



COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN

Adopted by Council on September 30, 2015 and Approved by the Ministry of Municipal Affairs and Housing with Modifications on March 9, 2016. The effective date of this Official Plan is April 5, 2016. This is a consolidated version of the Official Plan dated February 13, 2018 and it incorporates Official Plan Amendment #1 which came into effect on November 3, 2017 and Official Plan Amendment #2 which came into effect on September 15, 2017.



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PART 1

THE PREAMBLE

(This is not an Operative Part of the Official Plan)

1. INTRODUCTION

This document comprises the Official Plan for the County of Lennox & Addington.

2. ORGANIZATION OF THE PLAN

This document consists of three components:

Part I - THE PREAMBLE, which does not constitute an operative part of the Official Plan;

Part 2 - THE COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN comprised of text and attached Schedules A, B, C and D inclusive and constitutes the operative part of the document; and,

Part 3 - THE APPENDICES, which do not constitute part of the Official Plan, but provides additional information to assist in implementing this Official Plan.

3. LOCATION

This Official Plan affects all lands within the boundary of the County of Lennox & Addington, save and except for the lands that are owned by the Province of Ontario.

4. PURPOSE OF THE PLAN

The purpose of the County of Lennox & Addington Official Plan is to provide direction and a policy framework for managing growth and land use decisions over the planning period to 2036.

The Official Plan is one of a series of policies, guidelines and regulations that direct the actions of the County and shapes growth and development. The Plan is intended to:

- a) Establish a broad, upper tier policy framework that provides guidance to local municipalities in the preparation of updated local Official Plans, Official Plan Amendments and zoning by-laws;
- b) Implement the Provincial Policy Statement at the County level; and,
- c) Establish a framework for coordination and cooperation amongst the local municipalities and the County on planning and development issues that cross municipal boundaries.



This Plan recognizes the importance of the land use planning responsibilities that are vested with the local municipalities. Given that the County of Lennox & Addington Official Plan is intended to establish an overall land use planning framework for the County and its municipalities, this Plan is not intended to duplicate the policies of the lower tier Official Plans. Instead, this Plan is intended to provide the guidance necessary for the establishment of detailed strategies, policies and land use designations at the local level.

5. BASIS

On December 10, 2012 the Ministry of Municipal Affairs and Housing ('MMAH') advised the County that the Province was amending Ontario Regulation 352/02 under the Planning Act to require upper-tier municipalities that are currently without an Official Plan (such as Lennox & Addington) to adopt one. Subsequently, on March 19th, 2013 the Deputy Minister of MMAH confirmed that the amendments to Regulation 352/02 have been made and the County will be required to adopt an Official Plan by March 31, 2015.

Section 16(1) of the Planning Act indicates that "*an Official Plan shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization.*"

Given that the four lower-tier municipalities in the County already have Official Plans, it will not be the intent of the County Official Plan to deal with land uses and policy issues that should much more properly be dealt within the context of the lower-tier Official Plans. This means that this Plan deals primarily with land use issues that cross municipal boundaries. These include growth and settlement, economic development and the protection of resources such as natural heritage resources, water resources, prime agricultural areas, cultural heritage and archaeological resources, mineral and petroleum resources and mineral aggregate resources. Direction is also provided in this Plan on natural and human-made hazards.

Prior to preparing the Official Plan, an Issues Paper dated April 1, 2014 was prepared, meetings were held with a number of stakeholders, and a series of public open houses were held across the County.

It was on the basis of this research and engagement that it was determined that there were two primary issues to deal with in the context of the Official Plan: growth management and economic development. While there are many other policy matters and issues to consider, they are all to some extent influenced by the policy direction established for the two primary issues by this Official Plan.

In preparing the Official Plan for the County of Lennox & Addington, Council has had regard to matters of Provincial interest as set out in Section 2 of the Planning Act. This Official Plan is also intended to be consistent with the Provincial Policy Statement.



The vision, guiding principles, goals, objectives and policies contained in this Plan are intended to guide the land use planning decisions of public authorities 2036.

6. THE STRUCTURE OF PART 2 OF THE PLAN

Part 2 of the Official Plan is divided into six sections, each of which is described below:

Section A (Vision, Guiding Principles and Land Use Concept) contains the vision of the County. This vision is based on an understanding of past and future trends and the wishes of the County's residents and business owners. The guiding principles that form the basis of the Plan flow from the vision. These guiding principles also establish a framework for the other goals, objectives and policies in the Plan. This section of the Plan also describes how it is to be implemented through land use designations.

Section B (Growth Management) contains the policies that provide the basis for accommodating expected growth in the County to 2036.

Section C (Land Use Designations) sets out the objectives and policies for the land use designations that apply in the County and the conditions under which development may be permitted within those land use designations.

Section D (Resource Areas, Hazards and Other Constraint Areas) contains objectives and policies on natural heritage, water, cultural heritage and archaeological, mineral, petroleum and mineral aggregate resources in the County. Policies on natural and human-made hazards are also included within this part of the Plan.

Section E (General Development Policies) contains objectives and policies that, where appropriate, must be considered as part of the land use planning process.

Section F (Plan Implementation and Administration) describes how the vision, guiding principles, goals, objectives and policies of the Official Plan will be implemented.

Certain terms in Sections A to F of Part 2 of this Plan that are shown in **bold** are defined in Section F14.7 of this Plan.

7. SCHEDULES TO THE PLAN

The following schedules, which are to be read in conjunction with the text of this document, constitute an operative part of this Official Plan.

Schedule A – Land Use

Schedule B – Selected Natural Heritage Features and Area

Schedule C – Resource Areas, Constraint Areas and Waste Management

Schedule D – Transportation





PART 2

COUNTY OF LENNOX & ADDINGTON OFFICIAL PLAN

(This is the Operative Part of the Official Plan)

A VISION, GUIDING PRINCIPLES AND LAND USE CONCEPT

A1 VISION

The Official Plan for the County of Lennox & Addington establishes a framework for the continued growth and **development** of a number of existing urban areas and several smaller rural **settlement areas**. Its primary purpose is to provide the basis for the strategic management of growth and change.

Its purpose is also to assist in achieving common goals and objectives, such as: the need to enhance an already high quality of life; to support and existing community structure; and to create a highly desirable, healthy, and attractive place to live, work, and visit, for a range of people and lifestyles. While the Vision for the County of Lennox & Addington embraces the past and the present, it also considers and plans for the future, which the County views as being more self-reliant over the long term. On this basis, this Official Plan is intended to support managed growth and respond to opportunities and constraints, which are specific to the local municipalities.

Given the vast size of the County of Lennox & Addington, the Vision must also take into consideration how to coordinate and collaborate with respect to important components of the County that extend beyond local municipal boundaries. This includes physical connections between communities, such as **natural heritage systems**, an integrated transportation network, and open space linkages.

Finally, while there is a need to work together to develop County - wide strategies for the benefit of all, this Vision also recognizes that unique strategies may also be required in certain areas to recognize the local context and support the specific priorities and initiatives of individual communities.



A2 GUIDING PRINCIPLES

It is recognized that the County's long-term prosperity, environmental health and social well - being depends on wisely managing change and promoting efficient land use and development patterns. On this basis of the above, below are a series of guiding principles that are intended to establish the basis for making planning decisions in the future, as set out below:

1. To recognize that the County is made up of a number of communities of different sizes and identities that all combine to establish Lennox & Addington's identity as a desirable place to live, establish roots, learn and create diverse economic opportunities.
2. To provide opportunities for economic development in all parts of the County in a manner that fosters competitiveness and a positive and attractive business environment.
3. To direct most forms of development to urban areas and rural **settlement areas** to meet the needs of present and future residents and businesses.
4. To recognize downtowns, historic areas or districts as mixed-use, vibrant places for living, entertainment, leisure, commerce and civic activities, and to promote the preservation and reuse of historic resources, to assist in the retention of local and County history and heritage and the reinforcement of community character.
5. To ensure that an appropriate range and mix of housing is available to all ages, abilities, incomes and household sizes.
6. To establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, and trucks, cycling and walking.
7. To protect **natural heritage features and areas** and **natural heritage systems** and their associated **ecological functions** so that they can be enjoyed by future generations and serve as a legacy to all peoples within our communities.
8. To promote efficient, cost-effective development and land use patterns that minimize land consumption and servicing costs.
9. To work with the adjacent communities on matters of common interest, which includes growth management, economic development, transportation, **infrastructure, natural heritage features and areas**, water resources and source water protection.
10. To achieve coordinated land use planning among the County's local municipalities and with neighbouring Counties, separated cities and First Nation lands.
11. To improve accessibility for persons with disabilities and older persons



by identifying, preventing and removing land use barriers that restrict their full participation in society.

12. To achieve wise management and use of the County's resources.
13. To consider climate change adaptation and mitigation through land use and development patterns, stormwater management, and decisions relating to infrastructure development.

A3 PROVINCIAL LAND USE CONCEPT

The Provincial Policy Statement (2014) divides the Province of Ontario into urban areas and **rural areas**. Urban areas are those **settlement areas** in the Province that are serviced with **municipal sewage services** and **municipal water services**. Urban areas are intended to be the focus of major growth and development.

Rural areas are lands outside of urban areas that are the site of rural **settlement areas**, **prime agricultural areas** and other **rural lands** that are not **prime agricultural areas**. **Rural areas** and urban areas are inter-dependent in terms of markets, resources and amenities.

A4 LAND USE CONCEPT

In order to implement the Provincial land use concept established in Section A3 of this Plan, five primary land use designations are included within this Plan, as described in this Section of the Plan.

A4.1 URBAN AREA

The Urban Areas in the County are **settlement areas** that have both water and wastewater services (Amherstview, Bath, Odessa and Napanee).

A4.2 RURAL SETTLEMENT AREA

Rural **Settlement Areas** in the County are **settlement areas** that are not Urban Areas.

A4.3 AGRICULTURAL AREA

This designation applies to lands that are considered to be the County's **prime agricultural area**.

A4.4 RURAL AREA

This designation applies to all lands within the **rural area** that are not within the County's **prime agricultural area** and are not included within the Environmental Protection Area designation.

A4.5 ENVIRONMENTAL PROTECTION AREA

This designation applies to all Provincially **significant wetlands** as identified using evaluation procedures established by the Ministry of Natural



Resources and Forestry.

A5 DELEGATION OF APPROVAL AUTHORITY

Upon approval of this Plan by the Ministry of Municipal Affairs and Housing, the approval authority for local Official Plans, local Official Plan Amendments and Plans of Subdivision and Condominium will be the County of Lennox & Addington. Upon obtaining this approval authority function, the County shall support the delegation of that approval authority, where permitted by the Planning Act, to local municipalities. The approval authority for consents is not subject to this policy since that approval authority has already been delegated to the local municipalities and it is the intent of the County to maintain this relationship. Notwithstanding any of the above, any changes to the nature of the approval authority shall not require an Amendment to this Plan.

A6 INTERPRETATION OF THIS OFFICIAL PLAN

This Official Plan is more than a set of individual goals, objectives and policies. It is to be read in its entirety and the relevant goals and objectives are to be considered when decisions are made and all relevant policies shall be applied as appropriate.

Since land use decisions have long-term impacts, these decisions must be future oriented and connected to an overall vision. In this regard, this Official Plan contains such a vision in Section A1, which articulates the future of the County and is intended to be the foundation upon which the Official Plan has been developed. The vision is supported by a series of guiding principles that are intended to convey in broad terms how the vision is to be implemented. Both the vision and the guiding principles are not tests that need to be met or applied to individual properties or applications, rather the vision and guiding principles should be considered when making overall policy decisions.

Sections B to F of this Plan contain a series of goals, objectives and policies. Goals are intended to articulate what the County hopes to achieve to support the overall vision. Goals are not policies and are not intended to be a conformity test. Objectives are intended to be specific, quantifiable and realistic targets that measure the accomplishment of a goal over a specified period of time. These objectives are also not policies and are not intended to be a conformity test.

Finally, there are policies, which are to be applied when making land use planning decisions. Policies are statements that are intended to implement the vision, goals and objectives in this Plan. Some policies set out positive directives such as *“settlement areas shall be the focus of growth and development”*. Other policies set out limitations and prohibitions, such as *“development and site alteration shall not be permitted”*. The use of the word “shall” implies the policy is mandatory and requires full compliance. Other policies use enabling or supportive language, such as “should, promote and encourage”.





B GROWTH MANAGEMENT

B1 FOCUS OF GROWTH

- a) Where a local municipality has one or more Urban Areas, the Urban Area(s) shall be the focus of growth and their vitality and regeneration shall be promoted.
- b) Where a local municipality does not have an Urban Area, Rural Settlement Areas shall be the focus of growth and their vitality and regeneration shall be promoted.
- c) Local municipalities shall develop growth management strategies that are intended to implement this section of the Plan.

B2 COMPLETE COMMUNITIES

It is the goal of the County that the Urban Areas and Rural **Settlement Areas** continue to evolve into complete communities where there is:

- a) A strong live/work ratio, where the majority of residents are employed in the community in which they live;
- b) Choice in the market place, in terms of obtaining goods and services;
- c) A range of educational and training opportunities;
- d) A range of housing types for all levels of income and ages;
- e) A range of health care services for the majority of the residents;
- f) A range of community and social services to assist the majority of those in need in the community;
- g) A range of cultural and recreational opportunities and facilities; and,
- h) A population level and density that supports the provision of public transit, where feasible.



B3 POPULATION GROWTH FORECAST

The lower-tier municipalities shall plan to accommodate population growth in accordance with **Table A**.

TABLE A
Population Growth Forecast by Municipality 2011 – 2036

| Municipality | Population Growth (2011 to 2036) | Growth Rate (2011 to 2036) |
|---------------------|----------------------------------|----------------------------|
| Greater Napanee | 3,663 | 23.61% |
| Loyalist Township | 4,177 | 25.75% |
| Stone Mills | 1,272 | 16.83% |
| Addington Highlands | 282 | 11.15% |
| Total | 9,395 | 22.46% |

B4 EMPLOYMENT GROWTH FORECAST

The lower-tier municipalities shall plan to accommodate employment growth in accordance with **Table B**.

