

AMENDMENT NO. 4
TO THE TOWNSHIP OF LANARK HIGHLANDS OFFICIAL PLAN

- PART A - CERTIFICATE OF COMPLIANCE with the requirements for giving of notice of open house, public meeting

- PART B - THE PREAMBLE does not constitute part of this Amendment.

- PART C - THE AMENDMENT consisting of the following schedules and explanatory text constitutes Amendment No. 4 to the Township of Lanark Highlands Official Plan.

- PART D - APPENDICIES

**PART A - CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE PUBLIC MEETING**

I, Forbes Symon, Contract Planner for the Township of Lanark Highlands, hereby certify that Official Plan Amendment **No. 4** has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Sections 17(15), 17 (16), 17(17), 17 (19), 17(20), 17(23) and Section 26 of the Planning Act, RSO 1990 as amended.

Forbes Symon
Contract Planner
Township of Lanark Highlands

PART B - THE PREAMBLE

Purpose and Effect of the Amendment

The purpose of this Amendment to the Township of Lanark Highlands Official Plan is to update the Official Plan with changes resulting from the 2021 Official Plan Review.

Location and Site

This amendment is general in nature and applies to all lands within the Township of Lanark Highlands.

BASIS

Pursuant to Section 17 of the *Planning Act, R.S.O., 1990*, Chapter P.13, as amended, the Township of Lanark Highlands Council is charged with responsibility for preparing and adopting an Official Plan. The Lanark Highlands Official Plan was approved by the Ministry of Municipal Affairs and Housing on December 7, 2012. It was further approved by the Ontario Municipal Board on August 4, 2016. The Official Plan contains policies intended to guide public and private interests to achieve the best form of development under the most desirable conditions.

Section 26 of the *Planning Act, R.S.O 1990* requires that Council review and update its Official Plan no less frequently than 10 years after it comes into effect. The Township's current Official Plan (OP) was approved in 2012 and Council determined that now is the appropriate time to update the Official Plan. The purpose of the Official Plan review is to ensure that the OP is:

1. Consistent with Provincial Plans;
2. Has regard for matters of provincial interest;
3. Is consistent with the Provincial Policy Statement; and
4. Conforms to the Lanark County Sustainable Communities Official Plan.

There are no provincial plans in place that effect the Township of Lanark Highlands. There was an update to the Provincial Policy Statement (PPS) in 2020. The intent of the Official Plan Review and Update is to modify the current Official Plan to make the Official Plan consistent with the 2020 Provincial Policy Statement. By doing so, the assumption is that the Lanark Highlands OP will have regard for matters of provincial interest.

In addition to being consistent with the PPS, the Lanark Highlands Official Plan must also conform to the Lanark County Sustainable Communities Official Plan (2012).

As part of the Official Plan Review process, there is a requirement to consult with the approval authority and with the prescribed public bodies regarding revisions that may be required. The approval authority for the Township of Lanark Highlands Official Plan is the County of Lanark. At the beginning of the project, the Consultant had a series of discussion with the Lanark County Planner regarding roles, expectations and prescribed public body consultation.

In total 27 agencies including prescribed provincial ministries, local area school boards, Mississippi Valley Conservation Authority, LGLD Health Unit, surrounding municipalities, First Nations, and utilities were requested to participate in the project and provide comments on the draft OPA.

The June 30, 2021 Special Council meeting was intended to introduce the Official Plan Review and Update project to the public and solicit their comments. Council encouraged the public to provide written comments or oral comments at the Special Council Meeting. Written comments from member of the public were received until July 31, 2021.

To assist with the public consultation, the Township created a special page on its website www.lanarkhighlands.ca dedicated to the Official Plan update and review. This page included information of what is an Official Plan, why the Township needs and Official Plan, the requirement to review the Official Plan and ways in which the public can get involved in the project.

In October of 2021, Council was presented with the “Lanark Highlands Planning Issues and Policy Options Report” which highlighted the elements of the Official Plan that required attention. The options presented in the Report were debated and discussed by Council and at a meeting held on October 12, 2021. Council provided direction to the consultant planner on the drafting of an Official Plan Amendment to update the Township of Lanark Highlands Official Plan. On [REDACTED], 2022 Council was provided with a draft of the Official Plan Amendment (OPA) for their consideration. On [REDACTED], 2022 Council provided staff with direction to circulate the draft OPA #3 to the County and prescribed agencies for comments and to schedule the necessary open house and public meeting to solicit comments from the general public on the content of OPA #3.

Policy changes proposed in the Official Plan Amendment include, but not limited to, policies related to:

1. Recognition of the Anishinaabe Peoples as the first inhabitants of the Township and the duty to consult Indigenous communities on issues related to natural and cultural heritage matters.
2. Policies related to climate change.
3. Policies enabling Additional Residential Units (ARUs) and affordable housing.
4. Policies encouraging economic diversification
5. Policies that reflect Lanark County’s Approval Authority role.
6. Policies supportive of communal sanitary systems.
7. Policies acknowledging Township’s Emergency Management Program.
8. Policies recognizing the Township’s parks and recreation amenities and active transportation.
9. Expanded range of permitted agricultural uses.
10. Clarification of policies requiring a hydrogeological assessments.
11. New natural heritage system mapping and wildfire.
12. Recognition of natural corridors and linkages as wildlife habitat.
13. General administrative changes.

With the approval of this amendment, the Township of Lanark Highlands Official Plan will be consistent with the Provincial Policies Statement (2020) and conform to the Lanark County Sustainable Communities Official Plan (2012).

**AMENDMENT NO. 4
TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF LANARK HIGHLANDS**

This amendment was adopted by the Corporation of the Township of Lanark Highlands by By-Law No. [REDACTED] in accordance with the Planning Act, R.S.O. 1990, Chapter P. 13, as amended, on the [REDACTED] day of [REDACTED], [REDACTED].

PART B - THE AMENDMENT

All of this part of the document entitled Part B - The Amendment, which consists of changes, additions and revisions of the text and the changes to Schedules as setout below, constitutes Amendment No. 4 to the Official Plan of the Township of Lanark Highlands.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Lanark Highlands, as amended, is further amended as follows:

Section 1: Introduction

1. Section 1.1, Legislative Context, is hereby amended by deleting the phrase "March 1, 2005" from the last sentence of the first paragraph and replacing it with the phrase "May 1, 2020".
2. Section 1.1, Legislative Context, is hereby amended with the addition of a new paragraph 3 which reads as follows:

"As a lower-tier municipality, the Township of Lanark Highlands' Official Plan must conform to the policies of the Lanark County Sustainable Communities Official Plan (SCOP). The Lanark County SCOP was adopted on June 27, 2012, and was approved by the Ministry of Municipal Affairs and Housing on June 18, 2013. The policies of the County's SCOP are further implemented through the land use and development policies of this lower-tier Official Plan. This Official Plan was updated to conform to the County's SCOP, however, in reading this Plan, there may also be a need to refer to the County SCOP."

Section 2: Vision, Guiding Principles and The Planning Context

3. Section 2.3, Guiding Principles, is hereby amended with the addition of a new first paragraph which reads as follows:

"The Township recognizes that the Anishinaabe peoples were the first to inhabit the Township of Lanark Highlands. Historically significant places that hold sacred importance for indigenous communities may exist within the Township of Lanark Highlands. The Township Council will work towards building a constructive, cooperative relationship through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making."

4. Section 2.3, Guiding Principles, is hereby amended with the addition of the following new paragraph at the end of the "Our Guiding Principles" statement:

“We shall plan for healthy, liveable and safe communities, by preparing for regional and local impacts of climate change.”

5. Section 2.3, Guiding Principles, is hereby amended with the addition of the following two new paragraphs:

“We recognize that scattered rural residential development generally does not generate positive net financial return for the Township.

We have an abundance of public lands including lands owned by the Township, Community Forest lands managed by Lanark County, Crown lands managed by the Province and Conservation Authority lands managed by the Mississippi Valley Conservation Authority. These public lands contribute to the wide range of outdoor recreation opportunities available within Lanark Highlands for those who live here and visit.”

6. Section 2, Vision, Guiding Principles, and the Planning Context, is hereby amended with the addition of the following new subsection:

“2.4 Planning for Growth

The Township of Lanark Highlands covers an area of approximately 1,048 square kilometres, representing approximately 35% of the land base of Lanark County. The Township had a 2016 population of 5,338 permanent residents and 2,294 private dwellings. It is estimated that there are also approximately 2,350 seasonal residents occupying roughly 1,021 seasonal dwellings. Between 2011 and 2016, the Township experienced a 4.1% increase in permanent population, or 210 additional residents.

One of the responsibilities of the Lanark County SCOP is to identify and allocate population, housing and employment projections for its lower tier municipalities. In 2018 the County of Lanark provided a population allocation to the year 2038 for all the lower tier municipalities. The Lanark Highland population allocation was 7,507 people to the year 2038. This allocation represents a 41% increase over the 2016 population, or 2,169 additional people. Using the current average number of persons per household of 2.3, this population allocation would represent approximately 943 additional households over the 22-year period, equaling roughly 43 new home starts per year.

These additional homes are anticipated to be located throughout the Township and on lots created by consent, lots created by plan of subdivision or cluster lot development. Given the servicing constraints within the existing settlement areas within Township, there will be limited opportunities for infill and intensification within the existing hamlets and Lanark Village.

In anticipating the pressures for growth, careful planning and decision-making will ensure that the unique and desirable characteristics of the Township are not lost in order to accommodate the growth pressure.”

7. Section 2, Vision, Guiding Principles, and the Planning Context, is hereby amended with the addition of the following new subsection:

2.4 “GUIDING OBJECTIVES

Within the context of implementing the Provincial Policy Statement 2020 and the Lanark County Sustainable Communities Official Plan, the guiding objectives of this

Plan are:

- 2.4.1 To protect the natural resources and natural heritage features of the Township, such as wetlands, ground and surface water quality, forestry resources, aggregate resources, sensitive waterfront areas, and other identified environmental features which have contributed to the natural character of the Township.
- 2.4.2 To protect, conserve, restore, maintain and enhance cultural heritage resources which include, but are not restricted to, archaeological sites, cemeteries and burials, buildings, and structural remains of historical and architectural value, and human-made rural, village and hamlet areas or landscapes of historic, cultural and scenic interest.
- 2.4.3 To co-operate with Lanark County, area municipalities, Provincial Ministries, and the Mississippi Valley Conservation Authority to achieve a co-ordinated approach to address issues and opportunities which cross municipal boundaries such as ecosystem and watershed planning.
- 2.4.4 To protect the natural amenities and rural character of the Township while providing opportunities for resource-based activities, recreation, tourism and other rural land uses.
- 2.4.5 To protect existing land uses from the impacts of incompatible development.
- 2.4.6 To promote environmentally sound development.
- 2.4.7 To encourage the provision of an adequate supply and range of housing types to satisfy the needs of existing and future residents in designated settlement areas, and in the Rural designation.
- 2.4.8 To establish policies which will guide the conversion of seasonal to permanent dwellings and the creation of new residential lots on waterfront properties which are located on both public and private roads, to ensure that such development meets appropriate environmental standards.
- 2.4.9 To provide for a range of land uses within the Township in both settlement areas and in the Rural designation.
- 2.4.10 To encourage the development of commercial and industrial uses in the designated settlement areas and in the Rural designation.
- 2.4.11 To promote development in the designated settlement areas which will provide a logical and cost-efficient means of servicing the development.
- 2.4.12 To promote development of the infrastructure needed to support future development in the Township, including highspeed internet, and to access any available provincial and federal funding opportunities for this purpose.
- 2.4.13 To provide needed recreational and community facilities and active transportation

options, within the financial means of the Township, that support healthy active lifestyles for all residents.

