.

Council may also undertake the preparation of an Archeological Master Plan to identify and map known archeological sites registered with the Provincial Archeological Sites Database as well as lands within the Township that have the potential for the discovery of archeological resources. The plan will also outline policies, programs and strategies to protect significant archeological sites. Council will regularly update Township mapping under the provisions of the municipal-provincial data sharing agreement, as new archaeological sites are identified from land development and from the Provincial Archaeological Sites Database at the **Ministry of Culture**.

Any significant archaeological resource identified may be preserved on site, to ensure that the integrity of the resource is maintained and/or may be systematically removed

through excavation by a licensed archaeologist.

Council may maintain the integrity of archaeological resources by adopting archaeological zoning by-laws under Section 34 of the Planning Act, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the *Ministry of Culture* and the Ministry of Consumer and Commercial Relations (MCCR), when an identified historic human cemetery, marked or unmarked, human burial is affected by land use development. The provisions under the Heritage Act and the Cemeteries Act shall apply.

The Ontario Heritage Act may be utilized to identify, conserve, protect and enhance the cultural heritage resources in the Township through the designation by by-law of individual properties, conservation districts and landscapes and archaeological sites. A Local Architectural Conservation Advisory Committee (LACAC) may be established under the Act to advise on heritage matters within the Township.

Council may designate under the Ontario Heritage Act, specifically a Heritage Conservation District(s) containing significant heritage properties or cultural heritage landscape features located within the Township.

Council shall have regard for all cultural heritage resources in the undertaking of a municipal public works and during the management of lands or properties owned by the Township. When necessary, Council will require satisfactory measures and/or impact assessments to mitigate any negative effects on these significant heritage resources as outlined in those heritage conservation policies contained within this Plan.

(7) Energy Conservation

In an effort to reduce energy costs and to promote energy efficiency in land developments, any new developments, including subdivisions, shall, where feasible, be designed to take advantage of solar orientation, prevailing winds, wind breaks and planted vegetation, topography, housing design and clustering of buildings, bicycling, walking areas and landscaping.

(8) Fire Protection

- (a) The Laurentian Valley Township Forest Fire Management Plan, approved by the Ministry of Natural Resources, has identified some areas of the Township as having moderate fire risk levels. Fire risk zones consists of areas which contain values to be protected (i.e. residential property, provincial parks, Indian Reserves, provincial parks, conservation areas, federal land, landscape features, sensitive lakes and streams or timber resources), areas having a fire occurrence history and areas having potential for fire spread. Because of the size of the fire risk areas, it is important to coordinate the Township's efforts with those of neighbouring communities and other agencies in order to provide effective fire protection.
- (b) Council, will have regard for possible fire hazards when reviewing development proposals within or adjacent to areas identified as having a fire risk. New developments shall be reviewed with regards to the following criteria:
 - (i) adequacy of road access for fire-fighting equipment;
 - (ii) amount and flammability of adjacent treed vegetation, and other nearby fire risks;
 - (iii) availability of emergency water sources;
 - (iv) degree of proposed development; and
 - (v) other proposed mitigation measures.

(9) Forestry, Spawning Beds, Deer Yards and Wildlife Habitat

- (a) Within the Municipality, there are significant forest resource areas capable of timber production. Although not designated as such in the Official Plan, Council recognizes the importance of the timber industry to the local and regional economy and the benefits of these areas to tourism, the conservation of wildlife habitat and erosion control. These prime forested resource areas are shown on Appendix I.
- (b) It shall be the policy of Council to utilize Appendix I as a guide in reviewing development proposals (including severance applications). Where development is proposed on or adjacent to these areas, due consideration shall be given to the proposed location of the proposal and its impact on the "forest resource".
- (c) Significant natural heritage features, such as Provincially Significant Wetlands and Areas of Natural and Scientific Interest have generally been included in the Environmental Protection designation and are specifically identified on Schedule

‘C’ to this Plan. Specific policies related to Areas of Natural and Scientific Interest and Provincially Significant Wetlands have also been included in the policies of the Environmental Protection designation in Section 11.0 of this Plan. Reference should also be made to Section 2.2(22) Provincially Significant Wetlands.

Where development is proposed on or adjacent to these areas, Council shall have regard for and give due consideration to the location of the proposal and its impact on these and any other significant natural heritage features that may be identified on or adjacent to these areas. Council will consult the Ministry of Natural Resources and the County of Renfrew where proposals may affect these resources.

- (d) It shall be the policy of Council that, as the Ministry of Natural Resources identifies, from time-to-time, information on significant natural heritage features, such features shall be incorporated into this Official Plan through amendments to Schedule ‘C’.
- (e) Deer Yards located within the Township of Laurentian Valley are identified on Schedule ‘C’. Deer Yards contain significant environmental features and functions which support an important deer habitat. Within Deer Yards, all applications for plans of subdivision, multiple-unit residential development (being three or more units), or non-residential uses shall demonstrate through the completion of an Environmental Impact Study (EIS) that the development will not have any adverse impacts on significant features or features or functions in the area or how any impacts will be able to be mitigated. Residential severances are exempt from this requirement.

(County of Renfrew’s Modification No. 3)

- (f) Council shall consult with the Ministry of Natural Resources and the County of Renfrew with regard to the location of fish spawning areas, fish habitat and the significant habitat of endangered and threatened species. Where development is proposed or adjacent to these areas, due consideration shall be given to the proposed location and its impact on **the form and function of** these types of natural heritage areas.
- (g) Notwithstanding any other provision of Section 2.2(9) to the contrary, nothing in these policies are intended to limit the ability of agricultural uses to continue.

(County of Renfrew’s Modification No. 4)

- (h) **It is recognized that not all natural heritage features are known and identified on*

Schedule 'C'.* Council shall have regard for any other significant natural heritage features that may be identified on or adjacent to these areas and will consult the Ministry of Natural Resources and the County of Renfrew where proposals may affect these resources.

(10) Garden Suites

A 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. Garden suites shall be permitted in all designations that allow residential uses subject to the adoption of a site specific amendment to the Zoning By-law to establish a temporary use by-law in accordance with Section 39 of the Planning Act, R.S.O., 1990, c.P.13, as amended. In considering an amendment to the Zoning By-law, Council shall consider certain matters such as the adequacy of servicing and impacts on adjacent land use. As a condition of the approval of the temporary use by-law, Council shall require the owner and occupant to enter into a registered agreement with the Township.

(11) Group Homes

A group home is a single housekeeping unit in a residential dwelling in which up to ten (10) persons, excluding staff or the receiving family, live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute. Group homes shall be permitted in all designations that allow residential uses except the Agriculture designation.

In order to prevent an undue concentration of group homes in specific areas of the Municipality, standards requiring a minimum distance separation between these facilities may be incorporated in the Zoning By-law.

(12) Hazardous Slopes and Unstable Soils

- (a) Lands situated along the Indian River, Hales's Creek, O'Meara's Creek, Locksley Creek, the Muskrat River and Hennessy's Creek (north of Lot 18 in the geographic Township of Stafford) possess moderate to severe slope stability constraints. These "slippery slopes" possess sensitive marine clays which may become unstable and prone to failure when heavily saturated. Some of these lands have been designated Environmental Protection and reference should also be made to the Environmental Protection policies in Section 11.0 of this Plan which would also apply to those lands designated Environmental Protection.

(County of Renfrew's Modification No. 5)

- (b) Council will encourage development to locate in areas outside of hazardous lands adjacent to river and stream systems which are impacted by flooding and/or erosion hazards and hazardous sites. Notwithstanding, development and site alteration may be permitted on these lands, provided that all of the following can be *satisfied*:
 - i) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
 - ii) new hazards are not created and existing hazards are not aggravated;
 - iii) no adverse environmental impacts will result;
 - iv) vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
 - v) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.

- (c) Council, in consultation with the Ministry of Natural Resources, may require that development applications adjacent to these river and stream corridors and their tributaries, be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating that the proposed development can safely occur and how development can be accommodated on this site. Schedule 'B' to this Plan entitled "Slope Stability", identifies sites where the Ministry of Natural Resources has test pit information which provides a factor of safety rating at the identified locations. Council and the Township's Chief Building Official shall use Schedule 'B' as a guide when reviewing applications for building permit, site plans, minor variance, consent, plans of subdivision, Zoning By-law Amendment and/or Official Plan Amendment and shall consult with the Ministry of Natural Resources regarding the requirement for a geotechnical assessment and the scope of the assessment, prior to the issuance of any approvals for lands adjacent the river and stream corridors identified in Section 12(a).

- (d) Council shall require a detailed geotechnical investigation for those sites identified on Schedule 'B' with a factor of safety rating greater than or equal to 1.2 and less than or equal to 1.5. Council shall require a routine geotechnical investigation for the those sites identified on Schedule 'B' with a factor of safety rating greater than 1.5 but less than or equal to 2.0. No development shall be

permitted at sites identified on Schedule 'B' with a factor of safety rating of less than 1.2 unless a detailed geotechnical investigation by a qualified geotechnical engineer demonstrates that a greater factor of safety exists at the site and all of the other requirements of Section 11 (b) are met. Notwithstanding, the aforementioned policies, Council may also require a geotechnical investigation by a qualified geotechnical engineer prior to development on any lands abutting the river and stream corridors and their tributaries identified in Section 12(a), or any other lands where Council in consultation with the Ministry of Natural Resources, identifies the potential for a hazardous slope or unstable soils.

(13) Home Occupations/Home Industries

Home occupations and home industries may be permitted accessory to residential uses provided they are small scale and compatible with residential uses, have safe access to a public road, and where located on a Provincial Highway, do not negatively impact on the highway corridor. Where access is to a Provincial Highway, the safety and geometric requirements of the Ministry of Transportation must be met. Those types of uses considered to be high traffic generators shall not be considered by the Township to be home occupations or home industries. Notwithstanding the aforesaid, home industries shall not be permitted within the Residential or Suburban designations. Within the Residential and Suburban designations of this Plan, home occupations shall generally be required to be undertaken within the residence to ensure that the residential character of the neighbourhood is maintained. Specific provisions relating to home occupations and home industries shall be included in the Zoning By-law.

(14) Hydro Electric Facilities

- (a) All existing power facilities and the development of any new electric power facilities, including all works defined in the Power Corporation Act (such as transmission lines, transformer stations and distributing stations) shall be permitted in any land use designation without an amendment to the Plan provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes. Furthermore, all Power Generators shall consult with the Township and Ministry of Natural Resources on the location of any new electric power facilities, ie. Ontario Power Generation, Renfrew Power Generation, Multistream Power Corp, etc.
- (b) Other Ontario Power Generation buildings and facilities not used directly for the generation and supply of power, shall comply with the other provisions of this Plan and implementing by-law.

- (c) The above, policies, however, do not preclude the Municipality's right to participate in discussion on the location criteria of new electric power facilities.

(15) Mineral Exploration

- (a) Surveys and preliminary explorations for minerals may be conducted within any designation except the Residential, Suburban and Environmental Protection designation. Intensive testing, which would include the erection of buildings and/or structures, will be considered through the application of the temporary use provisions of this Plan, provided only minimal disturbance and few temporary structures are involved. The site or the disturbed areas are to be rehabilitated after surveys and preliminary explorations for minerals have been undertaken.
- (b) Council shall review the impact of any proposed development against the mineral resource potential of the area being cautions not to sterilize areas of mineral potential from future extraction and to protect existing and expanding mining operations from incompatible new uses (i.e. residential). Development which would preclude or hinder the establishment of new operations or access to mineral and petroleum resources will only be permitted if resource use would not be feasible, or the proposed land uses or development serves a greater long-term public interest and issues of public health, public safety and environmental impact are addressed.
- (c) As new information comes available, it is the intent of Council to consider an amendment the Official Plan to permit mining and mining related activities where such use is justified and such lands are determined to be suitable for these purposes.
- (d) Council shall encourage the rehabilitation of mine sites after extraction and other related activities have ceased and where feasible to undertake progressive rehabilitation.
- (e) Prior to Council considering any proposed development within approximately 1 km of an identified mine hazard, the approval authority should be satisfied that proper verification is provided indicating that the proposed development is not affected by the past mining activity. This may require that an engineering study be conducted, as the applicant's expense, to confirm the hazard can be appropriately mitigated to the approval authority's satisfaction.

(16) Noise Attenuation

Sensitive land uses shall be protected from the adverse impacts of noise. Prior to permitting development that may cause or be adversely affected by noise (i.e. rail, highway, airport, quarry, etc.), detailed noise studies may be required to be completed in accordance with Provincial Guidelines.

- (a) Prior to permitting development that may cause noise or be affected by noise from an existing source, Council may require a noise impact study if new sensitive development is located within 250 metres of Highway 17, within 500 metres from a principle railway line, within 250 metres from secondary railway line, within 150 metres of an extraction or processing facility associated with a pit, within 500 metres of an extraction or processing facility associated with a quarry and/or within 1000 metres of a stationary noise source such as a hydro transformer, a natural gas compression station, a water pumping station, railway yards, etc.
- (b) The recommendations and noise attenuation measures contained in the noise impact study will be implemented through provisions in either a site specific official plan amendment, zoning by-law amendment, subdivision agreements, and/or site plan agreement.

(17) Ottawa River Flood Plain

- (a) Lands along the Ottawa River within the Township of Laurentian Valley are subject to flooding by the 1 in 100 year flood. The Ottawa River Flood Plain policies are intended to regulate development in the flood plain of the Ottawa River. A two zone approach is used to regulate development in the flood plain of the Ottawa River whereby it has been determined that certain areas of the flood plain are considered less hazardous for development subject to flood proofing. The flood fringe defines that portion of the flood plain where some development may be permitted subject to appropriate floodproofing. The floodway defines that portion of the flood plain where development is prohibited and where the depth and velocity of flooding is considered to be such that they pose a potential threat to life and/or property.

The following policies and Land Use Schedule(s) may be amended upon completion of engineered flood plain mapping for the Township. The policies of the underlying designations apply to the lands affected by the flood plain of the Ottawa River subject to the Ottawa River Flood Plain policies as follows:

- (i) For the lands affected by the flood plain of the Ottawa River and located on Lower Allumette Lake, between the Pembroke Township/Westmeath Township boundary and Lot 6, Concession IV, in the geographic Township of Pembroke, (excluding lands fronting on Hazley Bay) the flood plain design elevation is 112.5 metres GSC datum and the elevation of the floodway is 111.5 metres GSC datum.
 - (ii) For the lands affected by the flood plain of the Ottawa River and located either between Lot 6, Concession IV, in the geographic Township of Pembroke and the Pembroke Township/Alice Township boundary, or fronting on Hazley Bay, the flood plain design elevation is 113.9 metres GSC datum and the elevation of the floodway is 112.9 metres GSC datum.
 - (iii) For the lands affected by the flood plain of the Ottawa River and located at the eastern end of Allumette Lake including the western shoreline of Cotnam Island and Morrison Island the flood plain design elevation has been calculated at 114.2 metres GSC datum and the elevation of the floodway is 113.2 metres GSC datum.
 - (iv) For the lands affected by the flood plain of the Ottawa River in the connecting channel between Allumette Lake and Lower Allumette Lake, specific elevations which are dependent on the location of a development, must be used for proposals.
- (b) No buildings or structures, with the exception of boat docking or launching facilities or flood or erosion control structures, shall be located on lands below the floodway elevation of the Ottawa River. The placing or removal of fill originating on the site or elsewhere, shall not be permitted in the floodway except where such fill is intended for flood or erosion control or works which are normally associated with watercourse protection works or bank stabilization projects as approved by the Ministry of Natural Resources. A work permit from the Ministry of Natural Resources is required for works undertaken below the normal water's edge and both the Ministry of Natural Resources and the Department of Fisheries and Oceans should be consulted prior to any works being undertaken along the shoreline.
- (c) New development and site alteration may be permitted within the flood fringe provided that all of the following criteria can be met:
- (i) the hazards can be safely addressed and the development and site alteration is carried out in accordance with established Ministry standards and

procedures;

- (ii) new hazards are not created and existing hazards are not aggravated;
- (iii) no adverse environmental impacts will result; and
- (iv) vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

(County of Renfrew's Modification No. 6)

- (d) All habitable buildings and structures located in the flood fringe of the Ottawa River shall be floodproofed to the flood plain design elevation specified in Section *2.17 (a)* above. With the exception of boat docking facilities, no building permits shall be issued for new development, including additions or enlargements to existing buildings or structures, unless located above the floodway elevation of the Ottawa River and floodproofed to the flood plain design elevation to the satisfaction of Council in consultation with the Ministry of Natural Resources and any other appropriate agency.
- (e) All applications for building permits should be accompanied by a plan of survey prepared by an Ontario Land Surveyor at the Owner's expense, identifying the flood plain elevations.
- (f) No institutional uses or essential emergency services or uses involving the disposal, manufacture, treatment or storage of hazardous substances (ie. chemical or fuel storage) shall be permitted to locate within the flood fringe.

(County of Renfrew's Modification No. 7)

- *(g) Council may consult with the Ministry of Natural Resources for technical information regarding development in the flood plain.*

(18) Public Uses

- (a) Public Uses may include educational, institutional, administrative, cultural and recreational uses which are public in nature and are owned and/or operated by a public authority to fulfil its role in providing for the health, education, welfare and convenience of the residents of the Municipality.
- (b) Public uses shall be permitted within all land use designations except the Agriculture designation under this Plan subject to certain conditions:

- (i) the site design and the design of the building and structures must be in keeping with the character of the surrounding area and the use will not detract from the primary function of the area;
 - (ii) adequate off-street parking shall be provided;
 - (iii) adequate servicing is available;
 - (iv) buildings and structures shall be subject to the Environmental Protection policies;
 - (v) buildings and structures shall be in accordance with the provisions of Section 2.2(4) of this Plan;
 - (vi) the use, building and/or structure is in accordance with all other relevant provisions of the Official Plan; and
 - (vii) all public uses shall be appropriately zoned in a separate zoning category.
- (c) Public parks shall not be used for private commercial tourism and recreational purposes.

(19) Public Parks

(a) Land Conveyance

Whenever development of lands is proposed for commercial or industrial purposes, Council may require that two percent of such lands be conveyed to the Municipality for park or other public recreational purposes. In all other forms of development the Municipality may, as a condition of approval, require that five percent of such lands be conveyed to the Municipality for park or other public recreational purposes. All land to be so conveyed shall require approval by the Municipality. Lands having environmental limitations may not be acceptable.

(b) Alternative Conveyances

The Municipality may require the developer to convey cash-in-lieu of such lands. The cash value of such lands will be determined by an appraisal authorized by the Municipality. The value of the lands shall be determined as of the day before the day of the issuance of the building permit as outlined in Section 42 of the Planning Act, 1990, for development or redevelopment; and as of the day before

the day of the approval of a draft plan of subdivision, as outlined in Section 51.1(4) of the Planning Act, 1990.