TABLE B
Employment Growth Forecast by Municipality 2011 – 2036

| Municipality | Employment Growth (2011 to 2036) | Growth Rate (2011 to 2036) |
|---------------------|----------------------------------|----------------------------|
| Greater Napanee | 1,710 | 23.61% |
| Loyalist Township | 720 | 25.75% |
| Stone Mills | 122 | 16.83% |
| Addington Highlands | 68 | 11.15% |
| Total | 2,552 | 22.46% |

B5 HOUSING FORECAST

Table C below establishes the housing forecast for each of the local municipalities. These forecasts are considered to be guidelines that are to be considered by each local municipality when their Official Plans are amended to conform with this Plan. In this regard, lower tier municipalities may adjust the housing forecast higher or lower and the housing mix as appropriate taking into account the nature of existing planning approvals, historical building trends, the nature of the expected housing demand and the policies of the local Official Plan.



TABLE C
Housing Forecast by Municipality 2011 – 2036

| Municipality | Low Density | Medium Density | Total |
|---------------------|--------------|----------------|--------------|
| Greater Napanee | 1,040 | 247 | 1,287 |
| Loyalist Township | 1,328 | 374 | 1,702 |
| Stone Mills | 400 | 0 | 400 |
| Addington Highlands | 83 | 0 | 83 |
| Total | 2,851 | 6,21 | 3,472 |

B6 MINIMUM INTENSIFICATION TARGET

- a) The minimum **intensification** target for Greater Napanee is 10% and the minimum **intensification** target for Amherstview is 10% and for Odessa and Bath it is 20%.
- b) Greater Napanee and Loyalist Township shall develop growth management strategies that are intended to implement this section of the Plan.

B7 URBAN AREA AND RURAL SETTLEMENT AREA BOUNDARY EXPANSIONS

An expansion to an Urban Area or Rural **Settlement Area** boundary or the establishment of a new **settlement area** shall only occur as part of a **comprehensive review** as set out in Section 1.1.3.8 of the Provincial Policy Statement. An Amendment to this Plan will be required for an expansion to an Urban Area or a Rural **Settlement Area**.

B8 EFFECT OF POPULATION AND EMPLOYMENT GROWTH ON EXISTING PLANNING APPROVALS WITHIN URBAN AREAS AND RURAL SETTLEMENT AREAS

The population, employment and housing targets set out in Tables A, B and C do not have an impact on the ability of the County and local municipalities to consider applications to develop lands that are within an Urban Area or Rural **Settlement Area** boundary that existed on the date this Plan came into effect.



B9 NEW DEVELOPMENT IN EXISTING URBAN AREAS/RURAL SETTLEMENT AREAS

In cases where new **development** is proposed outside of the built up area but within the Urban Area or Rural **Settlement Area** boundary, it should be demonstrated that:

- a) The new development area will generally serve as a logical extension to the existing built up area, is compact and minimizes the consumption of land;
- b) The scale and location of the proposed development will be in conformity with Sections B11 and B12 of this Plan, as applicable;
- c) A range of housing choices will be provided, subject to servicing constraints;
- d) The amount of growth in new development areas is in accordance with an overall growth management strategy that promotes opportunities for **intensification** and **redevelopment**; and,
- e) All of the other **infrastructure** and **public service facilities** required to service the new development area is available, with such **infrastructure** and **public service facilities** being used as efficiently as possible.

B10 DEVELOPMENT ADJACENT TO URBAN AREAS AND RURAL SETTLEMENT AREAS

Development and land use patterns that would prevent the efficient expansion of Urban Areas and Rural **Settlement Areas** in those areas that are adjacent to or close to Urban Areas or Rural **Settlement Areas** should be avoided.

B11 PROVISION OF SEWAGE AND WATER SERVICES

- a) Where **municipal sewage services** and **municipal water services** or **private communal sewage services** and **private communal water services** are not provided, **individual on-site sewage services** and **individual on-site water services** may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In Rural **Settlement Areas**, these services may only be used for infilling and minor rounding out of existing development.
- b) **Partial services** shall only be permitted in the following circumstances:
 - i) Where they are necessary to address failed **individual on-site sewage services** and **individual on-site water services** in existing development; or



- ii) Within Rural **Settlement Areas**, to allow for infilling and minor rounding out of existing development on **partial services** provided that site conditions are suitable for the long-term provision of such services with no **negative impacts**.
- c) Where a development proposes to utilize a large sub-surface sewage system with a design capacity of greater than 10,000 litres per day, approval from the Ministry of the Environment and Climate Change shall be required.

B12 RESERVE CAPACITY

Planning authorities may allow lot creation only if there is confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity** within **municipal sewage services** and **municipal water services** or **private communal sewage services** and **private communal water services**. The determination of sufficient **reserve sewage system capacity** shall include treatment capacity for hauled sewage from **private communal sewage services** and **individual on-site sewage services**.

B13 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

- a) **Infrastructure**, electricity generation facilities and transmission and distribution systems, and **public service facilities** shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.
- b) Planning for **infrastructure**, electricity generation facilities and transmission and distribution systems, and **public service facilities** shall be coordinated and integrated with land use planning so that they are:
 - i) Financially viable over their life cycle, which may be demonstrated through asset management planning; and,
 - ii) Available to meet current and projected needs.
- c) The County supports the development of community hubs throughout the County as a means of optimizing the use of **public service facilities**, providing access to social, recreational and cultural services, and integrating service delivery.



B14 HOUSING POLICIES

B14.1 GOALS

It is the goal of the County that the County's current and future housing needs be met by:

- a) Requiring that local municipalities with Urban Areas ensure that there is a 10 year supply of land for residential **development** in Urban Areas;
- b) Encouraging local municipalities to plan for the provision of an appropriate range of housing types and densities to meet the needs of current and future residents;
- c) Encouraging local municipalities to plan for **residential intensification** and **affordable** housing by encouraging opportunities for mixed-use development in appropriate locations;
- d) Requiring local municipalities to include policies in their Official Plans to permit secondary residential units in accordance with Section B14.3 of this Plan;
- e) Continuing to develop public housing through the Prince Edward – Lennox & Addington Housing Corporation as appropriate; and,
- f) Consider any recommendations set out in the Housing and Homelessness Plan, as deemed appropriate.

B14.2 GENERAL POLICIES

- a) Local municipalities shall identify appropriate locations and promote opportunities for **intensification** and **redevelopment** where this can be accommodated taking into account existing building stock or areas, including **brownfield sites**, and the availability of suitable existing or planned **infrastructure** and **public service facilities** required to accommodate projected needs.
- b) Local municipalities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the County by:
 - i) Establishing and implementing minimum targets for the provision of housing which is **affordable** to **low and moderate income households**;
 - ii) Permitting and facilitating:
 - a. All forms of housing required to meet the social, health and well-being requirements of current and future residents, including **special needs** requirements; and,
 - b. All forms of **residential intensification**, including secondary residential units, and **redevelopment** in



accordance with Section B14.2.a);

- iii) Directing the development of new housing towards locations where appropriate levels of **infrastructure** and **public service facilities** are or will be available to support current and projected needs;
- iv) Promoting densities for new housing which efficiently use land, resources, **infrastructure** and **public service facilities**, and support the use of **active transportation** and transit in areas where it exists or is to be developed; and,
- v) Establishing development standards for **residential intensification**, **redevelopment** and new residential development that minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

B14.3 SECONDARY RESIDENTIAL UNITS

- a) Local municipalities are required to establish local Official Plan policies that permit a secondary residential unit in a detached, semi-detached and row house dwelling unit provided a secondary residential unit is not located in an accessory building on the same lot, and provided that health, safety and other reasonable standards (e.g. the provision of parking or adequacy of services) are met.
- b) Local municipalities are also required to permit a secondary residential unit in an accessory building provided only one dwelling unit is located within the principal building on the lot that is used as a detached, semi-detached or row house dwelling unit, and provided that health, safety and other reasonable standards (e.g. the provision of parking or adequacy of services) are met.

B14.4 AFFORDABLE HOUSING

It is the goal of the County to encourage the provision of housing which is **affordable** to **low and moderate income households**. In this regard the minimum target for the provision of housing which is **affordable** in the County of Lennox & Addington is 25%.

B15 LAND SUPPLY

Local municipalities with Urban Areas shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 10 years through **residential intensification** and **redevelopment** and, if necessary, lands which are **designated and available** for residential development; and,
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of



residential units available through lands suitably zoned to facilitate **residential intensification** and **redevelopment**, and land in draft approved and registered plans.

B16 EMPLOYMENT AREA CONVERSION

Proposals to convert lands within an Employment designation in a lower tier Official Plan to another land use designation will be reviewed through a **comprehensive review** as defined by this Plan.

In considering a request to remove lands from an Employment designation in a lower-tier Official Plan through an Amendment to the local Official Plan, it shall be demonstrated through the **comprehensive review** that:

- a) There is a need for the conversion; and,
- b) The lands are not required over the long-term for the employment purposes for which they are designated.

B17 PLANNING PERIOD

The planning period for this Official Plan is to 2036. Notwithstanding the above, nothing limits the planning for **infrastructure** and **public service facilities** beyond the 20 year planning period. In addition, planning authorities may plan beyond 20 years for the long-term protection of **employment areas** provided new lands are not designated beyond the planning period.



C LAND USE DESIGNATIONS

C1 URBAN AREAS

C1.1 GENERAL LAND USE OBJECTIVES

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in Urban Areas.

C1.1.1 Residential Areas

- a) To encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires while promoting the maintenance and improvement of existing housing;
- b) To promote the efficient use of existing and planned **infrastructure** and **public service facilities** by supporting opportunities for various forms of **residential intensification**, where appropriate; and,
- c) To promote a variety of complementary and compatible land uses in residential areas including **special needs** housing, community facilities, schools, commercial uses and recreational open space areas.

C1.1.2 Commercial Areas

- a) To encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the County's residents, employees and businesses;
- b) To encourage and promote development that combines commercial, residential and other land uses to facilitate the more efficient use of urban land;
- c) To promote the efficient use of existing and planned **infrastructure** by creating the opportunity for various forms of commercial and **residential intensification**, where appropriate;
- d) To encourage the continued revitalization of traditional and emerging main street areas, which reflects their heritage and significance to the County and which promotes a mix of uses and attractions for retail, other community uses and activities and tourism.

C1.1.3 Employment Areas and Uses

- a) To provide for an appropriate mix and range of employment and **institutional uses** to meet long-term needs;
- b) To provide opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;



- c) To ensure that the necessary **infrastructure** is provided to support current and projected needs;
- d) To plan for, protect and preserve **employment areas** for current and future uses; and,
- e) To protect **employment areas** in proximity to **major goods movement facilities and corridors** for employment uses that require those locations.

C1.2 BOUNDARIES OF URBAN AREAS

The boundaries of Urban Areas shown on Schedule A to this Plan shall be shown on local Official Plans.

C1.3 PERMITTED USES

A full range of uses is permitted within Urban Areas in accordance with local Official Plan policies and land use designations.

C2 RURAL SETTLEMENT AREAS

C2.1 GENERAL LAND USE OBJECTIVES

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws and other municipal plans and strategies and when reviewing applications for **development** in Rural **Settlement Areas**.

- a) To maintain and where possible enhance the vitality and viability of downtowns and main streets;
- b) To encourage the provision of an appropriate range and mix housing;
- c) To promote regeneration, including the **redevelopment** of **brownfield sites**;
- d) To use **infrastructure** and **public service facilities** efficiently;
- e) To encourage the provision of a range of employment opportunities;
- f) To promote the diversification of the economic base through the provision of goods and services, including value-added products and the sustainable management or use of resources; and,
- g) To encourage the establishment of opportunities for sustainable and diversified tourism, including the leveraging historical, cultural and natural assets.

C2.2 BOUNDARIES OF RURAL SETTLEMENT AREAS

The boundaries of Rural **Settlement Areas** shown on Schedule A to this Plan shall be shown on local Official Plans.



C2.3 PERMITTED USES

A full range of uses are permitted within Rural **Settlement Areas** in accordance with local Official Plan policies and land use designations subject to meeting servicing and other requirements as set out in the local Official Plans.

C3 AGRICULTURAL AREA

C3.1 OBJECTIVES FOR THE AGRICULTURAL AREA DESIGNATION

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in the Agricultural Area designation.

- a) To recognize agriculture as the primary activity and land use;
- b) To promote and protect all types, sizes and intensities of **agricultural uses** and **normal farm practices**;
- c) To maintain and preserve the agricultural resource base of the County;
- d) To encourage the protection of the County's **prime agricultural area** from fragmentation, development and land uses unrelated to agriculture;
- e) To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County; and,
- f) To encourage the preservation and promotion of the agricultural character of the County and its local communities.

C3.2 LOCATION

- a) All lands designated Agricultural Area as shown on Schedule A to this Plan apply to lands that are considered to be the County's **prime agricultural area** as defined. These areas shall be designated and protected for **agricultural uses** in local Official Plans.
- b) It is recognized that certain lands within the Agricultural Area designation shown on Schedule A have previously received approvals for non-**agricultural uses** by the local Official Plans. At those locations, those specific uses may continue and would also be subject to corresponding policies of the local Official Plan.
- c) Planning authorities may only exclude land from **prime agricultural areas** for expansions of or identification of Urban Areas and Rural **Settlement Areas** in accordance with Section B7 of this Plan.



C3.3 PERMITTED USES

- a) Permitted uses in the Agricultural Area designation are:
 - i) **Agricultural uses**;
 - ii) **Agricultural-related uses** in accordance with Section C3.5 of this Plan;
 - iii) **On-farm diversified uses** in accordance with Section C3.6 of this Plan; and,
 - iv) Residential uses on existing lots of record in accordance with the local Official Plan.
- b) In the Agricultural Area designation, all types, sizes and intensities of **agricultural uses** and **normal farm practices** shall be promoted and protected in accordance with Provincial standards.

