

AMENDMENT No. 3
to the
TOWNSHIP OF LANARK HIGHLANDS
OFFICIAL PLAN

POLICY CORRECTIONS

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November, 2020
1ST Edition

File No. 116006

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TOWNSHIP OF LANARK HIGHLANDS

NOTICE OF PUBLIC MEETING for PROPOSED OFFICIAL PLAN AMENDMENT

(Policy Corrections)

TAKE NOTICE: The Council of the Corporation of the Township of Lanark Highlands will hold public meetings on the ____ day of _____, 2020 at 7:00 p.m. in the Council Chambers at 56 George Street, Lanark to consider a proposed Official Plan Amendment under Section 17 of the Planning Act.

TAKE NOTICE: If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Township of Lanark Highlands before a proposed Official Plan Amendment is adopted, the person or public body is not entitled to appeal the decision of the Council of the Township of Lanark Highlands to the Local Planning Appeal Tribunal.

TAKE NOTICE: If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Township of Lanark Highlands before a proposed Official Plan Amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

TAKE NOTICE: If you wish to be notified of the adoption of the proposed Official Plan Amendment, you must make a written request to:

*Amanda Noel, Planning Administrator/Deputy Clerk,
Township of Lanark Highlands
56 George Street, Lanark, Ontario, K0G 1K0*

AND TAKE NOTICE that the EXPLANATORY NOTE below describes the purpose and effect of the proposed Official Plan Amendment.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Official Plan Amendment.

ADDITIONAL INFORMATION: For more information regarding the proposed Official Plan Amendment, including information about preserving your appeal rights, contact the Planning Administrator/Deputy Clerk's Office during normal office hours at 56 George Street, Lanark, ON (613-259-2398 ext. 231)

DATED AT THE TOWNSHIP OF LANARK HIGHLANDS THIS ____ DAY OF _____,
2020.

Amanda Noel, Planning Administrator/Deputy Clerk

EXPLANATORY NOTE

Purpose and Effect

The new Township of Lanark Highlands Official Plan was approved with modifications by the Ministry of Municipal Affairs and Housing on December 17, 2012. As the Township has begun to administer the new Official Plan, it has identified the need to amend the Plan in order to delete or replace policies that are considered to be unduly complex, redundant, unclear and/or otherwise unnecessary or inappropriate.

This proposed Official Plan Amendment is the third in a series of Amendments that are designed to create an easily understood, but nonetheless thorough, policy regime to guide future development within the Township, while protecting its rural character and its natural and cultural heritage features in an environmentally sustainable way.

Location

The proposed Official Plan Amendment revises policies throughout the new Official Plan, but does not make any changes to any of the map schedules (Schedules A, A1, B and B2). As such, it does not affect any particular area within the Township, but rather has general application to the entire Township. Accordingly, there is no Key Map associated with the proposed Amendment

TOWNSHIP OF LANARK HIGHLANDS

NOTICE OF ADOPTION of OFFICIAL PLAN AMENDMENT

(Policy Corrections)

TAKE NOTICE that the Council of the Corporation of the Township of Lanark Highlands, having held a public meeting on the ____ day of _____, 2020 under Section 17 of the Planning Act, has passed By-law No. _____ to adopt Official Plan Amendment No. 3 to the Township of Lanark Highlands Official Plan on the ____ day of _____, 2020.

TAKE NOTICE that any person or public body is entitled to receive notice of the decision of the approval authority regarding Official Plan Amendment No. 3 if a written request to be notified of the decision is made to the approval authority at the following address:

*County of Lanark, Planning Department
99 Christie Lake Road, Perth, Ontario, K7H 3C6
Attention: Ms. Julie Stewart*

AND TAKE NOTICE that an EXPLANATORY NOTE describing the purpose and effect of the Amendment is provided below.

ADDITIONAL INFORMATION relating to the complete Official Plan Amendment is available for inspection during normal business hours at the Municipal Offices, 56 George Street, Lanark. ON.

DATED AT THE TOWNSHIP OF LANARK HIGHLANDS THIS ____ day of _____, 2020.