2.4.14 To establish a pattern of development that supports public health and safety by avoiding natural and human made hazards and that is resilient to climate change.

2.4.15 To establish detailed land use policies as the basis for evaluating development proposals, particularly in those instances where such proposals may be in keeping with one or more of the foregoing objectives but which, at the same time, may conflict with others.

2.4.16 To conduct planning with an open process, producing policies which are fair in their distribution of benefits and influences.

2.4.17 To make planning decisions which are reflective of the Township's master plans which provide strategic directions."

Section 3: Planning Sustainable Communities, Waterfront Communities

8. Sections 3.1.1.1, Waterfront Communities, Identification, is hereby amended by deleting "150.0 metres" and replacing it with "150 metres" (3 occurrences).

9. Section 3.1.1.1(3), Waterfront Communities, Identification, is hereby amended by adding the following wording to the end of the sentence:

"except that the waterfront setback and protection policies of this Plan shall continue to apply."

10. Section 3.1.1.2, Waterfront Communities, Identification, is hereby amended by adding the word "Communities" after the word "Waterfront" in the second sentence.

11. Section 3.1.1.4, Waterfront Communities, Identification, is hereby amended by adding the word "Communities" after the word "Waterfront", and by adding the following wording to the end of the sentence:

", except that the Waterfront Communities policies shall prevail in the event of a conflict between policies."

12. Section 3.1.3.1, Waterfront Communities, Permitted Uses, is hereby amended by adding the word "Communities" after the word "Waterfront".

13. Section 3.1.4.1, Waterfront Communities, General Policies is hereby amended by adding the word "Communities" after the word "Waterfront".

14. Section 3.1.4.2, Waterfront Communities, General Policies is hereby amended by deleting the first sentence.

15. Section 3.1.4.3, Waterfront Communities, General Policies is hereby amended by replacing the word "Area" in the first sentence with the word "Communities".

16. Section 3.1.4.4, Waterfront Communities, General Policies is hereby amended by replacing the words "boat houses" in the fourth sentence with the word "boathouses".
17. Section 3.1.4.5, Waterfront Development General Policies, is hereby amended by deleting it in its entirety and replacing it with the following:
- "3.1.4.5 One sleeping cabin per lot may be permitted in the Waterfront Communities as an accessory use to a permitted residential use, provided the sleeping cabin meets the specific requirements set out in the Zoning By-law for such a use. Sleeping cabin shall not have any cooking facilities or plumbing. The Zoning By-law will contain provisions which limit the size of sleeping cabins to ensure that they are clearly incidental to the main building and use and will be considered as part of the total lot coverage permitted on a lot. Sleeping cabins shall meet the 30 metre setback from the waterfront. As with all accessory buildings and structures, sleeping cabins shall not be used for profit or gain."
18. Section 3.1.4.6, Waterfront Communities, General Policies is hereby amended by replacing the word "Areas" in the first sentence with the word "Communities".
19. Section 3.1.4.8, Waterfront Communities, General Policies is hereby amended by deleting the text in its entirety and by replacing it with the following:
- "3.1.4.8 In limited circumstances, back lot development may be permitted where it is demonstrated to the satisfaction of Council that the abutting waterbody and watershed can sustain the impact associated with the additional lot(s). This may include the submission of supporting technical studies including hydro-geology studies, servicing options studies, and stormwater management plans, in consultation with the Conservation Authority. Such development will only be permitted where a common waterfront access area is provided for the residents of the back lots. The common waterfront access area shall include a minimum of 6 metres of water frontage per backlot and shall be subject to the applicable waterfront development criteria in Section 3.1.5 of this Plan. Such development will only be permitted on a year round publicly maintained road."
20. Section 3.1.4.9, Waterfront Communities, General Policies is hereby amended by deleting the text in its entirety and by replacing it with the following:
- "3.1.4.9 Large residential development proposals (greater than 5 lots) and large commercial development proposals which provide accommodation to residents or guests require a supporting Environmental Impact Statement to take into consideration the existing water quality of the waterbody, surface water run-off, impact and loading of phosphorous from septic systems, stormwater management and retention or enhancement of natural vegetation. Such proposals shall require hydrogeological studies and approved sewage treatment systems in consultation with the Conservation Authority or other designated approval authority. A lake capacity study or lake management plan may also be required."
21. Section 3.1.4.10, Waterfront Communities, General Policies is hereby amended by deleting it in its entirety and replacing with the following:

“3.1.4.10 Commercial development generally includes uses related to tourism and recreation such as resorts, inns, campgrounds, recreational vehicle parks, cottage rentals, golf courses, short term rentals (Air BnBs) and lodges as well as related service commercial uses including marinas, restaurants, and retail sales and rentals.”

22. Section 3.1.4.11, Waterfront Communities, General Policies is hereby amended by deleting it in its entirety and replacing with the following:

“3.1.4.11 Other rural commercial and industrial uses that are permitted under the Waterfront Communities policies should generally be located on a public road and include an undisturbed 30 metre waterfront setback with no shoreline access area unless such access is integral to such uses.”

23. Section 3.1.4.12, Waterfront Communities, General Policies is hereby amended by deleting it in its entirety and replacing with the following:

“3.1.4.12 New commercial uses will require an amendment to the Zoning By-law. New commercial uses and expansions to existing commercial uses shall be designed to minimize impacts on neighbouring residential uses and the waterfront or other natural heritage features. Such uses will be subject to site plan control.”

24. Section 3.1.4.13, Waterfront Communities, General Policies is hereby amended by deleting it in its entirety.

25. Section 3.1.4.15, Waterfront Communities, General Policies is hereby amended by replacing the word “are” with “may be”, and by adding the following new sentence:

“3.1.4.15 The need for an archaeological assessment shall be determined on the basis of the screening criteria developed by the Ministry of Tourism, Culture and Sports or on criteria developed by a licensed archaeologist based on the known archaeological record of the Township and surrounding area and in accordance with the policies of Section 8.5.3.4 of this Plan. For clarification, all lands within 300 metres (984 feet) of any shoreline is subject to a minimum of a Phase I Archeological Review prepared by a licensed archaeologist.”

26. Section 3.1.5, Waterfront Development Criteria, is hereby amended by deleting it in its entirety and replacing it with the following:

“3.1.5 Waterfront Development Criteria

“3.1.5.1 These policies shall apply to the creation of new lots or additions to existing lots, new development and redevelopment of existing lands and buildings.”

3.1.5.2 The Township recognizes that there are numerous existing waterfront dwellings and accessory structures which do not comply with the zone provisions set out under the existing Zoning By-law. Such buildings and structures are recognized as being non-complying as they relate to current performance standards (e.g., water setbacks, lot coverage, yard setbacks, shoreline area occupancy, etc.). Some structures are also legal non-conforming as they relate to current permitted uses (e.g. Environmental Protection (EP) zone). The Township anticipates that

many landowners will seek to repair, renovate, reconstruct and/or enlarge these existing structures over time. To guide such activities the Township has established the following Waterfront Development Policies to be consulted prior to the submission of any Planning Act application involving Waterfront Community development.

- 3.1.5.3 This Plan is committed to the establishment of a “30 metre setback” from water and the “15 metre vegetated buffer” along shorelines as the key planning tools to minimize negative development impacts on waterfronts. Commonly referred to as a “ribbon of life”, this 30 m setback area is intended to be a strip of unaltered, naturalized land abutting the shoreline, with provisions for a modest shoreline access path through this area. Within the 30 m setback, the first 15 m abutting the shoreline is to be a natural, vegetative buffer of land. The 30 m setback and 15 m vegetative buffer are intended to help achieve the Official Plan’s broader Waterfront Development and Environmental policies.
- 3.1.5.4 Generally, this Plan strives to limit expanded development within the 30 m setback and 15 metre buffer areas, particularly where other preferred development options may exist on the property. Expansions of development within the 30 m setback may require the approval of the Committee of Adjustment but shall not encroach further into an existing non-complying setback

Expansion or Additions to Existing Development

- 3.1.5.6 This Plan recognizes the right to repair, restore or rebuild an existing legal non-conforming and non-complying building or structure provided there are no increases to height, size, volume or extent of non-conformity or non-compliance of the use, building or structure, except as is required in order to comply with provincial or federal requirements. That said, proponents will be encouraged to relocate their development outside of the 30 m setback whenever possible.
- 3.1.5.7 Where expansions or additions to existing structures are proposed, such additions shall be permitted where all zoning provisions are complied with.
- 3.1.5.5 This Plan encourages those wishing to reconstruct or expand an existing legal building or structure which does not meet the 30 m setback, to design the expansion to accommodate the 30 m setback and achieve net environmental gain. When considering expansions to existing structures, it will be expected that the proponent demonstrate that every effort has been made to locate the addition to the rear of the existing structure and minimize the amount of development within the 30 m setback. Additions which horizontally extend the existing dwellings shoreline setback will generally be discouraged.
- 3.1.5.8 Where expansions are proposed which are to the rear (i.e. landward side) of the existing non-conforming/non-complying structure, and where the proposed expansion or addition provides an opportunity for a net environmental gain in the shoreline area documented through the use of site plan control or through conditions imposed by the minor variance process, such expansions or additions may be supported by the Committee of Adjustment.
- 3.1.5.9 When reviewing applications before the Committee of Adjustment for the expansion or enlargement of legal non-conforming (Section 45(2) of Planning Act) and legal non-complying uses (Section 45 (1) of Planning Act) on or

adjacent to the waterfront, the following criteria shall be considered in determining if the application represents good land use planning:

- i. The proposed extension or enlargement is located to the rear of the existing non-conforming/non-complying use, building or structure and maximizes the water setback;
- ii. The proposed extension or enlargement does not result in adverse impacts on adjacent properties or the natural environment, including the water resource;
- iii. The proposed extension or enlargement is of a scale consistent with the existing development (on-site and surrounding properties) and does not result in adverse visual impacts as seen from the water and/or adjacent properties;
- iv. The proposed extension or enlargement will result in a net environmental gain through measures such as decreasing the amount of impervious surfaces, controlling the quality and quantity of runoff, improvements to habitat, and/or restoring/enhancing the 15 m vegetative buffer;
- v. The proposed extension or enlargement is located outside of natural hazards (including the extent of flooding and erosion hazards) and is in a location that reduces potential environmental impacts;
- vi. Safe access (ingress and egress) is provided;
- vii. The proposed extension or enlargement does not remove the ability for a future complying septic system to be located on the property away from sensitive environmental features;
- viii. The proposed extension or enlargement does not create further non-complying standards related to lot intensity (i.e. lot coverage) or massing (i.e. height);
- ix. The proposed extension or enlargement will not result in any negative impacts towards relevant environmental features. The Township may require the applicant to submit of an Environmental Impact Assessment completed by a qualified professional in order to ensure there are no negative impacts that cannot be mitigated;
- x. The proposed extension or enlargement will be assessed on its ability to mitigate negative cumulative impacts through design measures that consider the topography, soil, drainage, vegetation and waterbody sensitivity at or near the site.

Preservation of Vegetation

3.1.5.10 Projects involving development within the Waterfront Communities area shall incorporate measures to achieve a 30 m setback and 15 m vegetative buffer.