(c) Acceptance of Parkland

When considering the acceptance of parks and/or an equivalent amount of cash-in-lieu, Council will consider:

- (i) the adequacy of existing parks and the need for new parks and recreation facilities in the area;
- (ii) the quantity and quality of parkland involved;
- (iii) whether it involves desirable waterfront locations which would provide public access to water;
- (iv) whether the lot sizes and locations proposed are such that public parkland is inappropriate; and
- (v) any other relevant matter.

Council will attempt to improve existing local park facilities by equipping them with swings, slides and other such amusements. Where there is a school, every effort shall be made to have a park and school in close proximity so that optimum use may be made of publicly-owned land and facilities. Nevertheless, all local parks should be located, where possible, central to the area they serve.

(20) Public Works

The construction of public works within the Municipality shall be carried out in accordance with the policies of the Official Plan.

(21) Provincially Significant Wetlands

Provincially Significant Wetlands have been identified within the Township of Laurentian Valley. Wetlands provide an important function as in addition to providing food and habitat for a wide variety of plant and animal species, wetlands control and store surface water, provide for groundwater recharge, assist in flood control, and act as sediment traps to improve water quality.

Lands located within provincially significant wetlands have been identified on

Schedule 'C' to this Plan and have also been included within the Environmental Protection designation on Schedule 'A' to this Plan. The Provincially Significant Wetlands currently identified within the Township include the following:

- Hazley Bay/Lisk's Bay Wetland Complex
- Mud Lake/Mud Creek Wetland

Development and site alteration will not be permitted in Provincially Significant Wetlands. The policies of the Environmental Protection designation contained in Section 11.0 to this Plan also apply to lands located within Provincially Significant Wetlands.

Council also intends to ensure that development on adjacent lands is undertaken in a manner that does not negatively impact Provincially Significant Wetlands. Development and site alteration may be permitted on adjacent lands to Provincially Significant Wetlands, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in an area and the natural connections between them should be maintained and improved wherever possible.

Adjacent lands are defined as lands within 120 metres of the boundaries of significant wetlands. This distance may be modified based upon the findings of a site specific impact assessment. Council may require an Environmental Impact Study (EIS) and may consult with the Ministry of Natural Resources regarding development adjacent to significant wetlands and its possible impacts.

Notwithstanding any other provision of Section 2.2(21) to the contrary, nothing in these policies are intended to limit the ability of agricultural uses to continue.

(22) Quality of Environmentally Sensitive Areas

Council will only consider development that by reason of character, design or location, does not impact the form and function of the natural or man-made environment. Unique areas with environmental sensitivity or natural significance, including deer yards and spawning beds, require special attention. It shall be the policy of Council to have regard for these special resources when reviewing development proposals on or adjacent to these lands and to consult with the Ministry of Natural Resources where proposals may effect these resources. Schedule 'C' to this Plan will also be used as a guide to the identification of these unique areas, and will be updated by amendment to this Plan as new information on the nature and location of such areas is provided.

(23) Sanitary Waste Disposal (Septage and Sewage Sludge)

- (a) There are several different types of sanitary waste, categorized according to the type of storage and treatment, with unique regulations under the Environmental Protection Act regarding disposal. Septage (partially digested waste from septic tanks) and sewage sludge (residue from a sewage treatment plant) are of particular concern to the Municipality because permission may be obtained to haul these wastes to, or within, rural areas and to dispose of them there.

- (b) The disposal of septage and sewage sludge has additional problems due to the general lack of facilities for storage or disposal and access to land is limited by factors that include weather, season, roads and crops. Further, the spreading of bio-solids on agricultural lands as a method of disposal is proposed to be phased out. Septage disposal is a concern because residential development in the rural areas of the Township takes place on septic tank systems and the volume of septage to be hauled increases correspondingly with development. Council recognizes the need for County-wide coordination to provide several facilities for septage disposal.

- (c) Sanitary waste disposal shall only occur in accordance with the policies of this subsection:
 - (i) The spreading of septage or sewage sludge may occur within the Agricultural and Rural designations on the Land Use Schedule(s) and shall be in accordance with the appropriate legislation.

 - (ii) A septage disposal facility or site may be considered but shall generally locate only in the Rural, Industrial or Waste Disposal designation on the Land Use Schedule(s). Such facility shall be established and operated in accordance with the appropriate legislation. The approval of the Ministry of the Environment shall be required for each site.

 - (iii) Every new septage disposal facility shall require an amendment to the Zoning By-law and such amendment shall only be considered for a site approved by the Ministry of the Environment. The Zoning By-law amendment will be specific for the site and will establish minimum separation distances from key features such as residences, residential zones within or outside the Township, wells, roads, pasture, surface and groundwater. The minimum separation distance shall be determined in consultation with the concerned agencies.

- (iv) The spreading of sewage sludge shall not require an amendment to the Zoning By-law for each site but the By-law shall contain provisions regarding the appropriate zones, associated uses and minimum separation distances. The approval of the Ministry of the Environment shall be required for each site.
- (v) The disposal of septage or sewage sludge shall not pollute any water course or groundwater. An applicant may be required to provide the information necessary to satisfy Council, the Ministry of the Environment and Energy and the Township Chief Building Official that a site is suitable in this regard.
- (vi) Buffering of an appropriate form shall be required on all sides and such buffering shall apply to all open storage areas and disposal site operations.
- (vii) The operation, maintenance and closing of a septage disposal site or facility shall be in accordance with the requirements of the Ministry of the Environment and Energy, the Municipality and the Chief Building Official.
- (viii) Minimum separation distances shall apply to new residential development when it is locating in the vicinity of a legally existing septage disposal site or facility.

(24) Servicing

- (a) It is the intent of Council to minimize the costs of services to be provided by public agencies. Development will be encouraged for which services may be provided economically or which may assist in paying for existing services. Development should be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. Where new or improved services are required for development, Council may require their provision at the developer's expense.
- (b) The Municipality shall be assured that necessary utilities, waste disposal facilities, fire protection, and police protection will be provided before any development is approved. Approval will be given only in locations where such services are feasible to maintain without creating an undue additional financial burden on existing residents.

- (c) All development is to be in accordance with the Municipality's Servicing Policies as outlined in Section 17.0 of this Plan.
- (d) All development is to be in accordance with the Municipality's Transportation policies as outlined in Section 16.0 of this Plan.

(25) Site Decommissioning and Clean-Up

It is the intent of the Municipality to ensure the proper decommissioning and clean-up of contaminated sites prior to their redevelopment or reuse, in accordance with the Ministry of the Environment's "Guideline for Use at Contaminated Sites in Ontario". Measures to be taken include the following:

- (a) Council shall compile an inventory of sites where existing and past uses may have contributed to the presence of contaminants as they become known to the municipality.
- (b) Where a change in the land use or application for development approval (i.e. building permit, rezoning, consent, subdivision or amendments to this Plan) is received for a contaminated site, or property adjacent to such a site, the Township shall not grant any planning approval until:
 - (i) A Record of Site Condition signed by a certified engineer and acknowledged by the Ministry of Environment is received and,
 - (ii) If necessary, a site clean-up is designed and the site is cleaned-up in accordance with applicable Ministry of Environmental and Energy "Decommissioning Guidelines".

(26) TransCanada PipeLines

- (a) TransCanada PipeLines is considered a public utility which is allowed in all land use designations and zones of the Township.
- (b) TransCanada PipeLines Limited operates two high pressure natural gas pipelines within its right-of-ways which cross through the Township and are shown on Schedule 'A' to this Plan. Any development within 200 metres of TransCanada's facilities may affect the safety and integrity of the pipelines. As new development may result in an increase in the population density in the area, resulting in TransCanada being required to replace its pipeline. Therefore, early consultation with TransCanada PipeLine shall be required for any development

proposals within 200 metres of any TransCanada facilities.

- (c) TransCanada PipeLines is regulated by the National Energy Board which also has a number of requirements regulating development in proximity of the pipelines, including approval requirements for activities such as excavations, blasting and any movement of heavy equipment on or within 30 metres of the right-of-way. Prior to undertaking any activities on or within 30 metres of the right-of-way, shall consult with TransCanada PipeLine.
- (d) All permanent structures and excavations must be located a minimum of 10 metres from the limits of TransCanada PipeLine's right-of-way. A reduction in the 10 metre setback shall only be considered if it can be demonstrated that the reduction will not compromise the safety and integrity of the pipeline.
- (e) In areas of urban development, the Township will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada PipeLine Limited's easement rights.

(27) Water Setback and Protection of Shoreline Integrity

(County of Renfrew's Modification No. 26)

- (a) All buildings and structures, including associated private waste disposal systems, shall **generally** have a minimum setback of 30 metres from the high water mark of a waterbody. This requirement may also be increased in some situations depending on site conditions. Notwithstanding the minimum setback requirement of 30 metres from the high water mark, for existing lots of record only, this requirement may be decreased in very limited situations depending on site conditions and the particular use that is proposed, and provided the setback shall be as remote from the high water mark as the lot will permit.
- (b) All new permits issued for private waste disposal systems which involve construction of tile beds will be conditional upon the use of a fill material known to have a good phosphorus retention capability.

(County of Renfrew's Modification No. 8)

- (c) The property between the shoreline of the water body and the dwelling or private waste disposal system should be retained in its natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients to the lake. Council shall encourage the retention of the natural soil mantle and mature tree cover within 30 metres of the shoreline of the lake **or other waterbody**. Boathouses along the waterfront shall be prohibited, however, boat docks,

launching facilities, and flood and erosion control devices shall be permitted*, but shall require the prior approval of Council, the Ministry of Natural Resources, and the Department of Fisheries and Oceans.*

- (d) Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from the lake sediments and the destruction of fish habitat. Any such dredging or filling shall require the prior approval of Council, the Ministry of Natural Resources, and the Department of Fisheries and Oceans.

(County of Renfrew’s Modification No. 9)

- *(e) The Ministry of Natural Resources issues approvals (i.e., Work Permits) for the construction of structures along shore lands, where ‘shore lands’ refers to land covered or seasonally inundated by water of the lake, river, stream, or pond. MNR and the federal Department of Fisheries and Oceans shall be consulted prior to construction or placement of a structure or combination of structures which would occupy more than 15 square metres of shore lands.*

(County of Renfrew’s Modification No. 30)

(28) Wayside Pits, Wayside Quarries and Portable Asphalt Plants and Bedrock Aggregate Resource Areas

- (a) A wayside pit or wayside quarry or portable asphalt plant shall mean a temporary operation established by, or on behalf of, a public road authority on short term notice to fulfill an immediate road construction need. Wayside pits and quarries and portable asphalt plants are permitted throughout the Municipality without amendment to this Official Plan or the implementing Zoning By-law, with the exception of the areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

A “Portable asphalt plant” means a facility 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. Portable asphalt plants are not of permanent construction, but which are designed to be dismantled at the completion of the construction project.

- (b) Prior to the establishment of a wayside pit or quarry, Council will be advised by the appropriate authority (Ministry of Transportation, County of Renfrew) that the pit or quarry qualifies as a wayside pit or quarry.

- (c) Prior to the establishment of a wayside pit or quarry for municipal purposes, Council will be advised by the Road superintendent but the pit or quarry qualifies as a wayside pit or quarry.
- (d) The appropriate public road authority shall be responsible for rehabilitation of the pit or quarry. A rehabilitation plan and the capacity of the pit or quarry must be filed with the Township upon opening. Where the wayside pit or quarry is located within the “Agriculture” designation, rehabilitation shall comply with Section 13.3(3)(c) of this Plan. Rehabilitation should ensure that substantially the same areas and same average soil quality for agriculture are restored.
- (e) If asphalt or concrete for a public road cannot be obtained from an existing asphalt/concrete plant, attempts should be made to locate the portable plant in a wayside pit, vacant industrial site, the highway right-of-way, or on inactive or less productive agricultural lands.

Portable asphalt plants are subject to the following provisions:

- (i) Portable asphalt/concrete plants will be removed from the site upon completion of the project.
- (ii) All portable asphalt/concrete plants must have a Certificate of Approval from the Ministry of the Environment.
- (iii) Sites used for portable asphalt/concrete plants on lands designed Agriculture shall be rehabilitated to their former agricultural capability, in compliance with the policies of Section 13.3(3)(c) of this Plan.
- (iv) The implementing zoning by-law may set-out separation distances between portable asphalt plants and areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

(County of Renfrew’s Modification No. 30)

- *(f) Within the Municipality, there are significant bedrock (consolidated) aggregate resource areas capable of use for extraction purposes. Although not designated as such in the Official Plan, Council recognizes the importance of the aggregate industry to the local and regional economy and the benefits of protecting these areas which provide raw materials for road building and construction. These bedrock aggregate resource areas are shown on Appendix IA.

- (i) It shall be the policy of Council to utilize Appendix IA as a guide in reviewing development proposals (including severance applications). Where development is proposed on or adjacent to these areas, due consideration shall be given to the proposed location of the proposal and its impact on the bedrock aggregate resource.*

PART III - SPECIFIC LAND USE POLICIES

SECTION 3.0 - LAND USE POLICIES

3.1 INTRODUCTION

It is intended that the land resources of the Corporation of the Township of Laurentian Valley shall be developed in accordance with the land use patterns shown on the Land Use Schedule(s) attached and the policies contained herein.

The Land Use Schedule(s) establishes the pattern for development in very general terms by dividing the Township of Laurentian Valley into land use designations. The policies governing the uses of the lands within the designations are outlined herein.

The lands within the Township have been designated the following:

- Rural
- Suburban
- Residential
- Commercial
- Shopping Centre Commercial
- Industrial
- Agriculture
- Environmental Protection
- Waste Disposal
- Mineral Aggregate Resource
- Mining Resource

While development is to be governed by the policies of the specific land use designation wherein the lands are shown to be located on the Land Use Schedule(s), all other relevant policies of Section 2.0 - General Development Policies or any other applicable Section of this Plan also apply.

SECTION 4.0 - RURAL

4.1 GENERAL GOAL AND INTENT

The Township of Laurentian Valley is comprised of areas where the soil types have a low capability for agriculture due to such limitations as topography, stoniness and drainage. There are also some areas of better soils where there is limited agricultural potential due to their small size or location within a block of low capability soils. A blend of land uses has evolved in the Township which reflects the suitability of the land base for different uses.

Low density rural residential development, rural commercial, rural light industrial, recreational and institutional development is desirable provided it is appropriately located.

The Rural designation is intended to guide rural type developments by identifying areas suitable for development while at the same time protecting the rural character and heritage of areas of the Township as well as the agricultural resources of the Township.

As indicated in the Residential and Suburban policies, it is the intention of the Plan to encourage the majority of future residential growth to concentrate within the Residential and Suburban designations, however, limited rural residential development will be permitted in the Rural designation.

4.2 OBJECTIVES

- (1) To guide the location of low-density rural residential, rural commercial, rural light industrial, recreational and institutional development within appropriate areas of the Township in the Rural designation;
- (2) To preserve and enhance the rural character and landscape of the Rural area of the Township;
- (3) To promote sustainable development in rural areas of the Township;
- (4) To provide a balance between the needs of the agricultural community and the desire to preserve higher capability agricultural lands and significant features of the natural environment, while providing for areas of the Township for rural living.
- (5) To discourage ribbon development along all roads in the Township; and
- (6) To maintain economic and social stability in the Township by considering factors such as municipal servicing limitations, environmental factors, compatibility of land uses and land capability when reviewing development proposals.

4.3 POLICIES

- (1) The uses permitted on lands located within the Rural designation on Land Use Schedules shall include agricultural, forestry, low density residential, rural commercial, rural industrial, recreational and institutional uses subject to the location and development criteria specified in the following sections.
- (2) Residential development permitted in the Rural designation shall be in accordance with the following policies:
 - (a) Development shall occur by plan of subdivision wherever possible, in accordance with the relevant policies of this Plan.
 - (b) Where a plan of subdivision is not considered necessary for the orderly development of the land, a consent for a new lot may be considered in accordance with the Land Division Policies of Section 18.0 of this Plan.
 - (c) Residential development shall not be located on lands requiring major public expense for providing, extending or maintaining municipal services.
 - (d) Residential development will generally be low density and marketable in form. Such growth should occur in depth rather than strips of lots along a road.
- (3) In determining the location and suitability of any proposed rural residential plans of subdivision, Council shall consider:
 - (a) the design of the subdivision should provide for a range of lot sizes directly related to the site's topography, vegetation, soil and drainage characteristics;
 - (b) the maximum density of development and minimum lot sizes should be determined by a hydrogeological impact assessment and terrain analysis completed for the site;
 - (c) the proximity of the development to arterial roads such as B-Line Road, Forest Lea Road, Sandy Beach Road, Round Lake Road, Micksburg Road and Stafford Third Line;
 - (d) the development must have direct access to a public road that is maintained year-round and is improved to acceptable municipal standards;
 - (e) the proximity of the development to existing community facilities, schools and

- other services;
- (f) the proximity of the development to existing hamlets or areas designated Residential or Suburban. The development must generally not be within one kilometre of areas designated either Residential or Suburban unless in conjunction with an amendment to the Residential or Suburban designation;
 - (g) the proximity to and impact on significant natural heritage features. It is Council's intent to protect significant natural heritage features from any negative impacts as a result of new development;
 - (h) in order to maintain the rural character of the landscape, the development should be located in areas having natural amenities such as varied topography, mature tree cover or scenic views and should blend in with the natural landscape so that the rural environment is left relatively undisturbed;
 - (i) the retention of mature tree cover is encouraged;
 - (j) the Plan of Subdivision Criteria in Section 18.3 and the Servicing policies of Section 17.0 and 2.2(24) of this Plan shall also be considered;
 - (k) the impact of the specific development on the financial and environmental resources of the Township;
 - (l) the cumulative impact of rural residential development on the financial and environmental resources of the Municipality; and
 - (m) other criteria considered by Council or other reviewing agencies to be appropriate.
- (4) All residential development, whether seasonal or year-round is considered by Council to be a permanent use of land and therefore, the policies of this Plan shall apply equally.
- (5) There are areas of the Township where development has occurred on private roadways. It is Council's intention to recognize existing residential development on private roadways in the implementing Zoning By-law.