Amanda Noel, Planning Administrator/Deputy Clerk

EXPLANATORY NOTE

Purpose and Effect

The new Township of Lanark Highlands Official Plan was approved with modifications by the Ministry of Municipal Affairs and Housing on December 17, 2012. As the Township has begun to administer the new Official Plan, it has identified the need to amend the Plan in order to delete or replace policies that are considered to be unduly complex, redundant, unclear and/or otherwise unnecessary or inappropriate.

This Official Plan Amendment is the third in a series of Amendments that are designed to create an easily understood, but nonetheless thorough, policy regime to guide future development within the Township, while protecting its rural character and its natural and cultural heritage features in an environmentally sustainable way.

Location

The Official Plan Amendment revises policies throughout the new Official Plan, but does not make any changes to the map schedules (Schedules A, A1, B and B1). As such, it does not affect any particular area within the Township, but rather has general application to the entire Township. Accordingly, there is no Key Map associated with the Amendment

**CERTIFICATE OF COMPLIANCE WITH THE REQUIREMENTS FOR
GIVING OF NOTICE
PUBLIC MEETING
AND
GIVING OF NOTICE OF ADOPTION**

I, Amanda Noel, Planning Administrator/Deputy Clerk, hereby certify that Official Plan Amendment No. 3 has been adopted and processed in accordance with the notice, public meeting and notice of adoption requirements under Section 17 of the Planning Act, RSO 1990 as amended.

Amanda Noel, Planning Administrator/Deputy Clerk

**AMENDMENT No. 3
TO THE
TOWNSHIP OF LANARK HIGHLANDS OFFICIAL PLAN**

- PART A - THE PREAMBLE does not constitute part of this Amendment.
- PART B - THE AMENDMENT consisting of the following explanatory text constitutes Amendment No. 3 to the Township of Lanark Highlands Official Plan.

PART A - THE PREAMBLE

PURPOSE AND EFFECT OF THE OFFICIAL PLAN AMENDMENT

The new Township of Lanark Highlands Official Plan was approved with modifications by the Ministry of Municipal Affairs and Housing on December 17, 2012. As the Township has begun to administer the new Official Plan, it has identified the need to amend the Plan in order to delete or replace policies that are considered to be unduly complex, redundant, unclear and/or otherwise unnecessary or inappropriate.

This Official Plan Amendment is the third in a series of Amendments that are designed to create an easily understood, but nonetheless thorough, policy regime to guide future development within the Township, while protecting its rural character and its natural and cultural heritage features in an environmentally sustainable way.

LOCATION

The Official Plan Amendment revises policies throughout the new Official Plan, but does not make any changes to the land use designations on any of the map schedules (Schedules A, A2, B and B2). As such, it does not affect any particular area within the Township, but rather has general application to the entire Township. Accordingly, there is no Key Map associated with the Amendment

BASIS OF THE OFFICIAL PLAN AMENDMENT

As described above, this Amendment is the third in a series of Amendments that are designed to create an easily understood, but nonetheless thorough, policy regime to guide future development within the Township. It deletes or replaces policies that are considered to be unduly complex, redundant, unclear and/or otherwise unnecessary or inappropriate, while continuing to protect the Township's rural character and its natural and cultural heritage features.

The following subsections describe the changes to the Official Plan and the planning rationale for them.

Determination of Waterfront Communities Evaluation Criteria (Section 8.4.4): Section 8.4.4 is a repetition of the policies contained in Section 3.1.1 of the Plan, which is presented in the form of a summary table. The table format can be difficult to understand, and it can be confusing to have essentially the same policy regime in two sections of the Plan, particularly for the general public. It is concluded, therefore, that Section 8.4.4 should be deleted from the Plan, so that the more comprehensive policy regime in Section 3.1.1 applies.