C3.4 LOT CREATION ON LANDS IN THE AGRICULTURAL AREA DESIGNATION

- a) New lots may be permitted in the Agricultural Area designation if the local Official Plan supports their creation and if:
 - i) The lot is to be severed to create a new farm lot and both the retained and severed parcels have lot areas that are specified in the local Official Plan that are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations; or,
 - ii) The lot is required for an **agricultural-related use**, provided the new lot is limited to a minimum size needed to accommodate the use and appropriate **sewage and water services**; or
 - iii) The lot is to be created to accommodate an existing habitable farm **residence that has become surplus to a farming operation** as a result of the acquisition of additional farm parcels to be operated as one farm operation (a farm consolidation) provided the new lot will be limited to a minimum size needed to accommodate the use and appropriate **sewage and water services**; and the approval authority ensures that new residential dwellings are prohibited on any remnant parcel of farmland created by the severance; or
 - iv) The lot is required for **infrastructure**, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.
- b) The approaches used to ensure that no new residential dwellings are permitted on the remnant parcel in accordance with Section C3.4 a) iii) may be recommended by the Province, or based on municipal approaches that achieve the same objective.



- c) Lot adjustments may also be granted for **legal or technical reasons**, such as for easements, correction of deeds, quit claims and minor boundary adjustments that do not result in the creation of a new lot and do not otherwise conflict with the intent of this Plan and the local Official Plan.

C3.5 AGRICULTURE-RELATED USES

- a) For the purposes of this Official Plan, **agriculture-related uses** are 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.
- b) Proposed **agriculture-related uses** shall be compatible with, and shall not hinder, surrounding agricultural operations.
- c) Policies for **agriculture-related uses** shall be developed in local Official Plans as they are updated to conform to this Plan.

C3.6 ON-FARM DIVERSIFIED USES

- a) For the purposes of this Official Plan, **on-farm diversified uses** are 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.
- b) Proposed **on-farm diversified uses** shall be compatible with, and shall not hinder, surrounding agricultural operations.
- c) Local municipalities are encouraged to permit **on-farm diversified uses** in their Official Plans and implementing zoning by-laws as appropriate.

C3.6 NON AGRICULTURAL USES IN THE AGRICULTURAL AREA DESIGNATION

- a) Limited non-residential uses that are not permitted by this Plan in the Agricultural Area designation may only be considered in the Agricultural Area designation through an Amendment to the local Official Plan that specifically permits the use, provided that all of the following are demonstrated:
 - i) The land does not comprise a **specialty crop area**;
 - ii) The proposed use complies with the **minimum distance separation formulae**;
 - iii) There is an identified need within the planning period for additional land to be designated to accommodate the proposed use; and,
 - iv) Alternative locations have been evaluated, and,



- a. There are no reasonable alternative locations which avoid **prime agricultural areas**; and,
 - b. There are no reasonable alternative locations in **prime agricultural areas** with lower priority agricultural lands.
- b) The extraction of **minerals, petroleum resources** and **mineral aggregate resources** is permitted in the Agricultural Area designation subject to the policies of this Plan and local Official Plans.
 - c) When considering a non-agricultural use in accordance with this section of the Plan, impacts from any new or expanding non-**agricultural uses** on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

C3.7 COMPATIBILITY OF AGRICULTURAL USES WITH OTHER LAND USES

The following land use compatibility policies apply to agricultural operations and non-agricultural operations in all land use designations in the County:

- a) In order to provide farmers with the ability to carry out **normal farm practices**, all new **development** shall be set back from agricultural operations in accordance with the **minimum distance separation** one formula as amended. **Development** on lands within Urban Areas And Rural **Settlement Areas** is exempt from this policy.
- b) New and/or expanded livestock facilities shall be set back from existing non-**agricultural uses** in accordance with the **minimum distance separation** two formula, as amended.
- c) The **minimum distance separation formulae** may be included in local zoning by-laws.



C4 RURAL AREAS

C4.1 OBJECTIVES FOR THE RURAL AREA DESIGNATION

The County encourages the local municipalities to consider the following general land use objectives when developing Official Plan policies, zoning by-laws, other municipal plans and strategies and when reviewing applications for **development** in the Rural Area designation.

- a) To promote the diversification of the economic base and employment opportunities through the provision of goods and services, including value-added products and the sustainable management or use of resources;
- b) To encourage the establishment of sustainable and diversified tourism opportunities;
- c) To promote the development of commercial, recreational and industrial uses that are appropriate for the rural and recreational areas of the County;
- d) To promote a diverse, innovative and economically strong agricultural industry and associated activities by enhancing their capacity to contribute to the economy of the County;
- e) To provide for limited residential uses on lands that are not constrained or protected for their resource value while focusing the growth to Urban Areas and Rural **Settlement Areas**; and,
- f) To ensure that servicing and groundwater issues are considered through the application review process.

C4.2 LOCATION

All lands designated Rural Area as shown on Schedule A to this Plan apply to lands that are not otherwise designated as Urban Areas or Rural **Settlement Areas** or Environmental Protection Area and which are not within the Agricultural Area designation.

C4.3 LOT CREATION

Lot creation in the Rural Area designation shall be governed by the policies of the local Official Plan in addition to the relevant policies of this Plan, including Section E1, recognizing that Urban Areas and Rural **Settlement Areas** shall be the focus of growth. In order to implement these policies, local Official Plans shall contain policies that identify what proportion of the additional residential **development** expected in the municipality will be directed to **settlement areas** and what proportion will be directed in a limited manner to the Rural Area designation. These policies may be supplemented by other policies that limit the number of consents permitted from an existing lot, or the original lot and with policies that cap the number of rural lots that can be created.



C4.4 PERMITTED USES

- a) Permitted uses in the Rural Area designation include:
 - i) **Agricultural uses;**
 - ii) **Agricultural-related uses** in accordance with Section C3.5 of this Plan;
 - iii) **On-farm diversified uses** in accordance with Section C3.6 of this Plan;
 - iv) Home occupations and home industries;
 - v) Resource-based recreational uses including recreational dwellings;
 - vi) Limited residential **development;**
 - vii) Cemeteries;
 - viii) Uses related to the management or use of resources; and,
 - ix) Other rural land uses.
- b) Local Official Plans are required to determine which of the above uses are to be permitted and under which conditions as appropriate.
- c) All new **development** shall be appropriate to the **infrastructure** which is planned or available, to avoid the need for unjustified and/or uneconomical expansion of this **infrastructure**.
- d) It is recognized that on the date of adoption of this Plan certain lands were subject to land use designations in the local Official Plan that permit industrial, commercial or recreational uses. In cases such as these, the policies of the local Official Plan prevail.

C4.5 LAND USE COMPATIBILITY

Section C3.7 also applies in the Rural Area designation.



D RESOURCE AREAS, HAZARDS AND OTHER CONSTRAINT AREAS

D1 NATURAL HERITAGE RESOURCES

D1.1 OBJECTIVES FOR NATURAL HERITAGE RESOURCES

- a) It is the objective of this Plan that the diversity and connectivity of natural features in an area, and the long-term **ecological function** and biodiversity of **natural heritage systems**, be maintained, restored or, where possible, improved, recognizing linkages between and among **natural heritage features and areas, surface water features** and groundwater features.
- b) It is also the objective of this Plan to:
 - i) Provide the basis for the establishment of a **natural heritage system** through the preparation of an Official Plan Amendment that is initiated by the County;
 - ii) Raise the public's awareness that natural heritage features are important to the County of Lennox & Addington and to its local municipalities and should be protected for future generations;
 - iii) Provide the tools to properly assess **development** applications located in close proximity to natural heritage features; and,
 - iv) Provide opportunities, where appropriate, for passive outdoor recreational activities.

D1.2 DEVELOPMENT AND SITE ALTERATION

- a) **Development** and **site alteration** shall not be permitted in significant wetlands and significant coastal wetlands.
- b) **Development** and **site alteration** shall not be permitted in the following features unless it has been demonstrated that there will be no **negative impacts** on the natural features or their **ecological functions**:
 - i) **Significant woodlands** in Ecoregions 6E and 7E;
 - ii) **Significant valleylands** in Ecoregions 6E and 7E;
 - iii) **Coastal wetlands** that are not subject to Section D1.2 a);
 - iv) **Significant wildlife habitat**; and,
 - v) **Significant Areas of Natural and Scientific Interest**.
- c) **Development** and **site alteration** shall not be permitted in **fish habitat** except in accordance with **provincial and federal requirements**.



- d) **Development and site alteration** shall not be permitted in **habitat of endangered species and threatened species**, except in accordance with **provincial and federal requirements**.
- e) **Development and site alteration** shall not be permitted on adjacent lands to the **natural heritage features and areas** identified in Sections D1.2 (a), (b) and (c) of this Plan, unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated that there will be no **negative impacts** on the natural features or on their **ecological functions**. Additional polices on **adjacent lands** are contained in Section D1.12.2 of this Plan.

D1.3 SIGNIFICANT WETLANDS AND COASTAL WETLANDS

- a) A **significant wetland** is an area of land that is seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface that has been identified as Provincially **significant** by the Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time. **Significant wetlands** are included within the Environmental Protection Area designation on Schedule A and are also shown on Schedule B to this Plan.
- b) A **significant coastal wetland** is any **wetland** that is located on Lake Ontario or a connecting channel or any other wetland that is on a tributary to Lake Ontario or a connecting channel and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. **Significant coastal wetlands** and non-**significant coastal wetlands** are to be identified when a **natural heritage system** is established in accordance with Section D1.9 of this Plan.
- c) If **development** or **site alteration** is proposed in or within 120 metres of an unevaluated **wetland** that has characteristics or contains components that are typical of a **significant wetland**, as determined through an environmental impact study, an evaluation shall be prepared by a qualified person and submitted to the Ministry of Natural Resources and Forestry for consideration to determine if the **wetland** is **significant**.

D1.4 HABITAT OF ENDANGERED SPECIES AND THREATENED SPECIES

- a) The Ministry of Natural Resources and Forestry (MNRF) administers the Endangered Species Act, 2007 (ESA) to protect and conserve species at risk and their habitats. Under the ESA, the MNRF is responsible for identifying species as **endangered** or **threatened** and approving general and regulated habitat, as well as giving technical advice on species at risk and their habitats.
- b) Environmental Impact Studies or other planning reports may help with



identifying the extent of the **habitat of endangered species and threatened species**. Where the potential for habitat of **endangered or threatened species** is identified, the Ministry of Natural Resources and Forestry will be contacted for technical advice and to delineate and confirm the presence of habitat.

- c) The County recognizes that information regarding the locations of **endangered and threatened species** and their habitat is incomplete. The County and the lower tier municipalities will accept information regarding **endangered and threatened species** habitat from the MNRF as it becomes available and will use this information, in confidence, to screen all planning applications for potential development constraints.
- d) In order to determine the presence of **habitat of endangered species and threatened species** and to assess the impacts that proposed activities may have on the **habitat of threatened and endangered species**, a site assessment by a qualified professional is required to be completed at the appropriate time of year. The assessment must identify whether any **endangered or threatened species** are present and whether the proposed activities will have any impact on **endangered or threatened species** or their habitat. MNRF can be contacted for further direction regarding site specific proposals.

D1.5 SIGNIFICANT WILDLIFE HABITAT

- a) **Significant wildlife habitat** may include seasonal concentrations of animals (e.g. deer wintering areas, heronries), specialized habitats and rare vegetation communities and habitats of species of special concern. Selected **significant wildlife habitat** areas are shown on Schedule B to this Plan.
- b) Proponents of **development and site alteration** in areas that are potentially the site of **significant wildlife habitat** should consult with the Ministry of Natural Resources and Forestry's **Significant Wildlife habitat** Technical Guide and the Ecoregion Criterion Schedules for the Identification of **significant wildlife habitat**, to help identify **significant wildlife habitat**.
- c) **Significant wildlife habitat** in Ecoregions 6E and 7E are to be identified when a **natural heritage system** is established in accordance with Section D1.9 of this Plan.



D1.6 SIGNIFICANT WOODLANDS

- a) A **significant woodland** is a treed 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.
- b) **Significant woodlands** in Ecoregions 6E and 7E are to be identified when a **natural heritage system** is established in accordance with Section D1.9 of this Plan using criteria established by the Ministry of Natural Resources and Forestry.

D1.7 SIGNIFICANT VALLEYLANDS

- a) A **significant valleyland** is 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 and which is considered 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**.
- b) **Significant valleylands** in Ecoregions 6E and 7E may be identified when a **natural heritage system** is established in accordance with Section D1.9 of this Plan.

D1.8 SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST

- a) A **significant Area of Natural and Scientific Interest** is an area 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 which has been identified as Provincially **significant** by the Ministry of Natural Resources and Forestry using evaluation procedures established by the Province, as amended from time to time.
- b) **Significant Areas of Natural and Scientific Interest**, along with Regional **Areas of Natural and Scientific Interest** are shown on Schedule B to this Plan.
- c) Additional Regional **Areas of Natural and Scientific Interest** may be identified when a **natural heritage system** is established in accordance with Section D1.9 of this Plan.

D1.9 ESTABLISHING A NATURAL HERITAGE SYSTEM

The County of Lennox & Addington is committed to maintaining and promoting a healthy natural environment and protecting its unique and special **natural heritage features and areas** for the present generation and all successive generations. On this basis, it is a policy of this Plan that the establishment of a **natural heritage system** for that portion of the County that is included within Ecoregions 6E and 7E as per the Provincial Policy



Statement be initiated within three years of the approval of this Plan and completed through a future County Official Plan Amendment in consultation with the local municipalities.

D1.10 COMPONENTS OF A NATURAL HERITAGE SYSTEM

The following may be components of the **natural heritage system** that is intended to be established in accordance with Section D1.9 of this Plan:

- a) **Significant wetlands and significant coastal wetlands;**
- b) **Significant and Regional Areas of Natural and Scientific Interest;**
- c) **Habitat of endangered species and threatened species;**
- d) **Significant wildlife habitat areas and other wildlife habitat areas;**
- e) **Significant woodlands and other woodlands;**
- f) **Significant valleylands and other valleylands;**
- g) **Fish habitat;**
- h) Non-Provincially **significant wetlands** and other **coastal wetlands;**
- i) Watercourses and other areas that support **hydrologic functions;**
- j) Working landscapes that enable **ecological functions** to continue;
- k) Federal and Provincial Parks and Conservation Reserves;
- l) County forests and lands owned by a Conservation Authority;
- m) Linkage areas subject to Section D1.11 of this Plan; and,
- n) Lands that have been restored or have the potential to be restored to a natural state.