New permanent residential development on private roadways shall be prohibited except on existing lots of record, subject to the following policies:

- (a) the private road was in existence as of January 18, 1979 and is adequately maintained;
 - (b) no extension is required to the existing private road; and
 - (c) the lot Owner shall be responsible for maintaining the private road, or the appropriate part thereof in conjunction with other lot owners using the right-of-way.
- (6) New residential waterfront development generally within 300 metres of any waterbody shall be subject to the following additional policies:
- (a) In these residential developments, wherever possible, a portion of waterfront shall be reserved for public recreational open space or water access to be used by nearby dwelling owners particularly when development is proceeding by way of a registered plan of subdivision.
 - (b) Where existing development contains no public access to water, development shall not be permitted in a second tier.
 - (c) Generally a waterfront residential lot should be not less than 4047 square metres in area and have 45 metres of water frontage and 45 metres of public road frontage. The minimum water frontage shall be increased for lots fronting on narrow water bodies. A narrow water body shall generally be defined as an area where the minimum distance from shoreline to shoreline is less than 150 metres for a lake and 60 metres on a river.
 - (d) Significant natural heritage features are to be protected. Waterfront development shall not negatively impact significant natural heritage features such as significant wildlife habitat, fish and/or fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings or structures.
 - (e) Waterfront development shall satisfy the requirements of any relevant federal and provincial legislation, and regulations and policies made thereunder, ie. the Canada Fisheries Act, the Federal Fish Habitat Policy, the Endangered Species Act, Public Lands Act, etc.
 - (f) Where applicable the development is in accordance with the Ottawa River Flood Plain policies and/or the Hazardous Slopes and Unstable Soils policies of this Plan.

(County of Renfrew's Modification No. 10)

- *(g) Council will consider the need for a lake impact assessment for large scale development (i.e., subdivision or condominium) within 300 metres of any waterbody.*
- (7) Recreational or open space uses, such as golf courses, ski trails, recreational vehicle parks and campgrounds, which require a location in the Rural area due to topographic or other unique physical features may be permitted in the Rural designation provided the following criteria are met:
- (a) the type and scale of the development is justified based on the demand for the development;
 - (b) the reasonably anticipated effects of development on rural and recreational characteristics and on natural features are assessed and acceptable and/or mitigated;

(County of Renfrew's Modification No. 11)

- (c) the long-term suitability of the site for communal services or individual on-site systems to accommodate the proposed uses is demonstrated. *In this regard Council may require the completion of a hydrogeological (including a nitrate impact assessment) and terrain analysis study;*
- (d) all new recreational uses or expansions to existing recreational uses shall require an amendment to the zoning by-law.
- (e) all applications shall be accompanied by a site plan that identifies the location of the following: existing and proposed facilities, buildings, structures and works; campsites; beaches; boat docking and launching areas; water supply; sewage systems; landscaping; buffering; drainage; water courses; natural features; wetlands; slopes; access; parking areas and adjacent land uses;
- (f) the development shall not negatively impact significant natural heritage features such as significant wildlife habitat, fish and/or fish habitat, through activities such as dredging or filling, the removal of shoreline vegetation or the construction of buildings or structures;
- (g) the development shall not affect fisheries habitat through changes in water quality;
- (h) the development shall satisfy the requirements of any relevant federal and

provincial legislation, and regulations and policies made thereunder, ie. the Canada Fisheries Act, the Federal Fish Habitat Policy, the Endangered Species Act, Public Lands Act, etc.

(County of Renfrew's Modification No. 12)

- *(i)** Council will consider the need for a lake impact assessment for recreational or open space uses located within 300 metres of any waterbody.*

- (8) New farm units and the expansion or enlargement of existing farm units shall be permitted in the Rural designation provided they comply with the requirements of the Minimum Distance Separation II (MDS II).

- (9) New commercial, industrial or institutional development shall be subject to the policies of Section 2.2(4) of this Plan.

- (10) All development shall be subject to the policies of Section 2.0 - General Development Policies of this Plan.

SECTION 5.0 - SUBURBAN

5.1 GENERAL GOAL AND INTENT

The Suburban designation is intended to attract a large share of new residential development over the planning horizon of this Plan. The majority of the lands in the Suburban designation are existing clusters of residential development and residential subdivisions approved on private individual wells and septic systems, generally in close proximity to the City of Pembroke, in the 'Stafford Village' area and/or the County Road 51 and Highway 148 corridors. There are also areas within the Suburban designation which are serviced by piped municipal water and private septic systems. Undeveloped tracts of land that have been designated Suburban largely represent infill areas between existing subdivisions. Council wants to encourage development to occur in established settlement areas within the Residential and Suburban designation in order to avoid scattered and strip development throughout the Township which results in inefficient service delivery and land use compatibility issues. Servicing of development within the Suburban designation generally occurs on private individual wells and septic systems.

Council believes that development and economic growth are desirable and that the designation of lands for more intensive residential development will promote its achievement in an orderly form. The policies of the Suburban designation are intended to attract new residential development to specific areas of the Municipality and to encourage more development to occur in a comprehensive, consolidated manner within servicing limitations.

5.2 OBJECTIVES

- (1) To increase the amount of residential development in Suburban areas as the alternative to development in Rural areas.
- (2) To reserve lands for residential development in order to support the needs of residents and promote an orderly form of economic growth.
- (3) To provide for a variety of types, densities and costs of housing with consideration to the traditional lifestyle of local residents.
- (4) To limit the impacts of residential development on the rural areas beyond the Suburban designation.
- (5) To ensure that new development is appropriate in terms of the Municipality's resources and the site's servicing capabilities.

5.3 POLICIES

- (1) The Suburban designation is generally intended to be developed for residential use on either communal services or private on-site systems (individual well and septic system). Seniors Housing, institutional uses, local commercial uses and areas of open space such as parks, playgrounds, athletic fields, etc. shall also be permitted on lands designated Suburban. It is intended that the location of these uses will be guided by the policies of this Plan and other relevant policies of this Plan, ie. General Development Policies. These uses will be zoned in separate zone categories in the implementing Zoning By-law.
- (2) Development shall proceed as much as possible, as a logical extension of the existing built-up area in order to facilitate an efficient use of services and to minimize the distance between residential dwellings and community facilities.
- (3) Development within the Suburban designation should be in depth rather than strips. To facilitate future growth in depth, Council shall ensure road access is provided at appropriate intervals behind existing or proposed development.
- (4) New accesses to County roads shall generally only be for public roads and shall be designed in consultation with Council and the County of Renfrew. Service roads and internal roads shall generally be used for access to individual properties.
- (5) Residential development in the Suburban designation shall generally be limited to low densities (ie. single detached, semi-detached and duplex dwellings). Higher density development may be considered in appropriate locations, subject to rezoning, site suitability, compatibility with surrounding land use and adequate servicing. Land used for a residential building containing four or more dwelling units is designated as a site plan control area. In reviewing a site plan for approval, Council shall be satisfied that adequate servicing is available and that on-site amenities such as landscaping, open space, parking and buffering are provided to ensure its compatibility with surrounding uses.
- (6) Infilling may be permitted by consent, however, residential developments should occur predominantly by plan of subdivision.

(County of Renfrew's Modification No. 13)

- (7) Development within the Suburban designation shall be in accordance with the servicing policies as outlined under Section 2.2(24) and Section 17.0 of this Plan. A servicing options study shall be required for new residential subdivisions, institutional, commercial and industrial uses in accordance with Section *17.3(3)* of this Plan.

(8) Permitted Non-Residential and Institutional Uses

Permitted non-residential and institutional uses shall be required to be zoned in a separate zoning category without the need for amendment to this Plan and shall be subject to the following provisions:

- (a) the use shall be primarily oriented to serving the immediate needs of the residents;
 - (b) where different land uses abut, every effort shall be made to avoid conflicts and to protect the amenities of adjoining residential areas. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other;
 - (c) adequate off-street parking facilities are provided;
 - (d) points of vehicular access shall be limited in number, designed to minimize the danger to vehicular and pedestrian traffic and are located so as to not disturb the neighbouring residential uses; and
 - (e) no use shall be permitted which is an obnoxious trade, business or manufacturer under the Public Health Act and the Environmental Protection Act, or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.
- (9) Lands proposed for development which are within the Suburban designation but are not within existing built-up areas may be considered subject to the following:
- (a) are logical extensions of built-up areas;
 - (b) have a compact form with densities and uses appropriate to the sewage and water systems proposed; and
 - (c) are developed in accordance with the servicing policies as outlined under Section 2.2(24) and Section 17.0 of this Plan.
- (10) All development shall be subject to the policies of Section 2.0 - General Development Policies of this Plan.

5.4 SPECIAL POLICY AREAS

(1) Suburban Area 1

Suburban Area 1 is located at the junction of the B-Line Road and the Forest Lea Road, predominantly in Lot 30, Concession XIV, in the geographic Township of Alice. It is an area of existing residential development predominantly along the aforementioned roads and vacant land that was subdivided into undersized lots. Suburban Area 1 is intended for residential development which will be managed in accordance with the limitations of the site as follows:

- (a) A major portion of Suburban Area 1 is affected by physical conditions that could affect development. Further residential development in this area of constraint as identified on Schedule 'A-1', shall only proceed after soils, hydrogeology and drainage reports to the satisfaction of Council, the Township Chief Building Official and the Ministry of the Environment are prepared and the development is given a positive assessment. The holding provisions of this Plan shall be applied and the lands shall be zoned in a holding zone in the implementing Zoning By-law in order to implement this policy.

SECTION 6.0 - RESIDENTIAL

6.1 GENERAL GOAL AND INTENT

The Residential designation applies to areas of residential development on municipal sewer and water services and undeveloped tracts of land which represent areas where logical extensions of those existing services may occur. Municipal sewer and/or water services have been extended into this area from the City of Pembroke. Council wants to encourage development to occur in established settlement areas within the Residential and Suburban designation in order to avoid scattered and strip development throughout the Township which results in inefficient service delivery and land use compatibility issues.

The predominant form of housing type within the Residential designation is generally single detached dwellings, however, the designation provides for a range of housing types and densities that are affordable to a range of income types.

6.2 OBJECTIVES

- (1) To provide lands for urban residential development on municipal services.
- (2) To encourage an appropriate balance of housing types that meet the needs of the Township residents.
- (3) To establish areas within which to encourage residential growth thereby reducing potential land use conflicts in the rural/agricultural areas of the Municipality.
- (4) To provide for the efficient use of services within the Municipality's servicing capabilities.

6.3 POLICIES

- (1) The Residential designation shall permit a full range of housing types including single detached dwellings, duplexes, semi-detached dwellings, three and four unit dwellings, townhouses, apartments, condominiums and Seniors Housing. In addition, uses supporting the residential function of the area shall also be permitted and will be further identified in the implementing zoning by-law. These uses include parks, open space, institutional uses and local commercial uses.
- (2) Areas for development most easily serviced by the extension of existing services and adjacent to existing built-up areas will be encouraged to develop first. In order for development to occur, adequate reserve water and/or sewage capacity to service the development must exist.

- (3) New development shall be encouraged to take place by registered plan of subdivision.
- (4) New residential development proposals consisting of twenty five or more lots will be encouraged to contain a mix of housing forms and densities that are affordable to a range of income types.
- (5) The use of cost-effective development standards for new residential development and redevelopment will be encouraged to reduce the costs of housing.
- (6) Multiple Residential Uses
 - (a) Multiple residential uses, considered to be four or more dwelling units, and institutional uses should be located in close proximity to schools, parks, and local shopping facilities and should be required to have direct access and frontage on collector or arterial roads in order to minimize the disruption of the area.
 - (b) Where multiple residential uses are included in new subdivision proposals, an attempt should be made, where possible, to have similar types of dwelling units facing each other.
 - (c) Multiple residential development may be considered in appropriate locations, subject to a rezoning, provided the size is suitable, the proposed use is compatible with other development in the are and provided adequate servicing is available and sufficient uncommitted reserves exist to service the development.
- (7) A residential building containing four or more dwelling units is designated as a site plan control area. In reviewing a site plan for approval, Council shall be satisfied that adequate servicing is available and that on-site amenities such as landscaping, open space, parking and buffering are provided to ensure its compatibility with surrounding uses.
- (8) Wherever possible vacant lots in established subdivision areas shall be built on to consolidate existing development areas before new subdivisions are established. Infilling on lots where services are available shall be encouraged to take place first and where the staging of residential development is to occur, each preceding phase should be substantially complete before the next phase begins.

(9) Permitted Non-Residential and Institutional Uses

Permitted non-residential and institutional uses shall be required to be zoned in a separate zoning category without the need for amendment to this Plan and shall be subject to the following provisions:

- (a) the use shall be primarily oriented to serving the immediate needs of the residents;
 - (b) where different land uses abut, every effort shall be made to avoid conflicts and to protect the amenities of adjoining residential areas. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other;
 - (c) adequate off-street parking facilities are provided;
 - (d) points of vehicular access shall be limited in number, designed to minimize the danger to vehicular and pedestrian traffic and are located so as to not disturb the neighbouring residential uses; and
 - (e) no use shall be permitted which is an obnoxious trade, business or manufacturer under the Public Health Act and the Environmental Protection Act, or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.
- (10) All development shall be subject to the servicing policies of Section 2.2(24) of the General Development Policies and Section 17.0 Servicing Policies of this Plan.
- (11) All development shall be subject to the policies of Section 2.0 - General Development Policies of this Plan.

SECTION 7.0 - COMMERCIAL

7.1 GENERAL GOAL AND INTENT

Land use on both sides of the Highway 148 corridor from the municipal boundary with the City of Pembroke to the Cotnam's Island turn off, the Highway 148 - Boundary Road corridor in the geographic Township of Stafford, and the County Road 51 corridor have traditionally been the focal points for a variety of commercial and service establishments.

The goal of the Commercial policies is to provide for a variety of commercial uses and establish a hierarchy of commercial uses to be implemented through the Zoning By-law including general commercial uses, local commercial uses serving the immediate neighbourhood and commercial uses serving the traveling public.

The intent of the Commercial policies is to encourage the development and redevelopment of commercial properties in a manner that enhances the visual attractiveness of the area. To achieve this end and to provide for orderly development, it is the intent of Council to utilize tools such as site plan control, landscaping and general design guidelines.

7.2 OBJECTIVES

- (1) To provide sufficient lands for future commercial and service development in order to diversify and strengthen the economic base of the Municipality.
- (2) To provide locations within the Municipality for the delivery of goods and services for Township residents.
- (3) To enhance the visual attractiveness of new development and redevelopment within the Commercial designation through the use of site plan control, landscaping and the adoption of general design guidelines.

7.3 POLICIES

- (1) Uses permitted within the Commercial designation include the following: uses which are economically dependent on heavy flows of vehicular traffic for their livelihood such as automotive service stations, restaurants, coffee shops, gift shops, drive-in establishments, drive-in motels, motor inns, truck terminals, equipment dealers, building supply, nursery and garden sales and supply, and any other similar use that caters to the motoring public; retail stores; convenience stores; personal service establishments; hotels; professional, business and/or financial offices; public uses; institutional uses; multiple residential dwellings; accessory residential dwelling unit(s) within commercial buildings; and existing single detached dwellings.

- (2) The development or redevelopment of lands, buildings or structures within the Commercial designation shall require a site plan. Site plan control will be used to achieve a consistent approach to the location of buildings and structures, parking, landscaping, lighting, stormwater management, etc., and to ensure compatibility with adjacent land uses, particularly residential uses, and enhance the visual attractiveness of the property.

The following design criteria will be used to evaluate and approve site plans:

- (i) New buildings and structures and additions to existing buildings will be encouraged to follow any design and site plan guidelines adopted by Council.
 - (ii) Landscaping and vegetation will be required along public roads and may be integrated with parking areas.
 - (iii) Where land designated Commercial abuts or is in close proximity to a residential area, the Owner of such site shall provide buffering between any new commercial development to the satisfaction of Council
 - (iv) Outdoor storage areas are to be fenced or screened from adjacent residential uses and from public roads.
 - (v) The number of access points is restricted to the minimum required for the site and shall be designed to minimize the danger to vehicular and pedestrian traffic. Shared access points with adjacent uses will be encouraged.
 - (vi) An adequate supply of off-street parking and loading spaces shall be provided.
 - (vii) Loading and parking facilities are located to minimize the effect of noise and fumes on adjacent residential properties and where possible, are situated in a yard that does not abut a residential property.
 - (viii) New buildings and structures shall be appropriately located and designed to minimize any negative impacts on or interference with, existing or future uses of adjoining lands.
- (3) Wherever possible, new commercial uses should be grouped with existing commercial establishments to form commercial nodes. Wherever possible, new development in the Commercial designation shall be encouraged in depth rather than in a single strip along the road frontage.

- (4) Where available, development within the Commercial designation shall be on municipal sewer and/or water services and in accordance with the servicing policies of Section 17.0 of this Plan. Only commercial uses with low water usage requirements shall be encouraged on private well and septic systems.
- (5) Council may require that an amendment to this Plan to permit a new commercial development, be supported by a market and impact analysis, a traffic study, a servicing study and any other information which Council considers pertinent
- (6) All development shall be subject to the policies of Section 2.0 - General Development Policies of this Plan.

7.4 SPECIAL POLICY AREAS

- (1) Notwithstanding the provisions of Section 7.3 (1), for those lands located within Part Lot 13, Concession II, FAL, in the geographic Township of Pembroke, and known municipally as 1376 Pembroke Street East, an industrial machine shop shall be considered as a permitted use. All other relevant policies of this Plan shall apply.

SECTION 8.0 - SHOPPING CENTRE COMMERCIAL

8.1 GENERAL GOAL AND INTENT

The goal of the Shopping Centre Commercial policies is to encourage a vibrant commercial economy which will benefit the residents of the Township of Laurentian Valley and surrounding areas.

The intent of the Shopping Centre Commercial policies is to ensure that the development of a shopping centre(s) occurs in an orderly manner which supports the existing commercial areas in the Township and surrounding communities.

8.2 OBJECTIVES

- (1) To ensure that any shopping centre which is developed is a benefit to the residents of the Township of Laurentian Valley and surrounding area.
- (2) To minimize or mitigate impacts on existing commercial areas.
- (3) To ensure that the location of a proposed shopping centre is appropriate in terms of site conditions, traffic, impacts or existing uses and proposed services and infrastructure.

8.3 POLICIES

- (1) Areas designated Shopping Centre Commercial shall be predominantly utilized for the development of a shopping centre. Permitted uses include department stores, retail stores, automotive stores, business and professional offices, personal and general service shops and restaurants.
- (2) A shopping centre shall be designed, developed and managed as an integrated unit, whether by a single owner or a group of owners or tenants acting in collaboration, but not necessarily enclosed or connected.
- (3) Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. Any buffering requirement shall be incorporated into the site plan agreement.
- (4) Development shall be subject to the site plan control provisions of this Plan and a stormwater management plan shall be required and incorporated into the site plan agreement. The stormwater management plan is to be completed in consultation with the Ministry of the Environment.