3.1.5.11 New development and the expansion or redevelopment of existing development in the Waterfront Communities area shall be sensitive to the preservation of tree cover and native vegetation so as to prevent erosion, siltation and possible nutrient migration as well as to maintain the complex ecological functions of the shoreline and littoral zone environment. Development shall be setback a minimum of 30 metres (98 feet) from the high-water mark. Site alteration and disturbance of vegetation within 30 metres (98 feet) of the shoreline shall be limited to low-impact small scale structures identified in the zoning by-law, minor alterations to accommodate access trails, water pumping equipment or restoration work and limited limbing of mature trees for health and safety reasons

3.1.5.12 As a condition of development or redevelopment, the restoration of the natural vegetation and shoreline characteristics may be required. In these instances, undisturbed shorelines of the waterbody in question may be referenced as an example of how to restore and rehabilitate a disturbed shoreline.

3.1.5.13 The Zoning By-law implementing this Official Plan will include regulations that will limit lot coverage within 30 metres (98 feet) shoreline setback, require the vast majority of the shoreline area be maintained in a natural vegetative state and prevent further encroachment into this area. The Zoning By-law will also provide an allowance for a limited amount of the 30 m setback area (i.e. 25% to a maximum of 9 m wide) to be cleared and/or occupied for access to the water, for walkways and for permitted shoreline structures such as a boat ramp, boat house and deck.

Existing Undersized Lots of Record

3.1.5.14 The development of existing vacant lots having an area of less than 0.8 hectares (1.9 acres) shall be permitted in accordance with the implementing Zoning By-law provided the development can be adequately serviced including consideration given for the size, configuration and, where applicable, the topography and soil structure of the lot and, provided that all other applicable provisions in the By-law are met. Where any of the other zoning standards cannot be met, the proponent may seek relief through the Committee of Adjustment or through a Zoning By-law Amendment process.

3.1.5.15 Any lot having less than 0.3 hectares (0.74 acres) of area shall require the completion of a Site Evaluation Report, in accordance with Section 8.4.5, that demonstrates to the satisfaction of the Township that the site can be developed without significantly altering the natural features of the landscape, adversely impacting the natural environment, and maintaining important shoreline vegetation. A Site Evaluation Report shall be required as part of a complete application for a minor variance or zoning by-law amendment where other zoning standards cannot be met.

3.1.5.16 The policies in Section 8.3.4, Existing Undersized Lots shall also apply with necessary modifications based on this Section.

Waterfront Servicing

3.1.5.17 All new residential development shall be serviced by a private potable water system and an approved wastewater system by the appropriate approval authority.

3.1.5.18 Private wastewater systems shall be located a minimum of 30 metres (98 feet) from the high-water mark of the nearest water body. On an existing undersized lot where the minimum setback cannot be met, a reduced setback may be considered through the Committee of Adjustment or Zoning By-law Amendment processes. The incorporation of tertiary treatment systems and other technologies shall be explored when proposing development on waterfront lots which are physically constrained and/or situated in close proximity to sensitive natural heritage features or water resources. The Township may require specialized studies or reports from licensed septic installers to identify all system-related options available to private landowners.

Where the lot size or configuration does not provide the opportunity for the installation of a septic system and there is an existing pit privy or holding tank, a replacement holding tank may be installed as long as it has been demonstrated by a qualified professional that no alternative system is feasible. Composting toilets are accepted as an alternative to pit privies where septic fields cannot be accommodated due to lot size and/or configuration and subject to the approval of the appropriate Approval Authority. Offsite disposal of the composted materials shall be required.

3.1.5.19 Holding tanks shall not be permitted for new vacant lot development.

3.1.5.20 Existing septic systems which are identified as being non-compliant with the requirements of the Township's Zoning By-law and/or the Ontario Building Code (OBC), may require replacement or upgrades when reviewed in conjunction with proposals to repair, renovate, reconstruct, or enlarge non-complying dwellings. Through its review of planning applications, the Township may require proof that an existing septic system is functioning property. Additional information may be required to ensure the system is adequately sized and configured to comply with the requirements of the OBC.

3.1.5.21 Where new waterfront lots are proposed in the Waterfront Communities the applicable policies of Section 8.4 shall apply.

Access

3.1.5.22 Development shall generally front upon a year-round publicly maintained road. However, development may be considered with the following access provisions:

- a) a seasonally or year-round maintained public road;
- b) an existing private road with the capacity to handle the additional traffic and where a substantial increase in demand for additional municipal services would not be created and where legal right-of-way or access can be determined;
- c) a minor extension or new private road serving a limited number of lots where the proposal is infilling or representative of the last physical development feasible;
- d) a new private condominium road that directly accesses a public road on which the subject property has legal frontage, in accordance with Section 7.4.5;
- e) where legal right-of-way or access can be determined, and where the alternative of a public road is not environmentally or economically viable; or,
- f) water access provided that adequate long-term parking and docking facilities are secured to the satisfaction of the Township by way of a 30-year lease or other legal agreement.

Lake Stewardship

3.1.5.23 Council will foster the concept of lake stewardship in order to:

- a) encourage the protection of natural features and ecological functions;
- b) foster the rehabilitation and naturalization of waterfront lands;
- c) address matters associated with climate change;
- d) improve the quality of source water; and,

e) monitor changes to lake ecosystems.

3.1.5.24 It is the intention of Council to retain unopened road allowances leading to water and where they provide public access to the waterbody. Such water access points should be accessible and provide for short-term and long-term parking.

3.1.5.25 Where lands abutting waterbodies and watercourses become available, Council will review the opportunity for public acquisition to provide enhanced public recreation space.

3.1.5.26 The Township may establish partnerships with public agencies and private associations and individuals to provide guidance, assistance and resources to associations and individuals wishing to undertake projects that will improve the health of the Township's lakes, rivers and streams.

Lake Plans

3.1.5.27 The preparation of Lake Plans will be supported as a tool to identify and protect a lake's unique social, cultural and ecological values and as a means to establishing the capacity for future development.

The Township may establish partnerships with public agencies and private associations and individuals (i.e. property owners, lake associations, environmental stewardship organizations and conservation authorities) to provide guidance, assistance and resources to associations and individuals wishing to undertake projects that will improve the health of the Township's lakes, rivers and streams. Such projects may include local restoration or habitat enhancement projects or larger scale Lake Plans.

Where a Lake Plan has been developed in partnership with public agencies and private associations it will generally be adopted as an amendment to this Plan (i.e. secondary plan) and will serve as the basis for regulatory controls through zoning, site plan control, site alteration by-laws, development agreements, etc.”

Net Environmental Gain

3.1.5.28 Waterfront development and redevelopment shall be required to demonstrate a net environmental gain in regard to increased setbacks, drainage design, increased buffers, vegetation and habitat. Proponents of waterfront development or redevelopment are encouraged to reference the “Municipal Site Evaluation Guidelines in Eastern Ontario” created by the Eastern Ontario Conservation Authorities as a tool to help ensure that any the development would reflect and address the variable constraints posed by site specific conditions (i.e. slope height, slope angle, soil depth and type as well as vegetative cover).

a) Municipal Site Evaluation Guidelines are recognized as a valuable tool in managing the long-term health and integrity of the township's lakes and lake communities. These guidelines are intended to protect, improve, and restore water quality in the respective watersheds consistent with the PPS and local Official Plan policies.

- b) Site Evaluation Guidelines will be supported as a tool to identify site specific constraints and ensure that new development is conducted in a manner that reflects variable constraints imposed by site specific conditions."

Section 3: Planning Sustainable Communities, Village and Hamlet Communities

27. Section 3.2, Village & Hamlet Communities, is hereby amended with the insertion of the following new paragraph 2 (existing paragraph 2 to become paragraph 3):

"This Plan recognizes that the Village and Hamlet Communities within Township are serviced by private wells and septic systems. As such, there are constraints and limitations to the extent to which the infill and intensification expectations set out in the Provincial Policy Statement can be achieved. The Township shall promote the healthy, sustainable growth and development of its Village and Hamlets understanding the servicing limitations and the need to protect the public health of its residents."

28. Section 3.2.3, Village & Hamlet Communities, Lot Creation, is hereby amended by deleting the last sentence and replacing it with the following:

"In addition, large residential development proposals and large commercial development proposals which provide accommodation to residents or guests shall require supporting hydro-geological studies and approved sewage treatment systems in consultation with the Conservation Authority or other designated approval authority."

29. Section 3.2.9.2, Industrial Development Policies, is hereby amended by adding "and Class 2" after "Class 1" in the first bulleted item.

30. Sections 3.2.10.1, Industrial Development Criteria, is hereby amended by adding the following list at the end of the introductory text:

- a) "Permit and zone a range of commercial uses;
- b) Provide for the protection of natural and cultural heritage features;
- c) Regulate the physical character of industrial uses to ensure their compatibility with the surrounding area;
- d) Consider the impact of the proposed development on the area in terms of parking, traffic, pedestrian access, functionality and other site specific issues;
- e) When reviewing development applications consider the development criteria stated in Sections 8.4.5."

Section 3: Planning Sustainable Communities, Rural Communities

31. Section 3.3.3, Rural Communities, Lot Creation, is hereby amended with the addition of the following new subsection:

"3.3.3.6 Notwithstanding policies of Section 3.3.3 to the contrary, a "cluster lot development" may be permitted in accordance with the policies of Section 8.4.2.4 of this Plan. A "Cluster Lot Development" is a grouping of five (5) to ten (10) lots created through the consent process for clustered rural residential development and shall be available for lands within the "Rural Communities" or "Village and Hamlet Communities" designation. The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce

the visual impact of strip development, and increase the financial viability of scattered rural residential development.”

32. Section 3.3.4.1, Rural Communities, Residential Land Use is hereby amended by deleting “Accessory apartments” in the third bulleted item and replacing it with “additional residential units in accordance with the policies of this Plan and the Zoning By-law”.

33. Section 3.3.5.1.6, Rural Communities, Residential Development Criteria, is hereby amended by deleting the text and replacing it with the following new text:

“6. Development is supported by a hydro-geology study or a hydro-geology and terrain analysis study in accordance with the policies of this Plan to determine the suitability of the site for development on the basis of private services.”

34. Section 3.3.6.2, Minimum Lot Requirements (Hydrogeological Studies), is hereby amended by deleting it in its entirety and replacing it with the following:

“3.3.6.2 A Hydrogeological and Terrain assessment shall be required when any one of the following apply:

1. The development involves the creation of a lot less than 1 ha in size;
2. The development is taking place in an area of potential or know hydrologic sensitivity or groundwater contamination;
3. The development involves the creation of more than one lot;
4. That development is located within 150 m of seven (7) other existing developments serviced with private well and septic.

The requirements or scoped requirements of hydrogeological and terrain assessments will be determined in discussions with the peer reviewer of hydrogeological assessments for the Township and will ensure a minimum standard review to address adequacy for wells and appropriate construction methods.”

35. Section 3.3.6.3, Rural Communities, Minimum lot Requirements, is hereby amended by deleting the text and replacing it with the following new text:

“Generally, a minimum lot frontage of 60 metres (196 feet) shall be required.”

36. Section 3.3.7.3, Rural Communities Non-Residential Development Policies, is hereby amended by deleting the second bullet and replacing it with the following paragraph:

“Uses which are secondary to a principal agricultural use and which add value to agricultural products or support the agricultural resource use, including agricultural-related uses and on-farm diversified uses.”