D1.11 LINKAGE AREAS

Linkage areas are defined as linear natural features such as streams, floodplains, and steep slopes, valleys, contiguous narrow **woodlands** and **wetlands** that connect two or more natural heritage features. It is the intent of the County to identify these corridors when a **natural heritage system** is developed in accordance with Section D1.9 of this Plan.



D1.12 GENERAL POLICIES

D1.12.1 Use of Lands in Private Ownership

Where any land within the Environmental Protection Area designation on Schedule A to this Plan is held under private ownership, this Plan shall not be construed as implying that such areas are free and open to the general public.

D1.12.2 Adjacent Lands

- a) **Adjacent lands** are the lands contiguous to a **natural heritage feature and area** where it is likely that **development** or **site alteration** would have a **negative impact** on the feature or area. For the purposes of this Plan, **adjacent lands** are defined as all lands within the specified distance of the boundary of **natural heritage features and areas** as set out in **Table D**.

TABLE D
Adjacent Lands

| Natural Heritage Feature | Adjacent Lands (Metres) |
|---|-------------------------|
| Significant wetlands and significant coastal wetlands | 120 |
| Significant woodlands | 120 |
| Significant wildlife habitat | 120 |
| Significant and Regional Areas of Natural and Scientific Interest – Earth Science | 50 |
| Significant and Regional Areas of Natural and Scientific Interest – Life Science | 120 |
| Significant Valleylands | 120 |
| Fish Habitat | 120 |
| Non-Significant wetlands | 120 |

- b) No **development** or **site alteration** shall be permitted on these **adjacent lands** unless the **ecological function** of the **adjacent lands** has been evaluated and it has been demonstrated, through an Environmental Impact Study (EIS), that there will be no **negative impact** on the natural features or their **ecological functions**.
- c) The approval authority may scope the requirements of an EIS within the **adjacent lands** set out in **Table D** if, in the opinion of the approval authority, the proposed **development** or **site alteration** is minor and is not anticipated to have a **negative impact** on the natural heritage feature or its **ecological functions**.

D1.12.3 Environmental Impact Studies

Where the policies of this Plan require that an Environmental Impact Study ('EIS') be prepared, such an EIS shall be prepared in accordance with the requirements of this section, the policies of the local Official Plan and the mapping of natural heritage features in this Plan and the local Official Plans.



D1.12.3.1 Purpose of an Environmental Impact Study

The purpose of an EIS is to:

- a) Collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of natural heritage features and associated **ecological** and **hydrological functions** that exist;
- b) Determine whether there are any additional natural heritage features on the lands and **adjacent lands**; and,
- c) Make an informed decision as to whether or not the proposed **development** and/or **site alteration** will have a **negative impact** on the natural heritage features and their **ecological functions**.

D1.12.3.2 Requirement for Approval

Before **development** and **site alteration** is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan and the local Official Plan are met. The EIS should also demonstrate that proposed **development** and **site alteration** will not have a **negative impact** on **significant** natural heritage features and related **ecological functions**.

D1.12.3.3 Establishment of EIS Requirements

The County in consultation with the local municipalities will consider the establishment of consistent EIS requirements when a **natural heritage system** is established in accordance with Section D1.9 of this Plan.

D1.13 AGRICULTURAL USES

Nothing in this Plan is intended to limit the ability of **agricultural uses** to continue in and adjacent to **natural heritage features and areas**.

D1.14 WATERCOURSES AND SURFACE WATER FEATURES

- a) It is the intent of this Plan to recognize the importance of the **ecological function** of all watercourses and **surface water features**, and their associated **floodplains**, valleys and stream corridors, which can serve as key components and linkages in the County's **natural heritage system**. Watercourses and **surface water features** are generally shown on the schedules to this Plan.
- b) The County encourages the regeneration of natural areas near watercourses and **surface water features** and the protection of headwater areas for maintaining natural hydrological processes within a **watershed**.
- c) For new lot creation, **development**, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of the lake or watercourse with non-disturbance of the native soils and



very limited removal of shoreline vegetation.

- d) For existing lots of record, new **development** should be set back 30 metres if possible, otherwise as far back as the lot permits with non-disturbance of the native soils and very limited removal of the shoreline vegetation.
- e) Large **development** proposals (ie: greater than 5 lots, resort/condominium **development**, or plans of subdivision) adjacent to surface water features are to be supported with a Site Evaluation Report in consultation with the Ministry of the Environment and Climate Change. This is to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water run-off, impact and loadings of phosphorous from septic systems, types of soils, stormwater management and vegetation.

D2 WATER RESOURCES

D2.1 REQUIREMENTS FOR PLANNING AUTHORITIES

All planning authorities within the County shall protect, improve or restore the **quality and quantity of water** by:

- a) Using the **watershed** as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of **development**;
- b) Minimizing potential **negative impacts**, including cross-jurisdictional and cross-**watershed** impacts;
- c) Identifying water resource systems consisting of **ground water features, hydrologic functions, natural heritage features and areas**, and **surface water features** including shoreline areas, which are necessary for the ecological and hydrological integrity of the **watershed**;
- d) Maintaining linkages and related functions among **ground water features, hydrologic functions, natural heritage features and areas**, and **surface water features** including shoreline areas;
- e) Implementing necessary restrictions on **development** and **site alteration** to:
 - i) Protect all municipal drinking water supplies and **designated vulnerable areas**; and,
 - ii) Protect, improve or restore **vulnerable surface and ground water, sensitive surface water features and sensitive ground water features**, and their **hydrologic functions**;
- f) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;



- g) Ensuring consideration of environmental lake capacity, where applicable; and,
- h) Ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.

D2.2 RESTRICTION ON DEVELOPMENT AND SITE ALTERATION

- a) **Development** and **site alteration** shall be restricted in or near **sensitive surface water features** and **sensitive ground water features** such that these features and their related **hydrologic functions** will be protected, improved or restored.
- b) Mitigative measures and/or alternative **development** approaches may be required in order to protect, improve or restore **sensitive surface water features, sensitive ground water features,** and their **hydrologic functions.**
- c) Local municipalities are encouraged to identify **sensitive surface water features** and **sensitive ground water features** in their Official Plans.

D2.3 SOURCE PROTECTION PLANS

D2.3.1 Overview

- a) Within the County of Lennox & Addington three Source Protection Plans have been prepared in compliance with the Clean Water Act, 2006. These plans are the Mississippi - Rideau Source Protection Plan, the Cataraqui Source Protection Plan and the Quinte Region Source Protection Plan and they are in effect.
- b) The Source Protection Plans and associated technical studies (Assessment Report) look at the existing and future sources of municipal drinking water, identify the potential threats to these sources and include policies for actions and programs to reduce, manage or eliminate these threats.
- c) Once a Source Protection Plan and Assessment Report are approved and in effect, as amended from time to time, all municipal decisions made under the Planning Act shall conform to the **significant** threat policies and have regard for other policies. The policies apply to **designated vulnerable areas** identified in the technical studies (Assessment Report) for the Source Protection Plan, including “Wellhead Protection Areas” (WHPA), and “Intake Protection Zones” (IPZs). Mapping of each of these areas will be shown in local Official Plans.
- d) Within **designated vulnerable areas** identified in an approved Source Protection Plan any use or activity that is, or would be, a **significant** drinking water threat is required to conform to all applicable Source Protection Plan policies and, as such, may be prohibited, regulated or



otherwise restricted by those Source Protection Plan policies.

- e) Where required by policies in an approved Source Protection Plan, the lower tier municipalities shall circulate all **development** applications or proposed land use changes to the Risk Management Official (RMO) for applications within a **designated vulnerable area**.

D2.3.2 Wellhead Protection Areas and Intake Protection Zones

Designated vulnerable areas must be shown on the schedules to local Official Plans and shall be protected and managed in a manner which ensures the sustained quality and quantity of the municipal drinking water source and shall be subject to the following specific policies:

- a) Notwithstanding the land uses and activities permitted by the underlying land use designations, shown on the Schedules to this Plan, land use activities that have been identified by a Source Protection Plan as being prohibited within **designated vulnerable areas** shall not be permitted.
- b) In order to implement Section D2.3.2 a), local Official Plans shall contain policies that identify the land uses and activities that are impacted by a Source Protection Plan and which may be prohibited in **designated vulnerable areas**.
- c) Notwithstanding the uses permitted by the underlying land use designations shown on the Schedules to this Plan, uses/activities may only be permitted within the **designated vulnerable areas** if the applicant demonstrates to the satisfaction of the local municipality that the proposed use/activity is in conformity with the policies contained within the relevant Source Protection Plans.
- d) Legally existing uses that are located within a **designated vulnerable areas**, but which are regulated by the provisions of a Source Protection Plan policy and/or are incompatible with the provisions of this section of the Official Plan may be permitted to expand subject to the policies of this Official Plan and the relevant Source Protection Plan. Such uses shall be required to undertake measures that would protect municipal drinking water sources in the **designated vulnerable areas**. Notwithstanding the above, there may be uses that are not permitted to expand according to the relevant Source Protection Plan and these uses will be specifically identified as appropriate in the local Official Plans.
- e) Within a **designated vulnerable areas** where threats to drinking water could be **significant**, an application made under the provisions of the Planning Act will not be considered unless the Risk Management Official issues a notice to the person as per sub section 59(2) of the Clean Water Act S.O. 2006.
- f) Nothing in this plan limits the lower tier municipality in being more restrictive in the protection of municipal drinking water sources and **designated vulnerable areas**.



D2.4 STORMWATER MANAGEMENT

- a) Planning for stormwater management shall:
 - i) Minimize, or, where possible, prevent increases in contaminant loads;
 - ii) Minimize changes in water balance and erosion;
 - iii) Not increase risks to human health and safety and property damage;
 - iv) Maximize the extent and function of vegetative and pervious surfaces; and,
 - v) Promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.

D2.5 LAKE TROUT LAKES

- a) The County of Lennox and Addington has eighteen sensitive cold water lake trout lakes classified by the Ministry of Natural Resources and Forestry (MNR) within its geography. Fifteen of these lakes have been classified by the Ministry of Environment and Climate Change as “at capacity” for development and three are classified as “not at capacity” for development. At the time of approval of this plan, the following lakes are deemed to be at capacity: Ashby (Thirty Island) Lake, Ashden (Ashby White), Barnard (Clear), Buckshot (Indian), Crystal, Effingham, Fox, Grimsthorpe (Long), Joeperry (Wolf), Long Mallory, Loyst, Otter (Cotter), Rainy, Simpson, and Weslemkoon. The following lake trout lakes are deemed to be not at capacity at the time of approval of this Plan: Barker (Bark), Mazinaw, and Trout.
- b) Local municipalities shall include policies within their Official Plans that deal with **development** adjacent to these lakes and with development on existing lots of record. These policies shall take into account Provincial guidelines (including but not limited to the Ministry of the Environment and Climate Change’s Lakeshore Capacity Assessment Handbook) aimed at protecting the water quality of these lakes.

D3 CULTURAL HERITAGE RESOURCES

D3.1 OBJECTIVES FOR CULTURAL HERITAGE RESOURCES

It is the objective of this Plan that the County and local municipalities participate in the conservation of cultural heritage resources by:

- a) Conserving heritage buildings, **cultural heritage landscapes** and **archaeological resources** that are under municipal ownership and/or stewardship;
- b) Conserving and mitigating impacts to all **significant** cultural heritage resources, when undertaking public works;



- c) Respecting the cultural heritage resources recognized or designated by federal and provincial agencies; and,
- d) Identifying, protecting and conserving cultural heritage resources through listing, designation, and other heritage conservation efforts.

D3.2 TYPES OF CULTURAL HERITAGE RESOURCES

The cultural heritage resources of the County generally include:

- a) **Built heritage resources;**
- b) **Cultural heritage landscapes;**
- c) **Archaeological resources;** and,
- d) **Marine archaeological resources.**

D3.3 SIGNIFICANT BUILT HERITAGE RESOURCES AND CULTURAL HERITAGE LANDSCAPES

- a) **Significant built heritage resources and significant cultural heritage landscapes shall be conserved.**
- b) Planning authorities shall not permit **development and site alteration on adjacent lands to protected heritage property** except where the proposed **development and site alteration** has been evaluated and it has been demonstrated that the **heritage attributes** of the **protected heritage property** will be **conserved**.
- c) Local Official Plans shall contain policies on the designation of properties under the Ontario Heritage Act, the establishment of Heritage Conservation Districts and the need for Heritage Impact Assessments, as required.



D3.4 ARCHAEOLOGICAL RESOURCES

- a) **Development** and **site alteration** shall not be permitted on lands containing **archaeological resources** or **areas of archaeological potential** unless **significant archaeological resources** have been **conserved**.
- b) The County and/or local municipalities shall require archaeological assessments and the conservation or excavation of **significant archaeological resources** in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sport, as well as licensing requirements referenced under the Ontario Heritage Act.
- c) The appropriate First Nations shall be provided notification with regard to the identification of burial sites and **significant archaeological resources** relating to the activities of their ancestors.
- d) The County may consider, in partnership with First Nations, local municipalities and other stakeholders a County Archaeological Resources Management Plan which considers:
 - i) The locations of **significant** or potentially **significant archaeological resources**, cultural heritage sites, ceremonial sites and sacred sites; and,
 - ii) Protocols for the protection and management of **significant** or potentially **significant archaeological resources**, cultural heritage sites, ceremonial sites and sacred sites.
- e) Prior to approval of **development** or **site alteration** on lands containing **significant** or potentially **significant archaeological resources**, a plan for the protection and/or management of these resources will be developed, in cooperation with the local municipality and the County in accordance with Provincial legislation and guidelines. If the **archaeological resources** pertain to First Nations heritage, the protection and/or management plan will be developed in consultation with the appropriate First Nations community.

D3.5 MARINE ARCHAEOLOGICAL RESOURCES

- a) The County recognizes that, within its boundaries, there may be marine **archaeological resources** from the pre-historic period through the modern era up to the last 50 years.
- b) The approval authority shall, prior to approving a **development** proposal where there is high archaeological potential for marine **archaeological resources**, require a marine archaeological survey to be conducted by a licensed marine archaeologist to the satisfaction of the approval authority and Ministry of Tourism, Culture and Sport, pursuant to the Ontario Heritage Act.