(County of Renfrew's Modification No. 14)

- (5) Wherever desirable, development shall be serviced by municipal water and municipal sewer. Where full municipal sewage and water services are not readily available, and where site conditions permit development may be serviced by a private water and sewage disposal system. Partial servicing arrangements shall generally be discouraged. The servicing of the site shall be acceptable to the Municipality, the Ministry of the Environment and the Chief Building Official (when applicable). Where services other than full municipal services are proposed, a servicing options study will be required in accordance with Section *17.3(3)* of this Plan.
- (6) The phasing and timing of proposed development may be regulated by the use of the h-holding symbol in accordance with Section 36 of the Planning Act, 1990 and/or the zoning of the property into a Shopping Centre Commercial Reserve Zone.
- (7) Off-street parking, off-street loading and access shall be provided and designed in a manner that will minimize the danger to vehicular and pedestrian traffic.
- (8) New shopping centres shall only be permitted by amendment to this Plan. Any amendment submitted must be supported by a market and impact analysis, a traffic study, a servicing study and any other information which Council considers pertinent.
- (9) Policies regarding the phases and timing of the development of specific sites shall be incorporated into the Plan at the time of the redesignation to permit the proposed shopping centre. If the site specific phasing and timing policies are not adhered to, Council may consider the following:
 - (i) a request for the redesignation of other areas in accordance with Section 8.3(8):
and/or
 - (ii) the refusal to remove the h-holding symbol mentioned in 8.3(6) and/or the refusal to amend the reserve zoning.
 - (iii) the rezoning of the specific site to Shopping Centre Commercial Reserve Zoning.
- (10) If new areas are redesignated under 8.3(9), for the original site, Council may consider the removal of the h-holding symbol or amend the reserve zoning, upon review of updated market and impact studies which take into account any redesignation which is approved.
- (11) All development shall be subject to the policies of Section 2.0 - General Development Policies and Section 17.0 - Servicing of this Plan.

8.4 SPECIAL SHOPPING CENTRE POLICY AREAS

(a) Shopping Centre Commercial - Area One

The following policies apply to lands designated Shopping Centre Commercial - Area One:

- (1) The Shopping Centre Commercial-Area One policies apply to those lands described as part of Lot 22 and 23, Concession II, F.A.L., geographic Township of Pembroke, which are located immediately east of the Pembroke Mall. A shopping centre may be developed on these lands in accordance with the policies of Section 8.3.
- (2) In support of the application to develop the proposed shopping centre, the proponent submitted a Retail Analysis and Impact Study, a Traffic Site Impact Study and a Report on Groundwater Supply Investigation and Large Septic System Impact Assessment.

The Retail Analysis and Impact Study recommended specific phasing and timing of development to reduce the overall impact of the proposed shopping centre on existing commercial facilities. Therefore, as recommended by the Retail Analysis and Impact Study, the lands designated Shopping Centre Commercial-Area One shall be developed according to the following phases and timing:

(County of Renfrew's Modification No. 28)

- Phase 1 - a free-standing junior/discount department store to a maximum of *108,000* square feet gross leasable area (GLA) and minimum of 75,000 square feet GLA. The removal of the h-holding symbol on phase 1 shall occur no sooner than January 1, 1997 with the first operating year of this store to be 1998 or earlier.
- Phase 2A - a free-standing building to a maximum of 50,000 square feet GLA and a minimum of 40,000 square feet GLA occupied by a single retail tenant. The removal of the h-holding symbol on phase 2A shall occur no sooner than January 1, 1998, with the first operating year of this store to be 1999 or earlier.

(County of Renfrew's Modification No. 27)

- Phase 2B - the free-standing structure permitted in phase 2A may be expanded by a maximum of *38,650* square feet GLA. The removal of the h-holding symbol on phase 2B shall occur no sooner than January 1,

1998, with the first operating year to be 1999 or earlier.

- Phase 3 - as an alternative to phase 2B, the addition of some 35,000 square feet of GLA of Department Store Type Merchandise (DSTM) in a third free-standing structure may be permitted. The minimum GLA of a single retail use shall be 10,000 square feet. The removal of the holding symbol on phase 3 shall occur no sooner than January 1, 2001, with the first operating year to be 2003 or earlier.
- (3) The implementing zoning by-law shall contain holding provisions in accordance with Section 36 of the Planning Act, 1990 applicable to each of the three phases of development respectively which shall be removed when Council is satisfied that the following requirements have been met for each phase or any portion thereof;
- a) When a site plan has been submitted approved and registered for the phase or sub-phase of development then under consideration.
 - b) When adequate sewage and water services are available or will be available upon completion of required improvements.
 - c) When an adequate stormwater management is available or will be available upon completion of required improvements in accordance with a stormwater management plan.
 - d) When safe and adequate access points are available or will be provided upon completion of required improvements approximately secured by agreement to accommodate the uses permitted by this By-law and to the satisfaction of the Ministry of Transportation or other approval authority as required, and,
 - e) When adequate services are available or will be available upon completion of required improvements appropriately secured by agreement to accommodate the uses permitted by this By-law.
 - f) The servicing arrangements whether municipal water and sewer, private water and sewage disposal systems, or a combination thereof must be finalized to the satisfaction of the Municipality, the Ministry of the Environment.

(County of Renfrew's Modification No. 29)

***(b) Shopping Centre Commercial – Area One-Exception One**

The Shopping Centre Commercial-Area One-Exception One designation applies to those lands within Part Lots 22 and 23, Concession II, F.A.L. in the geographic Township of Pembroke. In support of the development, the proponent submitted a Retail Market Analysis and Impact Study. As supported by the Retail Market Analysis and Impact Study, the lands designated Shopping Centre Commercial-Area One-Exception One shall be developed in accordance with the following provisions:

1. Notwithstanding the policies of subsection 8.4 (1), for the lands designated Shopping Centre Commercial-Area One-Exception One and located in Part Lots 22 and 23, Concession II, F.A.L. in the geographic Township of Pembroke, an additional 929m² (10,000 square feet) of gross leasable floor area (GLA) allocated to retail uses shall also be permitted and shall hereinafter be referred to as Phase 4. There shall be no time-frame restrictions for the development of Phase 4 and the minimum gross leasable floor area requirement for individual retail uses in Phase 4 shall be established in the implementing zoning by-law amendment; and
2. The implementing zoning by-law shall contain holding provisions which shall be removed when Council is satisfied that the following requirements have been met:
 - (a) When a site plan has been approved and registered for the development under consideration;
 - (b) When adequate sewage and water services are available or will be available upon completion of the required improvements;
 - (c) When an adequate stormwater management plan is available or will be available upon completion of the required improvements in accordance with a storm water management plan;
 - (d) When safe and adequate access points are available, or when there is an agreement that the improvements required to accommodate the uses permitted in the Zoning By-law and required to satisfy the Ministry of Transportation or other approval authority, will be provided;
 - (e) When adequate services are available, or when there is an agreement that the improvements required to accommodate the uses permitted by the Zoning By-law will be provided; and
 - (f) The servicing arrangements must be finalized to the satisfaction of the Municipality and the Ministry of the Environment.All other applicable provisions of the Shopping Centre Commercial-Area One designation and the Official Plan shall also apply to the lands

designated Shopping Centre Commercial-Area One-Exception One.*

SECTION 9.0 - INDUSTRIAL

9.1 GENERAL GOAL AND INTENT

While it is not possible to predict the precise nature and extent of future industrial development within the Municipality within the next ten year time frame, an Industrial designation is being established in order to provide a framework for guiding new industrial development and to recognize existing large-scale industrial development located in the Township.

9.2 OBJECTIVES

- (1) To recognize existing large-scale industrial development within the Township.
- (2) To provide guidelines for the designation of additional Industrial lands in the future.
- (3) To ensure that new industrial development is located and operated in a manner which minimizes and mitigates any potential land use conflicts.

9.3 POLICIES

- (1) For the areas designated on the Land Use Schedule(s) as Industrial, the permitted uses shall include all forms of manufacturing, processing, storage yards, assembly of goods, transportation, warehousing, wholesaling of bulk products and extraction of raw materials. Included are bulk construction material storage and sales, building contractor's yards, truck terminals, repair garages for heavy equipment and trucks, offices for any of the described permitted uses and any eating establishments which may be required to service these activities. In addition, highway commercial uses such as automobile sales, boat sales, farm equipment sales and trailer sales shall be permitted on lands designated Industrial.
- (2) It is the intention of this Plan to guide the general development of the industrial areas in such a way as to encourage industries with similar characteristics to group together in order that the existence of more intensive industry by way of emission of smoke, odour, noise, etc. will not be to the detriment of the nearby light or clean industries.
- (3) Those intensive industries will be located as far as practical from areas zoned residential and from sensitive land uses; and clean and light industries or those with little or no air pollution or noise potential be selected to border residential areas where these two land use designations abut one another.

- (4) Where appropriate, it is the intention of this Plan to encourage light industry to locate adjacent to main roads and highways. Heavy, more obnoxious industry shall be restricted to locating on interior lots.
- (5) Council will encourage industrial uses to locate in areas where appropriate sewer and water systems and waste management systems can be accommodated. Council may require the submission of studies to determine the water, sewer and waste management requirements for new and industrial uses and to determine the potential impact on groundwater and surface water.
- (6) Any heavy trucks or vehicular traffic generated by industrial uses shall be routed, wherever possible, along arterial streets passing through non-residential areas.
- (7) Adequate off-street loading facilities shall be provided and designed in a manner to permit truck trailers to draw clear of any street right-of-way for loading and unloading purposes.
- (8) Extracting, mining or quarrying shall not be permitted in the Industrial land use designation.
- (9) The division of land for industrial purposes shall be permitted by consent under Section 53 of the Planning Act R.S.O. 1990 provided that in the opinion of the granting authority the general intent of the Official Plan and implementing Zoning By-law is adhered to and the Municipality approves all site development plans.
- (10) Council shall strive to maintain compatibility between sensitive uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with the Ministry of the Environment's "D-Series Guidelines on Land Use". Distances will vary depending on the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.
- (11) Prior to new stationary noise sources (ie. industrial facilities) being permitted, feasibility and noise studies will be required to address any potential impacts on lands within the influence area of a stationary noise source. The extent of the influence area is case specific and is dependent upon factors such as the type and scale of the stationary source, intervening topography and the intervening land uses.
- (12) New industrial plans of subdivision shall adhere to the policies of Section 18.3 and 18.4 of this Plan.

- (13) All development shall be subject to the policies of Section 2.0 - General Development Policies and Section 17.0 - Servicing of this Plan.

9.4 SPECIAL POLICY AREAS

(a) Industrial - Area One

Notwithstanding the policies of Section 9.3 (1), for the lands located within Parts 1, 2 and 3, Concession I, geographic Township of Pembroke, the permitted uses shall be limited to manufacturing, processing, storage yards, assembly of goods and associated offices, that are related to the forest industry. Related uses which involve the processing, or assembly of products used by the primary use on the site or produced by the primary use may also be permitted.

SECTION 10.0 - AGRICULTURE

10.1 GENERAL GOAL AND INTENT

Agriculture is not as prominent a land use as it has been historically in Township. However, there still remains a significant agricultural industry in some areas of the Township, such as Stafford Township, the western and southern portion of the Pembroke Township, and the eastern half of the Alice Township. It is the Township's intent to ensure that there are adequate lands for the continuation and growth of agriculture in the Township.

10.2 OBJECTIVES

- (1) To identify and protect lands which have a high capability for agriculture within areas identified by the Canada Land Inventory as Class 1, 2, 3, and 4 soils for agriculture.
- (2) To maintain the dominance of agriculture and agriculture-related activities as land uses in areas of the Township with a high capability for agriculture where they are considered appropriate for long-term agricultural preservation.
- (3) To prevent any sterilization of agriculturally productive land by a competing or conflicting use.
- (4) To ensure that farm parcels remain large enough to be useful for agricultural purposes in the long-term.
- (5) To prevent non-agricultural uses from locating in the prime agricultural areas and to encourage these uses in other appropriate designations.
- (6) To consider the impacts on agriculture and the agriculture community as the primary guidelines in evaluating development proposals.

10.3 POLICIES

- (1) The Agriculture designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for agriculture. Uses permitted include all types of agricultural uses/farming and related buildings, barns and structures that support the agricultural operation or farm, associated farm residences, secondary agricultural and agriculture-related commercial and agriculture-related industrial uses that are directly related to and incidental to the farm operation and woodlots. Other uses connected with the conservation of water, soil, wildlife and other natural resources are also permitted provided the use leaves the land in parcels of suitable size for commercial farming, does not require buildings or other construction on the lands and does not alter

the soil or topography adversely.

- (2) In prime agricultural areas, agricultural uses and normal farm practices will be promoted and protected.
- (3) Agriculture-related uses will be permitted in the Agriculture designation provided:
 - (a) the proposed use is a farm-related commercial or farm-related industrial that is small scale and directly related to the farm operation and is required in close proximity to the farm operation;
 - (b) the proposed use is compatible with, and will not hinder, surrounding agricultural operations;
 - (c) any accessory residence remains as part of the industrial or commercial holding and is not on a separate lot;
 - (d) the land is rezoned to an appropriate zone in the Zoning By-law; and
 - (e) the use is encouraged to locate on lands of lower capability for agriculture wherever possible.
- (4) Numerous small land holdings are scattered throughout the Agricultural designation. These land holdings contain a variety of land uses but are mostly rural residences. Council will recognize these uses in the implementing Zoning By-law, but will discourage their enlargement onto adjacent agricultural lands. Where small land holdings are vacant and not practical for agricultural use, Council will consider permitting a single detached dwelling and accessory buildings and structures provided:
 - (a) the lot cannot be used for farming on its own;
 - (b) the lot cannot be consolidated with an abutting farm and used for agricultural production;
 - (c) the site is suitable for a residential dwelling;
 - (d) the parcel of land is an existing lot of record; and
 - (e) the new use meets the requirements of the MDS I and will not sterilize the abutting lands for agriculture purposes.

- (5) Retiring farmers will be encouraged to use life-long leases to remain in their existing dwellings. If they wish to build a new residence, it should be located in a nearby urban or settlement area and not on the agricultural holding unless it is a single mobile home not requiring a land severance. Council may require a rezoning or temporary use by-law to be in effect for the lands on which the single mobile home is located. Permission to create a lot on a holding for a retirement home upon the sale of a farming operation shall be permitted provided:
 - (a) the applicant is a bona fide farmer who has farmed for a minimum of 20 years, has resided on the subject property for the last ten years and who is retiring from farming for reasons of health or age;
 - (b) the proposed lot does not include any more land than necessary to support the residence, and, if possible, is on the poorer agricultural lands of the farm holding;
 - (c) the proposed lot complies with the MDS I requirements;
 - (d) the applicant has never been granted a severance for the purposes of a retirement lot within the Township; and
 - (e) the applicant was farming in the Township on January 1, 1994.
- (6) A second dwelling unit may be permitted on the same farm holding for the purposes of accommodating family members or farm help who are assisting full-time in the farm's operation and the nature of the farm operation requires this help to be accommodated close to the farm. A severance will not be permitted for a second dwelling unit to accommodate family members or farm help who are assisting full-time in the farm's operation.
- (7) Consents may also be given:
 - (a) For land for agricultural purposes provided:
 - (i) the parcel to be created and the parcel to be retained are both for agricultural uses and are of an appropriate size for the type of agricultural activity common in the area. All parcels should be sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operation.
 - (ii) the use will comply with the applicable MDS requirements.

- (b) For an existing agriculture-related use as defined in Section 10.3(3)(a) of this Official Plan.
- (c) For lands to be added to an abutting existing non-farm use as a lot addition, provided:
 - (i) productive agricultural land is not involved;
 - (ii) only the minimum amount of land required for the conveyance is conveyed; and
 - (iii) the conveyance is for convenience purposes.
- (d) For a dwelling acquired through farm consolidation or enlargement and which is surplus to the needs of the farm operation, provided:
 - (i) the building and site were used for a residence prior to the time of consolidation;
 - (ii) only the minimum amount of land required for the dwelling unit and appropriate sewage and water system is retained; and
 - (iii) no new dwelling unit may be built on the parcel of land sold to the adjoining farm.
- (e) For residential infilling, where the creation of a residential lot is between two existing non-farm residences on separate lots, situated on the same side of the road and with existing residences being not more than 100 metres apart.
- (8) Consents will not be allowed which have the effect of creating either severed or retained lots which are not directly related to agriculture unless otherwise provided for under this Section.
- (9) Consents will not be allowed which have the effect of creating severed or retained lots which do not comply with the Land Division Policies of Section 18.0 of this Plan.
- (10) All development shall be subject to the policies of Section 2.0 – General Development Policies of this Plan.

SECTION 11.0 – ENVIRONMENTAL PROTECTION

11.1 GENERAL GOAL AND INTENT

The Township of Laurentian Valley contains a number of natural features and systems which warrant special protection from human activity due to potential threats to life and property and/or because they are environments sensitive to damage.

Within the Municipality there are several natural water systems, hazard lands and natural heritage features. The water systems includes rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks. The hazard lands refer to lands having physical characteristics such as poor drainage, swamps, organic soils, flood and erosion susceptibility, steep slopes, instability or any other physical conditions which could be unsafe and cause property damage, loss of life or damage to the environment if developed upon. Natural heritage features include wetlands, woodlands, valley lands, fish and wildlife habitat, threatened and endangered species and their habitats and Areas of Natural and Scientific Interest (ANSI) which are important for their environmental and social values as a legacy of the natural landscapes of an area.

The Environmental Protection policies are intended to protect all natural water systems, significant natural heritage features and hazard lands in the Municipality and to control development in locations where there is a potential threat to life, property damage or damage to the natural environment if developed upon. The Environmental Protection designation includes both hazard lands and natural heritage features as it is not uncommon for there to be an overlap in the location of these features.

11.2 OBJECTIVES

- (1) To identify and protect all natural water systems, significant natural heritage features and hazard lands in the Municipality.
- (2) To control development in locations where there is a potential threat to life, property damage or damage to the environment if developed upon.
- (3) To preserve the natural amenities, including the area, features and functions, offered by the natural water systems and natural heritage areas in the Municipality.
- (4) To identify and protect the connections between natural water systems and natural heritage features and the importance of maintaining natural corridors.
- (5) To protect significant natural heritage features from development that will have a direct or indirect impact on the form or function of a significant natural heritage

feature.