37. Section 3.3, Rural Communities, is hereby amended by adding the following new subsection:

“3.3.9 Locally Significant Agricultural

This Plan recognizes that there are no provincially significant agricultural lands within Lanark Highlands. It is also recognized that there are many active agricultural businesses operating in the Township on smaller pockets of good soils. This Plan will

strive to minimize the impact of rural development on active agricultural operations. Lands which are identified as Rural – Local Agricultural overlay or where the subject property or surrounding lands support active agricultural activities, the following additional criteria shall be used to assess the merits of the development proposal:

1. On lands which are part of an active agricultural operation, agricultural uses, agriculturally related uses and on-farm diversified uses shall be permitted.
2. All new development shall comply with the Minimum Distance Separation (MDS).
3. The establishment of new non-farm buildings shall maintain the MDS setback, or a minimum of 30 metres, whichever is greater, from lands which are being utilized as part of an active agricultural operation (crop lands, pastureland, farm buildings). The creation of new lots adjacent to an active agricultural operations shall have sufficient building envelope outside of the MDS setback or 30 m setback, whichever is greater.
4. Where development is on an existing lot of record and the MDS or 30 metre setback, cannot be achieved, development may take place within the MDS or 30 metre setback subject to the approval of the Committee of Adjustment. Such development proposals shall be assessed in terms of availability of natural vegetative screening, level and type of agricultural activity taking place on the abutting lands and the likelihood for negative impact. The Committee of Adjustment may impose a condition on the decision including the registration of a covenant on the title of the property stating that the lot is adjacent to an agricultural area and may therefore be subjected to noise, dust, odours and other nuisances associated with agricultural activities.”

Section 4: Our Resource Lands, Mineral Aggregates

38. Section 4.0, Our Resources, is hereby amended with the deletion of the last sentence and the addition of the following:

“Aggregate resources such as sand, gravel and limestone and mineral resources such as high-purity marble extracted at the Tatlock Quarry for industrial mineral applications have been evaluated and appropriate land use policies have been developed to ensure the wise use and conservation of these resources for future generations.

The most significant bedrock mineral resource in the Township is the Tatlock marble deposit, quarried and processed near Perth. This is not technically an aggregate deposit, although the quarry operates under the Aggregate Resources Act. It is a world-class industrial mineral (calcium carbonate) deposit, significant for its high purity, brightness and whiteness from which a range of ground products are made for use in the paper, paint, and plastics industries.

It should be noted that there has been past production of iron from several magnetite deposits and there is current exploration for gold in the Township. Iron mining falls under the policies of the Mining Act. There is potential for development of magnetite and other non-aggregate minerals on both Crown Land, through recording of mining claims, and on private land under the policies of the Mining Act.”

39. Section 4.1, Mineral Aggregates, is hereby amended with the insertion of the phrase “mineral and” following the phrase “lands designated for”.

40. Section 4.1, Mineral Aggregates, is hereby amended by deleting the phrase ““identified as Mineral Resource Policy Area and””.

41. Section 4.1.1, Mineral Aggregates, Permitted Uses is hereby amended by deleting it in its entirety and replacing it with the following:

“4.1.1 Permitted Uses

The following uses are permitted:

- Pits and quarries;
- Agricultural uses excluding any accessory building or structure;
- Conservation and natural resource management uses excluding any accessory building or structure;
- Uses accessory to an aggregate extraction operation such as crushing, screening and recycling operations, production of secondary related products, machinery storage facilities and office space;
- Permanent and portable asphalt and concrete plants.”

42. Section 4.1.2 and 4.1.2.1, Mineral Aggregates, Prohibited Uses are hereby amended by deleting them in their entirety.

43. Section 4.1.3, Mineral Aggregates, New or Expanded Mineral Aggregate, is hereby amended by deleting the phrase “Resource Policy Area” and replacing it with the word “Uses”.

44. Section 4.1.3 New or Expanded Mineral Aggregate Resource Policy Area, is hereby amended by deleting it in its entirety and replacing it with the following:

“4.1.3.1 An amendment to the Official Plan is required for the establishment of a new licensed operation, for the enlargement of an existing licensed operation beyond the limits of the areas shown on Schedules A and A2, and for a previously unlicensed area to a licensed extraction operation and shall be subject to the requirements of the Aggregate Resources Act and an amendment to the Zoning By-Law.”

4.1.3.2 Where an Official Plan amendment is proposed which could result in the redesignation of lands to Mineral Aggregate Resource Policy Area in order to facilitate the establishment or addition of previously unlicensed area to a licensed extraction operation under either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted, and where the limits of the extraction operation could ultimately be located within 300 metres (984 feet) of a residential, institutional or commercial use on another lot for a licensed pit and, 500 meters (1640 feet) for a licensed quarry, and 1000 metres (3280 feet) for a mining operation under the Mining Act, such proposed amendment shall be supported by the following:

1. Hydrogeological investigations, in accordance with either the Aggregate Resources Act or the Mining Act, depending upon the commodity to be extracted, conducted by a qualified professional, which demonstrate

conclusively that the extraction operation will not result in negative impacts on the existing non-extraction development's water and sewer services;

2. Any other investigation as required by the approval authority such as traffic studies, noise studies, vibration studies, slope stability studies etc. are carried out and demonstrate conclusively that the proposed extraction operation can proceed without negative impacts on the existing non-extraction development. Such studies are to be carried out by qualified professionals."

45. Section 4.1.5.1, Mineral Aggregates, Adjacent Land, is hereby amended by deleting it in its entirety and replacing it with the following:

"Residential and other sensitive land uses should not be located within 300 metres of areas intended or used for a licensed pit operation or within 500 metres of areas intended or used for a licensed quarry operation unless it can be demonstrated, in accordance with Section 4.1.4 that such uses will not preclude or hinder existing and future extractive operations."

46. Section 4.1.6.1, Mineral Aggregates, Rehabilitation and Extraction Sites, is hereby amended by capitalizing the phrase "zoning bylaw".

47. Section 4.1.7, Abandoned Mine Hazard Sites, is hereby amended by deleting it in its entirety and replacing it with the following:

"4.7.1.1 There are 27 Abandoned Mine (AMIS) sites within the Township boundary and the 1 km buffer zone of an additional 6 AMIS sites extends to within the Township boundary as identified on Schedule B, Development Constraints. Any development proposed within one (1) kilometre of these sites requires consultation with the Mines and Minerals Division of NDMNRF prior to any further review of development by the planning authority."

48. Section 4.1.8.1, Mineral Aggregates, Wayside Pits and Quarries and Portable Asphalt Plants, is hereby amended by deleting it in its entirety and replacing it with the following:

"Wayside pits and quarries and portable asphalt and concrete plants required for public authority contracts will be permitted, without an amendment to this Official Plan or Zoning By-Law in all areas except within the Village and Hamlet Communities and any identified natural heritage features."

49. Section 4.2, Forestry, is hereby amended by deleting the number "500.0" and replacing it with "500" and by capitalizing the word "Plan" in the third paragraph.

Section 5: Our Environment, Planning For Ecosystem Balance

50. Section 5.1, Our Environment, Introduction, is hereby amended by deleting the second paragraph and replacing it with the following:

"5.1 Natural heritage features are not islands in the landscape. Rather they are part of an interconnected system of natural heritage features and areas, which are linked by natural corridors and support the natural processes necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species,

and ecosystems. The Township's Natural Heritage System identified on "Schedule B" is comprised of Provincially Significant Wetlands, ANSIs, fish habitat (i.e. all water courses), interior forest lands, and unevaluated wetlands.

Where development and site alteration are contemplated by the policies of this Section, they would also be subject to the underlying land use designation policies in the Land Use Designation Policies Section of this Plan. Notwithstanding any other policy in this Plan, the policies contained in this Section shall not limit the ability of agricultural uses, and other legally established existing uses to continue.

Within this diverse landscape, there are many "natural heritage features" including wetlands, interior woodlands, areas of natural and scientific interest (ANSI's), fish habitat, water bodies, water streams, municipal drains, significant wildlife habitat, linkages and corridors, habitat of endangered and threatened species and ground water resources.

The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages and corridors between and among natural heritage features and areas, surface water features and ground water features."

51. Section 5.2.1.2, Determination of Significance, is hereby amended by inserting the phrase "and A2" after the phrase "Schedule A".

52. Section 5.2.1, Determination of Significance, is hereby amended with the addition of the following subsection:

"5.2.1.3 In addition to significant features, the Natural Heritage System shown on Schedule B also contains linkages and corridors. These linkages and corridors mostly follow watercourse and wetlands and are intended to function as connections between significant features. For the purpose of this Plan, linkage and corridors will be considered to be wildlife habitat with a corresponding 30 m setback."

53. Section 5.2.2, Determination of Significance and General Policy, is hereby amended by deleting subsection 5.2.2.1 and 5.2.2.2 and replacing them with the following:

"5.2.2.1 Council shall designate on Schedule A those features where development is prohibited. These include provincially significant wetlands which are shown as Provincially Significant Wetland. Schedule B identifies the Township's Natural Heritage System, comprised of wetlands, watercourses, Areas of Natural or Scientific Interest (ANSI's), fish habitat, significant interior woodlands, linkages and corridors and riparian zones.

5.2.2.2 Council shall consider minor alterations to the boundaries of natural heritage features identified on Schedules A or B without the need to amend the Official Plan where evidence consistent with Ministry of Natural Resources criteria clearly demonstrates that such modifications are justified. Boundary alterations to provincially significant wetlands and Areas of Natural or Scientific Interest (ANSI's) are subject to the approval of the Ministry of Natural Resources.

5.2.2.3 Council recognizes that the exact boundaries of certain elements of the Natural Heritage System are mapped using digital data which has not been ground checked. Schedule B provides a general sense of where the feature may be located. It also needs to be recognized that the boundaries of these features may evolve and change due to natural causes. As a result, Council shall consider minor alterations to the boundaries of natural heritage features identified on Schedules A or B without the need to amend the Official Plan where evidence clearly demonstrates that such modifications are justified and supported by the appropriate government agency. Specifically, the determination of the boundaries of unevaluated wetlands may require field proofing with the assistance of the MVCA on a case-by-case basis.”

54. Section 5.3.2.1, 5.3.2.2, 5.3.2.3 and 5.3.2.4, 5.2.2.2, Wetlands are hereby amended by inserting the phrase “and A2” after the phrase “Schedule A” (four occurrences).

55. Section 5.3.2.4, Wetlands, is hereby amended with the addition of the following paragraph:

“Development or site alteration of an unevaluated wetland identified on Schedule B is not permitted. Development within 30 metres of an unevaluated wetland be subject to the preparation of an Environmental Impact Statement which demonstrates that there will be no negative impacts on the natural features or ecological functions of the unevaluated wetland.”

56. Section 5.3.2.4, Permitted Uses, is hereby amended with the addition of the following paragraph:

“5.3.2.8 Development in and within 30 metres of an unevaluated wetland is regulated under the Conservation Authorities Act through the Development, Interference with Wetlands and Alterations to Shoreline and Watercourses Regulations. Development activities including construction and site alteration will require a permit from the Mississippi Valley Conservation Authority or the Ministry of Natural Resources.”

57. Section 5.3.5.2, Fish Habitat is hereby amended by inserting the phrase “and Oceans” after the word “Fisheries”.

58. Section 5.3.6, Deer Yards, is hereby amended by deleting it in its entirety and replacing it with the following:

“5.3.6 Linkages, Corridors and Wetlands

5.3.6.1 The Township’s natural heritage system connects significant nature heritage features through linkages and corridors. For the most part, these linkages and corridors follow watercourses and unevaluated wetlands. Natural Heritage System linkages and corridors shall be considered as wildlife habitat and include a 30 m setback, the same as a watercourse setback.

5.3.6.2 The Township recognizes that the MVCA has a provincial mandate to regulate unevaluated wetlands. The MVCA regulations establish a 30 m setback from unevaluated wetlands, the same as a watercourse setback.