- c) Any marine **archaeological resource** that is identified must be reported to the Ministry of Tourism, Culture and Sport immediately. The Ministry shall determine whether the resource shall be left in situ or may be removed, through excavation, by licensed marine archaeologists under the direction of the Ministry of Tourism, Culture and Sports.
- d) In considering applications for waterfront **development**, the approval authority shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, the approval authority will require satisfactory measures to mitigate any **negative impacts** on **significant** cultural heritage resources.

D3.6 MUNICIPAL PUBLIC WORKS

- a) The County shall make every effort to conserve and protect known cultural heritage resources and **areas of archaeological potential** when undertaking County public works, such as roads, bridges and other **infrastructure** projects, carried out under the Municipal Class Environmental Assessment (EA) process.
- b) The County encourages utility companies to place equipment and devices in locations that do not detract from the visual character of cultural heritage resources and do not have a negative impact on the architectural integrity of those resources.

D3.7 ACCESSIBILITY AND HERITAGE CONSERVATION

In attaining its goal for establishing a barrier-free environment to County owned property, the County shall endeavor to provide access solutions in a manner that respects the cultural heritage value or interest of a **protected heritage property**. The County recognizes that standardized designs may not always suffice and that each **protected heritage property** will require unique accessibility plans to ensure that alterations do not adversely affect the **heritage attributes**.

D4 MINERALS AND PETROLEUM RESOURCES

D4.1 LOCATION

- a) Known **significant areas of mineral potential** (gold, silver, lead, zinc, mica, copper and garnet) are shown on Schedule C to this Plan.
- b) **Petroleum resources** have not been identified in the County. However, the non-identification of these areas does not imply that such areas do not exist.



D4.2 PROTECTION OF LONG-TERM RESOURCE SUPPLY

- a) **Mineral mining operations** and **petroleum resource operations** shall be protected from **development** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- b) Known **mineral deposits**, known **petroleum resources** and **significant areas of mineral potential** shall be identified and **development** and activities in these resources or on **adjacent lands** which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - i) Resource use would not be feasible; or
 - ii) The proposed land use or **development** serves a greater long-term public interest; and,
 - iii) Issues of public health, public safety and environmental impact are addressed.

D4.3 REHABILITATION

Rehabilitation to accommodate subsequent land uses shall be required after extraction and other related activities have ceased. Progressive rehabilitation should be undertaken wherever feasible.

D5 MINERAL AGGREGATE RESOURCES

D5.1 OBJECTIVES

It is the objective of this Plan to:

- a) Ensure that as much of the **mineral aggregate resources** as is realistically possible is made available as close to market as possible;
- b) Recognize existing **mineral aggregate operations** and protect them from activities that would preclude or hinder their continued use or expansion;
- c) Protect known **deposits of mineral aggregate resources** for potential future extraction;
- d) Ensure that extraction is carried out in a manner that minimizes social, economic and environmental impacts;
- e) Encourage **mineral aggregate resource conservation**, including through the use of accessory aggregate recycling facilities within operations, wherever feasible; and,
- f) Ensure that final and progressive rehabilitation occurs to accommodate subsequent land uses, to promote land use compatibility, to recognize



the interim nature of extraction, and to mitigate **negative impacts** to the extent possible.

D5.2 LOCATION

- a) Known **deposits of mineral aggregate resources** are shown on Schedule C of this Plan as selected sand and gravel resource areas of primary and secondary significance and selected bedrock area. The boundaries of these areas are considered to be approximate. The identification of these deposits on Schedule C does not imply support by the County for any license application under the Aggregate Resources Act in these areas or for any application to establish **mineral aggregate operation** through a local Planning Act process.
- b) There is potential for **deposits of mineral aggregate resources** to exist outside of the areas mapped on Schedule C.
- c) New mineral **aggregate resource operations** and changes to existing boundaries will be updated at the time of review of the County Official Plan under the Planning Act so that it may be accurately identified on Schedule C.
- d) Licensed **mineral aggregate operations** are shown on Schedule C of this Plan. These licensed **mineral aggregate operations** have been identified for information purposes. The **development** of a new **mineral aggregate operation** or the expansion of an existing **mineral aggregate operation** is subject to the policies of the local Official Plans and does not require an Amendment to this Plan.

D5.3 DEMONSTRATION OF NEED FOR MINERAL AGGREGATE RESOURCES

Demonstration of need for **mineral aggregate resources**, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of **mineral aggregate resources** locally or elsewhere.

D5.4 PROTECTION OF LONG TERM RESOURCE SUPPLY - MINERAL AGGREGATE OPERATIONS

- a) **Mineral aggregate operations** shall be protected from **development** and activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.
- b) Existing **mineral aggregate operations** shall be permitted to continue without the need for official plan amendment, rezoning or development permit under the Planning Act. When a license for extraction or operation ceases to exist, Section D5.5.1 continues to apply.
- c) When **development** is proposed within 300 metres of pit and 500 metres from a quarry, the approval authority shall require a land use



compatibility assessment to determine conformity with this section of the Plan.

D5.5 PROTECTION OF LONG TERM RESOURCE SUPPLY - DEPOSITS OF MINERAL AGGREGATE RESOURCES

D5.5.1 Development in Mineral Aggregate Resource Areas

In known **deposits of mineral aggregate resources** and on **adjacent lands, development** and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) Resource use would not be feasible; or
- b) The proposed land use or **development** serves a greater long-term public interest; and,
- c) Issues of public health, public safety and environmental impact are addressed.

For the purposes of Section D5.5 of this Plan, **adjacent lands** are lands that are 300 metres from identified sand and gravel resources or operations, and 500 metres from identified bedrock resources or operations.

D5.5.2 Exemption #1 to Section D5.5.1 - Clusters of Development in Agricultural Area and Rural Area Designations

- a) Any form of **development** within clusters of non-farm development outside of settlement areas is exempted from Section D5.5.1 of this Plan, with the determination of where such clusters are located to be made by the local municipalities.
- b) Factors to consider in making a determination on whether a cluster exists are below:
 - i) For such a cluster to be a cluster, the residential and other non-agricultural uses in the cluster should be predominately located on smaller lots that do not exceed 1.0 to 2.5 hectares in size.
 - ii) If one or more uses inside the cluster were located on lots that have a considerable depth, only a front portion of the lots would be netted out.
 - iii) Vacant and potentially developable land within the cluster would be included in the cluster provided the residential and other non-agricultural uses located on the same side of the road are located close enough together.
 - iv) In no case can lands that have the effect of extending a cluster in a linear manner be included within the cluster for the purposes of this policy.



D5.5.3 Exemption #2 to Section D5.5.1 - Agricultural Related Development

The development and/or expansion of an **agricultural use**, an **agricultural related use** and an **on-farm diversified use** is exempted from Section D5.5.1 of this Plan, regardless of whether a Planning Act approval is required.

D5.5.4 Exemption #3 to Section D5.5.1 - Types of Planning Act Applications

The following applications are exempted:

- a) The creation of a new farm lot;
- b) The creation of a new lot for an **agricultural-related use**;
- c) The creation of a lot to accommodate an existing habitable farm dwelling that has become surplus to a farming operation;
- d) The adjustment of a lot line for **legal or technical reasons**;
- e) The re-zoning of land for the development or expansion of a commercial, industrial or recreational use in the Agricultural Area and Rural Area designations provided an amendment to the local Official Plan is not required and provided the use does not include the establishment of sensitive receptors;
- f) The expansion of a legal non-conforming use, provided such an expansion meets all of the other tests in the local Official Plan; and,
- g) Any application for minor variance, regardless of location.

D5.5.5 Requirements for a Section D5.5.1 Assessment

- a) Schedule C identifies **deposits of mineral aggregate resources** throughout the County. However, the identification of these deposits on Schedule C does not necessarily mean that all areas identified are appropriate for the development of **mineral aggregate operations**, because of natural heritage, land use compatibility, transportation and/or hydrogeological constraints nor does it imply that the quality of the **mineral aggregate resource** at any given location is also suitable.
- b) In cases where a proposed development is not exempt from Section D5.5.1 of this Plan in accordance with Sections D5.5.2, D5.5.3 and D5.5.4, the following factors shall be considered by the approval authority in determining whether an assessment is required in support of an application for **development** on lands that have been identified as **deposits of mineral aggregate resources** and **adjacent lands** on Schedule C:
 - i) The nature and location of other non-aggregate resource uses in the area and their potential impact on the feasibility of establishing



- a **mineral aggregate operation** on the subject lands and **adjacent lands**;
- ii) The nature and location of the potential land uses in the area based on the land use policies in the local Official Plan and zoning bylaw particularly if the land uses have yet to be established;
 - iii) The nature of the road network in the area and its ability to potentially accommodate **mineral aggregate operations** in the future;
 - iv) The configuration of the parcels of land in the area and whether the parcels are large enough and of a shape that would support **mineral aggregate operations**;
 - v) The depth of the overburden on the subject lands and on **adjacent lands** and whether the depth precludes the economical extraction of the **mineral aggregate resource**;
 - vi) The nature and potential impact of **natural heritage features and areas** in the immediate area on the potential for **mineral aggregate operations** in the area in the future;
 - vii) The nature and location of any sensitive surface water and ground water features in the area and its impact on **mineral aggregate operations**;
 - viii) The quality of the **mineral aggregate resource** on the subject lands and in the immediate area; and,
 - ix) The presence of **significant built heritage resources, protected heritage properties, significant cultural heritage landscapes** and **significant archaeological resources** on the subject lands or in the immediate area.
- c) Where an assessment is determined to be required, proponents shall submit a mineral aggregate resources study completed by a qualified professional to demonstrate that the criteria of section D5.5.1 have been met. The approval authority may look to the Ministry of Natural Resources and Forestry to provide information and recommendations with respect to proposals affecting **deposits of mineral aggregate resources**. Aggregate resource testing and statements from local industry representatives may be recommended to better assess the viability of the resource.

D5.6 APPLICATION REQUIREMENTS

Any application for Amendment to the local Official Plan and/or the zoning by-law to establish or expand a **mineral aggregate operation** shall be supported by studies that are based on predictable, measurable, objective effects on people and the environment. Such studies will be based on Provincial standards, regulations and guidelines, where they exist and will



consider and identify methods of addressing the anticipated impacts in the area affected by the **mineral aggregate operation**. All applications shall be supported by information that address:

- a) The impact of the operation of the **mineral aggregate operation** on:
 - i) The **natural heritage features and areas** and **ecological functions** on the site and within 120 metres;
 - ii) Nearby communities, residences and businesses;
 - iii) Agricultural resources and activities;
 - iv) The quality and quantity of groundwater and surface water;
 - v) The **significant built heritage resources, protected heritage properties, significant cultural heritage landscapes** and **significant archaeological resources** on the site and in the area;
 - vi) The groundwater recharge and discharge functions on the site and within 500 metres;
 - vii) Surface water features in the area; and,
 - viii) Nearby wells used for drinking water purposes.
- b) The effect of the additional truck traffic on the ability of an existing haul route to function as a safe and efficient haul route considering among other matters the following:
 - i) The types of operations proposed;
 - ii) Current road standards and an assessment of the proposed haul route relative to those standards;
 - iii) Anticipated type of truck traffic; and
 - iv) Increases in background traffic levels together with current levels of truck traffic and other traffic;
- c) The suitability of any new haul route. It is a policy of this Plan to encourage the establishment of new **mineral aggregate operations** on established haul routes. If a new haul route is proposed, it shall only be approved if it has been demonstrated that:
 - i) The new haul route is, or can be made, safe and capable of handling the volume of traffic proposed;
 - ii) The selection and design of the proposed haul route has taken into consideration and addressed impacts on existing and permitted **sensitive land uses** along the proposed haul route;



- iii) The design of the new haul route has taken into consideration the existing road right-of-way characteristics including existing trees and vegetation within the road right-of-way, wood, wire, stump and stone fence lines within or adjacent to the right-of-way or other historical landscape remnants and where practical has identified means by which such features will be retained in order to minimize the impacts on the character of the area;
 - iv) The design of the new haul route has taken into consideration the physical characteristics of the potential route including road classification, load limits, road surfacing and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines or shoulders and the means to address any deficiencies; and,
 - v) The design of the haul route has taken into consideration the traffic impacts (both operational and physical) resulting from the truck traffic generated by the proposed operation, including impacts on road structure, traffic flow and safety and the mitigation measures that will be employed to address these impacts.
- d) The impact of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
 - e) How the impacts from the proposed **mineral aggregate operation** on adjacent uses will be mitigated in order to lessen those impacts; and,
 - f) How the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.

D5.7 WAYSIDE PITS AND QUARRIES

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment, zoning or development permit under the Planning Act in all areas, except those areas of existing **development** or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

D5.8 MINERAL AGGREGATE OPERATIONS IN PRIME AGRICULTURAL AREAS

In **prime agricultural areas**, on **prime agricultural land**, extraction of **mineral aggregate resources** is permitted as an interim use provided that the site will be rehabilitated back to an **agricultural condition**. Complete rehabilitation to an **agricultural condition** is not required if:

- a) Outside of a **specialty crop area**, there is a substantial quantity of **mineral aggregate resources** below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;



- b) In a **specialty crop area**, there is a substantial quantity of **high quality mineral aggregate resources** below the water table warranting extraction, and the depth of planned extraction makes restoration of pre-extraction agricultural capability unfeasible;
- c) Other alternatives have been considered by the applicant and found unsuitable. The consideration of other alternatives shall include resources in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as **designated growth areas**, and resources on **prime agricultural lands** where rehabilitation is feasible. Where no other alternatives are found, **prime agricultural lands** shall be protected in this order of priority: **specialty crop areas**, Canada Land Inventory Class 1, 2 and 3 lands; and,
- d) Agricultural rehabilitation in remaining areas is maximized.

D6 NATURAL HAZARDS

D6.1 WHERE DEVELOPMENT SHALL GENERALLY BE DIRECTED

Development shall generally be directed to areas outside of:

- a) **Hazardous lands** adjacent to the shorelines of Lake Ontario which are impacted by **flooding hazards, erosion hazards** and/or **dynamic beach hazards**;
- b) **Hazardous lands** adjacent to **river, stream and small inland lake systems** which are impacted by **flooding hazards** and/or **erosion hazards**; and,
- c) **Hazardous sites**.