11.3 POLICIES

(County of Renfrew's Modification No. 15)

- (1) The uses permitted on lands within the Environmental Protection designation as shown on Schedule 'A' shall be limited to the conservation of soil and wildlife, non-intensive outdoor recreation uses such as cross-country skiing, hiking, etc. dams and other water control devices, non-intensive agricultural uses, nurseries, forestry, reforestation, boat anchorages and moorings. Agricultural and forestry operations should maintain the unique natural characteristics of such lands and must not contribute to the problems of erosion, flooding, pollution or the deterioration of the environment. Uses involving disturbance of the soil, vegetation or stream banks, or uses which require the construction of buildings greater than 9.0 square metres, shall not be permitted. No buildings shall be permitted in flood plains except in accordance with the Ottawa River Flood Plain policies of Section *2.2(17)* of the General Development Policies.
- (2) The placement or removal of fill whether originating on site or elsewhere shall not be permitted, except where such structures or fill are intended for flood or erosion control and are approved by Council and the Ministry of Natural Resources.
- (3) Council may consider a rezoning to allow uses permitted in an abutting designation after taking into consideration:
 - (a) The adjacent land use designations;
 - (b) The nature, extent and potential impact of any physical hazard, which shall be considered in conjunction with the following:
 - (i) lands within a 1:100 year flood plain shall not qualify for such rezoning, except where a two zone approach to flood plain management is applicable; and
 - (ii) an applicant may be required to provide any information that Council in consultation with the Ministry of Natural Resources, considers necessary to determine that a physical hazard does not exist or have an impact on the proposed development (ie. engineering study, geotechnical study, an Environmental Impact Study, and/or site elevation plan by an Ontario Land Surveyor);
 - (c) The impact on the water systems, including water quality and fish habitat, significant wildlife habitat, significant portions of the habitat of threatened and endangered species, Provincially Significant Wetlands, significant woodlands,

significant valleylands and significant areas of natural and scientific interest. The applicant may be required to provide any information that Council in consultation with the Ministry of Natural Resources, considers necessary to determine that a physical hazard does not exist or have an impact on the proposed development (ie. engineering study, hydrogeological study, and/or an Environmental Impact Study);

- (d) The proposed methods by which the above impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and
- (e) Whether all of the following can be achieved:
 - i) the hazards can be safely addressed, and the development and site alteration is carried out in accordance with established standards and procedures;
 - ii) new hazards are not created and existing hazards are not aggravated;
 - iii) no adverse environmental impacts will result;
 - iv) vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies; and
 - v) the development does not include institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.
- (4) Council may recognize non-conforming uses and allow for their continuation. Any expansion of a non-conforming use may be permitted subject to the policies of subsection 11.3 (3) above.
- (5) Provincially Significant Wetlands

The Ministry of Natural Resources have identified two provincially significant wetlands (PSW's) within the Township of Laurentian Valley. These wetlands are described briefly as follows:

Hazley Bay/Lisk's Bay Wetland Complex

The Hazley Bay/Lisk's Bay Wetland Complex is comprised of the Hazley Bay Wetland and the Lisk's Bay Wetland. Wetlands that are located within 750 metres of each other are assessed together as a complex. It has been determined by the Ministry of Natural

Resources that both as individual wetlands and together as a complex, the Hazley Bay and Lisk Bay wetlands are provincially significant.

It has been determined that the Hazley Bay/Lisk's Bay Wetland Complex is an important wetland in the Ottawa River system because of its diversity. Significant features of this wetland complex include fisheries, furbearing animals, birds, plant life. In addition to providing habitat for a wide variety of plant and animal species, wetlands control and store surface water, assist in flood control and act as sediment traps to improve water quality.

Mud Lake/Mud Creek Wetland

The Mud Lake/Mud Creek wetland has been identified by the Ministry of Natural Resources as being provincially significant. The Mud Lake/Mud Creek wetland is actually comprised of three geographically separate wetlands that together form an extensive wetland that has developed along the slow moving waters and flat shorelands of the Muskrat River and the Mud Creek systems. A portion of the wetland is Crown Land and is being reviewed by the Ministry as a candidate for designation as a Conservation Reserve.

- (a) Development and site alteration shall not be permitted within Provincially Significant Wetlands.
- (b) Development and site alteration may be permitted on adjacent lands to Provincially Significant Wetlands, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in an area and the natural connections between them should be maintained and improved wherever possible.

Adjacent lands are defined as lands within 120 metres of the boundary of a provincially significant wetland. This distance may be modified based upon the findings of a site specific impact assessment. Council may require an Environmental Impact Study (EIS) and may consult with the Ministry of Natural Resources regarding development adjacent to provincially significant wetlands and its possible impacts.

(6) ANSI's

- (a) The Ministry of Natural Resources have identified Areas of Natural and Scientific Interest (ANSI) within the boundaries of the Township of Laurentian Valley. These ANSI's are briefly described as follows:

- (i) Davis Mills Clay Hills is a provincially significant earth science feature. It is important to conserve the topography and geological defining features of this site (the clay hills) for its educational, scientific and interpretative values.
 - (ii) Deacon Escarpment, is provincially significant feature containing both earth and life science values. The Deacon Escarpment rises over 100 metres above the east side of the Bonnechere River and is a dramatic ridge that runs along the edge of a faultline. A unique feature of the Deacon Escarpment is that the southern exposure supports a thriving significant population of red juniper that forms the dominant cover along parts of the cliff face. It is important to conserve the topography and geological defining features of this site for its educational, scientific and interpretative values.
- (b) Development and site alteration may be permitted in the Davis Mills Clay Hills and the Deacon Escarpment ANSI's and on adjacent lands, if it has been demonstrated that it will not negatively impact the natural features or ecological functions for which the area is identified. The diversity of natural features in an area and the natural connections between them should be maintained and improved wherever possible.

Adjacent lands are defined as lands within 50 metres of the boundaries of an ANSI. This distance may be modified based upon the findings of a site specific impact assessment. Council may require an Environmental Impact Study (EIS) and may consult with the Ministry of Natural Resources regarding development adjacent to an ANSI and its possible impacts.

- (c) Notwithstanding Policy 11.3(6)(b) above, there is existing residential development and an existing limited farm use within the Davis Mill's ANSI, in Lots 20 and 21, Concession VII, in the geographic Township of Alice, which will be allowed to continue and will be recognized in the implementing zoning by-law in a zone category that is appropriate for the use of each existing lot.

(7) Areas of Leda Clay and Slope Stability Constraints

- (a) Areas of Leda Clay deposits have been identified by the Ministry of Natural Resources along the lands of the Muskrat River within Part Lot 10, Concession I, in the geographic Township of Pembroke. Such soils are known to be very unstable for the construction of buildings and structures, under certain conditions. No buildings or structures are permitted on lands within this designation unless

the application is accompanied by a detailed geotechnical report prepared by a qualified professional in this field, which identifies specific solutions which overcome the technical problems of building on the site. The report and the methods proposed must be acceptable to the Municipality in consultation with the Ministry of Natural Resources. If an acceptable proposal is approved, it may proceed on the basis of an amendment to the implementing zoning by-law, without the requirement for an amendment to the Official Plan.

- (b) Lands situated along the Indian River, Hales's Creek, O'Meara's Creek, Locksley Creek, the Muskrat River and Hennessy's Creek (north of Lot 18 in the geographic Township of Stafford) possess moderate to severe slope stability constraints. These "slippery slopes" possess sensitive marine clays which may become unstable and prone to failure when heavily saturated. Council, in consultation with the Ministry of Natural Resources, may require that development applications adjacent to these river and stream corridors be accompanied by a geotechnical study prepared by a qualified geotechnical engineer, indicating that the proposed development can safely occur and how development can be accommodated on this site.
- (c) The policies of Section 2.2(12) shall also apply where applicable.
- (8) Any dredging, filling or alteration of the shoreline of any watercourse or waterbody shall not be permitted without the approval of the Council in consultation with the Ministry of Natural Resources, Ontario Power Generation and the Federal Department of Fisheries and Oceans.
- (9) Council intends to assist the Ministry of Natural Resources in notifying the public that approval of the Ministry is required for any diversion, channelization, construction or impoundments or any other modification of watercourses, in accordance with the Lakes and Rivers Improvement Act and the Public Lands Act. Any development in the high water mark as identified by an Ontario Land Surveyor may require the approval from both the Ministry of Natural Resources and the Federal Department of Fisheries and Oceans.
- (10) Where development is proposed adjacent to watercourses, Council intends to protect the fisheries environment and fish habitat by restricting the removal of bank vegetation. Council intends to consult with the Ministry of Natural Resources in this regard and shall consider the use of site plan control and development agreements to regulate shoreline development.

- (11) Notwithstanding any other provision of the Environmental Protection designation, nothing in these policies are intended to limit the ability of agricultural uses to continue.
- (12) It is the intent of this Plan that the boundaries of the Environmental Protection designation shall be used in the preparation of the implementing Zoning By-law. As more detailed information or mapping becomes available the Zoning By-law will be amended.

11.4 SPECIAL POLICY AREAS

(a) Environmental Protection - Exception One

Notwithstanding any policies of Section 2.2 (21) and 11.3 (5) of this Plan to the contrary, for the lands designated Environmental Protection - Exception One and located in Lots 22 to 28, inclusive, on Plan 565 within Lot 4A, Concession II and Lots 5 to 11, inclusive, on Plan 49M-5, within Lot 4, Concession III, FAL, in the geographic Township of Pembroke, single detached residential dwellings and associated accessory buildings and/or structures shall be permitted.

Any permitted development and site alteration shall not negatively impact the natural features or ecological functions for which the area is identified. To provide additional protection, Council shall encourage the retention of the natural vegetation and soil mantle within the minimum water setback. Any reduction to the minimum 30 metre water setback will require an amendment to the Zoning By-law.

SECTION 12.0 - WASTE DISPOSAL

12.1 GENERAL GOAL AND INTENT

Currently one waste disposal site which is shared with a number of other municipalities is operated within the Municipality. Until December 31, 2001, the site was being operated mainly as a landfill with some limited waste diversion activities. A number of additional waste diversion facilities, namely a Composting Facility, a Material Recovery Facility and a Construction and Demolition Waste Recycling, were implemented at the site in 2001 to reduce the disposal of waste through landfilling. Work is currently underway to increase the capacity of the landfill which, along with the recently implemented waste diversion facilities, should be adequate to address the area's waste disposal needs for at least 25 years. The site is presently operated as a both waste recovery and processing facility and a landfill site.

Council recognizes that waste disposal is a serious concern, requiring special attention to ensure that disturbance to the natural and human environment is minimal and that appropriate rehabilitation of closed waste disposal sites is achieved.

12.2 OBJECTIVES

- (1) To limit disturbances to the natural environment to the on-site location.
- (2) To prevent serious social or environmental consequences from the operation and establishment of waste disposal facilities
- (3) To ensure that all waste disposal sites are rehabilitated in accordance with the Environmental Protection Act.
- (4) To accommodate present and future waste management requirements.
- (5) To encourage the minimization of the waste stream through reduction, re-use and recycling.
- (6) To provide economically and technically effective waste management approaches.

12.3 POLICIES

- (1) The Waste Disposal designation on the land use Schedule(s) shall mean that the predominant use of land will be for managing, processing and/or disposing of garbage and refuse. Permitted uses of land, buildings and structures in the Waste Disposal designation shall include waste processing, landfilling, recycling, central composting and any other compatible waste management activities. A septage disposal facility

shall also be a permitted use in the Waste Disposal designation.

- (2) Any Waste Disposal designation shall be located an appropriate distance from any existing or proposed residential, commercial, institutional or recreational use or designation. A report from a qualified professional shall be required in order to establish appropriate separation distances based on site specific conditions.
- (3) All disposal sites shall be adequately screened on all sides, either naturally or by artificial means, and such screening will apply to all open storage areas and any site operations.
- (4) Sites shall be located so that ingress and egress points from the site do not create a traffic hazard.
- (5) All disposal sites no longer in use shall be rehabilitated to the standard required by the Ministry of the Environment. No use shall be made of land or lands covered by water which has been used for the disposal of waste for a period of 25 years from the year in which such land ceased to be so used unless approval of the proposed use has been given by the Ministry of the Environment in accordance with the Environmental Protection Act.
- (6) An amendment to the Official Plan and Zoning By-law will be required for the establishment of a new Waste Disposal Area. When considering an amendment Council shall have regard for the requirements under the Environmental Protection Act and the Environmental Assessment Act, and for the following:
 - (a) the type and abundance of soil cover material;
 - (b) the surface and groundwater characteristics;
 - (c) isolation of the site from other land uses;
 - (d) the physiography of the site;
 - (e) public acceptance of the facility location;
 - (f) appearance;
 - (g) truck traffic;
 - (h) noise and dust;

- (i) the potential damage to the existing ecological functions of the area;
 - (j) the compatibility of the site for future land use goals;
 - (k) the ability to control gas release; and
 - (l) the minimization of engineering design and operational problems.
- (7) All waste disposal areas shall be operated and maintained in accordance with the standards set by the Ministry of the Environment.
- (8) The operation and maintenance of all waste disposal areas shall comply with the requirements of the Forest Fire Protection Act.

(County of Renfrew's Modification No. 16)

- (9) *The Ministry of Environment considers the most significant contaminant discharges and visual problems to be normally within 500 metres of a fill area.* To evaluate and determine potential impacts of landfill sites or waste disposal sites/areas,*on new development, Council may request studies to determine* the presence and impact of any adverse effects, or risks to health and safety, and should ensure that all remedial measures are taken when new land uses are proposed within 500 metres. *Remedial measures may be required when new land uses are proposed within 500 metres of a landfill site.*

SECTION 13.0 - MINERAL AGGREGATE RESOURCE

13.1 GENERAL GOAL AND INTENT

Mineral aggregates consist of consolidated and unconsolidated materials, such as sand, gravel and limestone which provide the major raw materials for road building and construction.

The policies of this Section are intended to ensure that major aggregate deposits remain available for existing and future use and to minimize impacts on adjacent uses and the natural environment from extractive operations. Additional lands may be added to the designation in the future in order to ensure that major bedrock deposits also remain available for future uses.

Lands within the Township of Laurentian Valley have been designated under the Ontario Aggregate Resources Act. The Act controls aggregate extraction operations and requires progressive rehabilitation and final rehabilitation.

13.2 OBJECTIVES

- (1) To protect known, significant deposits of aggregates, including existing pits and quarries, for future extraction.
- (2) To prevent any change in land use that could conflict with legally existing pits and quarries.
- (3) To regulate all pit and quarry operations so that disturbances to the environment are limited to the site, significant natural heritage features are protected, social disruption is prevented and rehabilitation to an acceptable after-use is achieved.
- (4) To make as much of the mineral aggregate resources available as is realistically possible, to supply mineral aggregate resource needs as close to markets as possible.

13.3 POLICIES

- (1) The Mineral Aggregate Resource designation on the Land Use Schedule(s) shall mean that the predominant use of land will be for pits and quarries along with associated manufacturing uses (i.e. crushing, screening and concrete plants). Other uses which do not preclude the future use of these lands for mineral aggregate extraction purposes such as forestry, non-intensive farming, conservation and outdoor recreation, will also be permitted. Asphalt plants shall be permitted in the municipality only in accordance with the policies in Section 2.2(28).

- (2) Council will consider amending the Official Plan to a Mineral Aggregate Resource designation to permit extraction in areas not designated Mineral Aggregate Resource but which are determined to be suitable for aggregate extraction.
- (3) Existing extractive operations shall be recognized in the implementing zoning by-law. Areas designated Mineral Aggregate Resource which are not currently used for pits and quarries or associated manufacturing uses shall be placed in a non-development type of zone in the implementing zoning by-law. The expansion or opening of a new commercial pit or quarry will require an amendment to the zoning by-law with full public notice and opportunities for appeal.

Wayside pits and wayside quarries are exempt from this provision and are governed by the provisions included in Section 3.0 General Development Policies of this Plan.

In considering an amendment to the Zoning By-law, Council shall examine certain matters:

- (a) degree of exposure of the operation to the public;
 - (b) the haulage routes and the resultant traffic density;
 - (c) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands;
 - (d) the water table, existing and proposed drainage facilities, and setbacks from watercourses;
 - (e) effects on adjacent land uses, nearby communities, natural heritage features and areas and environmentally sensitive areas;
 - (f) the recommendations of any hydrology studies, wildlife studies or such other Impact Studies as may be required due to special concerns related to a specific site; and
 - (g) any other matters which Council deems advisable.
- (4) Where extractive operations are proposed as an interim use on prime agricultural lands (Classes 1, 2 and 3 soils) which are located within the larger Agricultural designation, Council shall require rehabilitation of the site to substantially restore the same acreage and average soil capability for agriculture. On prime agricultural lands, complete agricultural rehabilitation is not required if:

- (i) there is a substantial quantity of mineral aggregates below the water table warranting extraction; or
 - (ii) other alternatives have been considered by the application and found unsuitable. Other alternatives include resources in areas of Classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible; or
 - (iii) the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible; or
 - (iv) in those areas remaining above the water table following extraction, agricultural rehabilitation will be maximized.
- (5) The Municipality may adopt a by-law under The Municipal Act, R.S.O. 1990, as amended, to regulate certain matters with respect to pits and quarries (for example, hours of operation and dust control) which are not covered by the Aggregate Resources Act, 1989.
- (6) Certain deposits within the Mineral Aggregate Resource designation have higher aggregate potential than others. Notwithstanding the provisions of policy (1) above, Council may consider rezoning without the need for an Official Plan amendment, to allow uses and development permitted under an abutting designation provided justification for such rezoning is clearly demonstrated and the need for an appropriate alternative land use is documented. In considering a zoning by-law amendment, Council shall consult with the County of Renfrew and shall take into account the following:
- (a) evidence indicating that the extraction of aggregate is unfeasible due to quality, quantity or other development constraints;
 - (b) the necessity of the land use change serving the greater long-term public interest in comparison to the necessity of the mineral aggregate resource;
 - (c) the reason for the choice of location and consideration given to alternate locations on non-aggregate lands;
 - (d) the amount of land required for the proposed use and the possibility of retaining as much of the mineral aggregate potential as possible;

- (e) the consideration given to the option of sequential land use in which the mineral aggregate is removed prior to development of land for the proposed use;
 - (f) the impact that the proposed use may have on any existing pits and quarries in the vicinity and on future aggregate extraction in the surrounding area; and
 - (g) the impact on adjacent designations.
- (7) The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of lands in the Mineral Aggregate Resource designation and to protect existing pits and quarries from the encroachment of other incompatible land uses.

In accordance with this concept, it will be the policy of Council to discourage incompatible land uses in areas surrounding Mineral Aggregate Resource areas by careful review of any severance applications, rezoning application or other development proposal in consultation with the Ministry of Natural Resources and the Ministry of the Environment and by including separation distances in the implementing By-law.

Council recognizes the potential for the existence of an area of adverse environmental influence associated with a pit or quarry. The municipality shall request that the proponent provide studies to demonstrate whether distance separation between a pit or quarry and sensitive land use is adequate, to establish dimensions of any needed separation area and provide for implementation of the study results in consultation with provincial ministries. Council also recognizes that land use separations should be applied reciprocally to new sensitive land uses encroaching upon an existing extraction operation.

Influence areas, in which studies may be required to assess impacts, are generally identified as being: 150 metres from a pit to determine noise and dust impacts; 300 metres between wells and pits licensed to operate below the water table to avoid impacts on groundwater supplies; and 500 metres from quarries to determine the impact of noise, dust and groundwater influence.