5.3.6.3 Development and site alteration within the habitat area or on adjacent lands that are within 30 metres (98 feet) of these areas may be permitted provided that

such development will not negatively affect the natural features or ecological functions of the habitat area. An Environmental Impact Statement shall be required in order to assess the impact of the development and site alteration.

5.3.6.4 Notwithstanding the above policy, agricultural activities including plowing, seeding, harvesting, grazing, animal husbandry, and minor expansions to existing buildings and structures associated with farming operations are permitted on adjacent lands without an Environmental Impact Statement.”

Section 6: Planning for Public Health and Safety

59. Section 6.2, 6.3, and 6.4.1, Identifying Hazard Areas, are hereby amended by inserting the phrase “and B2” after the phrase “Schedule B” (five instances).

60. Section 6.4.2.1, Hazardous Lands, Permitted Uses, is hereby amended by deleting clause #10.

61. Section 6.4.2, Hazardous Lands, Permitted Uses, is hereby amended with the addition of the following subsection:

“6.4.2.2 Prohibited Uses

Within flood plains the following uses are prohibited: Nursing homes, hospitals, homes for the aged, senior citizen apartments, group homes for the physically or mentally challenged, day care centres, or other similar uses for which flooding could pose a significant danger to the inhabitants, schools, essential emergency services (fire, police and ambulance stations), electrical substations, storage or handling of hazardous substances.”

62. Section 6.7.3.1, Incompatible Land Use, is hereby amended by deleting it in its entirety and replacing it with the following:

“6.7.3.1 In reviewing any development application, the Municipality shall be satisfied that the proposed use will be or can be made to be compatible with surrounding uses in accordance with the Ministry of Environment, Conservation and Parks Guidelines.

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. A buffer may be open space, a berm, wall, fence, plantings or a land use different from the conflicting ones, compatible with both or any combination of the aforementioned sufficient to accomplish the intended purpose.

In order to implement buffering principles, provisions may be established in the implementing Zoning By-law providing for separation distances between potentially incompatible uses. Gravel pits and quarries, farm uses, kennels, industrial uses and waste disposal sites, in relation to sensitive land uses and vice versa, shall generally be so regulated. Such regulations shall be established in accordance with applicable legislation and guidelines of Ministry of Environment, Conservation and Parks (e.g., D-1 Land Use Compatibility, D-2 Compatibility Between STF and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, D-6 Compatibility Between Industrial Facilities and

Sensitive Land Uses, Publication NPC 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning).

For the purposes of this Plan, compatible development means development that, although not necessarily the same as existing development in the vicinity, is complementary or enhances an established community and coexists with existing development without causing undue adverse impacts on surrounding properties.”

63. Section 6.7, Other Health and Safety Concerns, is hereby amended with the addition of the following new subsection:

“6.7.4 Wildland Fire

The Provincial Policy Statement defines hazardous forest types for Wildland Fire as, forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.

Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible). A general indication of hazardous forest types for Wildland Fire are identified on Schedule B – Constraints and Opportunities, to this Plan. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

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

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

In order to implement any mitigation measures that may be required, site plan control may be used.”

Section 7: Making it Work – Planning Our Infrastructure

64. Section 7.1.1.1, Planning Our Infrastructure, Objectives, is hereby amended with the addition of the following subsection:

“6. All infrastructure shall be planned and designed to prepare for the impacts of climate change.

7. Development shall be appropriate to the infrastructure which is planned or available and avoids the need for the unjustified and/or uneconomical expansion of infrastructure.”

65. Section 7.2, Future Infrastructure is hereby amended with the following additional sentence at the end of the existing paragraph:

“Council will strive to have all future infrastructure planned and designed to be able to withstand the anticipated impacts of climate change.”

66. Section 7.4.4, Transportation, Private Roads, is hereby amended by deleting the last sentence and replacing it with the following:

“Where a private driveway serving one or more lots is located on an unopened Township road allowance it shall comply with the foregoing policies and shall also be subject to a road allowance use agreement with the Township.”

67. Section 7.4.7.1, Water, Wastewater and Stormwater Services, is hereby amended by deleting it in its entirety and replacing it with the following:

“7.4.7.1 This Plan acknowledges that municipal sewage and water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. The Township does not have any municipal sewage or water services at this time. Where such municipal services are not available private communal services are a preferred form of servicing for multi-unit/lot developments, subject to the specific policies of this Plan. Where municipal services and private communal services are not available, planned or feasible, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.”

68. Section 7.4.7, Water, Wastewater and Stormwater Services, is hereby amended with the deletion of Section 7.4.7.5 and its replacement with the following:

“7.4.7.5 Communal services may be permitted provided that they are for the common use of more than five residential units/lots. Any such system will have to meet the requirements of the Township, this Official Plan and the Ministry of the Environment, Conservation and Parks, as well as the approval processes under the Environmental Assessment Act, Ontario Water Resources Act, Safe Drinking Water Act and the Planning Act.

It is recognized that the implications for municipal responsibility for communal systems resulting from Provincial policy can present challenges to both the developer and the Township, and as such, the Township is not obligated to approve the use of communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement. The need to develop on private services may place limits on the amount, distribution and type of development which may take place.

The Municipality, in approving any communal system, will have particular regard for the documented performance of the proposed system, the financial securities which are to be provided, the long-term maintenance requirements, and the

operation and administration requirements for the system. In reviewing proposals for development on communal systems, the Municipality will also determine the number and types of communal systems that will be accepted by the Municipality. In general, the Municipality shall only accept developments on communal systems when it can be clearly demonstrated that such systems will not create an unacceptable financial burden on the Municipality.

Communal systems must be owned, operated and managed by the municipality or another public body if servicing freehold residential development. They may be owned, operated and managed by a condominium corporation or single owned land if serving condominiums or mobile home parks respectively, provide an agreement has been entered into with the municipality or public body pursuant to Section 51 of the Planning Act.

Such agreement entered into under this Section shall provide for municipal/public body assumption of the communal services in the event of default by the owner. It is recognized that the Township may not have the financial or human resources to own, operate and manage such systems and as such the Township is not obligated to accept communal systems. Once a communal system is approved, the use and operation of the communal system and the role and responsibilities of the Township shall be governed by the agreement.”

69. Section 7.4.9, Surface Water Management Plans, is hereby amended by deleting it in its entirety and replacing it with the following:

“7.4.9 Stormwater Management

7.4.9.1 Stormwater management is an important part of the Township’s broader interest in protecting water quality and responding to the threats of climate change. It is understood that development may affect the quality and quantity of storm runoff. Accordingly, the Township will ensure that adequate consideration is given to storm water management, including off-site impacts. Through proper storm water management, the Township shall attempt to protect, improve or restore the quality and quantity of water and plan for the impacts of climate change.

7.4.9.2 When considering development and redevelopment proposals, the Township shall promote stormwater systems which are resilient to climate change. This may involve the promotion of the use of low impact development (LID) approaches and technologies, such as the use of green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, use of best management practices and reducing hard surfaces to maximize site permeability.

7.4.9.3 In order to control flooding, ponding, erosion, sedimentation and to protect water quality and natural habitat, stormwater management plans shall be required for some forms of new development. The consideration of Best Management Practices and alternatives to stormwater management ponds shall be encouraged.

7.4.9.4 Planning for stormwater shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b) minimize, or, where possible, prevent increases in contaminant loads;

- c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces; and
- f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.”

7.4.9.5 The following policies shall govern stormwater management.

- a) Prior to approval of any development consisting of 4 or more lots or any development with greater than 0.2 hectare in impervious area, the Township may request that storm water plans be prepared for review by the Township or their agent. The stormwater management plan will include a statement of the receiving stream and design objectives to be applied and a description of the storm water management practices to be applied, in accordance with the relevant Provincial policies and guidelines, specifically the `Storm water Management Planning and Design Manual`, MOECC, as amended, and Adaptive Management of Stream Corridors in Ontario`, NDNNRF, as amended. Applicants are encouraged to consult with the relevant ministries and agencies prior to submitting a draft plan of subdivision.
- b) Stormwater management may not be required for small scale developments such as lots created through the consent process or developments subject to site plan control where there is no impact on the watershed.
- c) Prior to approving any development proposal, the Township, in consultation with others such as the MVCA, shall be satisfied that adequate storm water management and drainage to a suitable outlet are provided.
- d) Increases in runoff from the development shall be minimized in accordance with best management practices and watershed needs. The impact of any proposed development on local and area-wide drainage patterns shall be identified. An appropriate method of managing surface runoff shall be developed in consultation with the Township or its agent and implemented as a condition of approval according to the following policies:
 - i. developments shall incorporate methods of on-site storm water best management practices in accordance with the quality and quantity standards of the Township or its agent to ensure that post-development flow rates do not exceed pre-development rates.
 - ii. in order to meet storm water quality objectives, the retention of existing tree cover or natural vegetation and the provision of significant grassed and natural areas shall be encouraged to facilitate absorption of surface water into the ground and erosion and siltation control measures will be incorporated into any grading and drainage scheme.
 - iii. developments which could have a significant impact on surface drainage shall provide comprehensive drainage plans showing methods of surface water disposal and any impacts on adjacent or affected properties.
 - iv. in order to achieve the Township's objectives for stormwater management, it will be required that, prior to the start of development on any given site, that the proponent submit a plan clearly demonstrating

how sediment and erosion control is to be undertaken so as to eliminate off site impacts.

- v. Low Impact Development (LIDs) entails the use of design features that minimize runoff and maximize infiltration of surface water (precipitation, snow melt and stormwater), providing resiliency to development and climate change related flood and drought impacts. LID measures can range from simple solutions that are easily implemented at the small, individual lot scale (ex. use of rain barrels, french drains, grassed swales as opposed to concrete ditches, etc.) to more technically advanced measures for larger scale developments.
- vi. For effective implementation of LIDs, the onus must be on the developer to identify LID techniques that are suitable for site specific conditions which have been assessed through the required site characterization and stormwater studies. This is not intended to be the municipality's responsibility. Instead, the municipalities role is to provide policy direction and guidance. The "Low Impact Development Stormwater Management Planning and Design Guide" (2019, LID SWMPDG)" prepared by Toronto and Region Conservation, Credit Valley Conservation, Lake Simcoe Region Conservation and the "City of Ottawa Low Impact Development Technical Guidance Report (DRAFT) Implementation in Areas with Potential Hydrogeological Constraints (2019)" are helpful reference guides."

70. Section 7.4.10, Watershed Planning, is hereby amended with the addition of the following new subsection:

"7.4.10.2 This Plan recognizes that the MVCA has approved the Mississippi River Watershed Plan (2021). This Watershed Plan was developed in consultation with watershed municipalities; a Public Advisory Committee representing various economic sectors and interests including agriculture, forestry, waterfront communities and tourism; and a range of other interested parties. It sets out 35 actions for the management and protection of resources within the watershed with a key focus on responding to the impacts of climate change and development pressures. The Township will work with the MVCA to implement the recommendations of the Watershed Plan."

71. Section 7.4.11.1, Waste Management, Solid Waste Disposal, is hereby amended with the addition of the following sentence:

"Efforts will be made to ensure waste management services are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling."

72. Section 7.4.12, Energy, is hereby amended by deleting the subsection in its entirety and replacing it with the following:

"7.4.12 Energy Conservation, Air Quality, and Climate Change

7.4.12.1 Energy conservation shall be considered in the siting, layout, and construction of buildings and in the design, landscaping and designation of land use throughout the Township. Consideration will be given to the implementation of

principles of energy conservation in the design and layout of development with respect to the efficiency of access along streets and connecting links that could include bicycle routes and pedestrian walkways. Principles of energy conservation must also be considered in the design and siting of buildings and structures.