D6.2 DESCRIPTION OF HAZARDOUS LANDS

- a) **Hazardous lands** are lands that could be unsafe for **development** due to naturally occurring processes. Along the shoreline of Lake Ontario, this means the land, including that covered by water and the furthest landward limit of the **flooding hazard, erosion hazard** or **dynamic beach hazard** limits.
- b) 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.

D6.2 DESCRIPTION OF HAZARDOUS SITES

A **hazardous site** is 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).



D6.3 DEVELOPMENT AND SITE ALTERATION

Development and **site alteration** shall not be permitted within:

- a) The **dynamic beach hazard**;
- b) Areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards, erosion hazards** and/or **dynamic beach hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the natural hazard; and,
- c) A floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

D6.4 EXCEPTION TO SECTION D6.3

Notwithstanding Section D6.3 of this Plan, **development** and **site alteration** may be permitted in certain areas associated with the **flooding hazard** along **river, stream and small inland lake systems**:

- a) In those exceptional situations where a **Special Policy Area** has been approved. The designation of a **Special Policy Area**, and any change or modification to the official plan policies, land use designations or boundaries applying to **Special Policy Area** lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the approval authority approving such changes or modifications; or,
- b) Where the **development** is limited to uses which by their nature must locate within the **floodway**, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

D6.5 USE PROHIBITIONS

Development shall not be permitted to locate in **hazardous lands** and **hazardous sites** where the use is:

- a) An **institutional use** including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
- b) An **essential emergency service** such as that provided by fire, police and ambulance stations and electrical substations; or
- c) Uses associated with the disposal, manufacture, treatment or storage of **hazardous substances**.

D6.6 SPECIAL POLICY ON KARST TOPOGRAPHY

- a) Karst topography generally forms on limestone and dolostone plains and is marked by sink or karst holes, interspersed with abrupt ridges



and irregular protuberant bedrock that is commonly underlain by caverns and solution-enhanced joints and bedding plans that influence the flow of surface and ground waters.

- b) Due to the nature of its formation, karst terrains are ephemeral and are controlled by past and present climatic and local weather conditions. Due to its geological nature, karst topography presents a potential hazard to human safety that must be mitigated through **development** controls and approvals.
- c) Areas shown on the Schedule C to this Plan as being karst topography are considered to be potential **development** constraint areas. It is recognized that the mapping is approximate and identifies areas of potential environmental constraint to **development** that must be addressed prior to **development** occurring.
- d) **Development** should generally be directed to areas outside of karst topography unless the effects and risk to public safety are minor so as to be managed or mitigated.
- e) In areas suspected to have karst topography, an assessment of the presence of karst topography and the measures required to mitigate against any potential hazard may be required when **development** is proposed.
- f) The applicable Conservation Authority should be consulted to determine whether a geotechnical and/or hydrogeological assessment are required.

D6.7 WILDLAND FIRES

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

D6.8 LOCAL OFFICIAL PLANS

Local Official Plans shall contain policies on:

- a) **Hazardous lands;**
- b) **Flooding hazards;**
- c) **Erosion hazards;**
- d) **Dynamic beach hazards;** and
- e) **Hazardous sites,** including unstable soils or unstable bedrock.



These hazards have not been depicted on Schedule C to this Official Plan due to their scale. The County shall work in collaboration with lower tier municipalities and relevant authorities (including Provincial ministries as necessary) to ensure that these features, as well as any other hazard lands and **hazardous sites**, are appropriately identified in local Official Plans.

D7 HUMAN-MADE HAZARDS

D7.1 NEW DEVELOPMENT ON LANDS AFFECTED BY MINE HAZARDS; OIL, GAS AND SALT HAZARDS; OR FORMER MINERAL MINING OPERATIONS, MINERAL AGGREGATE OPERATIONS OR PETROLEUM RESOURCE OPERATIONS

Development on, abutting or adjacent to lands affected by **mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations** may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

The County shall consult with the Ministry of Northern Development and Mines for **development** applications within one kilometre of former mineral mining operations, and with the Ministry of Natural Resources and Forestry for **development** applications within 75 metres of any identified former petroleum resource operations, including abandoned wells. The County shall utilize information made available by the Province and other sources to determine if human-made hazards are present on or adjacent to **development** applications. As new information becomes available, updated mapping provided by the Ministry of Northern Development and Mines and/or from the Ministry of Natural Resources and Forestry will be relied upon to assist in determining the locations of human-made hazards.

D7.2 CONTAMINANTS IN LAND OR WATER

Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no **adverse effects**.

D7.3 DEVELOPMENT ADJACENT TO EXISTING AND CLOSED LANDFILL SITES

- a) Existing landfill sites are shown on Schedule C to this Plan. The County, local municipalities, and relevant stakeholders (including Provincial ministries as necessary) shall work collaboratively in identifying an inventory of closed landfill sites for the purposes of implementing this policy.
- b) The **development** of new uses or new or enlarged buildings or structures within 500 metres to existing and known closed landfill sites may be permitted, provided an assessment is completed to determine:
 - i) Whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the adjacent land use;



and,

- ii) Whether the proposed use will be adversely affected by ground and surface water contamination.
- c) The assessment required in sub-section b) is intended to address these matters and other items outlined in the Province's Guideline D-4, April 1994, or its successor as required to ensure that the proposed land uses are compatible in nature and do not adversely impact upon each other.
- d) No use shall be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year which such land ceased to be used for such purposes unless the approval of the Ministry of the Environment and Climate Change has been granted.

D7.4 CONTAMINATED LANDS (BROWNFIELDS)

The **development** or **redevelopment** of potentially contaminated sites shall be assessed and remediated in a manner consistent with the Environmental Protection Act and relevant regulations, and the relevant Ministry of Environment and Climate Change guidelines and procedures.

D8 LANDS OWNED BY THE PROVINCIAL AND FEDERAL GOVERNMENTS

This Plan does not apply to land owned by the Federal or Provincial governments. Areas of Crown Land are shown on Schedule C for information purposes.



D9 DARK SKY VIEWING AREA

D9.1 PURPOSE AND SCOPE

A dark sky viewing area is shown on Schedule C. Rural sites are becoming increasingly more contaminated by sky glow from artificial lighting, affecting the quality of our night sky and the natural ecological systems in the area. The Township of Stone Mills is home to the most southerly Dark Sky Viewing Area in Southern Ontario, providing viewers the opportunity to witness the night sky in pristine darkness. In order to preserve the Dark Sky Viewing Area and rural character of the area, action is required to preserve the quality of the night sky and the policies of this section are to be considered when **development** is proposed in the vicinity of the dark sky viewing area shown on Schedule C.

D9.2 POLICIES

- a) These policies apply to all new **development** and **redevelopment** projects, including residential, commercial, industrial, and **institutional uses**.
- b) Full cut-off fixtures shall be required for all new **developments** in order to minimize light spillage into the surrounding environs, while maintaining safety.
- c) Major **development** shall require a detailed lighting plan that includes the particulars of the exterior light fixtures proposed to be used at the site.
- d) The target light levels at the **development** property's boundaries shall be 0.0 foot-candles.
- e) Any new **development** within four (4) kilometres of the Lennox & Addington Dark Sky Viewing Area must provide a detailed lighting plan; Existing light fixtures shall be properly shielded to prevent glare and to direct light downwards within five (5) years from the date of adoption of this provision.
- f) These policies shall be implemented through the subdivision and site plan approval process.
- g) The County and the Township of Stone Mills will apply these same requirements to the replacement of all existing street and intersection lights as such are scheduled for replacement or as existing lighting requires replacement arising from damage or disrepair.
- h) The County and the Township of Stone Mills will also encourage residents and business owners when installing lights on private lands to purchase lights or to install such reflectors or shades that uphold the concept of dark skies by limiting light pollution and impacts to natural systems.
- i) The Council of the Township of Stone Mills is encouraged to pass a



bylaw to restrict light pollution or include regulatory provisions in the zoning bylaw to implement this Plan.

D10 FORESTRY

D10.1 IMPORTANCE OF FORESTRY

Although there is no forestry designation on the schedules to this Official Plan, forestry is essential to the economic, environmental and aesthetic qualities of the northern part of the County. In addition, the County also owns forested areas. Forests provide opportunities for erosion control, water retention, **wildlife habitats**, fibre production, fuel, furniture and **recreation** uses throughout the County. It is the intent of this Plan to encourage forestry as a use of land in any land use designation.

D10.2 POLICIES

- a) The County encourages the Ministry of Natural Resources and Forestry and the Conservation Authorities to develop and promote reforestation programs to ensure the continued long term production of wood fibre, while achieving environmental goals such as erosion control, land reclamation, and water recharge.
- b) Landowners are encouraged to recognize the importance and value of forest resources as a source of wood and non-wood products as well as for their wildlife, **recreation**, aesthetic, environmental and soil and water conservation capabilities. In this regard, landowners are encouraged to:
 - i) Manage forest resources in accordance with proper forest management practices in consultation with the Ministry of Natural Resources and/or the Conservation Authorities as appropriate;
 - ii) Retain existing tree cover as is deemed practical;
 - iii) Maintain and establish tree and shrub cover as appropriate, on low agricultural capability soils and in hazardous areas such as steep slopes, major drainage swales and flood prone areas, in order to reduce runoff rates and minimize soil erosion;
 - iv) Retain and establish windbreaks to reduce wind erosion and reduce energy consumption in rural buildings;
 - v) Reforest non-productive farm land and unproductive cleared **rural lands** as appropriate; and,
 - vi) Efficiently harvest and use trees that must be removed to accommodate the placement of buildings, structures and roads.



E GENERAL DEVELOPMENT POLICIES

E1 SUBDIVISION OF LAND

E1.1 PURPOSE OF THIS SECTION OF OFFICIAL PLAN

This section contains policies that are to be considered with every application to develop land in the County through the subdivision, condominium and consent to sever processes. Regard shall also be given to the specific policies dealing with lot creation in each land use designation in addition to other policies in the Plan.

E1.2 APPROVAL AUTHORITY FOR CONSENTS

At the time this plan came into effect, the approval authority for consents were the four local municipalities and it is the intent of the County to maintain that relationship.

E1.3 CONDITIONS OF APPROVAL AND AGREEMENTS

- a) The approval authority shall require that the applicant(s) enter into appropriate agreements with the County and/or local municipality which may be registered against the title of the subject lands and which shall include such matters as services, financial requirements, County road facilities, dedication of land for public uses, exclusive of parks and other requirements to implement the provisions of this Plan.
- b) The approval authority may impose such conditions to the approval of a plan of subdivision as in the opinion of the approval authority are reasonable, having regard to the nature of the **development** proposed for the subdivision, including a requirement.
 - i) That land be dedicated or other requirements met for park or other public recreational purposes in accordance with the local Official Plan;
 - ii) That such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
 - iii) That such land be dedicated for commuter parking lots, transit stations and related **infrastructure** for the use of the general public using highways, as the approval authority considers necessary;
 - iv) When the proposed subdivision abuts on an existing highway, that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway to such width as the approval authority considers necessary; and,
 - v) That the owner of the land proposed to be subdivided enter into one or more agreements with a municipality, dealing with such matters as the approval authority may consider necessary, including the provision of municipal or other services.



- c) A municipality or approval authority, or both, may enter into agreements imposed as a condition to the approval of a plan of subdivision and the agreements may be registered against the land to which it applies and the municipality or the approval authority, as the case may be, is entitled to enforce the provisions of it against the owner and, subject to the Registry Act and the Land Titles Act, any and all subsequent owners of the land.

E1.4 WHEN A PLAN OF SUBDIVISION IS REQUIRED

Lot creation by Plan of Subdivision is generally required if:

- a) The extension of an existing public road or the **development** of a new public road is required to access the proposed lots; or,
- b) The extension of municipal water and/or sewer services is required to service the lands; or,
- c) A Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) Unless otherwise specified in the local Official Plan, more than five lots including the retained lands are being created and/or the owner is retaining sufficient lands for the **development** of additional lots in accordance with the land use designation in the local Official Plan.

E1.5 SUBDIVISION REVIEW CONSIDERATIONS

In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

- a) The effect of **development** of the proposed subdivision on matters of provincial interest as referred to in Section 2 of the Planning Act;
- b) Whether the proposed subdivision is premature or in the public interest;
- c) Whether the plan conforms to the County and local Official Plans and adjacent plans of subdivision, if any;
- d) The suitability of the land for the purposes for which it is to be subdivided;
- e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;
- f) The dimensions and shapes of the proposed lots;
- g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected



on it and the restrictions, if any, on adjoining land;

- h) Conservation of natural resources and flood control;
- i) The adequacy of utilities and municipal services;
- j) The adequacy of school sites;
- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;
- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
- m) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any **development** on the land, if the land is also located within a site plan control area designated in accordance with Section 41 of the Planning Act.
- n) How the proposed **development** addresses climate change mitigation and adaptation considerations including but not limited to:
 - i) The reduction of greenhouse emissions;
 - ii) The improvement of air quality;
 - iii) Promotion of compact **development** form;
 - iv) The promotion of **green infrastructure**; and
 - v) The promotion of design and orientation which
 - a. maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation;
 - b. maximizes opportunities for the use of **renewable energy systems** and **alternative energy systems**.

E1.6 NEW LOTS BY CONSENT

The approval of consents to sever land in the County of Lennox & Addington shall be in conformity with the relevant policies contained in this Plan, policies contained in local Official Plans, and the provisions of the Planning Act.

E1.6.1 General Criteria

Where the consideration of an application for consent is permitted by this Plan and the local Official Plan, provisional Consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot. Prior to issuing Provisional Consent for a new lot for any purpose, the approval authority shall be satisfied that the lot to be retained and the lot to be severed:

- a) Does not have direct access to a County Road, unless the County



permits a request for access;

- b) Conforms with the local Official Plan, conforms with this Official Plan, and is consistent with any Provincial Policy Statement; and,
- c) Will conform to Section 51 (24) of the Planning Act, as amended.

E1.6.2 Lot Creation in the Agricultural Area Designation

Lot creation in the Agricultural Area designation is subject to Section C3.4 of this Plan.