- (8) All pit and quarry uses must satisfy the requirements of the Ministry of the Environment with respect to pumping and de-watering, water supply, wastewater, solid and liquid waste disposal and all emissions to the atmosphere including noise and vibration.

- (9) A consent for a surplus dwelling may be permitted provided the dwelling was built before March 18, 1992 and adheres to the policies of Section 13.3(6) of this plan.

- (10) Development shall be subject to the policies of Section 2.0 - General Development Policies of this Plan.

SECTION 14.0 - MINING RESOURCE

14.1 GENERAL GOAL AND INTENT

The policies of this Section are intended to ensure that significant mining resource deposits remain protected for future resource extraction.

It is the intention of Council to work with the Ministry of Northern Development & Mines to obtain information regarding mineral resources, to identify areas of mineral potential and abandoned mines.

For the purposes of this Official Plan, Mining is understood to include above ground and underground work, pits and quarries used for mineral extraction (excluding pits and quarries used for aggregate extraction as part of the aggregate policies), as well as, associated processing, transportation, waste, tailings storage, and directly related activities.

14.2 OBJECTIVES

(County of Renfrew's Modification No. 17)

- (1) *To protect all provincially significant mineral resources.*
- (2) To minimize the disturbance to the environment to prevent social disruption and to ensure rehabilitation to an acceptable after use.
- (3) To permit the development of designated lands for other land uses in situations where the resource is exhausted or deemed to be uneconomical for extraction.

(County of Renfrew's Modification No. 18)

- *(4) To protect existing mineral mining operations from activities that would hinder or preclude their continued use or expansion.*

14.3 POLICIES

- (1) In the Mining Resource designation, mining and mining-related activities are permitted. Other uses such as forestry, recreation, wildlife management, and non-intensive farming, which do not preclude future extraction are also permitted.
- (2) In areas not designated Mining Resource, but which are determined to be suitable for mining and mining-related purposes, amendments to the Official Plan and implementing Zoning By-law will be required to place the lands in the Mining Resource designation and appropriate zone classification to permit mining and mining-related activities. The establishment of mining related activities shall be subject to the

approval of the Ministry of Northern Development and Mines under the Mining Act and the Environmental Protection Act.

- (3) Areas designated under the Plan as Mining Resource which will not be used for mining and mining-related activities in the foreseeable future, will require an amendment to the implementing Zoning By-law prior to their use for mining and mining-related purposes.

(County of Renfrew's Modification No. 19)

- (4) Mining and related activities will only be permitted outside of identified settlement areas. The compatibility of mining activities with surrounding land use designations will determine the specific nature of permitted mining and mining related activities.

The establishment of mining and related activities shall require an amendment to the Official Plan and Zoning By-law. Council shall consider the following criteria:

- (a) the impact on the environment;
- (b) indirect impacts on the utilities and services provided by the Municipality;
- (c) the impact on the surrounding land uses;
- (d) the progressive rehabilitation and final rehabilitation plans, and the suitability of these plans having regard to the character of the surrounding lands;
- (e) compliance with any requirements of the Ministry of Northern Development & Mines, the Ministry of Natural Resources, the Ministry of the Environment and any other relevant agency; and
- (f) the benefit of the mining and mining-related use to the Municipality.

(County of Renfrew's Modification No. 20)

- (5) Council may request the proponent to provide such information as is necessary to determine compliance with this Plan, including a site plan, rehabilitation plan, landscaping plans, an Environmental Impact Study (EIS) *and an Environmental Assessment*

(County of Renfrew's Modification No. 21)

- *(6) An area of influence will be used to protect existing land uses located in the vicinity of a proposed mining operation from the impacts of a land use conflict and reciprocally to protect the Mining Resource designation and the existing mine operations from the encroachment of incompatible land uses. The following policies will apply:

- (i) The area of influence shall be 1000 metres (approximately 3,280 feet) in width around a mine operation and/or a Mine Resource designation.
 - (ii) Any new development proposing to locate within the area of influence will only be permitted where it can be clearly demonstrated by an impact analysis that any impacts from the mining operation can be mitigated or are negligible.
 - (iii) Any new Mining Resource designation or mine operation shall undertake an impact analysis within the area of influence around its proposed site in order to identify any land use conflicts, to propose mitigating measures and to develop an operating plan for minimizing its operational impacts on existing land uses.
 - (iv) Any land use proposal within the areas of influence or any modifications to the width of an area of influence, shall only be permitted by the Township after consultation with the Ministry of Mines and Northern Development and the Ministry of Environment.*
- (7) Known abandoned mine sites, have been identified on Schedule “A” to this Plan. Proposals for development on or within along with a 1000 metre influence area adjacent to these sites shall be prohibited until the nature and extent of any hazards have been mitigated based on a technical report prepared by professionals qualified in this field.
- (8) Notwithstanding the provisions of policy 14.3(1) above, Council may consider rezoning to allow uses under the Rural designation without the need for an Official Plan Amendment, provided the justification for such rezoning is clearly demonstrated and the need for an appropriate alternative land use is documented. In considering an amendment to the Zoning By-law, Council shall consult with the Ministry of Northern Development and Mines and shall consider the following:
- (a) Evidence indicating that the mining resource is unfeasible due to quality, quantity or other development constraints;
 - (b) The necessity of the land use change in comparison to the necessity of the mining resource;
 - (c) The reason for the choice of location and consideration given to alternative locations on non-mining resource lands; and
 - (d) The amount of land required for the proposed use and the possibility of retaining as much of the mining resource potential as possible.

(County of Renfrew’s Modification No. 25)

***15.0 – COMMUNITY FACILITY**

15.1 GENERAL GOAL AND INTENT

The goal of the Community Facility designation is to provide a framework for guiding new public facility development to suitable locations, where the potential for, or existence of adverse effects requires consideration by Council.

The intent of the Community Facility designation is to address those situations where it is not appropriate to establish the intended public facility in any land use designation as permitted by Section 2.2.(18), and where Council must be satisfied, through the application of additional criteria or guidelines not set out in Section 2.2.(18), that the potential for adverse effects can be mitigated.

15.2 OBJECTIVES

- (1) To provide locations for large scale institutional, cultural and recreational facilities which serve residents throughout the Township, and public utilities and/or public facilities, which all by the nature of their size and scale and/or the range of activities and functions which occur on site, require sensitive integration to minimize potential effects on adjacent land uses.
- (2) To provide guidelines for the expansion of existing, or the development of new community facilities, public utilities and/or public facilities in the future.
- (3) To ensure that the expansion of existing, or the establishment of new community facilities, public utilities and/or public facilities are located and operated in a manner which minimizes and mitigates any potential land use conflicts and potential adverse effects.

15.3 POLICIES

- (1) For the areas designated Community Facility on the Land Use Schedule(s) the permitted uses shall include large scale institutional, cultural and recreational facilities, all types of Public Utilities and public facilities which are owned and/or operated by a Public Authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the Municipality.

- (2) Notwithstanding Section 2.2.(18), some specific types of public utilities and public facilities are more appropriately located within a separate Community Facility designation, due to the potential for adverse effects on adjacent land uses. In determining whether a proposed use is suitably located, Council will consider the type of use proposed and the type of uses existing and permitted in the surrounding areas. Where the expansion of an existing facility, or the establishment of a new facility is proposed where a sensitive land use would be within the facility's influence area or potential influence area, or where the proposed use is a sensitive land use, consideration will be given to the Ministry of the Environment Land Use Compatibility Guidelines.
- (3) The development or redevelopment of lands, buildings or structures within the Community Facility designation shall be subject to the Site Plan Control provisions of this Plan. Site Plan Control will be used to achieve a consistent approach to the location of buildings and structures, parking, landscaping, lighting, storm water management, etc.
- (4) In determining the location and suitability of any proposed use in the Community Facility designation, Council shall consider:
 - (a) The compatibility of the proposed development with the surrounding land uses having regard to the proposed height, setbacks, the bulk, scale and layout of buildings, parking requirements and location;
 - (b) The effects on adjacent lands uses, nearby residential development, cultural heritage and archaeological resources, natural heritage features and areas and environmentally sensitive areas;
 - (c) Development shall be designed and located so that ingress and egress points from the site do not create a hazard;
 - (d) The proximity to and impact on significant natural heritage features. It is Council's intent to protect significant natural heritage features from any negative impacts as a result of new development;
 - (e) The adequacy of proposed servicing. Where the development is to be serviced by private on-site services, Council may require a hydrogeological impact assessment and terrain analysis to demonstrate the long-term suitability of the site to accommodate the proposed uses;
 - (f) Where development may cause or be adversely impacted by noise, detailed noise studies may be required to be completed;

- (g) The proposed haulage routes (where applicable) and the impact on traffic;
 - (h) The adequacy of proposed parking and loading spaces; and
 - (i) Other criteria considered by Council or other reviewing agencies to be appropriate.
- (5) Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. Buffering shall be provided adjacent to any sensitive land use. Any buffering requirement shall be incorporated into the site plan agreement.
- (6) All public utilities/public facilities shall be appropriately zoned in a separate zoning category. The zoning category will include, but not be limited to:
- (a) the type of uses permitted;
 - (b) appropriate controls and setbacks from the boundaries of other designations where there is a risk of adverse effects present; and
 - (c) lot sizes such that the size will be adequate for the intended use including the requirement for servicing, access, parking and buffering from adjacent land uses.

15.4 EXCEPTIONS

(1) Community Facility – Exception One

For the lands located in Plan 26, Block A, Pt. Lot 7 as in R43780, R43599 and R84953, Plan 26, Block A, Lot 8, Concession 2, FAL Pt. Lot 24, Plan 26, Block B, Pt. Lots 5 and 6, Block C, Pt Lot 4, Pt. Centre St., Block C, Pt Lots 2 & 3, 49R-4903, Parts 14, 15 & 17, 1-3, 7-9, 11, 12 & 60 and municipally know as the existing Waste Water Treatment Plant, 1015 and 1021 Mountainview Drive and the closed Rankin Street road allowance in the Township of Laurentian Valley (formerly Township of Pembroke), a Waste Water Treatment Plant shall be permitted, subject to the following conditions:

- (i) Sufficient mitigation measures shall be incorporated into the development of the Waste Water Treatment Plant to ensure that effects of odour and noise emissions on adjacent sensitive land uses are mitigated to the level of trivial impact in accordance with MOE Guidelines D-1 “Land Use Compatibility” and D-2 “Compatibility Between Sewage Treatment and Sensitive Land Uses”;

A combination of buffering and separation distance shall be provided in accordance with the recommendations of the site specific evaluation. In this regard, the recommended odour and noise mitigation measures shall be implemented through provisions in the site plan agreement and the recommended separation distances shall also be implemented through a site specific zoning by-law amendment;

- (ii) As per Section 2.2(17)(a)(ii), for the lands designated Community Facility-Exception One and affected by the flood plain of the Ottawa River, the limit of the floodway is 112.9 m GSC, as determined by the Ministry of Natural Resources. This limit of the flood fringe elevation is 113.9 GSC, as determined by the Ministry of Natural Resources.

Any development within the flood fringe shall be floodproofed. Development and site alteration shall not be permitted within the floodway other than flood or erosion control structures, or work that may be required to stabilize the site against the hazard of liquefaction which shall not alter the grade of any of the lands and shall be further discussed with the Ministry of Natural Resources to ensure application of the Provincial Policy Statement and which shall be subject to approval of this Ministry.

A work permit under the Public Lands Act from the Ministry of Natural Resources is required for works undertaken on inundated lands below the normal water's edge and both the Ministry of Natural Resources and the Department of Fisheries and Oceans should be consulted prior to any works being undertaken along the shoreline.

- (iii) As the subject site is located within the former historic settlement of Campbelltown, and includes not only a part of the village settlement but the former wharf area and the presumed remains of the steamer C.O. Kelly in the Ottawa River, all necessary archaeological studies and investigations, including any necessary on-site monitoring of construction-related excavations by a licensed archaeologist, shall be undertaken. All archaeological works shall be conducted in compliance with the technical and reporting requirements of the Ontario Heritage Act and the Ministry of Culture's Archaeological Assessment Technical Guidelines, and is subject to review and approval by the Ministry of Culture;
- (iv) If appropriate, once the full physical extent of the marine structural remains presumed to be the C.O. Kelly have been fully established as set out in subsection (iii), above, a buffer zone to be determined by a marine archaeologist shall encompass the marine archaeological site and extend for a sufficient distance to

protect the heritage resource. The buffer zone shall be set aside on title and shall be protected by Council by an implementing Zoning By-law established under Section 34(1)3.3 of the Planning Act;

- (v) Adequate landscaping and berming is provided as part of Site Plan Control approval.*

16.0 - TRANSPORTATION

16.1 GENERAL INTENT

The road network is extremely important for the safety and convenience of residents of the Municipality. Provincial highways, County roads and Township roads form the network of public roads. Private roads are another class of vehicle access, the use and maintenance of which are the responsibility of the abutting owners.

The Transportation policies are intended to promote the creation and maintenance of a safe and efficient road system within the financial capability of the Municipality and to ensure cooperation with the County of Renfrew and the Ontario Ministry of Transportation.

16.2 OBJECTIVES

- (1) To maintain the safety and efficiency of the road system.
- (2) To prevent undue increases in the proportion of expenditures on roads.
- (3) To ensure that all new development has suitable and legal access.
- (4) To encourage transportation systems that are environmentally sensitive and energy efficient.

16.3 POLICIES

- (1) The location of proposed roads or intersections of roads is only approximate. As areas are developed it may be necessary to alter the alignment or location of the proposed roads or intersection of roads. Such alterations shall not require an amendment to this Plan provided that:
 - (a) the road classifications are not altered;
 - (b) existing built-up areas in the path of such proposals are not unfavourably affected;
 - (c) where access to a road under the jurisdiction of another authority is affected, the appropriate Municipal or Provincial authority is notified and is in agreement with the proposed alteration; and
 - (d) the area and location of the adjacent land use designations are not affected in

any major way.

- (2) The location of new local and collector roads shall not require an amendment to this Plan. Council may, from time to time, identify these new roads on a Schedule to the Plan.
- (3) Transportation systems will be provided which are safe, environmentally sensitive and energy efficient.

16.4 FUNCTIONAL CLASSIFICATIONS

(1) Classification of Roads

Roads are divided into the following main functional classifications:

Provincial Highway
County Roads
Township Roads
Private Roads

(2) Provincial Highways

- (a) Provincial Highways generally carry large volumes of traffic between major generators of traffic at high speeds and under free flowing conditions with access restricted to grade-separated interchanges. TransCanada Highway 17 is a controlled access highway and, as such, no direct land access points from individual lots will be permitted. Public road entrances may be considered subject to the approval of the Ministry of Transportation. Highway 41 is a “major” highway and Highway 148 is considered a “minor” highway by the Ministry of Transportation and as such necessary direct access may be permitted provided geometrics and safety standards are met to the satisfaction of the Ministry.
- (b) Council shall consult with the Ministry of Transportation where development is proposed within 45 metres of a Provincial Highway and within 395 metres of the centrepoint of an intersection of Highway 17 or within 180 metres of the centrepoint of an intersection of Highway 148 or Highway 41, to ensure that any required permits and/or approvals are obtained.

(3) County Roads

- (a) The County of Renfrew is responsible for County Roads. Any development that proposes access to or frontage on a County Road shall be required to satisfy the

requirements of the County of Renfrew.

- (b) County Road 29 (Drive In Road) between Highway 148 and the intersection of County Road 29 and Wilson Road, is considered to be an major urban arterial and as such no direct land access from lots shall be permitted. Public road entrances will be permitted subject to the approval of the County Engineer.

(4) Township Roads

- (a) The Township is responsible for local roads which serve as land access roads and collector roads that feed onto County and Provincial roads. Local roads shall provide primarily for land access to abutting properties and shall be designed to discourage the movement of through traffic. Right-of-way widths shall be generally 20 metres (66 feet). In certain circumstances, a lesser right-of-way width may be permitted for local roads, provided such reduction is approved by Council. A year-round maintained Township Road shall be maintained in an acceptable manner for normal year-round use. A seasonally maintained Township Road shall be maintained to a standard acceptable for normal summer use only.
- (b) It is intended that in addition to providing access to abutting properties, subdivision and other development plans shall make provision for traffic movement by making provision for collector roads to move local traffic to arterial roads or to distribute traffic to local roads. The minimum right-of-way width shall generally be 20 metres (66 feet). Notwithstanding, the Township may permit a reduced minimum right-of-way width, as a result of the use of alternative design standards, subject to the approval of the Township's Engineer.
- (c) The B-Line Road is a major traffic artery because it is a collector road, a source of local traffic and a connector route between Highway 41, Highway 17 and County Road 51. Direct access to the B-Line Road for new development shall be generally restricted to a minimum spacing of 150 metres between entrances.
- (d) Where a road is required to be upgraded, the Municipality may require a professional engineer at the expense of the developer, to design and supervise the upgrading of the road.
- (e) The creation of a new road or a minor extension of an existing public road may be undertaken subject to the approval of Council. A professional engineer, at the expense of the developer, shall design and supervise the construction of the road. Once construction is complete, the road (except for Private Roads) shall be dedicated by the developer and assumed by the Municipality.

- (f) Resource land use activities, such as farming and forest management, which do not require road upgrading or access to the public may be permitted along a seasonally maintained Township Road, provided they are recognized in the implementing Zoning By-law.

(5) Private Roads

A private road is one which provides access by means of a registered right-of-way to private property, the use and maintenance of which is the responsibility of the abutting owners. The Municipality will not assume any road until it is constructed to Township standards and unless it abuts an existing public road which is maintained year round.

Until a road is assumed by by-law, the Municipality shall not be responsible for any road maintenance, snow ploughing, garbage collection or other road dependent services. No new lots will be permitted on a private road.

16.5 INTERSECTION AND CROSSING IMPROVEMENTS

- (1) No development or redevelopment of lands shall be approved in close proximity to an intersection or railway crossing which is scheduled for improvement until this improvement has been sufficiently designed to determine the land required for such improvement.
- (2) It is intended that, wherever possible, as traffic conditions warrant, improvements in the form of jog elimination, sight triangles, regulation of turning movement, proper signing, installation of traffic signals, marking of traffic lanes and channelization instruction will be undertaken.

16.6 ACCESS TO DEVELOPMENTS

- (1) Unless specified otherwise in this Plan, development shall only be permitted if access to a public road of adequate width and condition acceptable to meet Township standards is available prior to the development being permitted or established as a condition of approval.
- (2) The location of an access driveway should not create a traffic hazard because of its concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed as to minimize the dangers to vehicular and pedestrian traffic in the vicinity.
- (3) Council will promote the use of dual driveways and internal service roads for all new entrances on existing roads in the geographic Township of Alice. The closing of

multiple entrances may also be required as a condition of development. For new access onto the Forest Lea Road, Sandy Beach Road, Achray Road and the B-Line Road, the most suitable of these measures shall generally be required.

- (4) It shall be the policy of Council to ensure that all future entrances onto a Township Road have an adequate culvert. Where a culvert is required, the culvert shall be installed by the Municipality at the Owner's expense, or be installed by the Owner under the supervision of the Township's Road Superintendent.

16.7 LAND ACQUISITION FOR ROADS PURPOSES

- (1) Where land is required for road widening, road extensions, road rights-of-way, intersections or railway crossing improvements, such lands shall be obtained by the appropriate agency in the course of approving plans of subdivision, development applications and consents for land severances.
- (2) Any proposals to widen, extend or improve roads in the Municipality should take into account the scenic factors and natural attributes of the adjacent lands, particularly trees which may be on or near the road allowance.

17.0 - SERVICING POLICIES

17.1 GENERAL GOAL AND INTENT

It is the general goal and intent of the servicing policies, to promote development that is efficient and cost-effective and optimizes the Township's existing infrastructure system. It is the intent of this Plan to promote new residential development on lands designated as Residential and/or Suburban in this Plan.

The Residential designation applies to areas of residential development on municipal sewer and water services and undeveloped tracts of land which represent areas where logical extensions of those existing services may occur. The majority of the lands in the Suburban designation are existing clusters of residential development and residential subdivisions approved on private individual wells and septic systems, generally in close proximity to the City of Pembroke, in the 'Stafford Village' area and/or the County Roads 51 and 58 and Highway 148 corridors. Undeveloped tracts of land that have been designated Suburban largely represent infill areas between existing subdivisions. While it is anticipated that the majority of new residential development within the Suburban designation will occur on private services, nothing in this Plan is intended to preclude new development on full municipal services or partial services within the Suburban designation, provided the Servicing policies of this Plan are met.

Municipal sewer and/or water services have been extended into various areas from the City of Pembroke's Water Treatment Plant and Sewer Treatment Plant, with the Township owning the infrastructure within the municipal boundaries of the Township. There are also areas within the Suburban designation and the Commercial designation which are serviced by piped municipal water and private septic systems. Water services only, have been extended into these areas to either address areas of poor water quality or due to physical, financial or topographical constraints to extending municipal sewer services. Piped municipal water services are provided to areas of the Township through a Servicing Agreement with the City of Pembroke.

Additional rural residential development on private wells and septic systems will also be permitted in the Rural designation subject to the policies of this Section of the Plan and specific policies of the Rural designation.

17.2 OBJECTIVES

- (1) To maintain sufficient capacity in both municipal water and sewage systems to provide for anticipated growth;

- (2) To maximize the use of the existing sewer and water infrastructure by encouraging the majority of new residential development to occur in these areas.

17.3 GENERAL SERVICING POLICIES

Within the Township of Laurentian Valley, it is intended that the land resources of the Corporation of the Township of Laurentian Valley shall be developed in accordance with the following servicing policies.

- (1) It is the intent of Council to minimize the costs of services to be provided by public agencies. Development will be encouraged for which services may be provided economically or which may assist in paying for existing services. Development should be discouraged which would contribute to a service demand that would be uneconomical to provide, improve, or maintain. Where new or improved services are required for development, Council may require their provision at the developer's expense.
- (2) Development should be serviced by full municipal sewage and water services where feasible. Where full municipal sewage and water services are not provided, and where site conditions permit, multi-lot/unit development (5 or more lots/units) should be serviced by communal services. Where the use of communal services is not feasible, and where site conditions permit, development may be serviced by individual on-site sewage and water systems.
- (3) Servicing for new residential subdivisions, institutional, commercial and industrial uses shall be determined through a servicing options report which evaluates various methods of servicing and justifies the selection of the preferred servicing option. Development intended to be on municipal services will only be permitted if sufficient reserve water and/or sewer plant capacity is available to accommodate it. Where the preferred servicing option is a method other than full municipal services, the servicing options study shall also be supported a hydrogeological impact assessment and terrain analysis.
In cases where private servicing is the preferred option, only low water uses shall be considered.
- (4) Council may consider communal services for multiple lot development (five or more lots). In order for development to proceed on communal systems, the Municipality must either assume responsibility and ownership of the communal system or enter into a Responsibility Agreement with the developer, (as per the Ministry of the Environment's D-Guidelines on Planning and for Sewage and Water Services). Where such a system is approved, Council may assume responsibility or ownership after the issuance of a Certificate of Approval and/or Permit to Take Water under the Ontario

Water Resources Act. Council may either choose to operate the system or may consider entering into a legal agreement for the operation and maintenance of the system on a private basis subject to the approval of the Ministry of the Environment.

Where there is a legal agreement in place for the operation and maintenance of the communal system, Council will assume responsibility for the communal system should the system fail or should the operator fail to operate or maintain the system according to the agreement.

- (5) For the purposes of this Plan, communal services means sewage works and sewage systems and water works that provide for the distribution, collection or treatment of sewage or water, but which are not connected to full municipal sewage and water services; are for the common use of five or more residential or non-residential lots or units; and are owned, operated and managed by the municipality, another public body, a condominium corporation or single owner under an agreement pursuant to the Planning Act.
- (6) Council will encourage development on full services as the preferred form of servicing for urban areas and suburban settlement areas. While much of the lands within the Township are serviced by private wells and septic systems, full services are provided to lands in close proximity to the City of Pembroke, where municipal piped services may be extended under the provisions of the Servicing Agreements. Where public water and/or sewer services are readily available, all future development shall be required to connect to such services and shall be located in the most efficient location for the logical extension and cost-effective utilization of new and existing systems.
- (7) In areas outside the Residential designation or where public water and/or sewer services are not readily available, all future development may be permitted to utilize private independent sewage disposal and/or water supply systems, such as septic systems and private wells, provided that:
 - (a) the extension of trunk sanitary sewers and watermains is technically and/or economically unfeasible;
 - (b) a valid demand exists for the development and it cannot practically be located in a public service area;
 - (c) due to favourable soil and drainage conditions, and adequate water qualities, the risk of pollution and environmental hazard is negligible;

(County of Renfrew's Modification No. 22)

- (d) prior to permitting development in non-serviced areas Council may require that a hydrogeological *study (including a nitrate impact assessment)* and terrain

analysis be undertaken;

- (e) in the case of industrial uses;
 - i) only sites where it is demonstrated that there is a sufficient volume of water available to accommodate the proposed industrial use;
 - ii) only domestic sewage wastes are directed to subsurface sewage treatment systems;
 - iii) all industrial wastes are disposed of in an approved manner; and
 - iv) adequate setbacks, lot area and frontage is available in order to enable efficient utilization of future services on an infilling basis.

(County of Renfrew's Modification No. 23)

* (8) (a) There are a number of areas within the Township where existing commercial and residential development has occurred on partial services. While full municipal services are the preferred form of servicing where available, new development, including expansions to existing development, may occur on partial services in these areas subject to the following requirements:

- (i) where new residential development is proposed, the development is infilling or development of existing lots of record;
 - (ii) consents shall only be permitted in accordance with the policies of Section 18.2 of this Plan;
 - (iii) the uses will be limited to those that would not normally require excessive amounts of water or generate large volumes of waste water;
 - (iv) The proposed servicing system complies with the standards of the appropriate approval authority; and
 - (v) Council may require that a hydrogeological study (including a nitrate impact assessment) and terrain analysis and/or a Servicing Options Study be undertaken.
- (b) Partial services will also be permitted where necessary to address failed services, or because of physical constraints.*

17.4 MUNICIPAL WATER AND SEWER SERVICES

- (1) Council may undertake the preparation of a Water Supply and Distribution Master Plan and a Sanitary Sewer Master Plan. Master Plans are long range plans which integrate infrastructure requirements for existing and future land use with environmental assessment planning principles. These plans examine an infrastructure system or group of related projects in order to outline a framework for planning for subsequent projects. At a minimum, the Master Plan process will address Phases 1 and 2 of the Municipal Class EA process requirements.
- (2) A Sanitary Sewer Master Plan will identify existing and growth areas for sewer services in the Township and will support Official Plan policies related to sanitary sewers.
- (3) A Water Supply and Distribution Master Plan will identify existing and growth areas for water services in the Township and will support Official Plan policies related to municipal water supply distribution systems.

17.5 STORMWATER MANAGEMENT AND DRAINAGE

- (1) It is the intention of Council that stormwater management shall be required for major rural developments and development principally in the built-up areas, such as ‘Stafford Village’ and along the Highway 148 and County Road 51 corridors adjacent the City of Pembroke, as a preventative approach for protecting the quantity and quality of water resources. The intention is to provide an integrated approach to water management (ie. water quality, flooding, erosion, recharge) recognizing that stormwater management solutions must be economically feasible to construct and maintain.
- (2) In order to provide a general framework for detailed stormwater management plans to be undertaken by individual developers, Council may also undertake the preparation of a Stormwater Master Plan to identify catchment areas, drainage courses and outlets in the Township and whether there are proper easements already in place.
- (3) It is the intent of Council to incorporate stormwater management controls into the development review and approval process. Proponents of developments will be required to plan for and undertake stormwater management which complies with the above principles. This may require a sub-watershed management plan for large parcels of land, or a stormwater site management plan. Depending on the size and scope of a particular development Council may require the preparation of a master drainage plan.
- (4) The principles which Council intends to utilize in its approach to stormwater management are as follows:

- (a) That natural and hydrological characteristics are maintained, and where possible, enhanced as the means to protecting the base flow of watercourses.
 - (b) That the natural infiltration of water on lands which are developed is maximized.
 - (c) That proposed development will not result in increased downstream flooding or erosion or cause adverse affects on receiving water.
 - (d) That developers of plans of subdivisions and site plans shall implement erosion and sediment control measures.
 - (e) Draft plans of subdivision and industrial, commercial, institutional and multi-residential site plans shall consider the effects of the proposed development on the existing drainage area, including proposed mitigative measures as required. The design of subdivision and site plan stormwater management plans will implement the recommendations of master drainage plans and subwatershed plans where they exist. Owners of private stormwater management facilities are responsible for their operation and maintenance.
 - (f) To ensure that alterations to natural drainage systems are prohibited or at least minimized by maximizing the retention of natural vegetation and by leaving stream channels in their natural form.
 - (g) That fish and wildlife habitat is protected, enhanced or restored, including linkages where affected by the discharge or outlet of drainage facilities.
 - (h) That a sustainable pro-active environmental approach is utilized in protecting water resources, through the measures as outlined in Section 17.5(4)(a) through (g) and the utilization of site plan agreements, the subdivision and consent approval process which may require specialized hydrogeological and geotechnical assessments to be undertaken.
 - (i) That water quality will be monitored on an ongoing basis as the means to evaluating the effectiveness of stormwater management practices.
- (5) Improvements to stormwater mains, ie, replacement or extensions are anticipated as part of the regular program of maintenance by the Township and are deemed to comply with this Plan.

PART IV - LAND DIVISION

SECTION 18.0 - LAND DIVISION POLICIES

18.1 GENERAL INTENT

The policies set out in this section will be implemented on behalf of the Township of Laurentian Valley by the Renfrew County Land Division Committee.

The consent process shall be viewed as one of two methods of subdividing land for development purposes. The second method involves the approval process for a registered plan of subdivision through the County of Renfrew which enables a more rigorous review of complex development issues on a comprehensive basis. The Land Division Committee has been empowered to grant consents only where a registered plan of subdivision is not considered necessary for the proper and orderly development of the Municipality.

18.2 CONSENT POLICIES

- (1) A consent to convey land shall conform to the land use designations shown on the Land Use Schedule(s), the land use policies of this Official Plan and the implementing zoning by-law. All consents shall conform to the provisions of the Plan and the implementing zoning by-law with regard to both the severed and retained parcels of land that are subject to the application.
- (2) Consents will be granted only when all parcels involved, including the retained, abut an existing public road of a standard of construction acceptable to the Municipality and meet Township Road Standards.
- (3) The maximum number of new lots created including previous lots per original holding shall be 3 lots. A holding is defined as a parcel of land including all abutting parcels of land under the same ownership which are subject to subdivision control or part lot control under Section 50 of the Planning Act, R.S.O. 1990. Original holding means a holding as of January 18, 1979. Above the maximum, a registered plan of subdivision through the County of Renfrew shall be considered for creating the desired lots.
- (4) The minimum lot size shall be established and regulated by the implementing zoning by-law. As a general guide for development, a minimum lot size of 4,047 square metres (or approximately 1 acre) is desired for lots on private services and any decrease to this minimum shall only be permitted with the approval of Council as well as the Township's Chief Building Official. Council may require that the appropriate lot size be determined through appropriate hydrogeological impact assessment and terrain

analysis.

- (5) Lot frontage shall be regulated through provisions in the implementing zoning by-law. Unless physical conditions dictate otherwise, the depth of a lot should be no more than four times the frontage of the lot. The configuration of a lot shall be planned to prevent or limit impacts on a natural resource to blend with adjacent development to maximize the efficient use of infrastructure use and services and to promote energy and water conservation.
- (6) All consents shall comply with the applicable MDS I and/or MDS II requirements.
- (7) All consents shall be reviewed in accordance with the requirements of Section 2.2(8) Fire Protection.
- (8) Consents will not be granted for land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines on curves or grades, or in close proximity to road intersections.
- (9) New highway 17 is designated as a Class I (Freeway-Expressway) highway. Consents for parcels requiring direct access to this highway will not be granted.
- (10) Ribbon development along the road network shall be restricted wherever possible. Ribbon development means the unnecessary or undesirable extension of development in a ribbon or strip-like manner along existing roads which may cause undue financial burden for the provision of services, or which otherwise does not facilitate proper and orderly development of the municipality.
- (11) Consents for the creation of new lots on private services shall only be granted when it has been established that soil and drainage conditions of the area are suitable to permit the proper siting of buildings, to obtain a sufficient potable water supply and to permit the installation of an adequate means of sewage disposal on the lot. The Chief Building Official shall be requested to comment on applications for new lots not serviced by municipal water and sewer services.
- (12) Consents for new lots shall not be granted on hazard lands unless appropriate mitigating measures consistent with accepted engineering techniques and resource management practices are undertaken to overcome any environmental constraints for development. The Ministry of Natural Resources may be consulted on applications for consent on hazard lands.
- (13) Consent may be granted for assembling land for a future plan of subdivision provided the necessary rezoning is approved and further provided that no development occurs on lands so severed until after the subdivision receives draft approval.

- (14) The long term potential of abutting lands should be considered. In particular, no consent will be granted that would prevent future public road access to the interior of any Township lot from an existing public road fronting said lot unless an alternate access is guaranteed.
- (15) Consents may be granted for boundary, adjustments, correction of title, leases, easements, rights-of-way and other purposes which do not create separate lots. Such consents will be evaluated on their own merit.
- (16) Consents may be permitted for mortgage purposes. Such consents shall be evaluated as if a new lot were to be created.
- (17) Consents for new lots will only be granted provided the area is not large enough nor suited to development by a registered plan of subdivision.
- (18) In cases where a rezoning is required, the amending zoning by-law will be in force prior to the finalization of the consent.
- (19) Consents for residential development in the Rural designation shall satisfy the criteria outlined in Section 4.3 of this Plan.

18.3 PLAN OF SUBDIVISION CRITERIA

The County of Renfrew processes plans of subdivision. However, the Municipality must approve of each plan of subdivision through recommendations to the County, passage of necessary Official Plan and/or zoning by-law amendment and by entering into a subdivision agreement. In considering a plan of subdivision, Council shall be guided by the following policies:

- (1) Any predesignated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
- (2) A plan of subdivision shall not be recommended for approval unless all lands intended to be used as building sites can be used safely for building purposes without danger from flood or other inundation or other adverse conditions so as to be a danger to the health and safety of the present and future ratepayers of the Township.
- (3) In reviewing plans of subdivision, Council shall have regard for the Fire Protection policies in Section 2.2(8) of this Plan.
- (4) In determining which areas are suitable for development, several reports, either singly

or together, may be required by Council or a reviewing agency during the review of the plan of subdivision (i.e. prior to draft approval or approval of any required Official Plan amendment). The reports may include a hydrogeological, a servicing options report or an environmental impact study.

- (5) The demand for the type and scale of development is justified based on population projections for the municipality for a planning horizon of 15-20 years and the amount of suitable land available for the proposed type of development in settlement areas within the municipality; and
- (6) All lots not connected to municipal sewer and water shall have sufficient area so that a private well for potable water supply can be located without danger of contamination by the sewage system and to ensure that a serious drawdown of groundwater levels beyond the boundaries of the lot and the total site is avoided.
- (7) Development shall only be permitted where convenient access to a public road is available so as to ensure ready accessibility for school buses, ambulances, fire trucks and other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.
- (8) All lots shall be provided with direct access to road developed to Township Road Standards.
- (9) Any proposed lots may not landlock any parcel of land and must be designed to allow for the integration with future development.
- (10) Upon draft approval of plan of subdivision by the County of Renfrew, the developer shall be required to enter into an agreement with the Municipality covering among other items:
 - (a) road requirements;
 - (b) drainage requirements;
 - (c) access requirements;
 - (d) financial requirements;
 - (e) insurance requirements;
 - (f) servicing requirements; and
 - (g) parkland requirements.

- (11) Where land being developed by a plan of subdivision abuts a Provincial highway or collector road, the layout of the subdivision should be designed so that lots back onto the Provincial highway or collector road and front onto the interior street. In such a case, no direct access from the lots to the provincial highway or County Road will be permitted.
- (12) Notwithstanding the above, residential plans of subdivision along major waterbodies shall be governed by the policies outlined in Section 4.3(6) of this Plan.

18.4 INDUSTRIAL SUBDIVISIONS

Where industrial subdivisions on individual services are permitted, Council will require an amendment to the zoning by-law. An amendment will only be considered when Council is satisfied that:

- (1) the subdivision is presented in block form (plan) and only identifies outer boundaries of the site, and, if necessary, road location;
- (2) the site is evaluated to determine its suitability for industrial uses. In assessing suitability, if deemed necessary by Council and/or appropriate agency, various studies such as environmental studies, servicing study, hydrogeological impact assessment and terrain analysis, drainage study, noise study and air pollution analysis, would then be required to be prepared and reviewed by Council and/or an appropriate agency;
- (3) the site is determined to be generally suitable for industrial use and the property could be subdivided by individual land severance or the removal of part-lot control. Lot sizes will be tailored for the specific use proposed and sewage systems will be designated accordingly;
- (4) Council shall strive to maintain compatibility between sensitive land uses and industrial facilities. Measures including land use separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of the Environment. Distances will vary depending on the nature of the industrial facility and the intervening land uses. The greater the scale and intensity of the industry, the greater the separation distance required will be.
- (5) only low water use industries are permitted;
- (6) only domestic water wastes are directed to subsurface sewage treatment systems;
- (7) all industrial wastes will be disposed of in an approved manner;

- (8) Council further intends to implement the above provisions in cooperation with the Ministry of the Environment and the Township's Chief Building Official, through:
 - (a) conditions in the Certificate of Approval;
 - (b) notification on title for land use;
 - (c) use permit.

PART V - IMPLEMENTATION AND INTERPRETATION

SECTION 19.0 - IMPLEMENTATION AND INTERPRETATION

19.1 ALTERNATIVE PUBLIC NOTICE PROCEDURE

Under the provisions of the Planning Act R.S.O. 1990, Council may provide for alternative public involvement procedures to reduce the time required for the giving of notice of a public meeting prior to passage of any proposed Official Plan amendment for the purpose of informing and securing the views of the public.

- (1) For the purpose of obtaining public input, Council shall hold at least one public meeting during the course of considering the Official Plan amendment. Notice of the public meeting shall be in accordance with the requirements of the Planning Act, 1990.
- (2) Where amendments to the Official Plan are for correcting typing errors, technical errors, work changes or metric conversions, no public meeting is necessary.
- (3) Where there are changes to a proposed Official Plan amendment, as a result of a public meeting, Council may wish to hold another meeting to obtain further public input.

19.2 HOLDING ZONES

It is the intent of Council to apply holding provisions within the Zoning By-law as provided for under Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended. In this regard, council may zone lands in a holding category if the principle of development has been established and certain criteria for development are to be met by the Owner at a later date. Council shall consider the removal of the holding symbol “h” once the necessary criteria have been met to their satisfaction.

The criteria may include such matters as phasing of development, the enactment of any necessary agreements, financial considerations, geotechnical studies, access and servicing infrastructure. Council may consider additional criteria beyond those specified in this Plan as deemed necessary for a particular development, provided these are specified at the time of rezoning to the holding category by way of a Council resolution, an explanatory note to the By-law amendment or other appropriate means. The holding provision shall be applied by the use of a holding symbol “h” in conjunction with the appropriate zone symbol denoting the eventual use of the lands.

Under the holding provisions, interim and passive uses such as open space, conservation and existing uses will be permitted.

An amending By-law removing the holding symbol shall not require the full public participation process with a mechanism for appeal as outlined in Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended. Council shall give notice of its intention to pass an amending By-law to persons and agencies prescribed by regulation made under the Planning Act, R.S.O. 1990, c.P. 13, as amended. When the holding symbol “h” has been removed the land use provisions of the appropriate zone shall apply.

19.3 IMPLEMENTATION LEGISLATION

In addition to the above, Council will implement the Official Plan through other powers conferred upon Council by the Municipal Act, the Environmental Protection Act, the Environmental Assessment Act and such other Provincial Statutes as may be applicable.

19.4 INTERPRETATION OF THE PLAN

The boundaries between the land use designations on the Land Use Schedule(s) are approximate except where they coincide with roads, railway lines, transmission lines, lot lines or other clearly defined physical features. In these cases they are not open to flexible interpretation. Where the general intent of the Official Plan is maintained, minor adjustments to boundaries will not require amendment to this Official Plan.

It is intended that dimensions, figures and quantities herein are not to be interpreted rigidly but rather are approximate only for general guidance in the administration of the Plan.

19.5 NON-CONFORMING USES

Some existing uses will not comply with all the relevant policies of this Official Plan. Such uses may be zoned in the zoning by-law in accordance with their present use provided that:

- (1) the zoning will not permit any major change of use or major enlargement that will aggravate any situation detrimental to adjacent complying uses;
- (2) they do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic flow they generate;
- (3) they do not pollute the air, water or soil to the detriment of health and/or property; and
- (4) they do not interfere with the development or enjoyment of adjacent areas in accordance with this Official Plan.

The Committee of Adjustment may permit a change in use from the legal non-conforming use to a similar use or more compatible use pursuant to its powers under the Planning Act.

Where an existing non-conforming use is discontinued, a rezoning may only take place in

conformity with this Official Plan.

Where an existing use does not satisfy the criteria listed in 18.5(1) through 18.5(4) above, Council may not zone it for its present use. Furthermore, the Municipality may seek means to eliminate the use and may acquire it if sufficient funds are available or assist in the relocation of the use. Where an existing use has been zoned as non-conforming use but there is merit in granting permission to extend or enlarge the use either within the land owned on the date of passing of the By-law or and adjacent property, Council may amend the Zoning By-law to permit such extension or enlargement without the necessity of amending the Official Plan provided that the requirements of the Planning Act are complied with and it is satisfied that such extension or enlargement is appropriate under the circumstances.

The Council or the Committee of Adjustment shall use the following guidelines when assessing any application for an extension or enlargement of a non-conforming use:

- (a) it should not aggravate any situation which is detrimental to neighbouring conforming uses;
- (b) it should be in reasonable proportion to the existing use and to the land on which it is to be located;
- (c) any extension or enlargement involving additional land should be minor in relation to the total property. Any major change shall require an amendment to the Official Plan;
- (d) it should result in greater compatibility with surrounding uses with regard to noise, vibration, fumes, smoke, dust, odours, lighting and traffic generation;
- (e) adequate buffering, landscaping, setbacks and any other measures necessary to reduce the nuisance may be required and, where possible, should be extended to the existing use;
- (f) proper access to the site will be provided to ensure that no traffic hazards are created;
- (g) adequate off-street parking and loading spaces will be provided;
- (h) applicable services such as public utilities, storm drainage works, water supply and sewage disposal systems must be adequate; and
- (i) neighbouring property owners will be notified of the proposed extension or enlargement of the non-conforming use before the final decision on the application is made.

In most instances, where an existing building or structure which has been zoned as a non-conforming use is destroyed, such building or structure may be reconstructed to its former standards provided work is commenced within a reasonable length of time from the date of destruction. In most instances, an existing building or structure which is zoned as non-conforming use may be reconstructed or strengthened to a safe condition provided that the external dimensions and use of the building or structure are not changed. However, there may be situations where the Council will choose to zone certain non-conforming uses so that such uses could not be re-established or would only be permitted to re-establish if certain conditions were met, in accordance with the specific provisions of the zoning by-law.

The development of existing undersized lots may be permitted in accordance with the relevant provisions of the zoning by-law provided that where the development is on private services, the lot is of an adequate size for water supply and sewage disposal systems approved by the Ministry of the Environment and/or the Township Chief Building Official, and the other relevant policies of this Official Plan are met. A lot addition or enlargement to an existing undersized lot may be permitted even though the addition does not bring the lot up to the standard required in the zoning by-law. In such a case, the lot does not lose its non-conforming status and may be developed in accordance with the relevant provisions of the zoning by-law.

19.6 OFFICIAL PLAN AMENDMENTS AND REVIEW

The Official Plan cannot be expected to forecast precisely the nature of changes that will occur in the Municipality over the next ten years. For this reason, the Plan may need to be amended by Council from time to time. As further research is undertaken into the resources of the Township and a need has been determined, Council will amend the Official Plan in accordance with the adoption and approval process outlined in the Planning Act, R.S.O. 1990.

The Plan is required under Section 26 of the Planning Act, R.S.O. 1990 to be reviewed and revised (if necessary) by the Council not less frequently than every five years from the date on which the Plan came into legal effect. The review will be undertaken in accordance with the developments which can be foreseen during the next ten-year period

If the Plan is revised as a result of a formal review or amended at any time over the life of the Plan, the approved document is binding upon the Council and all other persons and corporations wishing to carry out development in the Municipality.

19.7 SITE PLAN CONTROL

(1) The whole of the Township of Laurentian Valley is described as a site plan control area

for the purposes of Section 41 of the Planning Act, R.S.O., 1990, c.P. 13, as amended. Notwithstanding the foregoing, residential uses containing less than four dwelling units shall not be subject to site plan control except where a slope stability study or hydrogeological impact assessment and terrain analysis or other study indicates that the lands exhibit physical constraints to development and/or are environmentally sensitive to development. All temporary uses are also herein described as a site plan control area.

- (2) The Municipality may, by By-law, apply site plan control to the whole or any part of the proposed site plan control area. The Municipality may require site plans, drawings and/or agreements to ensure that the provisions of all or any of the matters described in Section 41(4) and 41(7) of the Planning Act, R.S.O., 1990, c.P. 13, as amended, are complied with. For all residential uses subject to site plan control, Council may require the drawings mentioned in paragraph 2 of Section 41(4) of the Planning Act, R.S.O., 1990, c.P. 13, as amended. Where an agreement is entered into, the signed agreement shall be registered on title by the Municipality at the developer's expense prior to any development taking place.
- (3) Where proposed development is subject to site plan control and an amendment to the Zoning By-law is required, Council shall ensure that consideration is given to site plan control measures prior to the finalization of the rezoning, including approval of preliminary site plans and drawings, the adequacy of proposed buffering, landscaping, servicing, parking, etc. and any pertinent conditions to be incorporated into a site plan agreement. Once Council is satisfied that the proposed rezoning is appropriate for the site and where Council has determined that a site plan agreement is to be entered into, the lands may be placed in a holding zone. The implementing zoning by-law shall contain holding provisions in accordance with Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, applicable to the proposed development and the amendment to establish the holding symbol will be subject to the full zoning by-law amendment process. Prior to the removal of the holding symbol the signed site plan agreement shall be registered on title, unless otherwise provided under this Plan.

19.8 TEMPORARY USES

Notwithstanding any other policy in this Plan, Council, in an amending zoning by-law, may permit the temporary use of land, buildings, or structures for a maximum period of three (3) years, with the exception of a garden suite as defined by Section 39(1.1) of the Planning Act, R.S.O., 1990, for which a maximum period of ten (10) years may be granted. Further, Council may grant three (3) year extensions by by-law to permit the continuation of the temporary use. Upon expiration of the time period, the temporary use shall not be entitled to the continuation protection of a legal non-conforming use. No amendment to the Official Plan shall be required to permit a temporary use which does not conform to the uses

permitted under the Plan.

In evaluating a request for a temporary use by-law Council will be guided by the following criteria:

- (1) the proposed use shall be of a temporary nature;
- (2) the proposed use shall not be incompatible with adjacent land uses and the character of the surrounding neighbourhood; and
- (3) where the proposed use is a garden suite, it is in accordance with the policies of Section 2.2 (10) of this Plan.

19.9 ZONING BY-LAWS

It is the intent of Council to adopt a Comprehensive Zoning By-law and site specific by-laws where necessary to implement the policies of the Official Plan.

The Zoning By-law will specifically regulate the use of land, character, location and use of structures within the Township of Laurentian Valley.

Uses permitted under the Official Plan will be distinguished under the Zoning By-law. An amendment to the Zoning By-law may be permitted provided the proposed use is in conformity with the Official Plan.

19.10 DEVELOPMENT PERMITS

It is the policy of the Township to consider the use of development permits when authorized under the Planning Act and any associated regulation or policy. Development permits may be applied on a Township-wide basis or as otherwise determined by Council.

19.11 PROPERTY MAINTENANCE AND OCCUPANCY BY-LAW

- (1) Council intends to enact a Property Maintenance and Occupancy Standards By-law pursuant to Section 15.1 of the Building Code Act, S.O. 1992, Chapter 32, as amended. The purpose of this By-law is to ensure that properties (particularly residential, commercial and industrial) now in generally adequate or better condition continue to be maintained to a reasonable standard and that poorly maintained properties be brought up to an acceptable standard.
- (2) The Property Maintenance and Occupancy Standards By-law may be applicable to either one or more defined areas of the Municipality or to the whole Municipality and

may have regard to any of the following matters and any other matters that may be deemed necessary:

- (a) garbage disposal;
 - (b) pest prevention;
 - (c) structural maintenance of buildings;
 - (d) services to buildings, including plumbing, heating, electricity;
 - (e) safety of buildings;
 - (f) cleanliness of buildings;
 - (g) maintaining yards, lands, parking and storage areas;
 - (h) maintaining fences, swimming pools, accessory buildings and signs;
 - (i) keeping lands and waterfront properties free from rubbish, debris, weeds, abandoned or dilapidated vehicles, trailers, boats, barges, mechanical equipment or materials; and
 - (j) occupancy standards.
- (3) The Municipality may appoint a Property Standards Officer who will be responsible for administering and enforcing the Property Maintenance and Occupancy Standards By-law.
- (4) The Municipality may appoint a Property Standards Committee pursuant to Section 15.6 of the Building Code Act, S.O. 1992, Chapter 32, as amended, for the purposes of hearing appeals against an order of the Property Standards Officer.
- (5) The measures to be used in achieving the property maintenance program shall include an education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvements can be made without increasing assessment.

19.12 ENVIRONMENTAL ASSESSMENT ACT AND MUNICIPAL PROJECTS

The purpose of the Environmental Assessment Act is to ensure that environmental factors are taken into account in the earliest stages of planning an undertaking. An Environmental Assessment is the identification of and evaluation of the effects of an undertaking and its alternatives on the environment. Many of the activities undertaken by the Township of Laurentian Valley are subject to the Environmental Assessment Act.

The Township will conduct the appropriate level of environmental assessment for the Township infrastructure projects subject to the Environmental Assessment Act.

19.13 CASH-IN-LIEU OF PARKING

Pursuant to the provisions of Section 40 of the Planning Act, R.S.O, 1990, c.P.13 Council may enter into an Agreement with an Owner or Occupant, exempting the Owner or Occupant, to the extent provided in the Agreement, from the requirement of providing or maintaining the parking facilities required in the implementing Zoning By-law. Each request will be reviewed on a case-by-case basis, to assess the reasonableness of the request, the extent of the exemption, the existing parking situation in the area and any other matters Council considers appropriate. Such Agreement may be registered on title against the land to which it applies.

(County of Renfrew's Modification No. 24)

***19.14 COMMUNITY IMPROVEMENTS**

Community Improvement projects are undertaken for the purpose of upgrading, redeveloping, and rehabilitating the physical environment of older neighbourhoods, recreational areas, commercial centres, and industrial areas.

A part of the Township may be designated as a Community Improvement Area by amendment to this Plan. An implementing Community Improvement Project By-law may be passed by Council based on the following criteria:

- (a) Evidence exists of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas, or streetscaping. Improvements may apply to some or all of the listed services.
- (b) The clean-up and redevelopment of brownfield properties (if applicable) will be facilitated.
- (c) The phasing of improvements corresponds to the timing of improvements by the County and/or senior governments and is within the financial capability of the local municipality.
- (d) A significant number of buildings in an area show signs of deterioration and need of repair.
- (e) Improvement to the visual appearance or aesthetics are required.
- (f) Improvements will have a significant impact on strengthening the economic base of the community.*

SECTION 20.0 - GLOSSARY

20.1 GENERAL INTENT

The glossary section of this Plan has been established in order to provide clarification on the interpretation of some of the terminology used in this Plan.

20.2 DEFINITIONS

(1) Adverse effects

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

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant and animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant and animal life unfit for use by humans;
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

(2) Agricultural Uses

Agricultural uses means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food, or fur, including poultry and fish; aquaculture; agro-forestry; maple syrup production and associated on-farm buildings and structures.

(3) Agriculture-Related Uses

Agriculture-related uses means those farm-related commercial and farm-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation.

(4) Buffer

A buffer means a method of control used to prevent or minimize the adverse effects of incompatible land uses and may be in the form of:

1. a land area or intervening open space sufficient to provide the necessary distance separation; or
2. a natural or man-made feature such as a berm, wall, barrier, planting, topography, trench, fence, or other structure or technical control (ie., solid brick walls, triple-glazed windows to lessen the effect of noise, an active or passive gas venting system); or
3. a land use different from the conflicting ones but compatible with both; or
4. or any combination of the aforementioned sufficient to accomplish the intended purpose.

(5) Development

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.

(6) Facility

Facility means a transportation, commercial, industrial, agricultural, intensive recreational or utilities/services building or structure and/or associated lands (ie., abattoir, airport, railway, water and sewage treatment plants, landfill, manufacturing plant, generation stations, sports/concert stadium, etc.) which produce(s) one or more adverse effects on a neighbouring property or properties.

(7) Farm Retirement Lot

Farm retirement lot means one lot from a farm operation for a full time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994 and has owned and operated the farm operation for a substantial number of years.

(8) Industrial Use

Industrial use means the use of land, buildings or structures for the assembly and/or storage of substances, goods or raw materials; their processing, fabricating and/or manufacturing, and/or the packaging and shipping of finished products.

(9) Institutional Use

Institutional use means the use of land, buildings or structures for religious, charitable, educational, health or welfare purposes but not for commercial or industrial purposes,

and includes schools, churches, nursery schools, hospitals, homes for the aged, nursing homes, community centre or other similar uses, but shall not include a public utility or an industrial use.

(10) Municipality

Municipality shall mean the Corporation of the Township of Laurentian Valley.

(11) Natural Heritage Features

Natural heritage feature means features and areas such as significant wetlands, fish habitat, significant portions of the habitat of endangered 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.

(12) Prime Agricultural Land

Prime Agricultural Land means land that includes specialty crop lands and/or Canada Land Inventory Classes 1, 2 and 3 soils, in this order of priority for protection.

(13) Private Road

Private road means a registered right-of-way not dedicated and accepted as, or otherwise deemed at law to be a public highway, that serves as a privately maintained motor vehicle access route to one or more abutting, legally conveyable parcels of land.

(14) Public Authority

Public Authority means the Council of the Township of Laurentian Valley and any School Board, Public Utility Commission, Transportation Commission, Public Library Board, Board of Parks Management, Board of Health, Planning Committee or other Board or Commission or Committee of the Township of Laurentian Valley, established or exercising any power or authority under any general or special statutes of the Province of Ontario with respect to any of the affairs or purposes of the Municipality or a portion thereof, and includes any committee or local authority established by By-law of the Municipality.

(15) Public Utility

Public Utility means any one of the following: a waterworks; a water supply system; sewage works; electrical power or energy generating transmission or distribution system; street lighting system; natural or artificial gas works or supply system; or a

telephone system; and includes any lands, buildings or equipment required by a Public Authority for the administration or operation of any such system.

(16) Sensitive Uses

Sensitive 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 include: residences (dwelling units), daycare centres, educational facilities and health facilities.

(17) Significant

The word significant when used to describe natural heritage features shall have the following meaning:

When used in regard to wetlands and areas of natural and scientific interest, significant means an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures as established by the Province, as amended from time to time; and

When used in regard to other natural heritage features, significant means ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. Criteria for determining significance may be recommended by the Province, but municipal approaches that achieve the same objective may also be used.

(18) Waterbody

Waterbody means lakes, rivers, creeks and streams.