7.4.12.2 The Township shall support energy efficiency and improved air quality through land use and development patterns which:

1. Permit alternative and/or renewable energy systems in all land use designations within the Township, subject to the development and use of the alternative and/or renewable energy systems being in accordance with federal and provincial requirements, including appropriate separation distances to address land use compatibility. Alternative and renewable energy systems shall be considered as accessory and standalone uses.
2. Increased energy supply should be promoted by providing opportunities for energy generation facilities to accommodate current and projected needs, and the use of renewable energy systems and alternative energy systems, where feasible
3. Promote renewable energy systems including Net Metering, Net Metering with Back-Up and Off-Grid systems, and to promote alternative energy systems in all new development and re-development projects.
4. Consider LEED (Leadership in Energy and Environmental Design) certification for all new municipal buildings and for major renovations/expansions to existing municipal buildings.
5. Promote approaches to low impact development when considering development and redevelopment proposals.
6. Promote the protection and enhancement of tree canopies and natural areas in recognition of the benefits that trees provide in relation to energy conservation, air quality improvement, protection from sun exposure, reduced localized temperatures, increased carbon sequestration, and efforts towards managing climate change.
7. Consider potential impacts of climate change, including extreme and unpredictable weather events, that may increase the risk associated with development near natural hazards.
8. Promote active transportation to help reduce automobile use and related greenhouse gas emissions.
9. Facilitate the diversion of organic waste from the municipal garbage stream through household composting and/or a municipal organic waste program in order to reduce greenhouse gas emissions from the landfill.
10. Support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.”

73. Section 7.4.15.1, Recreation Facilities, is hereby amended by deleting it in its entirety and replacing it with the following:

“7.4.15.1 Active transportation opportunities and assets will be promoted in Lanark Highlands. Active transportation, recreational, snowmobile and ATV trails will be protected and expanded where desirable and where such expansion is economically feasible and can occur with minimal impacts on existing land uses.”

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74. Section 8.3.2.5, Existing Land Uses and Non-Conforming Uses, is hereby amended by deleting the phrase “provided work is commenced within 12 months of the date of destruction.”
75. Section 8.3.6.1, Lots of Record, is hereby amended by deleting the phrase “local zoning by-laws” and replacing it with the phrase “the Zoning By-law”.
76. Section 8.3, Land Use Controls, is hereby amended with the addition of the following new subsection:
- “8.3.8 Short Term Rental Accommodation
- This Plan recognizes short term rental accommodation as a form of transient accommodation in the whole or part of a residential unit for a period of less than thirty (30) consecutive nights and which is marketed or brokered by a short-term rental platform, is not a rooming house or hotel and includes bed and breakfast and cottage rental.
- The Township may pass a by-law under the Municipal Act, S.O. 2001 and/or the Planning Act, S.O. 1990, to regulate and/or license short term rentals. Such by-laws may establish definitions of short-term rental accommodations, set out site and building conditions that must be satisfied, identify ownership requirements, establish a renter code of conduct, set out licensing terms, detail enforcement and penalty provisions, and other relevant provisions.”
77. Section 8.4.1.5 and 8.4.1.6, Plans of Subdivision, are hereby amended by deleting them in their entirety.
78. Section 8.4.2.3.2, Consents, is hereby amended by deleting the phrase “in existing water and wastewater services including capacity”.
79. Section 8.4.2.3.3, Consents, is hereby amended by deleting the wording in its entirety and replacing it with the following phrase “
- “All lots created shall have access in accordance with the applicable policies of Sections 3.1.5.17 and 7.4.”
80. Section 8.4.2.4, Development Control, Consents, is hereby amended with the addition of the following new subsection:
- “8.4.2.4, Cluster Lot Development**
- A “Cluster Lot Development” is a grouping of five (5) to ten (10) lots created through the consent process for clustered rural residential development and shall be available for lands within the “Rural Communities” or “Village and Hamlet Communities” designation.

The main purpose of this alternative form of rural residential development is to direct housing away from public roads, reduce the visual impact of strip development, and increase the financial viability of scattered rural residential development." An example of a cluster lot development concept is attached at the end of this policy.

Since the cluster lot development is a new approach to rural residential development, it will be treated initially as a pilot project. The maximum number of residential lots which can be created under the pilot project within Lanark Highlands shall be 40. The cluster lot development policies and the success of their implementation shall be assessed during the five-year review of this Plan. If necessary, appropriate changes to the policies will be made following the review of this Plan.

The following policies shall apply to cluster lot development proposals:

1. The parent property from which the cluster lot development proposal is created shall have a minimum lot area of 20 ha (50 acres).
2. The single internal road serving the cluster lot development shall be a private road built and maintained to Ontario Building Code standards or such private road standards established by the Township.
3. The access point to the development from the public road must be located so that no safety hazards are created at the intersection. A Traffic Impact Statement supporting the proposed development may be required.
4. Lots are to be serviced either by private individual water and sewage systems or by communal systems. A communal water and sewage system shall be established in accordance with the requirements of this Plan. Appropriate servicing studies, including a hydrogeological review shall be required.
5. The overall density of development shall be approximately one residential lot per hectare of land, excluding the retained parcel. The size of the individual freehold lots may be as small 0.4 hectares provided sufficient common land is provided to meet the overall density of one residential lot per hectare of land. The minimum lot size shall not include lands within a Natural Hazard or within a provincially significant wetland.
6. Generally, the placement of dwellings within the cluster lot development shall be determined based on the following considerations:
 - (i) houses should either be set back from the nearest public road a minimum of 30 metres or the dwellings must be screened from such road by topography or mature vegetation;
 - (ii) the siting of dwellings shall take into consideration the significant landscape features, vegetation, wildlife habitats or other resources on the property and avoid such areas;
 - (iii) the siting of dwellings shall blend as much as possible with the natural landscape so that the rural character is relatively undisturbed;
 - (iv) when the 30-metre setback can be reduced due to a screen of mature vegetation, agreements must be entered into that ensure the screening effect of the vegetation is not compromised. The site plan control process may be used to carry out this requirement.
7. Cluster lot development shall be subject to MDS requirements of this Plan.
8. The cluster lot development may include land held in common ownership to be used as open space for recreation, as a site for communal systems or for an access road right-of-way. Such land shall be managed under a "common elements condominium".

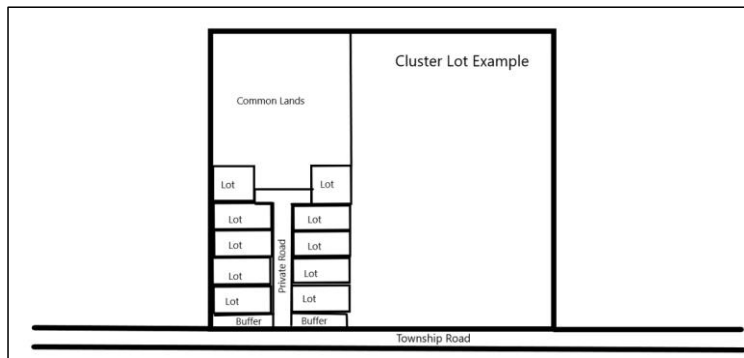
9. The Natural Resources, Natural Heritage and Hazard Land policies of this Plan shall apply to all cluster lot development proposals.
10. Any necessary supporting studies, identified through the preconsultation process, including EIS, Stormwater, Servicing, Archeological, hydrogeological and terrain analysis will be required to be submitted with the application for consent and not as conditions of consent approval.
11. Proponents of cluster lot development proposals shall be required to submit an accurate site plan which identifies lot sizes, frontage, lands to be held in common ownership, proposed building and septic system envelopes, natural features including treed areas, slopes, watercourses, drainage courses and low areas subject to ponding/flooding.
12. Understanding that the cluster lot development is through the consent process and that conditions associated with a consent application must be completed within two years of the decision, it is very important that cluster lot development proposals go through a rigorous preconsultation to ensure that all necessary studies are completed upfront. Applications for cluster lot developments will be required to submit the necessary supporting documents in accordance with the policies of this Plan.

Figure 8.4.2.4 Cluster Lot Example

81. Section 8.4.3.7, Site Plan Control, Exemptions, is hereby amended by adding the word “and” following the semi-colon and by adding the following new subsection:

“2. Agricultural buildings and structures, and additions and alterations thereto.”

82. Section 8.4.3.8.5, Site Plan Control, Exemptions, is hereby amended by deleting it in its



entirety and replacing it with the following:

“Lighting that prevents spillover onto adjacent properties and that is directed downward to protect the night sky;”

83. Section 8.4.4, Determination of Waterfront Communities Evaluation Criteria is hereby amended by deleting it in its entirety.

84. Section 8.4.6, Environmental Impact Statement is hereby amended by deleting it in its entirety and replacing it with the following:

"8.4.6 Environmental Impact Statement

An Environmental Impact Statement (EIS) may be required, in accordance with the relevant policies of this Plan, for any site alteration or development proposal which requires the approval of a planning application under the Planning Act. Where required, an EIS shall be undertaken by a qualified professional.

Depending on the type, scale and location of a proposal, the Township may require either a Scoped EIS or a Full EIS in accordance with the following policies.

Scoped Environmental Impact Statement

8.4.6.1 An EIS may be scoped, in consultation with the Mississippi Valley Conservation Authority (MVCA) or Ministry of Northern Development Mines, Natural Resources and Forestry (MNDMNRF), as the case may be, taking into account the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted.

8.4.6.2 Notwithstanding Section 8.4.6.1, the requirement for an EIS may be waived, where the potential impacts of a proposal are known and where standard or special zoning regulations and/or site plan approval conditions are adequate to mitigate potential adverse impacts.

Full Environmental Impact Assessment

8.4.6.3 A Full EIS will be required, in consultation with the Mississippi Valley Conservation Authority (MVCA) or Ministry of Northern Development Mines, Natural Resources and Forestry (MNDMNRF), as the case may be, where it is determined to be necessary based on the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted. In such circumstances the developer shall be fully responsible for implementing all of the recommendations of the Full EIS as a condition of development approval.

8.4.6.4 Where required, a Full EIS shall:

1. research, identify and map the natural feature(s), values and functions that are potentially affected and describe the existing site conditions;
2. describe and map the proposed development activities, including building location, excavation, site grading, landscaping, drainage works, roadway construction, paving, and sewer and water services (if any) in relation to the natural feature(s);
3. predict the effects of the proposed development on the various components of the environment on the site such as wildlife, fish, vegetation, soil, surface water, groundwater, air and any other relevant factors, taking into consideration effects during and after site alteration;
4. evaluate the significance of all predicted negative and positive effects on the various environmental considerations;
5. itemize and recommend all measures that can be taken to reduce or mitigate the predicted negative effects, including a timetable for implementation;

6. evaluate the cumulative effect that the project (and any other known projects or activities) may have following implementation of any mitigation measures on the natural resource values and functions which make the natural feature(s) significant; and,
7. conclude with a professional opinion on whether negative effects will occur, the significance of such effects, and whether ongoing monitoring is required.

8.4.6.5 The Township may retain a qualified consultant to undertake an independent peer review of the Full EIS, at the expense of the applicant. Council may also consult with the relevant public agencies prior to accepting the Environmental Impact Study.”

85. Section 8.4.6, Environmental Impact Statement, is hereby amended with the addition of the following subsection:

“8.4.6.13 The Algonquins of Ontario shall be consulted on any Environmental Impact Studies related to proposed developments where areas of Algonquin interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified.”