E2 TRANSPORTATION

E2.1 OBJECTIVES

It is the objective of this Plan to:

- a) Facilitate the safe and efficient movement of people and goods within the County's communities on County Roads and to and from adjacent municipalities;
- b) Ensure that County roads continue to be effective corridors for the movement of people and goods in and throughout the County of Lennox & Addington and the Province of Ontario;
- c) Develop a **transportation system** that will encourage unity within the County and will satisfy local municipal transportation demands;
- d) Protect County transportation corridors to facilitate the development of a **transportation system** that is compatible with and supportive of existing and future land uses;
- e) Ensure that appropriate right-of-way widths for all existing and proposed County roads are provided in accordance with the Planning Act;
- f) Ensure that entrances onto the County Road system comply with standards established by the County of Lennox & Addington;
- g) Establish an integrated **transportation system** that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, air, public transit and **active transportation**;
- h) Promote public transit, **active transportation** as energy efficient, **affordable** and accessible forms of travel; and,
- i) Support the protection of existing rail lines, promote and protect local rail heritage, and encourage the protection of abandoned railway rights-of-way for public uses such as trails and cycling paths.



E2.2 ROAD NETWORK

E2.2.1 Road Classification System

For the purposes of this Plan, all roads in the County are classified as follows:

- a) Provincial Highway;
- b) County Road; and,
- c) Local Road.

Provincial highways, County Roads and some Local Roads are shown on Schedule D to this Plan. Local municipalities may also identify Collector Roads in their Official Plans and may also identify, classify and provide policies for all other roads.

E2.2.2 Function of County Roads

- a) The function of all County Roads is to connect Urban Areas and Rural **Settlement Areas** and Provincial highways. The right-of-way width can be up to 40 metres.
- b) The County roads have been divided into the following classifications as shown on Schedule D:
 - i) Major Arterial;
 - ii) Rural Arterial;
 - iii) Urban Arterial;
 - iv) Rural Collector; and,
 - v) Urban Collector
- c) Changes to the classification of any County Road in accordance with sub-section c) does not require an Amendment to this Plan.

E2.2.3 Right-of-Way Widths and Road Widening

- a) The right-of-way width for any County road may allow for the placement of travel lanes, turning lanes, utilities, **infrastructure**, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
- b) The County may, without the need for an amendment to the Official Plan, require the dedication of lands to be used for daylight triangles, intersection improvements and road widenings to provide sufficient sight distances and turning lanes to provide safe and appropriate access where major traffic generators intersect.
- c) Where additional land is required for intersection improvements, daylight triangles and road widenings such land shall be dedicated



wherever possible, in the course of approving plans of subdivision or condominium, consents or site plan agreements, without Amendment to this Plan.

- d) As a condition of a **development** approval, land for daylight triangles, intersection improvements and road widenings shall be conveyed at no expense to the County in accordance with the provisions of the Planning Act. As a general principle, required road widenings will be taken equally from both sides of County the right-of-way. Unequal road widenings may be considered where:
 - i) **Development** occurs only on one side of the road and/or,
 - ii) The area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
 - iii) The location of an identified cultural heritage resource limits design options; and/or,
 - iv) The presence of a **significant** natural heritage feature limits design options.
- e) Notwithstanding the policies set out in this Plan, the County recognizes that the reconstruction of County roads to approved minimum standards in some existing developed areas may not be appropriate from a right-of-way acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No amendment to the Plan shall be required to implement such a modification to the right-of-way

E2.2.5 Provincial Highways

- a) In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a Provincial highway within Ministry of Transportation's (MTO) permit control area under the Public Transportation and Highway Improvement Act (PTHIA) will be subject to MTO approval.
- b) All new entrances onto a Provincial highway require MTO approval. Changes in land use that affect the use of an existing entrance may also require MTO approval.
- c) Early consultation with MTO is encouraged to ensure the integration of municipal planning initiatives with Provincial transportation planning.
- d) Any new areas in the County identified for future **development** that are located on or in the vicinity of a Provincial highway or interchange/intersection within the MTO permit control area will be subject to MTO's policies, standards and requirements. Direct access



will be prohibited.

- e) For access connections along municipal crossroads in the vicinity of a Provincial highway intersection or interchange ramp terminal, any proposed municipal road must meet MTO's access management practices and principles. MTO approval will be required in these instances.
- f) New **development** adjacent to Provincial highways may be required to be supported by an appropriate noise and vibration study and traffic impact assessment.

E2.2.6 Rail Network

The following policies apply to the rail network in the County:

- a) The County and the local municipalities shall work with the Railway Corporations, Federal, Provincial and local governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.
- b) All proposed **development** adjacent to or in proximity to railway corridors should be based on the implementation of the recommendations of the required noise and vibration studies. This shall include the provision of appropriate safety measures such as setbacks, berms and security fencing, mitigating measures, and notices on title to the satisfaction of the approval authority in consultation with the appropriate rail authority.
- c) The County and the local municipalities shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the County.
- d) When considering the establishment of new **employment areas** in the County, regard will be had to the location of the existing rail network and whether access to that rail network can be provided.

E2.2.8 Development in Planned Corridors

- a) Planning authorities shall not permit **development** in **planned corridors** that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified. One such **planned corridor** is a new County Road 23 extension and it is shown on Schedule D.
- b) New **development** proposed on **adjacent lands** to existing or **planned corridors** and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize **negative impacts** on and from the corridor and transportation facilities.



E2.2.9 Active Transportation

Local municipalities in conjunction with the County are encouraged to develop interconnected systems of **active transportation** routes providing access to major activity and **employment areas** and to future public transit. In order to plan for and encourage **active transportation**, local municipalities are encouraged to:

- a) Consider the provision of safe and convenient cycling and walking routes in the review of all **development** applications;
- b) Provide for public access to shoreline areas in appropriate locations taking into account the nature of surrounding **development**;
- c) Consider the provision of sidewalks in Urban Areas and Rural **Settlement Areas**, where appropriate;
- d) Investigate and provide for bicycle multi-use lanes wherever feasible and necessary in the construction or reconstruction of roads and bridges; and,
- e) Ensure that all pedestrian and cycling routes are designed to be safe.

E2.3 LAND USE COMPATIBILITY

- a) **Major facilities** and **sensitive land uses** should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate **adverse effects** from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of **major facilities**.
- b) The Ministry of the Environment and Climate Change guidelines shall be considered to ensure appropriate land use compatibility between industrial and **sensitive land uses** when considering **development** applications.

E2.4 USES ON HYDRO CORRIDOR LANDS

Secondary uses, such as active and passive **recreation**, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, are encouraged on hydro corridor lands, where compatible with surrounding land uses. However, a proponent should be aware of the primacy of the electricity transmission and distribution facilities and that secondary uses require technical approval from Hydro One Networks Inc.

E2.5 TRANSCANADA PIPELINES

- a) TransCanada PipeLines Limited operates two high pressure natural gas pipelines within its right-of-way, which crosses the County and is identified on Schedule A to this Plan.
- b) TransCanada is regulated by the National Energy Board, which, in



addition to TransCanada, has a number of requirements regulating **development** in proximity to the pipelines. This includes approval requirements for activities on or within 30 metres of the right-of-way such as excavation, blasting and any movement of heavy equipment. New **development** can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline to comply with the CSA Code Z662. Therefore, the County shall require early consultation with TransCanada or its designated representative for any **development** proposals within 200 metres of its facilities.

- c) No permanent building or structure may be located within 7 metres of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.
- d) In areas of more urban **development**, the **development** of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights is encouraged.



F IMPLEMENTATION AND ADMINISTRATION

F1 INTRODUCTION

The implementation section contains policies pertaining to the administration and implementation of the Official Plan. The Planning Act contains a number of tools that are intended to be used by municipalities to administer and implement an Official Plan. This section of the Plan contains the policies that set out how these tools are to be utilized by the County to meet the goals and objectives of this Plan.

F2 OFFICIAL PLAN ADMINISTRATION

- a) It is the intent of this Plan to serve as the basis for managing change in the County until 2036.
- b) Any Amendment to this Plan shall conform to the overall intent of the Official Plan as set out in the community vision, principles and policies of this Plan.
- c) The Plan may be altered to correct errors in the text or schedules without an Amendment to this Plan provided the alterations do not change the effect of the policies of the Plan.
- d) Any changes to road alignments do not require an Amendment to the Plan.
- e) Any changes to the County road network do not require an Amendment to this Plan.
- f) County Council, following the adoption of this Plan, shall determine the need to revise the Official Plan in whole or in part in consultation with prescribed public bodies and hold a special meeting of Council that is open to the public, at intervals of not more than every five years. In considering the need for revisions, the County shall also consider Section 26 of the Planning Act that requires that Official Plans to be revised as necessary to ensure that it:
 - i) Conforms with **provincial plans** or does not conflict with them, as the case may be;
 - ii) Has regard to the matters of provincial interest listed in section 2 of the Planning Act;
 - iii) Is consistent with policy statements issued under subsection 3 (1) of the Planning Act; and,
 - iv) Contains policies dealing with areas of employment, including, without limitation, the designation of areas of employment in the Official Plan and policies dealing with the removal of land from areas of employment, to ensure that those policies are confirmed or amended.



F3 LOCAL OFFICIAL PLAN CONFORMITY WITH COUNTY PLAN

- a) It is the intent of the County, and a requirement of the Planning Act, that local Official Plans shall conform to the County Plan and be one of the primary means of implementing the policies herein.
- b) It is recognized, however, that some time may elapse between the adoption of this Plan and the modification of the local Official Plans to ensure conformity. The modifications may be part of the statutory review process, as defined under the Planning Act.
- c) In the event of a conflict between the provisions of a local Official Plan and the provisions of this Plan in the interim period, the provisions of this Plan shall prevail to the extent of that conflict.
- d) Nothing in this Plan shall prevent the local municipalities from adopting more restrictive policies or standards than those outlined in this Plan, provided such policies are consistent with the general intent of this Plan and do not conflict with any Provincial Policy Statement or Provincial legislation.

F4 LOCAL ZONING BY-LAWS

- a) When this Plan or any part thereof takes effect, every local zoning by-law shall be amended by the local municipalities to conform with this Plan pursuant to Section 27(1) of the Planning Act. The Amendments to the zoning by-laws should occur after the local Official Plan has been amended to conform to this Plan.
- b) Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of uses that do not conform to the designations and provisions of this Plan, subject to the policies of the local Official Plan.

F5 COMMUNITY IMPROVEMENT PLANS

F5.1 OBJECTIVES

The County encourages the local municipalities to identify Community Improvement Project Areas in consideration of the following objectives:

- a) To encourage the efficient provision and maintenance of physical **infrastructure, public service facilities** to serve present and future needs on a local and regional scale;
- b) To promote opportunities for economic development and community investment-readiness and job creation;
- c) To promote diversification of the economic base and employment opportunities in **rural areas** through goods and services, including value-added products and the sustainable management or use of



resources;

- d) To provide opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
- e) To assist in the provision of an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the **regional market area**;
- f) To retain and provide for the expansion of existing businesses;
- g) To ensure the maintenance and renewal of older housing stock;
- h) To foster **redevelopment**, reuse and/or maintenance of existing **brownfield sites** and/or current industrial sites;
- i) To maintain and, where possible, enhance the vitality and viability of downtowns and mainstreets;
- j) To encourage a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including **built heritage resources** and **cultural heritage landscapes**;
- k) To provide opportunities to support local food, and promoting the sustainability of agri-food and agri-product businesses; and,
- l) To promote energy efficiency and sound environmental design.

F5.2 IMPLEMENTATION

- a) Local municipal councils, under the Planning Act may choose to designate Community Improvement Project Areas. Identifying a Community Improvement Project Area shall be carried out through a by-law designating the whole, or any part of the local municipality as a Community Improvement Project Area. Background studies shall first be completed and made available to the public outlining the need for the Community Improvement Project Area.
- b) Community Improvement Plans at the local municipal level shall be submitted to the Ministry of Municipal Affairs and Housing for review and comment.
- c) County Council may make grants or loans to the council of a lower tier municipality, for the purpose of carrying out a community improvement plan that has come into effect, on such terms as to security and otherwise as the Council considers appropriate.

F6 PHASING OF DEVELOPMENT

- a) It is the intent of this Plan to encourage the timely provision of **infrastructure** as urban **development** occurs. On this basis, the



identification of **infrastructure** upgrades and service delivery requirements should be carried out as early in the planning process in new development areas.

- b) This long range planning should take the full build out of the Urban Area or Rural **Settlement Area** into account and attempt to rationalize how long it will take for the area to be developed. External factors should also be considered, most notably the capacity of arterial roads located within, adjacent to and in the vicinity of the development area. In addition, population and employment forecasts should also be considered.

F7 ASSET MANAGEMENT

- a) Asset management planning is the process of making the best possible decisions regarding the building, operating, maintaining, renewing, replacing and disposing of **infrastructure** assets. The objective is to maximize benefits, manage risk, and provide satisfactory levels of service to the public in a sustainable manner.
- b) Asset management requires a thorough understanding of the characteristics and condition of **infrastructure** assets, as well as the service levels expected from them. It also involves setting strategic priorities to optimize decision-making about when and how to proceed with investments. Finally, it requires the development of a financial plan, which is the most critical step in putting the plan into action.
- c) The County and the local municipalities are encouraged to prepare asset management plans, the intent of which is to state how a group of assets are to be managed over a period of time. The asset management plan should describe the characteristics and condition of **infrastructure** assets, the levels of service expected from them, planned actions to ensure the assets are providing the expected level of service, and financing strategies to implement the planned actions.

F8 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

- a) Before consideration is given to developing new **infrastructure** and **public service facilities**:
 - i) The use of existing **infrastructure** and **public service facilities** should be optimized; and,
 - ii) Opportunities for adaptive re-use should be considered, wherever feasible.
- b) **Infrastructure** and **public service facilities** should be strategically located to support the effective and efficient delivery of emergency management services.
- c) **Public service facilities** should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service



integration, access to transit and **active transportation**.

F9 WASTE MANAGEMENT

- a) **Waste management systems** need to be provided that are of an appropriate size and type to accommodate present and future requirements, and facilitate, encourage and promote reduction, reuse and recycling objectives. Planning authorities should consider the implications of development and land use patterns on waste generation, management and diversion.
- b) **Waste management systems** shall be located and designed in accordance with provincial legislation and standards.