Environmental Impact Statement (Section 8.4.6): The Official Plan, as was originally approved by the Ministry of Municipal Affairs and Housing, included a series of modifications which resulted in the consistent use of the term "Environmental Impact Statement". These modifications were made in order to accurately reflect the type of investigation/study that is required in support of development applications. However, the modifications did not change the wording of Section 8.4.6. The current wording effectively requires the equivalent of a full "environmental assessment", as described under the Environmental Assessment Act, and this is clearly not the intention of the Plan. Accordingly, the Plan is amended to revise the wording of Section 8.4.6 to allow an Environmental

Impact Statement to be waived or scoped, in consultation with the Conservation Authority. However, the revised wording also includes a provision which requires a full environmental study in those circumstances where the type of development, its scale and/or the site conditions warrant such a detailed study.

Site Evaluation Reports (Section 8.4.5): Section 8.4.5 requires that a Site Evaluation Report be prepared for most development applications, including all of those that are located in the Waterfront Communities as defined in the Plan. The content of these reports generally includes information that would otherwise be included in (1) an Environmental Impact Statement (EIS) and/or (2) a Site Plan Control agreement. In this circumstance, the Site Evaluation Reports are considered to be "out-of-place" in the development approval process, making them either redundant or unnecessary

Accordingly, it is concluded that Section 8.4.5 should also be deleted from the Plan. The resulting overall policy regime would be as follows:

- the need for an EIS would be determined and scoped at the beginning of the development approval process (under the policies of Section 8.4.6 of the Plan) as part of the pre-consultation; and,
- the mitigation measures, as identified in the EIS and development review process, and/or as required under the Zoning By-law regulations, would be included in the Site Plan Control agreement (where required under Section 8.4.3 of the Plan).

Complete Applications (Section 8.4.14): Section 8.4.14 sets out the required information and materials (studies and reports) that are needed to comprise a complete application pursuant to the Planning Act. As with Section 8.4.4 (Determination of Waterfront Communities Evaluation Criteria), Section 8.4.14 is in a table format which includes a "trigger" mechanism that is intended to indicate which studies and reports are required to support various types of planning applications.

While this policy structure is seemingly meant to add greater certainty with respect to the development approval submission requirements, it is problematic in terms of implementation, as follows:

- Many of the "trigger" mechanisms are not specific enough to definitively indicate whether a specific study or report is required. This is particularly problematic in those instances where the policy indicates that a particular study or report is required (mandatory), but where it may not be needed.
- The policy implies that the required studies and reports must be identified at the pre-consultation stage, and does not allow additional studies or reports to be required should new planning issues be identified during the development approval process.
- The list of studies and reports that might be required is incomplete and needs to be updated.

Based on the foregoing, it is concluded that this section should be replaced by a new policy regime which is less prescriptive and which provides greater flexibility to identify which studies and reports are required based on the type, scale and location of each development proposal. It also expands the list of studies and reports that may be required to make it more comprehensive.

Development Criteria (Section 8.4.8): Section 8.4.8 sets out a range of development criteria that are meant to apply to various development approval decisions. These criteria are in addition to the extensive range of development criteria which are contained elsewhere in the Plan with respect to the land uses permitted in the Waterfront Communities, Village and Hamlet Communities and Rural Communities designations, to plans of subdivisions and consents, and to site plans. The policies

contained in Section 8.4.8 are unduly repetitive and confusing in the context of understanding how the Official Plan is to be interpreted.

Based on the foregoing, it is concluded that Section 8.4.8 be deleted.

Other Policy Updates (various Sections)

In addition to the foregoing, there are numerous other policy corrections that are needed throughout the Official Plan, some of which are relatively minor while others are more substantive. These policy changes encompass the following:

- establishing a consistent policy regime for development in the Waterfront Communities, the Village and Hamlet Communities, and the Rural Communities;
- revising policies in one part of the Plan to reflect policy revisions that are made in another part of the Plan;
- correcting errors and inconsistencies; and,
- technical revisions such as sequential re-numbering of Sections and references thereto.

PART B - THE AMENDMENT

All of this part of the document entitled PART B - THE AMENDMENT, consisting of the following explanatory text constitutes Amendment No. 3 to the Township of Lanark Highlands Official Plan.

Details of the Amendment

Section 1: Sections 8.4.4 (Determination of Waterfront Communities Evaluation Criteria) is hereby amended by deleting it in its entirety.

Section 2: Section 8.4.5 (Site Evaluation Reports) is hereby amended by deleting it in its entirety.

Section 3: Section 8.4.6 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 Natural Resources and Forestry (MNR), 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 Natural Resources and Forestry (MNR), 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.”

Section 4: Section 8.4.8 (Development Criteria) is hereby deleted in its entirety.

Section 5: 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
 - Hydro-geology 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 consult 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.”

Section 6: Sections 3.1.1.1 is hereby amended by deleting “150.0 metres” and replacing it with “150 metres” (3 occurrences)

Section 7: Section 3.1.1.1.3 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”

Section 8: Section 3.1.1.2 is hereby amended by adding the word “Communities” after the word “Waterfront”.

Section 9: Section 3.1.1.3 is hereby amended by deleting it in its entirety.

Section 10: Section 3.1.1.4 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”

Section 11: Section 3.1.2.1 is hereby amended by amending item 8 by listing the last sentence as a new item 9.

Section 12: Section 3.1.3.1 is hereby amended by adding the word “Communities” after the word “Waterfront” and by deleting the words “subject to an approved Site Evaluation Report in accordance with section 8.4.5.” in bullet 5

Section 13: Section 3.1.4.1 is hereby amended by adding the word “Communities” after the word “Waterfront”.

Section 14: Section 3.1.4.2 is hereby amended by deleting the first sentence.

Section 15: Section 3.1.4.3 is hereby amended by replacing the word “Area” in the first sentence with the word “Communities”.

Section 16: Section 3.1.4.3 is hereby further amended by deleting the second sentence and replacing it with the following new sentence:

“Where environmental conditions are well suited to development, new residential lots shall have a minimum lot area of 0.5 hectares.

Section 17: Section 3.1.4.3 is hereby further amended by adding anew sentence at the end of the section, as follows:

“Larger lots may also be required for non-residential development.”

Section 18: Section 3.1.4.4 is hereby amended by deleting the words “clearing of 25%, to a maximum of 9 metres (29 feet)” in the third sentence and by replacing them with the words “access area”.

Section 19: Section 3.1.4.4 is hereby further amended by replacing the words “boat houses” in the fourth sentence with the word “boathouses”.

Section 20: Section 3.1.4.5 is hereby amended by replacing the words “Area designation” in the first sentence with the word “Communities”.

Section 21: Section 3.1.4.6 is hereby amended by replacing the word “Areas” in the first sentence with the word “Communities”.

Section 22: Section 3.1.4.7 is hereby amended by deleting it in its entirety.

Section 23: Section 3.1.4.8 is hereby amended by deleting the text in its entirety and by replacing it with the following:

“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 be a minimum of 0.5 hectares and shall include a minimum of 6 metres of water frontage per lot and shall be subject to the applicable waterfront development criteria in Section 3.1.5 of this Plan.”

Section 24: Section 3.1.4.9 is hereby amended by deleting the text in its entirety and by replacing it with the following:

“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 (scoped) hydro-geological 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.”

Section 25: Section 3.1.4.10 is hereby amended by rewording the section so that it reads as follows:

“Commercial development generally includes uses related to tourism and recreation such as resorts, inns, campgrounds, recreational vehicle parks, cottage rentals, golf

courses, and lodges as well as related service commercial uses including marinas, restaurants, and retail sales and rentals.”

Section 26: Section 3.1.4.11 is hereby amended by rewording the section so that it reads as follows:

Other rural commercial and industrial uses that are permitted under the Rural 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.

Section 27: Section 3.1.4.12 is hereby amended by rewording the section so that it reads as follows:

“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.”

Section 28: Section 3.1.4.13 is hereby amended by deleting it in its entirety.

Section 29: Section 3.1.4.15 is hereby amended by replacing the word “are” with “may be”, and by adding the following new sentence:

“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.”

Section 30: Section 3.1.5.1 is hereby amended by deleting it in its entirety.

Section 31: Section 3.1.5.2 is hereby amended by rewording the section so that it reads as follows:

“New uses and the expansion or redevelopment of existing uses in Waterfront Communities shall be sensitive to the preservation of tree cover and native vegetation so as to prevent erosion, siltation and possible nutrient migration, and to maintain the complex ecological functions of the shoreline and littoral zone environment. Development shall be setback a minimum of 30 metres from the high water mark. Site alteration and disturbance of vegetation within 30 metres of the shoreline shall be limited to low-impact small scale structures such as a boathouse, boat ramp, dock, gazebo, deck, pumphouse and storage shed, as well as minor alterations to accommodate water access, restoration work and limited limbing of mature trees.”

Section 32: Sections 3.1.5.3 is hereby amended by deleting the words “of the Lake”.

Section 33: Section 3.1.5.4 is hereby amended by rewording the section so that it reads as follows:

“The Zoning By-law implementing this Official Plan shall include regulations that will limit lot coverage within 30 metres of the shoreline and require the shoreline

area, to a minimum depth of 15 metres, to be maintained primarily in a natural vegetative state, except that a shoreline access area which can extend up to 25 percent of the lot width along the shoreline may be cleared and/or occupied for access to the water, pursuant to Section 3.1.5.2. In the case of residential development, the shoreline access area shall have a maximum width of 9 metres.”

Section 34: Section 3.1.5.5 is hereby amended by replacing “0.8 hectares (1.9 acres)” with “0.5 hectares”.

Section 35: Section 3.1.5.6 is hereby amended by deleting it in its entirety.

Section 36: Section 3.1.5.8 is hereby amended by rewording the first sentence as follows and by deleting the remaining wording in the section:

“Where expansions or additions to existing buildings and structures are proposed, such expansions and additions shall be permitted where all zoning provisions are respected.”

Section 37: Section 3.1.5.9 is hereby amended by adding the words “or additions” after the word “Expansions”.

Section 38: Section 3.1.5.12 is hereby amended by deleting the word “Septic”.

Section 39: Section 3.1.5.13 is hereby amended by deleting “(98 feet)” in the first sentence, and by replacing the words “applicable approval authority” with “designated Approval Authority” in the second sentence.

Section 40: Section 3.1.5.21 is hereby amended by deleting the word “Town” and by replacing it with the word “Township” and by deleting the words “to associations and individuals wishing”.

Section 41: Section 3.2.3 is hereby amended by deleting the last sentence and replacing it with the following:

“In addition, large residential development proposals (greater than 5 lots) and large commercial development proposals which provide accommodation to residents or guests shall require supporting (scoped) hydro-geological studies and approved sewage treatment systems in consultation with the Conservation Authority or other designated approval authority.”

Section 42: Section 3.2.5.1.6 is hereby amended by deleting the existing text and by replacing it with the following:

“permit second dwellings and second dwelling units on lands zoned to permit single-detached, semi-detached and rowhouse dwellings.”

Section 43: Section 3.2.8.2 is hereby amended by adding “and Class 2” after “Class 1” in the first bulleted item.

Section 44: Sections 3.2.10.1 is hereby amended by adding the following list at the end of the introductory text:

- “1. Permit and zone a range of commercial uses;
2. Provide for the protection of natural and cultural heritage features;
3. Regulate the physical character of industrial uses to ensure their compatibility with the surrounding area;
4. Consider the impact of the proposed development on the area in terms of parking, traffic, pedestrian access, functionality and other site specific issues;
5. when reviewing development applications consider the development criteria stated in Sections 8.4.5.”

Section 45: Section 3.3.4.1 is hereby amended by deleting “Accessory apartments” in the third bulleted item and replacing it with “second dwellings and second dwelling units on lands zoned to permit single-detached and semi-detached dwellings”.

Section 46: Sections 3.3.5.1.6 is hereby amended by deleting the text and replacing it with the following new text:

“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.”

Section 47: Section 3.3.6.1 is hereby amended by deleting “.0.8 hectare (1.9 acres)” and replacing it with “0.4 hectares”, and by deleting the second sentence in its entirety.

Section 48: Section 3.3.6.2 is hereby amended by deleting the text in its entirety and by replacing it with the following text:

“A (scoped) hydro-geology study shall be required in support of consent applications for residential development:

1. where multiple lots are proposed which are less than 0.8 hectares and which abut each other or are separated from each other by less than 50 metres;
2. where the proposed lot or lots is/are located in an area of known groundwater contamination; or
3. where the proposed lot or lots constitute infill in existing developed areas (including shorelines) which are predominantly characterized by undersized lots (less than 0.4 hectares) and by older development (pre 1980) where wells and septic systems may have failed or are substandard.”

Section 49: Section 3.3.6.3 is hereby amended by deleting it in its entirety.

Section 50: Section 4.1 is hereby amended by deleting the words “identified as Mineral Resource Policy Area and”.

Section 51: Section 4.1.1 is hereby amended by deleting the words “in the Mineral Resource Policy Area”.

- Section 52: Section 4.1.1 is hereby amended by adding the words “in accordance with the foregoing categories” at the end of the first bulleted item and by deleting the second and third bulleted items in their entirety.
- Section 53: Section 4.1.1 is hereby amended by deleting the text in the last bulleted item in its entirety and by replacing it with the words “Permanent and portable asphalt and concrete plants”.
- Section 54: Sections 4.1.2 and 4.1.2.1 are hereby amended by deleting them in their entirety.
- Section 55: Section 4.1.3 is hereby amended by deleting the words “Resource Policy Area” and by replacing them with the word “Uses”.
- Section 56: Section 4.1.3.1 is hereby amended by deleting the text in its entirety and by replacing it with the following text:
- “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.”
- Section 57: Section 4.1.3.2 is hereby amended by deleting the text in its entirety and by replacing it with the following text:
- “The application for the required amendment to the Official Plan shall be supported by the studies which are required for a licensed operation under the Aggregate Resources Act and by such other studies as may be identified during the pre-consultation and approval processes.”
- Section 58: Section 4.1.5.1 is hereby amended by deleting the text in its entirety and by replacing it with the following text:
- “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.”
- Section 59: Section 4.1.6.3 is hereby amended by changing the words “zoning by-law” to “Zoning By-law”.
- Section 60: Section 4.1.8.1 is hereby amended by adding the words “and concrete” after the word “asphalt” and by deleting the word “road”.
- Section 61: Section 4.2 is hereby amended by replacing “500.0” with “500” in the first paragraph and by replacing “plan” with “Plan” in the third paragraph.
- Section 62: Sections 5.2.1.2 5.2.2.1 are hereby amended by replacing “Schedule A” with “Schedules A and A2”

Section 63: Section 5.3.2 is hereby amended by replacing “Schedule A” with “Schedules A and A2” (four instances).

Section 64: Section 5.3.5.2 is hereby amended by adding “and Oceans” after the word “Fisheries”.

Section 65: Section 5.3.6.2 is hereby amended by deleting it in its entirety.

Section 66: Section 5.3.6.3 is hereby amended by changing “The creation of multiple lots (more than 1 severance)” to “Lot creation by consent”.

Section 67: Sections 6.2, 6.3 and 6.4.1 are hereby amended by replacing “Schedule B” with “Schedules B and B2” (five instances).

Section 68: Section 6.6.2 is hereby amended by replacing “Environmental Study” with “Environmental Impact Statement” (four instances).

Section 69: Section 6.7.3.1 is hereby amended by replacing “local Zoning By-laws” with “a Zoning By-law”.

Section 70: Section 7.4.4 is hereby amended by deleting the last sentence in its entirety and by replacing it with the following new sentence:

“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.”

Section 71: Section 7.4.9.2 is hereby amended by deleting the words “any development consisting of 4 or more lots or any” and replacing them with “large residential development proposals (greater than 5 lots) and large non-residential development proposals”.

Section 72

:

Section 8.3.2.5 is hereby amended by deleting the words “provided work is commenced within 12 months of the date of destruction”.

Section 73: Section 8.3.4.4 is hereby amended by changing the word “Sections” to the word “Section” and by deleting “and 3.1.5.6”.

Section 74: Section 8.3.6.1 is hereby amended by replacing “local zoning by-laws” with “the Zoning By-law”.

Section 75: Section 8.4.1.3 is hereby amended by deleting the text in its entirety and by replacing it with the following new text:

“An application for a plan of subdivision shall be supported by the following:

1. hydro-geological and terrain analysis study;
2. servicing options report;
3. Environmental Impact Statement; and
4. Conceptual stormwater management plan.

Other required supporting studies may be identified during the pre-consultation and approval processes.”

Section 76: Sections 8.4.1.5 and 8.4.1.6 are hereby amended by deleting them in their entirety.

Section 77: 8.4.2.3.1 is hereby amended by deleting all of the text after the words “quality and quantity” in the second sentence.

Section 78: Section 8.4.2.3.2 is hereby amended by deleting the words “in existing water and waste water services including capacity”.

Section 79: Section 8.4.2.3.3 is hereby amended by deleting the text in its entirety and by replacing it with the following”

“All lots created shall have access in accordance with the applicable policies of Sections 3.1.5.17 and 7.4.”

Section 80: Section 8.4.2.3.2 is hereby amended by deleting the words “in existing water and waste water service including capacity”

Section 81: Section 8.4.3.7 is hereby amended by adding “and” at the end of the text prior to the semi-colon, and by adding the following new text:

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

Section 82: Section 8.4.3.8.5 is hereby amended by deleting the text 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;”

Section 83: Section 8.4.7.2 is hereby amended by deleting the words “local municipalities,”

Section 84: Section 8.4.9.1 is hereby amended by deleting the words “uses permitted in the Agricultural Resource Policy Area” are hereby deleted and replaced by the words “agricultural uses”.

Section 85: Section 8.4.10.2 is hereby amended by deleting the following at the beginning of the section “Cash-in-lieu of Parking:”

Section 86: Section 8.4.11.1 is hereby amended by replacing “A municipality” in the second sentence with “The Township”.

Section 87: Section 8.4.11.2 is hereby amended by deleting subsections 5 through 12 in their entirety and by adding the word “and” at the end of subsection 4.

Section 88: Section 8.4.11.3 is deleted in its entirety.

Section 89: Section 8.4.12.1 is hereby amended by replacing the word “ten” with the word “twenty”.

- Section 90: Section 8.4.12.6 is hereby amended by adding the word “and’ at the end of the section.
- Section 91: Section 8.4.16.4.5 is hereby amended by replacing “and \or” with “and/or”.
- Section 92: Section 8.4.19.1 is hereby amended by deleting the words “by the Ministry of Municipal Affairs and Housing”.
- Section 93: Section 8.5.1.6 is hereby amended by replacing the words “accessory dwelling units” with “second dwellings and second dwelling units”.
- Section 94: Schedules A and A2 are hereby amended by changing “Village Communities” to “Village and Hamlet Communities” in the legend.
- Section 95: Schedules B and B2 are hereby amended by changing “Hamlets and Villages” to “Village and Hamlet Communities” in the legend.
- Section 96: All bracketed imperial measurements are hereby deleted throughout the Plan.
- Section 97: All sections and subsections, and references thereto, in this Plan are hereby amended by re-numbering them consecutively based on the foregoing amendments to the Plan.

PART C - APPENDICES

APPENDIX A: List describing the information that was made available to the public prior to the adoption of the Official Plan Amendment.

PART C - APPENDICES

APPENDIX B: Certified list of all persons and public bodies that made oral submissions at the public meeting.

PART C - APPENDICES

APPENDIX C: Minutes of the public meeting

PART C - APPENDICES

APPENDIX D: Written submissions and comments, date-stamped on day of receipt.