86. Section 8.4.7.2, Best Management Policies, is hereby amended by deleting the phrase “local municipalities.”

87. Section 8.4.9.1, Minimum Distance Separation, is hereby amended by deleting the phrase “uses permitted in the Agricultural Resource Policy Area” and replacing it with the phrase “agricultural uses.”

88. Section 8.4.10.2, Cash-in-Lieu, is hereby amended by deleting the phrase “Cash-in-lieu of Parking:” at the beginning of the section.

89. Section 8.4.11, Development Control, Holding Provisions is hereby amended by changing the Section title to 8.4.11 Phasing Tools and making “Holding Provisions” a subtitle to Section 8.4.11.1.

90. Section 8.4.11.2, Holding Provisions, is hereby amended by deleting the phrase “a municipality” in the second sentence and replacing it with the phrase “the Township”.

91. Section 8.4.11.2, Holding Provisions, is hereby amended by deleting subsections 5 to 10 and renumber subsections 11 and 12 accordingly.

92. Section 8.4.11, Development Control, Holding Provisions is hereby amended by adding the following subsections:

“8.4.11.7 **Subdivision Agreements**

The Township has the ability to phase growth and development through terms and conditions in subdivision agreements. Specifically, the agreements can speak to phased

registration of the subdivision, the terms and conditions under which future phases can advance, and financial terms and conditions associated with each phase of development.

8.4.11.8 0.3 m Reserves

Commonly associated with the phasing of subdivision development, the Township has the ability to use 0.3 m reserve to assist in phasing development. A 0.3m reserve is a strip of land 0.3m wide, running along the street frontage or perimeter of a property or perpendicularly across a road right-of-way with the primary intent to control access from a public road to private property. The reserve has the effect of legally denying access to a property, or adjacent lands because the law requires that all land must have frontage on a public street to qualify for a building permit.

8.4.11.9 The 0.3 m reserve is used as a means to control development until such time as various conditions are met or to prohibit development on lands that are not yet scheduled for development. The lifting of the reserves can result in the dedication of land as public highways, the conveyance of land back to the owner or in some cases, both. If the conditions no longer apply, an application may be made to request that the Township "lift" the requirement for the reserve, giving the property owner direct access to a public street. For lifting of 0.3m reserves, Township staff prepare a By-law and forwards the By-law to Council for consideration. There is no opportunity to appeal a decision of Council on a By-law to lift a 0.3 m reserve."

93. Section 8.4.12.1, Temporary Use By-law, is hereby amended by deleting the word "ten" in the second sentence and replacing it with the word "twenty".

94. Section 8.4.14, Complete Applications, is hereby amended by deleting it in its entirety and replacing it with the following:

"8.4.14 Complete Applications

1. In addition to the information and materials required pursuant to the Planning Act and associated Regulations and any other legislation, as may be amended, the Township may require development proponents to provide additional information to accompany applications as part of a complete application. Notwithstanding the generality of the foregoing, additional studies and materials may be required for Official Plan Amendment, Zoning By-law Amendment, minor variance, site plan control, consent, subdivision, and condominium applications.
2. The number and scope of studies and assessments to be required for the submission of a complete application shall be appropriate and in keeping with the scope and complexity of the application, and to the extent possible will be identified during the applicable pre-consultation meetings. Nonetheless, it is recognized that development issues may arise during the approval process, resulting in the need for unforeseen studies.
3. The additional information that may be required in support of an application includes, but is not limited, to the following:

- Aggregate Studies
- Agricultural Soils Assessment
- Archaeological Assessment
- Boat Capacity Study
- Conceptual Stormwater Management Plan
- Contaminated Site Assessment / Environmental Site Assessment
- Cultural Heritage Assessment
- Environmental Impact Statement
- Environmental Site Assessment
- Erosion and/or Sedimentation Plan
- Floodplain Analysis
- Geotechnical Report
- Grading and Drainage Plan
- Groundwater Impact Assessment
- Heritage Impact Assessment
- Hydro-geology Study
- Hydrogeology and Terrain Analysis Study
- Lake Capacity Assessment
- Landscaping Plan
- Land Use Compatibility Assessment
- Minimum Distance Separation (MDS) Calculations
- Noise/Vibration/Blast Study
- Parking Study
- Planning Rationale
- Record of Site Condition
- Risk Management Plan
- Servicing Options Report
- Slope Stability Analysis
- Species at Risk Assessment
- Stormwater Management Plan
- Surface Water Impact Assessment
- Terrain Analysis
- Traffic Impact Assessment
- Tree Conservation and Protection Plan
- Visual Impact Assessment
- Other information or studies relevant to the development of lands impacted by the proposed development approval application

4. The Township may require any of the required studies to be peer-reviewed on behalf of the Township, at the sole expense of the proponent.
5. The Village encourages development proponents to preconsult with the Village prior to submitting planning applications. Failure to do so may result in the application being deemed incomplete in accordance with the Planning Act.”

95. Section 8.4.16.3, Community Improvement Area, is hereby amended by deleting the phrase “Ontario Municipal Board” and replacing it with “Ontario Land Tribunal”.

96. Section 8.4.19.1, Zoning By-law, is hereby amended by deleting the phrase “by the Ministry of Municipal Affairs and Housing” in the second sentence.

97. Section 8.4.20.1, Economic Development, Introduction, is hereby amended by deleting in its entirety and replacing with the following:

“8.4.20.1 Council recognizes that the economic base of the Township is dependent upon a mix of resource-based industries, agriculture, commercial, service industries, recreational activities and tourism. Council’s intent is to establish a framework in which to encourage new economic growth and new employment generation while sustaining existing economic strengths.

98. Section 8.4.20.3, Economic Development, Objectives, is hereby amended with the addition of the following subsection:

“4. To sustain and to build on the existing strength of the resourced-based industries and agricultural sectors of the economy.

99. Section 8.4.20.4, Economic Development, General Policies, is hereby amended by deleting in its entirety and replacing with following:

“8.4.20.4 It is acknowledged that the Township has not identified a specific employment area within the Township. Rather, employment opportunities are located throughout the Township. In addition to specific land use policies elsewhere in this Plan, Council will undertake several measures to sustain, strengthen and diversify the economic base including:

1. Providing a policy framework which facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for commercial, industrial and other employment generating activities.
2. Expediting planning and other approvals necessary at the Township level to permit the development of lands or construction of new buildings associated with economic development.
3. Supporting community improvement programs.
4. Encouraging and facilitating employment in the construction industry through expediting the planning approvals, encouraging the rehabilitation of heritage buildings, encouraging the retrofit of the existing building stock and by encouraging the recycling of funds in the Financial Help for Home Repairs program provided by the Canadian Mortgage and Housing Corporation or any subsequent, similar program.
5. Introducing a program of community promotion through better signage on Township roads.
6. Encouraging an “Open for Business” philosophy towards economic opportunities in the design of municipal by-laws regulating and licensing businesses. This should also include an “investment ready” approach to the economic development of the Township.

7. Recognize the importance of resource-based industries such as forestry, mineral aggregate, mining and agriculture to the historic economic base of the Township.
8. Encouraging the development of home-based businesses.
9. Encouraging measures that will extend the length of the tourist season.
10. Encourage the development and redevelopment of the Village downtown and main street and other hamlet areas throughout the CIP.”

100. Section 8.4.21, Home Based Business, is hereby amended by deleting it in its entirety and replacing it with following:

“8.4.21.1 Home based businesses are an important means of realizing small business start-ups and stay-at-home self-employment. Home based businesses are permitted subject to the requirements of the Zoning By-law. The Zoning By-law may provide home based business regulations which:

1. include a detailed list of permitted home based business uses;
2. limit the number of employees, other than residents of the house;
3. provide a maximum percentage of the floor area of the residence which may be used for the home-based business, or the maximum floor area of an accessory structure;
4. ensure the external appearance of the residence is maintained and regulate outdoor storage and signage;
5. Do not cause excess noise, vibrations, dust, or traffic issues;
6. provide appropriate parking standards for such uses; and
7. limit traffic impact, ensure safe access and prohibit uses that are deemed to be significant traffic generators.

8.4.21.2 Permitted home based businesses uses shall include, but are not limited to professional, administrative and consulting services, office uses, telecommuting, knowledge-based businesses, computer technology uses, instructional services, distribution sales offices and arts and crafts. As well, bed and breakfast tourist operations may be included as a form of home occupation that is detailed in the Zoning By-law. The permitted uses shall be detailed in the Zoning By-law.

8.4.21.3 Home based businesses shall be:

1. Clearly accessory, secondary, incidental and subordinate to the permitted residential use;
2. Compatible with surrounding residential and/or non-residential uses;
3. Regulated by Council through provisions contained within zoning by-laws.

8.4.21.4 Home based businesses of an industrial nature, such as a contractor's shop, tinsmith shop, welding shop, light manufacturing etc., may be permitted as an accessory use to a principal residential use. Council may however restrict these types of home-based businesses to specific sectors through the Zoning By-law.

8.4.21.5 Home based businesses may be subject to Site Plan Control.”

101. Section 8.4, Development Control, is hereby amended with the addition of a new subsection which reads as follows:

“8.4.23 Emergency Management

The Township shall maintain and update its Emergency Management Plan in accordance with the direction from Emergency Management Ontario. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. The Township will coordinate with neighbouring municipalities in the delivery of regional emergency planning services.”

102. Section 8.5.1.1, Affordable Housing, is hereby amended by deleting the first sentence and replacing it with the following:

“8.5.1.1 Council understands that it does not have the ability to address regional housing market demands to the same extent as communities developed on full municipal sewer and water services. That said, Council will strive to provide for affordable housing by enabling a full mix and range of housing types and densities to meet projected demographic and regional market requirements of current and future residents of the Township by:”

103. Section 8.5.1, Affordable Housing, is hereby amended with the addition of the following new subsection:

“8.5.1.2 Council may, where a need for affordable housing has been identified, undertake all or some of the following:

- a) Identify areas of the Municipality for intensification and infill, subject to consideration of neighbourhood planning issues, adequate servicing, and potential impacts and mitigating measures, and the policies of 11.3.5 of this Plan.
- b) Provide density bonuses, where suitable, to proposals which have an affordable housing component.
- c) Provide financial relief, in the form of waived or deferred Development Charges, for affordable housing projects.
- d) Give a higher priority to reviewing proposals which provide an affordable housing component.
- e) Seek assistance from senior levels of government, where required, to assist in the delivery of affordable housing.
- f) Consider development proposals that use innovative design features and servicing standards as a means of improving land use efficiency and providing affordable housing.
- g) Surplus municipal land shall be evaluated for their suitability for the development of affordable housing prior to their consideration for any other uses. Any surplus municipal lands to be considered for affordable housing should meet the following criteria:

- i. Lands are of an adequate size to support the use;
 - ii. Lands are not isolated from existing residential areas and are located in proximity to public uses and infrastructure, including schools, parks, libraries and other community amenities;
 - iii. Lands provide an opportunity for a mix of housing types and do not concentrate affordable housing in a single area of the Municipality.
- h) Council shall encourage the Federal, Provincial and County Governments to consider any government-owned, undeclared surplus land for affordable housing before any other use is considered.”
- 8.5.1.3 Council shall prioritize the provision of housing that is affordable and accessible to low and moderate-income households. For the purposes of the policies in this Section, ‘affordable’ is defined as housing, either ownership or rental, for which a low or moderate income household pays no more than 30% of its gross annual income. Income levels and target rents and prices shall be determined by the Township on an annual basis and shall be informed by available data from the Canada Mortgage and Housing Corporation (CMHC).
- 8.5.1.4 The Township shall strive to implement the Lanark County 10-Year Housing and Homelessness Plan, in coordination with the Lanark County.
- 8.5.1.5 When evaluating proposed developments for new residential development or redevelopment, the Township may require a proponent to provide a portion of the development as affordable housing units, in order to help meet Council’s minimum affordable housing target.
- 8.5.1.6 Council encourages the provision of non-profit housing by private or non-profit housing corporation at appropriate locations, consistent with good planning principles and in keeping with the general character of the area in which they are proposed.
- 8.5.1.7 Council shall encourage and promote the achievement of the minimum affordable housing target by implementing innovative measures to support affordable housing in the Township. These measures may include:
- a) Density bonusing, in accordance with the policies of the Section of this Plan;
 - b) Implementing site-specific zoning standards in suitable locations and conditions;
 - c) Consideration of incorporating affordable housing in redevelopment opportunities;
 - d) Consideration of innovative housing designs or concepts, such as tiny dwellings;
 - e) Exploration of partnerships between the Township and public or private proponents in the provision of such housing;
 - f) Encouraging infill development where private servicing permits;
 - g) Encouraging additional residential units;
 - h) Using available incentive programs, such as grants available through a Community Improvement Plan or other tools permitted by the Planning Act or Municipal Act, in order to implement the policies of this Plan related to the provision of affordable housing; and

- i) Giving priority to processing of development applications from non-profit housing corporations and housing cooperatives, for housing intended for persons of low or moderate incomes.