F10 PUBLIC PARTICIPATION AND CONSULTATION

- a) It is a policy of this Plan that public participation be an integral component of any land use planning process where the County of Lennox & Addington is the approval authority. In circumstances such as these, the County shall be satisfied that:
 - i) Adequate public notice in accordance with the Planning Act has been given;
 - ii) Enough information to enable a person to reasonably understand the nature of the proposal and its impacts is available prior to any public meeting;
 - iii) All public and agency comments have been assessed and analyzed by staff; and,
 - iv) Their decision will appropriately balance the overall public interest against the private interest expressed in the application.
- b) Proponents shall be encouraged to pre-consult with neighbouring landowners to obtain their views before a formal application is submitted.
- c) The County will consult with First Nations on applications that will have the potential to affect on aboriginal treaty rights and aboriginal interests.

F11 DEVELOPMENT CHARGES

The County may pass a Development Charges By-law in accordance with the Development Charges Act.

F12 COMPLETE APPLICATIONS

F12.1 OVERVIEW

- a) To ensure that the approval authority can make an informed decision on any Planning Act applications and in order to ensure that the public understands the implications of the application, technical studies are



required.

- b) The Planning Act permits municipalities to set out what their requirements are in the form of technical studies and plans to support an application to amend the Official Plan and approve a Plan of Subdivision or Plan of Condominium. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the Planning Act, with this date being the date on which the processing time frame in the Planning Act begins. In addition, applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the Planning Act have elapsed.
- c) This section of the Official Plan is specifically intended to implement Sections 22(5), and 51(18) of the Planning Act. These Planning Act sections provide the basis for the inclusion of policies on complete applications in Official Plans. This section also implements Sections 22(3.1), and 51(16.1) of the Planning Act.

These latter sections set out the procedures to be followed when applicants consult with the County before submitting an application specified in this section of the Official Plan.

F12.2 MINIMUM SUBMISSIONS REQUIREMENTS

The following are the minimum submissions requirements for County Official Plan Amendment and Plan of Subdivision/Condominium applications:

- a) The minimum submission requirements for an Official Plan Amendment in accordance with Section 22(4) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 543/06; and,
- b) The minimum submission requirements for a Plan of Subdivision application as set out in Section 51(17) of the Planning Act are articulated in Schedule 1 of Ontario Regulation 544/06.

F12.3 SUPPLEMENTAL SUBMISSION REQUIREMENTS

- a) This section lists the studies, plans or items required to support an application for Official Plan Amendment and Plan of Subdivision/Condominium. The determination of which studies, plans or items are required shall be made at the pre-consultation phase, as set out in Section F12.4 of this Plan. Regard should also be had to Section F12.5 of this Plan, which provides some flexibility to the approval authority in the consideration of the types of studies, plans or items required to support an application.
- b) The following may be required to support a complete application for a County Official Plan Amendment:
 - i) Land Use Planning Report;
 - ii) Market Impact Study;



- iii) Urban Design Report;
 - iv) Agricultural Impact Assessment;
 - v) Environmental Impact Study;
 - vi) Environmental Site Assessment;
 - vii) **Mineral Aggregate Resource** Study;
 - viii) Master Servicing Plan;
 - ix) Stormwater Management Report;
 - x) Servicing Study;
 - xi) Noise/Vibration Study;
 - xii) Hydrogeological Assessment;
 - xiii) Traffic Impact Assessment;
 - xiv) Archaeological Assessment;
 - xv) Conservation Plan;
 - xvi) Heritage Impact Assessment;
 - xvii) Land Use Compatibility Assessment;
 - xviii) Sub **Watershed** Study;
 - xix) Financial Impact Assessment;
 - xx) Water Resource Management Report;
 - xxi) Geotechnical Study;
 - xxii) Notice from the Risk Management Official pursuant to the Clean Water Act;
 - xxiii) Site Evaluation Report; and,
 - xxiv) Any other studies required by the approval authority that are not reflected in the above list.
- c) The following may be required by the approval authority to support a complete application for Plan of Subdivision/Condominium:
- i) Land Use Planning Report;
 - ii) Urban Design Plan;



- iii) Agricultural Impact Assessment;
- iv) Environmental Impact Study;
- v) Stormwater Management Report;
- vi) Servicing Study;
- vii) **Mineral Aggregate Resource** Study;
- viii) Traffic Impact Assessment;
- ix) Hydrogeological Assessment;
- x) Archaeological Assessment;
- xi) Conservation Plan;
- xii) Heritage Impact Assessment;
- xiii) Environmental Site Assessment;
- xiv) Land Use Compatibility Assessment;
- xv) Noise/Vibration Study;
- xvi) Tree Preservation Study;
- xvii) Water Resource Management Report;
- xviii) Geotechnical Study;
- xix) Notice from the Risk Management Official pursuant to the Clean Water Act and,
- xx) Any of the studies required by the approval authority that are not reflected in the above list.

F12.4 PRE-CONSULTATION

- a) Prior to the submission of an application for County Official Plan Amendment, or Plan of Subdivision/Condominium, applicants are required to meet with the approval authority and relevant agencies to determine what studies, plans and items are required to support an application in accordance with this Section of the Official Plan.
- b) The details of the pre-consultation process are spelled out in a by-law passed pursuant to Sections 22(3.1), and 51(16.1) of the Planning Act. The intent of the pre-consultation process is to determine the scale and scope of any required study, plan or item with this scale and scope being dependent on the size of the proposal, its relationship to adjacent land uses and the type(s) of planning approval(s) required.



F12.5 FLEXIBILITY

While it is the intent of this Plan to require the studies, plans and items listed above in support of the applications listed above, this section should not be interpreted as being all-inclusive. On this basis, the specific requirements for a particular application may be modified depending on the scale of the proposal, its location, its location in relation to other land uses and whether the proposal implements other planning approvals that may have been obtained prior to the consideration of the specific application.

F12.6 QUALITY OF SUPPORTING STUDIES, PLANS OR ITEMS

All studies required by the approval authority in accordance with this section shall be carried out by qualified professionals retained by and at the expense of the proponent. The approval authority may require peer reviews of the studies by an appropriate public agency or by a professional consultant retained by the approval authority at the proponent's expense. Alternatively, studies may be carried out by a qualified professional retained by the approval authority at the expense of the proponent.

F13 MONITORING

- a) The purpose of monitoring is to evaluate the effectiveness and relevance of the Plan in meeting the vision, principles and policies of this Plan. Monitoring involves recording and appraising the significance of events, trends and decisions in relation to the policies of the Official Plan.
- b) As required, the County may also prepare quarterly and annual briefings or status reports. To assist with monitoring and plan review, the County in cooperation with local municipalities will maintain an information system to allow for appropriate analysis of the changes in the social, economic, environmental and technological conditions in the County.

F14 INTERPRETATION

F14.1 GENERAL

This Plan is a statement of policy. It is intended as a guide to Council, however, some flexibility in interpretation may be permitted provided that the general intent is maintained.

In accordance with the Planning Act, in the event of a conflict between the County Official Plan and the Official Plan of a local municipality, the County Plan prevails to the extent of the conflict.

F14.2 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES

- a) The boundaries of the Urban Areas and Rural **Settlement Areas** identified on Schedule A of this Plan are representative of the boundaries as delineated in the local Official Plans and are considered to be firm boundaries. An Amendment to this Plan will be required for an expansion to an Urban Area or a Rural **Settlement Area**.



- b) It is recognized that the boundaries of the Environmental Protection Area designation may be imprecise and subject to change. Without the need for an Amendment to this Plan.
- c) The boundaries of the Agricultural Area designation identified on Schedule A of this Plan are representative of the boundaries as delineated in the local Official Plans and are considered to be firm boundaries. An Amendment to this Plan will be required for changes to the boundary of the Agricultural Area designation.
- d) In cases where the boundary of the Agricultural Area designation is proposed to be changed in conjunction with an expansion to an Urban Area or Rural **Settlement Area**, the boundaries of the Agricultural Area designation identified on Schedule A of this Plan can only be changed at the time of a **comprehensive review** in accordance with Section B7 of this Plan.

F14.3 LEGISLATION

Where this Plan makes reference to a Provincial Act, an Ontario Regulation, the **minimum distance separation formulae**, or the Provincial Policy Statement such reference shall include any subsequent amendments or replacements.

F14.4 ACCESSORY USES

Whenever a use is permitted in a land use designation, it is intended that uses, buildings or structures normally incidental, and accessory to that use are also permitted.



F14.5 PERMITTED USES

Local municipal Official Plans are not required to permit all of the uses permitted by the Official Plan, unless doing so would conflict with a policy in the Provincial Policy Statement.

F14.6 MINIMUM STANDARDS

The policies of this Plan represent minimum standards. This Plan does not prevent local municipalities from going beyond the minimum standards established by the Plan in a local Official Plan unless doing so would conflict with a policy in the Plan.

F14.7 DEFINITIONS

A number of terms in this Plan are defined if they are shown in bold. All of these terms are found in the Provincial Policy Statement and they are reproduced in this section.

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 Section E2.2.8 b) of this Plan, 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 Section D1.12.2 of this Plan, 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 Section D4.2 b) and Section D5.5.1 of this Plan, 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 Section D3.3 b) of this Plan, 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 condition: means

- a) In regard to **specialty crop areas**, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and,



- b) In regard to **prime agricultural land** outside of **specialty crop areas**, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

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 accommodation 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.

Airports: means all Ontario **airports**, including designated lands for future **airports**, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

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**. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

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 remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. **Built heritage resources** are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Coastal wetland: means

- a) Any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
- b) Any other wetland that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.

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 Sections B7 and B16 of this Plan, 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;
 2. 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. Confirm 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 Sections B11 and B12 of this Plan; and,
6. Consider 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 under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Defined portions of the flooding hazard along connecting channels: means those areas which are critical to the conveyance of the flows associated with the **one hundred year flood level** along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where **development** or **site alteration** will create **flooding hazards**, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

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 Section B17 of this Plan but which have not yet been fully developed. **Designated growth areas** include lands which are **designated and available** for residential growth in accordance with Section B14 a) of this Plan, 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; or
- b) Works subject to the Drainage Act.

Dynamic beach hazard: means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes - St. Lawrence River System and **large inland lakes**, as identified by provincial standards, as amended from time to time. The **dynamic beach hazard** limit consists of the **flooding hazard** limit plus a dynamic beach allowance.

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 a local 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 listed or categorized as an “**Endangered Species**” on the Ontario Ministry of Natural Resources’ official Species at Risk list, as updated and amended from time to time.

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 low lands adjoining a watercourse, which has been or may be 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; except where the use of the **one hundred year flood** or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific **watershed** (where the past history of flooding supports the lowering of the standard).



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**.

Freight-supportive: in regard to land use patterns, means **transportation systems** and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and **transportation systems**. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objective.

Great Lakes St. Lawrence system: means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

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

- a) With respect to a species listed on the Species at Risk in Ontario List as an **endangered** or **threatened species** for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the habitat of the species; or



- b) With respect to any other species listed on the Species at Risk in Ontario List as an endangered or **threatened species**, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and,
- c) Places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Hazardous forest types: 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, 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 or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including 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).

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.

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 Section D6.5 of this Plan, 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.

Large inland lakes: means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

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**, 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.

Major goods movement facilities and corridors: means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, **airports**, **rail facilities**, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are **freight-supportive** may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

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; and,
- b) 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.

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.

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

Natural heritage features and areas: means features and areas, including **significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, 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 Section B11 a) and b) of this Plan, 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 Section D2.1 b) of this Plan, 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.

Oil, gas and salt hazards: means any feature of a well or work as defined under the Oil, Gas and Salt Resources Act, or any related disturbance of the ground that has not been rehabilitated.

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.

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 and individual on-site water services;** or
- b) **Municipal water services or private communal water services and individual on-site sewage services.**

Petroleum resource operations: means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

Petroleum resources: means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Planned corridors: means corridors or future corridors which are required to meet projected needs, and are identified through **provincial plans**, preferred alignment(s) determined through the Environmental Assessment Act process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection of **planned corridors** may be recommended in guidelines developed by the Province.

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 admixtures 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 other water-related hazards**, and to allow access for their maintenance and repair.



Provincial and federal requirements: means

- a) In regard to Policy 1.6.11.2 of the PPS (2014), legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;
- b) In regard to Section D1.2 c) of this Plan, 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,
- c) In regard to Section D1.2 d) of this Plan, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Provincial plan: means a **provincial plan** within the meaning of section 1 of the *Planning Act*.

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

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 Section B12 of this Plan, 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) The conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,
- e) The conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses.

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 Section B17 of this Plan.

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**, **significant wetlands** and **areas of natural and scientific interest**, an area identified as provincially **significant** by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;
- 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;
- c) In regard to other features and areas in Section D1.2 b) of this Plan, 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 for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections (c)-(e) 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.

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.

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, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

Special Policy Area: means an area within a community that has historically existed in the **flood plain** and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the **significant** social and economic hardships to the community that would result from strict adherence to provincial policies concerning **development**. The criteria and procedures for approval are established by the Province.

A **Special Policy Area** is not intended to allow for new or intensified **development** and **site alteration**, if a community has feasible opportunities for **development** outside the **flood plain**.

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 listed or categorized as a "**Threatened Species**" on the Ontario Ministry of Natural Resources' official Species at Risk list, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means **development** that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use **development** that has a high level of employment and residential densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the **transportation system** by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, **rail facilities**, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, **airports**, **marine facilities**, ferries, canals and associated facilities such as storage and maintenance.

Two zone concept: means an approach to **flood plain** management where the **flood plain** is differentiated in two parts: the **floodway** and the **flood fringe**.

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 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."



SCHEDULE A
LAND USE
COUNTY OF
LENNOX & ADDINGTON
OFFICIAL PLAN





county of
Lennox & Addington

SCHEDULE B
NATURAL HERITAGE
FEATURES and AREAS
COUNTY OF
LENNOX & ADDINGTON
OFFICIAL PLAN





SCHEDULE C
**RESOURCE AREAS,
CONSTRAINT AREAS AND
WASTE MANAGEMENT**
**COUNTY OF
LENNOX & ADDINGTON
OFFICIAL PLAN**





SCHEDULE D
TRANSPORTATION
COUNTY OF
LENNOX & ADDINGTON
OFFICIAL PLAN