8.5.1.8 The Township may participate in the preparation of an Affordable Housing Strategy, in partnership with Lanark County.

8.5.1.9 The Township shall discourage the conversion of affordable rental housing stock to a condominium, if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level.

8.5.1.10 Affordable housing is encouraged in the Township in the form of garden suites, additional residential units, and tiny dwellings.

8.5.1.11 **Additional Residential Units (ARU)**

ARUs are an efficient and cost-effective means of increasing the supply of affordable accommodations for rental purposes and for providing alternative living arrangements for those, by virtue of their personal circumstances, require the support of others to live on their own.

Additional Residential Units (ARUs) include, up to two, self-contained dwelling units, often with separate entrances, located within and subordinate to an existing single dwelling, semi-detached dwelling or rowhouse. In addition to the two ARUs within a dwelling, this Plan also permits one ARU to be located in a building or structure ancillary to the principal dwelling, that contains its own separate cooking and bathroom facilities in addition to the usual living quarters. For the sake of clarity, this policy allows for a total of three ARUs on a given property, two internal to the principal dwelling and one in an accessory structure, provided the requirements set out in the Zoning By-law are complied with.

In conjunction with a single dwelling, semi-detached dwelling or rowhouse, ARUs will be permitted 'as of right' in certain zones of the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Building permits for ARUs may require supporting information that the ARU can be serviced by private well and septic system, including the need for a hydrogeological study.

Notwithstanding this policy, the implementation of ARUs does not supersede the need for all development to be in conformity with the natural hazard policies of this plan. No new ARUs shall be permitted within land identified as being floodplain. Generally, ADRs shall be discouraged within Waterfront Communities, due to compatibility concerns and the potential environmental and health risks associated with the intensification of waterfront development. Standards will be established in the Zoning By-law to govern compatibility with the main dwelling and surrounding land uses and servicing standards."

104. Sections 8.5.3.3 and 8.5.3.6, are hereby amended by deleting the phrase "Ministry of Culture" and replacing it with "Ministry of Heritage, Sport, Tourism and Culture Industries".

105. Section 8.5.3.4, Heritage Conservation, is hereby amended by deleting in its entirety and replacing with the following:

"8.5.3.4 Areas of archaeological potential are determined through the use of screening criteria established by the Ministry of Tourism, Culture and Sport. Areas of archaeological potential are areas of a property that could contain archaeological resources. Development involving lands which demonstrate any of the following

screening criteria shall be assessed by a qualified professional for archaeological resources:

- The presence of known archaeological sites within 300 metres of the property;
- The presence of a water source (primary, secondary, ancient) within 300 metres of the property;
- The presence of a known burial site or cemetery adjacent to the property (or project area);
- Elevated topography (knolls, drumlins, eskers, plateaus, etc);
- Pockets of sandy soil in a clay or rocky area;
- Unusual land formations (mounds, caverns, waterfalls etc);
- Proximity to a resource-rich area (concentrations of animal, vegetable or mineral resources);
- Evidence of early Euro-Canadian (non-Aboriginal) settlement (e.g., monuments, cemeteries) within 300 metres of the property;
- Proximity to historic transportation routes (e.g., road, rail, portage);
- The property is designated under the Ontario Heritage Act;
- Local knowledge of archaeological sites on the property or of the property's heritage value."

106. Section 8.5.3.6, Heritage Conservation, is hereby amended by deleting the phrase "Ministry of Consumer" and replacing it with "Ministry of Government and Consumer Services".

107. Section 8.5.3, Heritage Conservation, is hereby amended with the addition of the following new subsection:

"8.5.3.13 The Algonquins of Ontario shall be consulted and provided an opportunity to provide input on all Archaeological Assessments related to proposed developments where areas of Algonquin Interest and/or Native Values and/or the potential for aboriginal artifacts to be encountered have been identified. In addition, the Algonquins of Ontario shall be notified by the proponent and / or the Township should any burial sites or human remains be discovered which are considered to be of potential aboriginal origin."

Administrative Changes

108. Sections 4.1.6.1, 4.1.6.3, 5.2.1.1, 5.2.2.2, 5.3.1, 5.3.2.1, 5.3.2.2, 5.3.2.3, 5.3.2.5, 5.3.2.7, 5.3.3, 6.2, 6.4.1, 7.4.15.4, 8.3.2.6, are hereby amended by deleting the phrase "Ministry of Natural Resources" and replacing it with "Ministry of Northern Development Mines, Natural Resources and Forestry".

109. Sections 1.4.9, 6.6.2, 6.6.2.1, 6.6.3.2, 6.6.3.3, 6.7.2.1, 6.7.3.1, 7.4.7.1, 7.4.9.1, 7.4.11.2, 7.4.11.6, 7.4.11.10, 8.4.1.3, are hereby amended by deleting the phrase "Ministry of Environment" and replacing it with "Ministry of Environment, Conservation and Parks".

Commented [KB1]: Section does not exist

110. Section 9.0, Administration of the Plan, is hereby amended with the addition of the following subsection:

"9.6 Definitions:

Access standards: means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards* and/or *other water-related hazards*.

Active transportation: means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

Adjacent lands: means

- a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in guidelines developed by the province or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature or area* where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the province; and
- d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.

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

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;
- b) in the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or

2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

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

Agri-tourism uses: means those farm-related tourism uses, including limited accommodations such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

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

Alternative energy system: means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Criteria to identify archaeological potential are established by the Province. The *Ontario Heritage Act* requires archaeological potential to be confirmed by a licensed archaeologist.

Areas of mineral potential: means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

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

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

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Comprehensive rehabilitation: means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

Comprehensive review: means

- a) for the purposes of policies 1.1.3.8, 1.1.3.9 and 1.3.2.4, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
 1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth or development through *intensification* and *redevelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;
 3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
 4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
 5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
 6. considers cross-jurisdictional issues.
- b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:
 1. addresses long-term population projections, *infrastructure* requirements and related matters;
 2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
 3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review* the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

Conserved: means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that

arevalued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Deposits of mineral aggregate resources: means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

Designated and available: means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

Designated growth areas: means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

Designated vulnerable area: means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

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

- a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;
- b) works subject to the *Drainage Act*; or
- c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

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

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Erosion hazard: means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations

that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

Essential emergency service: means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

Fish: means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

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

Flood fringe: for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

Flood plain: for *river, stream and small inland lake systems*, means the area, usually lowlands adjoining a watercourse, which has been or maybe subject to *flooding hazards*.

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

- a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one-hundred-year flood level* plus an allowance for *wave uprush* and *other water-related hazards*;
- b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the *one-hundred-year flood*; and
 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

Floodproofing standard: means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards*, *wave uprush* and *other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

Floodway: for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development and site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two-zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the *two-zone concept* applies, the outer portion of the *flood plain* is called the *flood fringe*.

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the *Endangered Species Act, 2007*.

Hazardous forest types for wildland fire: means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time.

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

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

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

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms,

vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a *protected heritage property*).

High quality: means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

Housing options: means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable* housing, housing for people with *special needs*, and housing related to employment, institutional or educational uses.

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

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

Individual on-site sewage services: means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located.

Individual on-site water services: means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

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

Institutional use: for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

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

- a) *redevelopment*, including the reuse of *brownfield sites*;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings.

Legal or technical reasons: means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or
- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Major facilities: means facilities which may require separation from *sensitive land uses*, including but not limited to airports, manufacturing uses, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Marine facilities: means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

Mine hazard: means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

Minerals: means metallic minerals and non-metallic minerals as herein defined but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Mineral aggregate operation: means

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

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

Mineral aggregate resource conservation: means

- a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and
- b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

Mineral deposits: means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

Mineral mining operation: means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Minimum distance separation formulae: means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multimodal transportation system: means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality, including centralized and decentralized systems.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002*, including centralized and decentralized systems.

Natural heritage features and areas: means features and areas, including *significant wetlands*, *significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E, *habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Natural heritage system: means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 1.6.6.4 and 1.6.6.5, potential risks to human health and safety and degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features and sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;
- c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
- d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

Normal farm practices: means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

On-farm diversified uses: means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in *prime agricultural areas*, including *specialty crop areas*, only as *on-farm diversified uses*.

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

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one-hundred-year flood level is based on the highest known water level and wind setups.

Other water-related hazards: means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

Partial services: means

- a) *municipal sewage services* or *private communal sewage services* combined with *individual on-site water services*; or
- b) *municipal water services* or *private communal water services* combined with *individual on-site sewage services*.

Portable asphalt plant: means a facility

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

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixture to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prime agricultural area: means areas where *prime agricultural lands* predominate. This includes areas of *prime agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

Prime agricultural land: means *specialty crop areas* and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Private communal sewage services: means a sewage works within the meaning of section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

Private communal water services: means a non-municipal drinking-water system within the meaning of section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

Protected heritage property: means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

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

Provincial and federal requirements: means

- a) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish* and *fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and
- b) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services, and cultural services.

Public service facilities do not include *infrastructure*.

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

Rail facilities: means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

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

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

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

Renewable energy source: means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system: means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

Reserve sewage system capacity: means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or

approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under the *Nutrient Management Act* or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

Reserve water system capacity: means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation: means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

Residential intensification: means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;
- b) the development of vacant or underutilized lots within previously developed areas;
- c) infill development;
- d) development and introduction of new *housing options* within previously developed areas;
- e) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
- f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other *housing options*.

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

Rural areas: means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, natural heritage features and areas, and resource areas.

Rural lands: means lands which are located outside *settlement areas*, and which are outside *prime agricultural areas*.

Sensitive: in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

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

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built-up areas where development is concentrated, and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long-term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

Sewage and water services: includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

Significant: means

- a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to *woodlands*, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, 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*;
- d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.

Criteria for determining significance for the resources identified in sections (c)-(d) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation by a qualified professional.

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

For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

Special needs: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Specialty crop area: means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
- b) farmers skilled in the production of specialty crops; and
- c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

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

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Valleylands: means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

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

Watershed: means an area that is drained by a river and its tributaries.

Wave uprush: means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

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

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

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

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations.

Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. *Woodlands* include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. *Woodlands* may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest".