



Township of Bonfield Official Plan **Draft Official Plan Update**

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Prepared for:
The Township of Bonfield
365 Hwy 531;
Bonfield, ON P0H 1E0



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1 Introduction

1.1 Background Information

The Ontario *Planning Act* requires municipalities to prepare and adopt an Official Plan to provide guidance for the physical **development** of communities. The purpose of the Township of Bonfield Official Plan is to establish a vision, guiding principles, objectives and policies to manage and direct physical **development** and the effects of change on the social, cultural, economic, and natural environment for the 25-year planning horizon to 2051.

This Official Plan is consistent with the *Provincial Planning Statement*, issued by the Ministry of Municipal Affairs and Housing in 2024. This Official Plan also reflects several matters of provincial interest identified in the *Planning Act*, and reflects recent changes in planning legislation, and is in conformity with the *Northern Growth Plan*.

The Township of Bonfield is a picturesque community located in the District of Nipissing, approximately 27 km east of the City of North Bay. The Township was established by an Act of Parliament in October of 1886. The former Town of Bonfield was established in 1906 and was amalgamated with the Township in 1975, forming the Corporation of the Township of Bonfield.

The Township occupies a total land area of approximately 205 km², consisting of a vast **rural area** along with the rural **settlement areas** of Bonfield and Rutherglen. Forestry and farming are the roots of the community, and although some small farming operations remain, the primary economic activities are now forestry, logging, tourism and a growing number of cottage industries. There are several picturesque lakes including Talon Lake and Turtle Lake to the north and northeast and Lake Nosbonsing to the west.

The rural **settlement area** of Bonfield is connected to Provincial Highway 17 by Highway 531, while the rural **settlement area** of Rutherglen is located directly on Highway 17.

1.2 The Official Plan

This Official Plan, when adopted by Council and approved by the Ministry of Municipal Affairs and Housing, will serve to direct growth and **development** in the Township of Bonfield looking out to the year 2051. The Plan will govern the use, division and compatibility of land and public works in accordance with the provisions of the *Planning Act*.

1.3 Purpose and Scope

The purpose of the Official Plan is to set forth a statement of public policies, illustrated by Schedules (maps) that are to be followed as guides for the future **development**

and growth of the Township of Bonfield. The Plan shall serve to assist in the making of consistent and rational public and private decisions regarding all aspects of physical **development** within the Township. The establishment of land use patterns and development policies will reduce the element of uncertainty with respect to future development for both the public and private sectors. This Plan will also provide for the measurement of the impact of future **developments** in both economic and environmental terms, within the Township in order to protect the best interests of its residents.

The Province of Ontario issues *Provincial Planning Statements* periodically to provide direction on matters of provincial interest. Where these are in effect, the decisions of the Township shall be consistent with the *Provincial Planning Statement* that is in effect on the date of Council's decision. The Township of Bonfield, in fulfilling its responsibilities under the Ontario *Planning Act*, R.S.O. 1990, ch. P13, shall therefore have regard to the following matters of provincial interest:

- a. Protection of ecological systems, including natural areas, features and functions;
- b. Protection of the agricultural resources of the Province;
- c. Conservation and management of natural resources and the **mineral** resource base;
- d. Conservation of features of **significant** architectural, cultural, historical, archaeological or scientific interest;
- e. Supply, efficient use and conservation of energy and water;
- f. Adequate provision and efficient use of communication, transportation, **sewage and water services** and **waste management systems**;
- g. Minimization of waste;
- h. Orderly development of safe and healthy communities;
- i. Accessibility for persons with disabilities to all facilities, services and matters to which the *Accessibility for Ontarians with Disabilities Act* (AODA) applies;
- j. Adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- k. Adequate provision of a full range of housing, including **affordable** housing;
- l. Adequate provision of employment opportunities;
- m. Protection of the financial and economic well-being of the province and its municipalities;
- n. Co-ordination of planning activities of public bodies;
- o. Resolution of planning conflicts involving public and private interests;
- p. Protection of public health and safety;
- q. Appropriate location of growth and **development**;
- r. Promotion of **development** that is designed to be sustainable, to support

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- public transit and to be oriented to pedestrians;
 - s. Promotion of built form that,
 - I. is well designed,
 - II. encourages a sense of place, and
 - III. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
 - t. The mitigation of greenhouse gas emissions and adaptation to the **impacts of a changing climate**.

In accordance with the requirements of the *Planning Act*, a new Official Plan will be reviewed after 10 years, and every five (5) years thereafter, and may be amended by the Township to reflect changing circumstances or new priorities. The main implementation tool, the Zoning By-law, will be updated within three years of each Official Plan update.

The policies contained herein, together with any land use and Schedule(s) and any amendment(s), which are adopted and finalized pursuant to the *Planning Act*, constitute the Official Plan of the Township of Bonfield.

1.4 Basis of the Plan

1. The majority of the Township of Bonfield is presently rural in nature and is expected to remain rural throughout and beyond the time horizon of this Plan.
2. This Plan is based on the assumption that development in the Township will proceed on **individual on-site sewage services** and **individual on-site water services**. Should the Township in the future consider the provision of municipal **sewage and water services**, this will be done in accordance with applicable provincial policy.
3. The land use designations and policies of this Plan will provide the Township with adequate development control and at the same time give a certain degree of flexibility to address changing demands.
4. This Plan is based on projected population growth using the *2024 Ministry of Finance Ontario Population Projections* and *2026 Draft Projection Methodology Guideline*, using both a population share and growth share approach. Using these methods, the Township can expect a potential population of between 2,830, at the lower limit 5,094, at the higher limit, by 2051. This represents growth of between 1,183 – 2,150 expected households.
5. Based on the lower projection limit for population and households, and accounting for adjustments, this represents a cumulative need for 222 new housing units in the Township by the year 2051. It is anticipated that 90% of residential **development** will be low density (e.g., single-detached, semi-

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- detached, and duplex dwellings) at a target of 6 units/net hectare, and the remaining 10% will be medium density (e.g., townhouse, multi-unit, and low-rise apartment dwellings) at a target of 16 units/net hectare.
6. This Plan is further based on the projected employment growth needed to accommodate projected population growth over the horizon of this plan. Based on the lower limit of expected population in (4), it is estimated that the forecasted employment need is approximately 1,225 jobs, representing an increase of approximately 340 additional jobs over the planning horizon. It is expected that approximately:
 - a. A large proportion, 60 of these jobs, will be industrial manufacturing and warehousing jobs, located within the rural **settlement areas**, and known as **employment area** employment jobs;
 - b. The vast majority, 250 of these jobs, will be in general employment, located within the rural **settlement areas**, which serve the needs of local and regional residents, and can include commercial, institutional, educational, and remote employment jobs, but are not **employment area** jobs;
 - c. The remaining 17 jobs will be in rural employment, located outside of the rural **settlement areas**, with a focus on agriculture or resource-based work.
 7. The Township has sufficient lands within its rural **settlement areas** to accommodate expected population and employment growth through the horizon of this Plan.
 8. the Township of Bonfield includes two **settlement areas** Bonfield and Rutherglen, shown as rural **settlement areas** on Schedules A, A1, and A2. Major residential, commercial, light industrial and **institutional uses** are directed to locate in the defined Bonfield and Rutherglen **settlement areas** of this Plan.
 9. Where appropriate, to supports increased densities and compact development of **complete communities**, the Township will encourage **intensification**, meaning **development**, **redevelopment**, and adaptive re-use occurring within built up areas of the **settlement areas**. The Township aims to achieve an **intensification** rate of 25% of all new and **redevelopment**.
 10. **Development** in rural **settlement areas** will occur primarily by registered Plans of Subdivisions where practicable. Residential **development** will be permitted in the Rural Area by Plans of Subdivision and by Consents, in accordance with the development policies of this Plan.
 11. Development policies should be welcoming to tourists and seasonal residents, and at the same time ensure that the needs of the permanent residents are adequately met.
 12. Utilization of natural resources for agriculture, forestry, **mineral aggregate resource** extraction and recreation uses shall be encouraged on lands best

suited for those specific purposes by reason of soil capability, accessibility and ownership.

13. The Township will encourage **development** and land use planning which improve the community's preparedness and resilience to the **impacts of a changing climate**.

1.5 Growth Plan for Northern Ontario

The final *Growth Plan for Northern Ontario* was released in 2011. This Growth Plan was prepared under Ontario's *Places to Grow Act* (2005), which provides that the Province may identify and designate growth plan areas and develop strategic growth plans for these areas. The *Growth Plan for Northern Ontario* is in part an economic development plan, an **infrastructure** investment plan, a labour market plan and a land-use plan. It is intended to be used as a strategic framework that will guide decision-making in Northern Ontario for the next 25 years.

The Growth Plan is structured around six (6) theme areas: economy, people, communities, **infrastructure**, environment and Indigenous Peoples, with a number of policies are established for each theme. The Township of Bonfield Official Plan responds to these themes in the following manner:

- Designating areas within the Settlement Areas and the Rural Area for local economic opportunities and housing;
- Supporting small businesses through provisions for home-based businesses and home industries;
- Providing for roads and community **infrastructure** to help the community function effectively;
- Protecting key environmental resources from **site alteration** and **development** (including **ANSIs**, Conservation Reserves and shorelines);
- Accommodating the diverse needs of all residents, now and in the future by encouraging different housing types and additional residential units;
- Fostering partnerships with neighbouring communities in the region and other levels of government (e.g. **affordable** housing initiatives);
- Seeking the participation of Indigenous communities in the preparation of the Official Plan and its implementation;
- Providing a local framework to assist in the implementation of regional economic plans;
- Identifying key natural resources (e.g. sand and gravel resources) for long-term use; and
- Placing the Township within its wider context in the Nipissing Region which

includes the regional economic and service centre at North Bay and surrounding communities.

1.6 North Bay – Mattawa Conservation Authority

The Township is within the boundaries of the North Bay – Mattawa Source Protection Area and the jurisdiction of the North Bay – Mattawa Conservation Authority (NBMCa). Under the jurisdiction of the *Conservation Authorities Act, 1990* and Ontario Regulation 177/06, the *Clean Water Act, 2006*, and Section 8 of the Ontario Building Code, NBMCa manages the area's **watersheds**, drinking water source protection, septic system permitting, and conservation areas.

A 2015 Source Protection Plan for the area (NBMSPP), approved on March 5, 2015, protects existing and future drinking water sources from significant drinking water threats within the NBMSPP's Vulnerable Policy Areas, containing wellhead protection areas or intake protection zones. All municipal decisions, including those made under the Act, are required to conform to the significant drinking water threat policies found in the NBMSPP. At present, there are no municipal sources of drinking water in the Township and therefore, no Vulnerable Policy Areas nor applicable policies or restrictions within the NBMSPP.

However, significant ground water recharge areas and designated highly vulnerable aquifers are present in the Township, as depicted on Appendix B. These vulnerable water resources shall be protected in accordance with policies under Section 5.3 (Water Resources and Designated Vulnerable Areas) of this Plan.

2 Vision, Principles and Objectives

This Section of the Plan establishes the guiding principles and objectives that will guide future development in the Township of Bonfield. The policies and land use designations contained in this Plan are based on achieving these objectives.

2.1 Vision

The Vision Statement for the Township Official Plan is adapted from the Township's 2025 Strategic Plan:

The Township of Bonfield is a reliable, effective, and trusted provider of services to the community.

2.2 Guiding Principles and Objectives

2.2.1 Principle 1 – Sustainable Development

The Township shall promote sustainable development to enhance the quality of life for present and future generations.

Objectives:

- To promote compact **development** and mixed-uses in support of **complete communities**. To support and encourage infill and **intensification** in built up areas within the two rural **settlement areas** of Bonfield and Rutherglen.
- To permit limited residential growth in the Rural Area, where private services are feasible, and where **development** would be compatible with surrounding land uses.
- To create a vibrant, welcoming and inclusive community identity that builds on unique local features.
- To protect and responsibly manage agricultural lands and resources to ensure the social, economic, and environmental benefits of such resources can be sustained long-term.
- To mitigate and adapt to the **impacts of a changing climate**, including **development** which is energy efficient, vegetation supportive, and makes use of **green infrastructure**.
- To encourage the transition towards greater reliance on **renewable energy sources** for buildings and transportation.

2.2.2 Principle 2 – Natural Environment and Resources

The Township shall support the protection and integrity of the natural environment as valued by the community.

Objectives:

- To protect natural and cultural heritage resources and areas, **surface water features** and **ground water features**.
- To minimize negative impacts to air quality and climate change by encouraging energy efficient buildings and **development**.
- To protect and preserve hazard lands, **sensitive** areas, and important natural resources such as **fish** and **wildlife habitat** area, **wetlands**.
- To protect **mineral** and **mineral aggregate resources** from **development** that would jeopardize their future use and any existing **sensitive land uses**.
- To extract **mineral** and **mineral aggregate resources** in a manner that minimizes impacts to the environment and any existing **sensitive land uses**.

2.2.3 Principle 3 – Affordable Housing

*The Township shall support the location and integration of **affordable** housing within the community.*

Objectives:

- To provide a range of housing opportunities and types that will meet the various physical and financial needs of all residents.
- To seek opportunities to encourage **development** of **affordable** housing and participate in **affordable** housing initiatives within the wider District of Nipissing region and at provincial and federal levels.

2.2.4 Principle 4 – Diversified Economy

The Township shall create and seize opportunities for a strong, diverse economy that provides a range of employment opportunities.

Objectives:

- To support existing businesses and expand employment opportunities for residents.
- To increase opportunities for training and post-secondary education institutions to stimulate investment and training in a range of employment sectors.
- To support a diverse economic base, with employment and innovative revenue generating opportunities for workers and businesses of all types for new and long-standing local industry.

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- To foster partnerships with the Algonquins of Ontario and the Métis Nation of Ontario to identify economic development and other opportunities.
 - To develop and promote the tourism potential of the Township.

2.2.5 Principle 5 – Community and Indigenous Community Engagement

The Township shall promote inclusivity of all people and backgrounds to participate in achieving the community's vision.

Objectives:

- To ensure that all stakeholders and public have appropriate and adequate opportunities to participate in planning processes.
- To recognize and respect the cultural values and heritage of Indigenous peoples.
- To provide suitable new industrial and commercial economic opportunities, in accordance with the development policies of this Plan, for the benefit of its citizens, while at the same time maintaining a high quality residential and recreational environment.

3 General Development Policies

The following policies apply to all **development** in the Township. When considering proposals for **development** including, Official Plan amendments, Zoning By-law amendments, consents, minor variances, subdivisions, site plan control, or any other form of development requiring approval from the Township, the following policies shall be considered in conjunction with other policies in this Official Plan. When appropriate, the Township may refer to other agencies for the purposes of technical assistance related to the application of these general development policies.

3.1 Settlement Areas

There are two (2) rural **settlement areas** within the Township of Bonfield:

- Bonfield
- Rutherglen

The boundaries of these rural **settlement areas** are found on Schedules A, A1, and A2 to this Official Plan. The intent is to direct growth and **development** to areas within these boundary limits.

In addition to the general policies below, policies for individual land use designations are contained in the Land Use Designations Section of this Plan.

1. Growth and **development** shall generally be directed to the rural **settlement areas** of Bonfield and Rutherglen, and the vitality and regeneration of these areas shall be encouraged.
2. If contemplating a **settlement area** boundary expansion proposal, Council shall consider the following:
 - a. The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
 - b. If there is sufficient capacity in existing or planned **infrastructure** and **public service facilities**;
 - c. Whether impacts on the **agricultural system** are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an **agricultural impact assessment** or equivalent analysis, based on provincial guidance;
 - d. Whether the proposed **settlement area** complies with the **minimum distance separation formulae**; and
 - e. Whether the expanded **settlement area** provides for the phased progression of urban **development**.

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3. Each **settlement area** is represented in greater detail on a separate schedule as follows:
 - a. Bonfield – Schedule A1
 - b. Rutherglen – Schedule A2

3.2 Land Use Compatibility

Introducing new **development** into existing areas has the potential to create land use conflicts. In most cases, conflicts can be avoided by evaluating the effect of the proposed land use on existing and committed future land uses and applying various measures to achieve compatibility of uses.

Compatible development means **development** that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless coexists with existing development without causing adverse impact on surrounding properties and may even enhance an established community and. Compatibility can be achieved in a variety of ways, including the provision of appropriate separation distances in accordance with the Province's *D-Series Land Use Guidelines*, setbacks, buffering features, and other design features to transition building uses, heights and massing.

3.2.1 Site Design

1. The Township will evaluate the compatibility of **development** applications on the basis of the following non-exhaustive compatibility criteria depending on the proposed use and the planning context. In any situation, individual criteria may not apply and/or may not be evaluated on the basis of site circumstances:
 - a. **Traffic:** Roads should adequately serve the proposed **development**, with sufficient capacity to accommodate the anticipated traffic generated. Generally, uses that have the potential to generate large volumes of traffic should be located on arterial or collector roads to minimize the potential for traffic infiltration on local roads.
 - b. **Vehicular Access:** The location and orientation of vehicle access and egress should address matters such as the impact of noise, headlight glare and privacy loss on adjacent development or development on the opposite side.
 - c. **Parking Requirements:** The **development** should have adequate on-site parking to minimize the potential for spillover parking on adjacent areas. Opportunities to reduce parking requirement and promote increased usage of walking and cycling should be pursued.
 - d. **Outdoor Amenity Areas:** The **development** should respect the privacy of outdoor amenity areas of adjacent residential units and minimize any undesirable impacts through the siting and design of buildings and the use of screening, lighting, buffering or other mitigative design measures.

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- e. **Loading Areas, Service Areas, and Outdoor Storage:** The operational functions and visual appearance of loading facilities, service areas, including waste disposal areas, parking and areas for outdoor storage of goods and/or materials should be mitigated using a variety of methods (e.g. location, containment, berms, landscaping, and/or screening). These uses should be located away from residential areas.
 - f. **Lighting:** The potential for light spill over glare from a lighting source onto adjacent light-sensitive areas should be avoided or mitigated.
 - g. **Sunlight:** The **development** should minimize shadowing on adjacent properties, to the extent practicable, particularly on outdoor amenity areas, through the siting of buildings or other design measures.
 - h. **Microclimate:** The development should be designed to minimize adverse impacts related to wind, snow drifting, and temperature on adjacent properties.
 - i. **Supporting Neighbourhood Services:** The **development** should contribute to or be adequately served by existing or proposed services and amenities such as health facilities, schools, parks, and leisure areas. Where a development contributes to such services and amenities, the development should be at a scale that is in keeping with the character of the area.

3.2.2 Buffering

1. Where avoidance of impacts between **major facilities** and **sensitive land uses** is not possible, the Township shall permit the **development** only if the potential **adverse effects** are minimized and mitigated in accordance with provincial standards, guidelines and procedures.
2. The Province identifies potential and actual influence areas as a range within which an **adverse effect** may be, would be, or is experienced across three classes of industry:
 - a. **Class I Industrial Facility:** A place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.
 - b. **Class II Industrial Facility:** A place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

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- c. Class III Industrial Facility: A place of business for large scale manufacturing or processing, characterized by large physical size, outside storage of raw and finished products, large production volumes and continuous movement of products and employees during daily shift operations. It has frequent outputs of point source and fugitive emissions of significant impact and there is high probability of fugitive emissions.
 3. Within the following potential influence areas, technical studies outlined in Policy 3.2.3 of this Plan, prepared according to *Provincial Guideline D-6*, shall be required to identify an actual influence area:
 - a. Class I Industries: 70 metres;
 - b. Class II Industries: 300 metres; and
 - c. Class III Industries: 1,000 metres
 4. In the absence of an actual influence area identified through technical studies outlined in Policy 3.2.3 of this Plan, the potential influence areas set out in Policy 3.2.1.3 of this Plan shall be the minimum separation distance. The following minimum separation distances in accordance with provincial guidelines shall apply between industrial uses and residential or other **sensitive land uses**, even if additional mitigations are proposed in accordance with the studies outlined in Policy 3.2.3 of this Plan:
 - a. Class I Industries: 20 metres;
 - b. Class II Industries: 70 metres; and
 - c. Class III Industries: 300 metres

3.2.3 Noise, Vibration, Particulate, and Odour

1. **Development** should be located and designed to avoid adverse impacts related to noise, vibration, odours, and other emissions on existing adjacent **sensitive land uses**. Similarly, the potential effects of noise, vibration, odours and other emissions must be addressed when considering applications for new **sensitive land uses** in proximity to existing uses.
2. When a new **sensitive land use** is proposed within the influence area or potential influence area of an existing industrial facility and/or a new facility is proposed where an existing **sensitive land use** would be within the facility's influence area or potential influence area, air quality studies for noise, dust and odour as identified in *MECP D-6 Guidelines* (Section 4.6), will be provided by the proponent to assess a potential problem and mitigative measures. Where **adverse effects** cannot be mitigated, **development** may be restricted or prohibited.

3.3 Infill Development

1. Ribbon development is the extension of **development** in a ribbon or strip-like manner along existing roads, without a larger plan of subdivision. Ribbon development along any road in the Township is generally discouraged; however,

infilling may be permitted provided that:

- a. Access to existing roads will not create traffic hazards by reason of curves, grades or limited sight lines.
 - b. There is an adequate supply of potable water, and the lot is capable of supporting an approved type of sewage disposal system.
 - c. The lot fronts on an existing Provincial Highway, Township Road or Private Road maintained on a year-round basis by the Township and serviced by hydro and school buses.
 - d. Land shall not be subdivided in a manner that does not conform to the policies and schedules of this Plan.
2. When Council considers it necessary, approval for new **developments** will only be granted when the applicant has demonstrated that newly created lot(s) and use(s) will not create a burden for Township or provincial services. To achieve this demonstration, the developer may be required to prepare, at his/her own expense, a planning justification report identifying a cost-benefit assessment of the proposal which addresses, among other matters, how the proposal will affect the following:
 - a. Adjacent uses and developments.
 - b. Community facilities.
 - c. Accessibility of the site in terms of existing and future roads.
 - d. Natural features of the physical environment.
 3. Wherever possible the Township shall preserve the amenities of the Township of Bonfield by requiring site rehabilitation after the removal or destruction of natural cover.

3.4 Sign Provisions

1. The Township may enact a Sign By-Law in accordance with the provisions of the *Municipal Act*. The Sign By-law would establish specific criteria governing the location, size, construction, type and number of signs, and sign permitting requirements.

3.5 Non-Conforming Uses

1. Nothing in this Plan shall affect the continuance of uses which were legally established prior to the date of this Plan being adopted by the Council of the Township of Bonfield. Council, however, shall attempt to reduce the number of non-conforming uses in co-operation with the affected owners whenever and wherever possible.
2. Any land use existing at the date of approval of this Plan that does not conform with the land use designation or related policy, as a general rule should be brought back into conformity, where possible, in the future. In special instances it may be

desirable to permit the extension of a non- conforming use in order to avoid unnecessary hardship provided that the expansion or **redevelopment** will not jeopardize future **developments** that comply with the intent of this Plan.

3.6 Shoreline Road Allowances

1. The original shoreline road allowances along lakes and rivers that fall within the jurisdiction of the Township of Bonfield may be considered for sale to adjacent landholders in accordance with the provisions of the Township's *By-law to Adopt Policies and Procedures for the Closure and Sale of Shoreline Road Allowances*. Shoreline road allowances may be closed by the Township and sold to abutting owners only when it has been determined that other landowners will not be deprived of suitable alternative public access to the waterfront.
2. Council will not consider the sale of shoreline road allowances where:
 - a. The allowance can be used for public waterfront recreational uses, public access, emergency access, public travel and portage, or other municipal purposes;
 - b. The road allowance contains, abuts or provides access to **significant fish habitat, wildlife habitat** or other environmentally **significant** features;
 - c. The road allowance contains or provides access to significant historical or cultural features;
 - d. The road allowance is located in an area where future waterfront community development is likely to occur; or
 - e. Council determines that reservation of a shoreline road allowance is in the public interest.
 - f. The allowance abuts other Township-owned lands.
3. Where adjacent uses or structures encroach upon a Township-owned lakeshore road allowance, the Township shall require the proponent of such uses or structures to enter into Shore Road License Agreement and Shore Road Purchase Agreements with the Township for the use of such land.
4. The proceeds of any sale of lakeshore road allowances may be directed into a fund for any purpose for which the Township has authority to spend funds.
5. In considering an application for **development** within the shoreline road allowance, Council shall have regard to potential **flooding hazards, fish habitat**, water quality and **natural heritage features and areas** before permitting the closure of any original lakeshore road allowances and may require an Environmental Impact Study to be prepared by a qualified professional, where there are such features to be protected. Council shall have regard for any Public Utility that crosses over, under or upon the 66-foot original lakeshore road allowance and shall, when requested, grant easements to such public utility companies prior to the closing out of that portion of the original lakeshore road

allowance.

6. Only that portion of the original lakeshore road allowance that lies above the regulated water level on Lake Nosbonsing and Kaibuskong Bay and the normal ordinary water's edge on any other Lake or River under the jurisdiction of the Township of Bonfield, will be considered for sale. Where an abutting property owner chooses not to purchase the 66-foot original lakeshore road allowance they must obtain a License from the Township in accordance with the Township Licensing By-law prior to carrying out any improvement on the original lakeshore road allowance.
7. It is acknowledged that those areas of shoreline forming part of the Mattawa River Provincial Park, established under regulations of the *Provincial Parks and Conservation Reserves Act*, are areas not within the jurisdiction of the Township of Bonfield.

3.7 Water and Sewage Services

1. Municipal services are the Province's preferred method of servicing in **settlement areas**. Where municipal services are not available, **private communal sewage services** and **private communal water services** are the preferred form of servicing for multi-unit/lot **development**.
2. **Individual on-site sewage services** and **individual on-site water services** may be used where site conditions are suitable for the long-term provision of such services with no **negative impacts**, and where there is confirmation of sufficient **reserve sewage system capacity** and **reserve water system capacity**, including the capacity to dispose of hauled sewage.
3. This Plan does not anticipate a need for piped **municipal water services** and **municipal sewer services**. At the time of the next official plan update, the Township will assess the long-term impact of **individual on-site sewage** and **individual on-site water services** on environmental health and the financial viability and feasibility of other forms of servicing.
4. It is expected that the predominate form of servicing in the Township for new and **redevelopment** for the horizon of this Plan shall continue to be **individual on-site sewage services** and **individual on-site water services**. **Development** will be assessed on its ability to function on individual private services.
5. Notwithstanding the above, the Township will consider proposals for **private communal sewage services** and **private communal water services** where technically and economically feasible, and where development and maintenance of such communal services would not create unacceptable financial burden on the Township. The use of communal services shall be supported by a Servicing Options Report, consistent with the provincial *D-5 Series Guidelines* and may require the proponent to enter into a Municipal Responsibility Agreement with the Township.

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6. Where **private communal sewage services** and **private communal water services** are proposed, the focus of **development** is intended to occur within the rural **settlement areas**. Where such communal services are proposed outside of the rural **settlement areas**, **development** shall occur through a plan of subdivision or condominium to ensure that growth maintains appropriate rural densities and efficient land use patterns and to ensure satisfaction of all technical, financial, and other requirements of the Township.
 7. **Partial services**, meaning where individual on-site, private communal, or municipal servicing are used in any combination for **sewage and water services**, shall only be permitted where:
 - a. Necessary to address failed on-site private servicing in existing development;
 - b. In **settlement areas**, to allow for infilling and rounding out of existing development;
 - c. In **settlement areas**, where new **development** will include **individual on-site water services** in combination with **private communal sewage services**.
 8. The Township may consider a communal servicing study to pursue municipally owned decentralized communal system for **development** within the rural **settlement areas**. This may include carrying out an assessment for feasibility, standard criteria, and best practices related to operational models, technical design, and ongoing monitoring of communal systems to ensure public health and safety, cost-effective operation for the Township, and mitigation of adverse ecological impacts. In future, the Township may also consider formation of a municipal or regional corporation, public utility, or other operating model to undertake ownership or oversight of communal systems.
 9. No **development** shall be permitted unless it can be shown to the satisfaction of the Township that there is an adequate water supply and public road access to service the **development**. For servicing of **development** proposed to generate sewage flows greater than 10,000 liters per day, approval is required from the Ministry of the Environment, Conservation and Parks.
 10. Proponents of all new **development** must determine that there is sufficient local **reserve sewage system capacity** for the treatment of domestic waste and hauled sewage from **individual on-site sewage services** and must obtain a sewage permit from the North Bay-Mattawa Conservation Authority. A servicing options report consistent with the provincial *D-5 Guidelines* may be required.
 11. In addition, no **development** shall be permitted unless Council is satisfied that the **development** will not adversely impact on neighbouring **individual on-site water services** and **individual on-site sewage services**. In considering impacts on ground water quality and quantity, the Township shall consider the cumulative impacts of **development** on the sustainability of ground water resources. In order to assess the ability of an area to meet the requirements of

individual servicing (i.e. supply of **sewage and water systems**) within lot boundaries, proponents shall follow the Province's *Procedure D-5-4 Technical Guideline for Individual On-site Sewage System: Water Quality Impact Risk Assessment* and *Procedure D-5-5 Technical Guideline for Private Wells: Water Supply Assessment*.

12. To ensure appropriate and sufficient servicing, new lots shall conform to the minimum lot area requirements as determined by their respective land use designation.

3.8 TC Energy Pipeline

1. TC Energy is regulated by the National Energy Board, which, in addition to TC Energy, has a number of requirements regulating **development** in proximity to the TC Energy Pipeline as illustrated on Schedule B. The TC Energy Pipeline shall also be zoned in the Township's Zoning By-law. Any **development** adjacent to the TC Energy Pipeline facilities shall conform to the following policies:
 - a. Pre-consultation with the Township and with TC Energy or its designated representative is required for any **development** proposal within 200 m of the TC Energy pipeline;
 - b. Activities on or within 30 m of the right-of-way, such as excavation, blasting and any movement of heavy equipment must be approved in writing by TC Energy;
 - c. No permanent building or structure may be located within 7 m of the pipeline right-of-way, and no accessory structure (e.g. shed) may be located within 3 m of the pipeline right-of-way; and
 - d. Where **development** is proposed in close proximity to the TC Energy compressor station, a noise and vibration study to be carried out TC Energy (at the expense of TC Energy) may be required for **development** proposals within 750 m of the compressor station in order to determine if provincial guidelines can be achieved, and if necessary, what mitigation measures are required.

3.9 Minimum Distance Separation

1. The **Minimum Distance Separation Formulae** (MDS) established by the Province in order to minimize odour conflicts between livestock facilities and **development**, as amended from time to time, shall be applied within the Rural and Agricultural Area designations (Schedule A) as follows:
 - a. MDS I shall be applied at the time of planning and/or **development** review for proposed new **development**, including lot creation, building permits for development on an existing lot of record, rezoning or redesignation of **rural land** to permit **development** in

proximity to existing livestock facilities on an existing or proposed separate parcel of land.

- b. MDS II shall be applied at the time of building permit application to build a new or expanded livestock facility.

3.10 Utilities and Communications

1. Energy and communication facilities including electric power facilities of 50 kilovolts and above, transformers and generators, shall be permitted in any land use designation without an amendment to this Plan provided that such **development** satisfies the provisions of the *Environmental Assessment Act*, including regulations made under the Act and any relevant statutes. Hydro One shall be required to consult with the Township regarding the location of new transformer stations.
2. Local zoning by-laws cannot prevent a telecommunication tower from being constructed, since the Federal Government has the approval authority under the *Radio Communications Act*. The Township of Bonfield recognizes that communication towers are required to supply, improve, and maintain the quality of telecommunications services.
3. A proponent seeking to establish a communications tower shall work with the Township, seek input from the community, and meet the requirements as set out in the *Radio Communications Act*.
4. Natural gas pipelines are permitted in any land use designation without an amendment to the Plan provided such **development** satisfies the provisions and regulations of the *Environmental Assessment Act* and any other relevant statutes. Natural gas pipeline companies shall be required to consult with the Township regarding the location of all road and unopened road allowance crossings.

3.11 Home Occupations and Home Industries

1. Residential dwellings may be used in part for professional offices and home occupations catering mainly to the needs of local residents and tourists.
2. Single-detached dwellings may be used in part for small scale maintenance (e.g. lawn or building maintenance, snow removal, etc.) ,service occupations or home industries catering mainly to the needs of local residents and tourists.
3. Home occupations and home industries shall not adversely impact the surrounding rural or residential character of the area in which they are located, whether through appearance, function, noise, or by attracting large volumes of traffic.
4. The Zoning By-law shall include regulations that govern home occupations and home industries.

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5. Home industries shall be limited to “dry” uses using less than 10,000 L of water per day. The *D-Series Guidelines* of the Province shall also be applied to the establishment of home industries.
 6. Entrances serving home occupations and home industries located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtains an entrance permit and a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance may not be converted to a commercial entrance in the future without the review and approval of the Ministry of Transportation, and that an additional entrance will not be permitted to accommodate the home occupation. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
 7. Shoreline Area residences may be used in part for professional offices, home occupations and as small scale maintenance (e.g. lawn or building maintenance, snow removal, etc....) and service operations catering mainly to the needs of the Shoreline Area dwellers and resort establishments.

3.12 Mobile Homes & Recreational Vehicles

1. It shall be the policy of this Plan to allow existing legally established mobile homes to be permitted uses within the Rural Area and rural **settlement areas**. No new mobile home park **developments** shall be permitted.
2. Human habitation is not permitted within trailers, as defined in the *Municipal Act*.
3. The Township may implement policies or programs to monitor, regulate, or license the use of trailers and recreational vehicles. The use of any trailers must comply with the Township's By-laws.

3.13 Crown Lands

Crown lands present within municipal boundaries include Provincial Parks and Conservation Reserves, as managed by the Ministry of the Environment, Conservation, and Parks, and Enhanced Management and General Use Areas, as managed by the Ministry of Natural Resources.

1. Council recognizes that the policies of this Plan do not apply to Crown Lands. Use and **development** of Crown lands will occur in the context of the Algonquin Land Claim Treaty Negotiations.
2. The Algonquins of Ontario (AOO) have asserted that their Aboriginal rights and title have never been extinguished and that they have continuing ownership of the Ontario portions of the Ottawa and Mattawa River **watersheds** and their natural resources, which include lands within Bonfield Township. An

agreement-in-principle was signed in 2016 and the Province and AOO continue to negotiate towards a final agreement.

3.14 Adequate and Affordable Housing

1. It is the policy of the Township to promote residential and urban amenity by encouraging a high standard of property maintenance and the provision of an adequate, **affordable** and varied supply of dwelling types to cater to the needs of all income groups.
2. The Township will support the provision of an appropriate range of **affordable housing options**, through opportunities to incentivize private **development** and partnership with regional public housing providers, and through monitoring **affordable** unit creation.
3. The Township shall monitor the creation of **affordable** housing units, where feasible, in partnership with the District of Nipissing Social Services Administration Board (DNSSAB). It is the objective of the Township that approximately 4% of new residential units, including both rental and ownership housing, be made available at **affordable** levels. The Township may update this target at the time of the next Official Plan review, in conjunction with regular housing targets or reporting prepared by the DNSSAB.
4. **Affordable** housing shall be considered:
 - a. In the case of ownership housing, the least expensive of:
 - i. Housing for which the purchase price results in annual costs which are 30% or less of the gross annual household incomes for **low- and moderate-income households**; or.
 - ii. Housing for which the purchase price is 10% or more below the average purchase price of a resale unit in the Township.
 - b. In the case of rental housing, the least expensive of:
 - i. A rental unit for which rent is 30% or less of the gross annual household income for **low- and moderate-income households**; or,
 - ii. A rental unit for which rent is at or below the average market rent of the Township.
5. The Township recognizes that a key component to increase affordability is increased housing supply and density. However, due in large part to the use of **individual on-site water services** and **individual on-site sewage services** throughout the Township, opportunities for high-density residential housing forms will be limited. It is therefore expected that single-detached housing will continue to be the dominant form of housing. However, demand for more **affordable** housing forms, such as duplex, semi-detached and attached housing is also recognized. The following policies apply:

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- a. Multiple-attached dwelling forms, meaning buildings of four or more dwelling units, shall be focused solely in the rural **settlement areas** established on Schedule A and shown in greater detail on Schedules A1 and A2 to this Plan.
 - b. Multiple-attached dwellings shall not be permitted beyond the rural **settlement areas**. Council may consider applications for multiple-attached dwellings in the Rural Area subject to amendment to the Zoning By-law, where the proposed is located along a publicly maintained road and it is demonstrated that the requirements of Section 3.7 (Water and Sewage Services) of this Plan can be met.
 - c. Notwithstanding other policies in this Plan, new duplex, semi-detached dwellings, and multiple-attached dwellings may also be permitted in the Rural Area by an amendment to the implementing Zoning By-Law.
6. If serious difficulties arise in the preservation and enhancement of the residential environment, the Township shall prepare a Housing Policy Statement under the *Housing Development Act* to provide appropriate remedies. The Township may also participate in programs to assist in enhancing residential amenities.
 7. The Township will seek opportunities to participate in future federal and provincial level housing programs for **low- and moderate-income households**. In partnership with the District of Nipissing Social Services Administration Board, the Township will engage on matters related to planning for **affordable** housing, and in stakeholder consultations related to the development of Local Housing and Homelessness Plans, implementation of those plans, and on-going monitoring, as necessary.
 8. Although only a moderate amount of residential growth is anticipated over the time horizon of this plan, the Township supports the establishment of additional residential units to improve overall housing affordability and flexibility in the Township. The following subsection governs the establishment of additional residential units.

3.14.1 Additional Residential Units

1. Additional residential units are permanent self-contained units within or accessory to a single-detached house, semi-detached house, or rowhouse. Self-contained units have their own food preparation, sleeping, and washing/bathing facilities. additional residential units can increase affordability for both the renter and the owner of the principal dwelling.
2. Additional residential units shall be permitted in the Residential Focus Area, Commercial Focus Area, and Rural Area designations where residential uses are permitted, with the exception of:
 - a. Natural Hazard Areas; And,
 - b. Properties within 300 metres of a lake considered to be at capacity for

development.

3. Additional residential units are permitted as-of-right in permitted single-detached, semi-detached, and rowhouse dwellings, or in a building or structure secondary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a residential unit. Standards shall be established in the Zoning By-law to address compatibility with the main dwelling and surrounding land uses, as well as the size of additional residential units and other standards.
4. Up to 2 additional residential units shall be permitted per property without amendment to this Plan where:
 - a. There is adequate private water and sewage capacity on the lot to service all units. Each unit shall connect to existing or extended services on the lot.
 - b. All provisions of the Township's Zoning By-law and requirements of the Ontario Building Code can be met.
 - c. One additional parking space per residential unit can be provided, notwithstanding any exemptions for parking provisions of the Zoning By-law.
 - d. The property fronts onto a municipal or year-round maintained road.

3.15 Bed and Breakfast Establishments

1. A bed and breakfast establishment shall be defined as a single detached dwelling in which guest bedrooms are provided for commercial gain as temporary accommodation on a daily basis. Such establishments must have the proprietor living in the dwelling.
2. A bed and breakfast establishment shall be permitted within a single detached dwelling provided that:
 - a. The physical character of the dwelling is not substantially altered;
 - b. The residential character of the area is not substantially altered;
 - c. There is adequate off-street parking on site; and
 - d. The single-detached dwelling is the principal use of the land and the bed and breakfast clearly an accessory use to the dwelling.
3. Notwithstanding the provisions of 3.16.2 (a) and (d), a bed and breakfast establishment as an **on-farm diversified use** shall be permitted provided that:
 - a. The **agricultural uses** and rural character of the area must not be substantially impacted or altered; and
 - b. The bed and breakfast establishment is clearly an accessory use to the principal **agricultural use**.

3.16 Short-Term Accommodations

1. Short-term accommodations play an important role in encouraging tourism and economic development within the Township. Short-term accommodations refer to rental units intended for rentals of less than 30 consecutive days and can take the form of dedicated vacation homes or temporarily rented dwellings. Hotels, motels, and bed and breakfasts are not considered short-term accommodations for the purposes of this Plan.
2. The Township recognizes that short-term accommodations place additional demand on local **infrastructure**, private services, and can have impacts on neighbouring residents and the neighbourhood character. It is the intent of the Township to consider these potential impacts in balance with potential economic benefits. In such cases, as demand or need arises, the Township may by by-law implement policies or programs to monitor, regulate, or license such units.
3. Short-term accommodations shall only be permitted on properties having frontage on municipal or year-round maintained roads.

3.17 Group Homes

Group homes are intended to provide community-based group living to residents who are supervised and receive care according to their needs. This Plan recognizes the necessity for group housing as well as the concerns of residents. The provisions of the Plan seek to integrate group housing in the community to ensure that group homes achieve their mandate and are accepted by the community.

1. Group homes shall be permitted in all land use designations which permit residential uses in accordance with provincial requirements. They shall be permitted in either a single-detached dwelling, or a semi-detached dwelling or duplex dwelling, provided that the entire building is occupied by the group home operation.
2. Group homes shall be permitted subject to the provisions of adequate private water and sewage capacity on the lot.
3. An accessory dwelling unit shall not be permitted on the same lot as a licensed group home.
4. A group home shall be permitted in zones in the Township's Zoning By-law which permit a single-detached, semi-detached dwelling or duplex dwelling as a principal use, and provided the setbacks and requirements of the residential zone can be met and the group home is operating in compliance with provincial requirements.

3.18 Community Gardens and Urban Agriculture

1. The Township recognizes the reality of rising food costs, and a growing culture for locally grown produce. The Township shall encourage community

gardens/roof top gardens and other forms of **urban agriculture** as important resources to the community and as an attractive alternative source of food for residents. The Township shall support community gardens by:

- a. Permitting community gardens and roof top gardens in the following designations: Residential Focus Area, Community Core Focus Area, Economic Focus Area, and Rural Area, and Open Space.
 - b. Where rooftop gardens may compromise the character of a cultural heritage resource, community or rooftop gardens shall only be permitted on or adjacent to a **protected heritage property** where the **heritage attributes** of the **protected heritage property** will be **conserved**;
 - c. Promoting community gardens in all **development/redevelopment** initiatives;
 - d. Identifying sites, including Municipal parks, for the establishment of community gardens;
 - e. Providing **infrastructure** support such as water, compost, and topsoil; and
 - f. Identifying opportunities for multiple partnerships.
2. The Township shall support **urban agriculture** by:
- a. Permitting the keeping of small animals, as determined in the Township's Animal Control By-law, for personal consumption on lots in the Residential and Commercial Focus Areas of the rural **settlement areas** and Rural Area designations, subject to all applicable by-laws.
 - b. The Township may establish noise, animal control, or other by-laws to ensure land use conflicts of such uses are mitigated.

3.19 Accessory Uses

1. Wherever a use is permitted in a land use classification, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

3.20 Drive-Through Facility

A drive-through facility is an establishment that provides or dispenses products or services, through an attendant or an automated machine, to persons remaining in vehicles that are in designated stacking aisles. A drive-through facility may be in combination with other uses, such as a bank, restaurant or gas station.

1. Drive-through facilities may be permitted in the rural **settlement areas** subject to the policies set out under the Land Use Compatibility Section of this Plan.
2. A Transportation Impact Study shall be required for proposed drive-through facilities that demonstrate whether the traffic generated by the proposed use would impact on adjacent uses and traffic flow.
3. Drive-through facilities shall not be located between a main building and the

public street.

4. Drive-through facilities shall be subject to site plan control. Site plans shall conform to the provisions of this section of the Official Plan, and any applicable provisions in the Zoning By-law. Drive-through facilities shall be designed to ensure that pedestrian and vehicular movements are provided in a safe manner.

3.21 Wayside Pits and Quarries, Portable Concrete and Asphalt Plants

1. Although not designated on any Schedule to this Plan **wayside pits and quarries, portable concrete plants and portable asphalt plants** used for public authority contracts, shall be permitted without the need for an Official Plan amendment, a rezoning, or development permit under the *Planning Act*, in all areas except:
 - a. In those areas of existing development designated as Settlement Area or Hazard Land;
 - b. On or adjacent to **protected heritage properties**, lands containing **archaeological resources**, or **areas of archeological potential**, unless such **cultural heritage resources** have been **conserved**; and,
 - c. On or adjacent to the **natural heritage features and areas** of policies 5.1.1 to 5.1.4.
2. Permits for **wayside pits and quarries**, and portable concrete and asphalt plants are granted subject to the provisions of the *Aggregate Resources Act*; the public consultation processes and site rehabilitation of **wayside pits and quarries** must be carried out in conformity with the Act.

3.22 Railway Corridors

1. **Development** along the railway corridor should generally be limited to industrial and commercial uses and shall be compatible with and not negatively affect the intended long-term use of the corridor. Where planning approvals are required to allow for **development** or **redevelopment** near a railway corridor, consideration shall be given to the impacts of noise and vibration.
2. Feasibility or detailed noise studies may be required prior to **development** within 300 m of a railway line. In such cases, the Township may require that proponents pre-consult with the Township and refer to the Ministry of the Environment, Conservation, and Parks publication *NPC-300: Environmental Noise Assessment Guideline* to determine which type of study is required. The type of study is based on the sound levels resulting from surface transportation noise and its impact on a site and the site's location to a railway corridor. Applications for planning approvals to allow for residential or other **sensitive land uses** shall be accompanied by a feasibility or detailed noise study, to the satisfaction of Council in consultation with the railway authority, demonstrating

that applicable provincial policies and guidelines with respect to noise and land use compatibility have been addressed. Such applications shall be permitted only where Council is satisfied that appropriate noise mitigation measures will be implemented at the time of **development**.

3. Where **development** is proposed within 50 metres of a railway, submission of a vibration study, prepared to the satisfaction of Council in consultation with the railway authority, and addressing the potential impacts of vibration and recommended mitigation measures, may be required. Where potential adverse impacts are identified, appropriate mitigation measures shall be implemented at the time of **development**.
4. Appropriate safety measures, such as setbacks, berms and security fencing, shall be provided in association with all **development** proposals adjacent to railway corridors, to the satisfaction of the Township in consultation with the railway authority.
5. In lieu of the site specific studies addressed above and required in the Pre-Application Consultation and Prescribed Information for Planning Applications Section of this Plan, the Township, in consultation with the railway authority, may undertake a comprehensive study prepared in accordance with applicable provincial policies and guidelines with respect to noise and land use compatibility to determine appropriate noise mitigation measures to be incorporated into new **development** proposed in close proximity to rail corridors. Any such study shall be updated on a regular basis to reflect current rail operating conditions.

3.23 Community Amenity

1. It is the policy of Council to ensure that all necessary steps are taken to preserve the community amenities of the Township as new **development** takes place. In particular, Council will seek to ensure that all new **development** is designed in accordance with accepted planning and engineering standards to provide a pleasant living atmosphere for the Township's residents. This may include, but is not limited to, requirements of new **development** to employ a "complete streets" design, to ensure comfortable access for people of all ages and abilities, using multiple forms of transportation.

3.24 Tree Planting and Landscaping

1. Special attention shall be paid to fostering a widespread growth of trees and the provisions of landscaping in the rural **settlement areas**. Trees along streets will be protected and where trees have to be removed, they will be replaced as soon as possible, as part of an application for **development**. In new **developments**, trees and landscaping will be required to be provided by the developers and may be subject to site plan control. In general, a program of tree planting and preservation and landscaping will be encouraged so that all

areas are provided with trees and other vegetation to provide a high standard of amenity and appearance.

3.25 Streetscaping, Beautification, and Property Maintenance

1. The Township shall adopt policies to maintain a high standard of public buildings, public works and all other public facilities.
2. All roads, sidewalks, curbs, ditches and all other public works shall be maintained in good repair so that the maintenance of private property will be thereby encouraged and pollution kept to a minimum.
3. The position and design of all public signs and street furniture shall be coordinated so that they form a harmonious part of a continuously improving streetscape.
4. All new street furniture shall be chosen and placed so as to visually enhance the general appearance of the area.
5. The Township shall encourage private property maintenance to a high standard and may set provisions for such standards by by-law, such as stated in Section 7.8 of this Plan.

3.26 Parking and Loading

1. It is generally intended that adequate parking space shall be required for all uses of land in this Plan and that adequate loading space will be provided for all non- residential uses.
2. For new **development**, there is no serious difficulty in achieving this, but in some developed areas a deficiency of parking and loading space may be a problem. **Redevelopment** and neighbourhood improvement may provide opportunities for alleviating deficiencies in these cases.
3. Adequate parking and loading space shall be required in clearly defined areas for all new **development**, **redevelopment** and the conversion of buildings from one use to another. This will include not only space for owners, residents or employees, but also for visitors and customers.
4. No parking will be permitted in residential yards unless accommodation for vehicles or for specially designed areas are provided.
5. All parking areas and structures shall be attractively designed and shall be landscaped in sufficient amount to enhance their appearance.
6. Regulations governing parking and loading facilities are detailed in the Zoning By-law.

3.27 Stormwater Management

1. The Township shall ensure that all new **development** and **redevelopment** undertake effective stormwater management to minimize **flooding hazards**

and **erosion hazards**, reduce impacts to quality of lakes and hydrological features, and mitigate risks to human health and safety, property, and the environment.

2. The Township encourages **green infrastructure** and best practices for **low impact development**, such as stormwater attenuation and re-use, water conservation and efficient use of water, and maintenance of vegetative and impervious surfaces;
3. For all new **development** and **redevelopment**, where the proposed uses include commercial use, **institutional use**, industrial use, plans of subdivision or multi-unit residential uses, or where located adjacent to provincial highways or private roads, the Township shall require a stormwater management plan and erosion and sediment control plan as part of a complete application.
4. Stormwater management plans shall be prepared to the satisfaction of the Township and in accordance with provincial standards. At a future date, the Township may also prepare design standards for stormwater management to encourage best practices and support integration of consistent approaches across the Township.
5. Where new **development** or **redevelopment** proposes stormwater management facilities, they shall be zoned as Open Space or another appropriate zone within the Township Zoning By-law.
6. The Township may undertake area- or municipal-wide stormwater management studies or projects, as appropriate. In so doing, the Township will:
 - a. Consider the cumulative impacts of stormwater run-off on a **watershed** scale, including the impacts to lake quality; and,
 - b. Consult with the NBMCA, in addition to any groups or agencies as directed by Council.

4 Land Use Designations

The policies for land use in the Township are divided into several land use designations shown on Schedule A, and in greater detail on A1 and A2.

Both the Bonfield and Rutherglen rural **settlement areas** are to be developed as the residential, community, and economic focal points for the Township. Within these rural **settlement areas**, there are three land use designations:

- Residential Focus Area,
- Community Core Focus Area, and,
- Economic Focus Area.

Outside of the rural **settlement areas**, land use designations include:

- Rural Area
- Agricultural Area
- Shoreline Area
- Aggregate Removal Area
- Environmental Services Area

4.1 General Policies for Settlement Areas

1. New **development** shall be located in proximity to existing uses to provide for a logical progression of growth, efficient resource use, and a compact form which is supportive of active forms of transportation.
2. New **development** and **redevelopment** which is energy efficient shall be encouraged. Recognizing that climate change and extreme weather events are becoming more common, adaptation measures for new **development** will also be encouraged, such as through planting and protection of native or non-invasive trees and vegetation, use of **green infrastructure**, and inclusion of permeable surfaces.
3. New lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres along a public road, unless a hydrogeological study demonstrates that a smaller lot size is appropriate. Regardless of the results of a hydrogeological study, new lots shall not be less than 0.4 hectares in size. All existing lots in Bonfield and Rutherglen are to be recognized at their present sizes and standards, subject to the provisions of the implementing Zoning By-Law.

4.2 Residential Focus Area

1. Within the Bonfield and Rutherglen rural **settlement areas**, the Plan designates

Residential Focus Areas. The primary uses permitted in these Residential Focus Areas will be residential uses including all forms and densities of housing.

2. The following uses are permitted in the Residential Focus Areas:
 - a. Residential uses, subject to the following provisions:
 - i. **Development** adheres to the Ministry of the Environment, Conservation and Parks and/or North Bay Mattawa Conservation Authority policies regarding **individual on-site water services** and **individual on-site sewage services**, including any requirements to obtain permits or Environmental Compliance Approvals.
 - ii. Lots front on a provincial highway or Township road maintained on a year-round basis.
 - b. Conservation and public recreation areas.
 - c. **Institutional uses** such as schools, places of worship, and community centres.
 - d. Local-serving commercial uses, subject to the following:
 - i. Lots front on a provincial highway or Township road maintained on a year-round basis.
 - ii. Potential land use conflicts (e.g. noise, traffic generation) are minimized using the criteria in the Land Use Compatibility Section of this Plan.
3. Specific requirements for each use will be established in the Zoning By-Law.
4. Additional residential units shall be permitted in the Residential Focus Areas subject to the policies of this Plan and provisions of the Zoning By-law.
5. Specific requirements for each use will be established in the Zoning By-Law.

4.3 Community Core Focus Area

Within the Bonfield Settlement Area, the Plan designates a Community Core Focus Area. This area represents the core area of the community where the majority of commercial and civic activity is currently centred, and which is intended to continue fulfilling this function in the future.

1. The primary uses permitted in the Community Core Focus Area shall be:
 - a. Local-serving commercial uses subject to the following provisions:
 - i. Lots front on a provincial highway or Township road maintained on a year-round basis.
 - ii. Potential land use conflicts (e.g. noise, traffic generation) are minimized using the criteria in the Land Use Compatibility Section of this Plan.
 - b. **Institutional uses** such as schools, places of worship, and community centres.

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- c. A dwelling unit accessory to a commercial use for security guards, an employee, or the owner/operator either within or separated from the commercial use, where the dwelling unit is clearly accessory to the primary commercial use, may be permitted, subject to the provisions of the Zoning By-law.
 - d. Conservation and public recreation areas.
2. The conversion of these lands to other uses shall be discouraged.
 3. Specific requirements for each use will be established in the Zoning By-Law.

4.4 Economic Focus Area

Within the Rutherglen Settlement Area, the Plan designates Economic Focus Areas. These areas represent the portions of the community where the majority of mixed economic and employment uses (i.e. light industrial and related activity) are currently centered. There are some additional vacant lands within the Rutherglen Settlement Area that have frontage on Highway 17, and which are designated Economic Focus Areas to direct their future use.

1. The primary uses permitted in the Economic Focus Area shall be:
 - a. Light industrial uses of a non-polluting nature such as warehousing, repair shops and enclosed manufacturing,
 - b. Commercial uses, such as retail and offices.
 - c. **Institutional uses**; and,
 - d. Existing uses.
2. For all permitted uses, the following applies:
 - a. Lots front on a provincial highway or Township road maintained on a year-round basis.
 - b. Potential land use conflicts (e.g., noise, traffic generation) are minimized using the criteria in the Land Use Compatibility Section of this Plan.
 - c. Where proceeding on the basis of **individual on-site water services** and **individual on-site sewage services**, industrial uses shall be restricted to dry uses (i.e. using less than 10,000 L of water per day).
 - d. New industrial uses are clustered to minimize land use conflicts.
3. Specific requirements for permitted uses will be established in the Implementing Zoning By-Law.
4. The preference for establishing industrial uses within the Economic Focus Area shall be to create an industrial subdivision with internal local access roads.
5. Where industrial **developments** have frontage on a provincial highway, the access policies of the Ministry of Transportation shall apply.

4.5 Rural Area

1. The Rural Area land designation is shown on Schedule A. It is the intent of this designation to preserve the rural character and setting of these areas.
2. The following uses are permitted in the Rural Area designation:
 - a. **Agricultural uses.**
 - b. **Agriculture-related uses**, in accordance with Section 4.6.1 of this Plan.
 - c. **On-farm diversified uses**, in accordance with Section 4.6.2 of this Plan.
 - d. Forestry operations and existing woodlots.
 - e. Conservation and public recreation areas.
 - f. Resource-based recreational uses, including golf courses, private clubs, private ski chalets, private hunt camps, private recreational uses characterized by open space and environmental areas.
 - g. **Institutional uses** such as schools, places of worship, cemeteries, and community centres are generally directed to the rural **settlement areas**, but may be permitted in the Rural Area, subject to the Zoning By-law.
 - h. Industrial uses not subject to (b) or (c) above are subject to an amendment to the Zoning By-Law and in accordance with the Rural Area policies for industrial uses as stated in Policy 4 4.5.1 of this Plan.
 - i. Commercial uses not subject to (b) or (c) above which primarily serve the surrounding **rural area**, may be permitted by an amendment to the Zoning By-Law and in accordance with the Rural Area policies for commercial uses as stated in Policy .5.1 of this Plan.
 - j. Residential uses shall be limited to single-detached dwellings, semi-detached dwellings, and duplexes may be permitted in accordance with the Rural Area policies applicable to residential uses in Section 4.5.2 of this Plan.
 - k. Additional residential units shall be permitted subject to the policies of Section 3.14.1 of this Plan and the provisions of the Zoning By-law. Where additional residential units are located on a farm property, they shall be located within the farm building cluster or on marginal agricultural lands.
 - l. Activities involving the hunting, trapping and management of wildlife.
 - m. Forestry, public conservation, public open space and passive recreation.
 - n. Temporary uses for recreational or tourism purposes, in cases where existing facilities are otherwise insufficient to support such a use, may be permitted through the use of a Temporary Use By-law subject to the policies of this Plan and the Township's Zoning-By-law.
 - o. Cemeteries, subject to the policies of this plan for the **minimum distance separation formulae**.

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- p. Uses existing as of the date of approval of this Plan.
3. The Township recognizes the value of the agricultural and agri-food sector through **normal farm practice** and increasing opportunity and demand for the agri-food industry. Agricultural land uses and operations shall be encouraged to continue and expand, and new agricultural and related uses are encouraged to develop.
 4. Low density residential **development** may also be permitted through additional residential units, and limited lot creation, in accordance with the Land Division, Land Use Compatibility, and Minimum Distance Separation policies of this Plan.
 5. The Township will use an **agricultural systems** approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base, facilitate near-urban agriculture, and support and foster the long-term economic prosperity and productive capacity of the **agri-food network**.

4.5.1 Commercial and Industrial Policies

1. The Plan anticipates the continuation and establishment of new commercial and industrial uses in the Rural Area. In evaluating applications for Zoning By-law amendments for such uses, Council shall consider the following:
 - a. The possible impact of these uses upon adjacent residential uses.
 - b. The proposed **development** does not constitute ribbon development.
 - c. A dwelling unit accessory to a commercial use for a security guard, employee, or the owner/operator either within or separated from the commercial use, where the dwelling unit is clearly accessory to the primary commercial use, may be permitted, subject to the policies of Section 3.14 of this Plan and the provisions of the Zoning By-law.
 - d. Accesses shall be limited to curb ramps on highways and shall be limited in number to two and shall be established in accordance with MTO standards.
 - e. Parking and loading facilities shall be provided on site.
 - f. A landscaped buffer between commercial or industrial and residential uses shall be provided.
 - g. The **development** is approved in accordance with Government regulations and Acts governing such uses.
 - h. All industrial activities shall be subject to the approval of all Ministries or Agencies governing the activity.
 - i. Where proceeding on the basis of **individual on-site water services** and **individual on-site sewage services**, all industrial uses shall be restricted to dry uses (i.e., using less than 10,000 L of water per day).

4.5.2 Residential Policies

1. The character of the Rural Area shall be maintained by permitting residential **development** subject to the following provisions:
 - a. Overnight accommodation is not permitted within the Rural Area, except within a single-detached dwelling, seasonal dwelling, or an additional residential unit.
 - b. Up to 2 additional residential units shall be permitted per property in accordance with Section 3.14.1 of this Plan.
 - c. Short-term rental accommodations are subject to the General Development Policies of this Plan.
 - d. **Development** shall be subject to the **minimum distance separation formulae** I and II.

4.5.3 Land Division Policies

1. Consents in the Rural Area may be permitted subject to the following provisions:
 - a. New non-farm lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres, unless a hydrogeological study demonstrates that a smaller lot size is appropriate.
 - b. New farm lots shall have a minimum lot size of approximately 20 ha and a minimum frontage of 100 m.
 - c. An original Township lot, shall not be divided by severance into more than four (4) total parcels, including the retained lot.
 - d. Notwithstanding (c), the Township may consider new non-farm lots created for infill purposes within an existing grouping of non-farm lots, through amendment to the Zoning By-law, where it can be demonstrated that:
 - i. The requirements of 4.5.3(1)(a) can be met for the severed lot.
 - ii. Existing non-farm residential lots shall be considered a grouping for the purposes of Section 4.5.3(1) of this Plan where there are four or more lots with an existing non-agricultural use, sharing the same public road, and separated by no greater than 100 metres, as measured by the distance along the centerline of the public road right of way, between two points, being the endpoints of a line drawn along the centre of the existing non-farm lot and perpendicular to the public road.
 - iii. The severed lot has a size and configuration which:
 1. Is similar to the surrounding existing residential lots; and,
 2. Minimizes the amount of agricultural land taken out of production; and,

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3. Is sufficient to accommodate required **sewage and water services**.
 - iv. The severed lot has frontage on the same side of an existing public road access as the surrounding existing grouping of lots. Proposed infill lots requiring access through the creation of a new public road, private road, and/or plan of subdivision or condominium will not be considered.
 - v. The severed lot does not create conflict with policies of this Plan with regard to **natural heritage features and areas**, natural hazards, human-made hazards, water resources and **designated vulnerable areas**, cultural heritage resources, and extraction of **minerals, mineral aggregate resources**, or **petroleum resources**.
 2. The lot(s) shall conform to the Land Division policies of Section 7.11 of this Plan.
 3. Plans of subdivision may be permitted in the Rural Area subject to the Land Division policies of Section 7.11 of this Plan.

4.6 Agricultural Area

1. The Agricultural Area land use designation is shown on Schedule A. It is the intent of this designation to protect and further the expansion of agriculture operations, to enhance a continuous and productive land base of prime agricultural soils as a finite resource, and to support the long-term economic prosperity and productive capacity of agriculture and the broader **agri-food network**.
2. The Township will use an **agricultural systems** approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base, facilitate near-urban agriculture, and support and foster the long-term economic prosperity and productive capacity of the **agri-food network**.
3. **Agricultural uses** and **normal farm practices** shall be the predominant and prioritized land uses in the Agricultural Area. The Township shall protect farms from land use conflicts by directing non-agricultural uses to the rural **settlement areas**, the Rural Area, and other appropriate designations, and by requiring land use compatibility in accordance with the Land Use Compatibility policies of this Plan and the provincial **Minimum Distance Separation Formulae**.
4. The following uses are permitted in the Agricultural Area land use designation, subject to the applicable policies of this Plan and the Zoning By-law:
 - a. **Agricultural uses**, including 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,

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- value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- b. **Agriculture-related uses**, in accordance with Section 4.6.1 of this Plan. **Agriculture-related uses** include farm-related commercial and 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.
 - c. **On-farm diversified uses**, in accordance with Section 4.6.2 of this Plan, that are secondary to the principal **agricultural use** of the property. **On-farm diversified uses** include, but are not limited to, home occupations, home industries, agri-tourism uses, **renewable energy systems**, and uses that produce value-added agricultural products.
 - d. Limited residential uses, subject to Section 4.6.3 of this Plan.
 - e. Uses existing as of the date of approval of this Plan.
 - f. Conservation.
 - g. **Petroleum resource operations** and **mineral aggregate operations**, as an interim use, subject to the applicable policies of this Plan and all provincial requirements.
5. Land uses and lot creation for non-agricultural purposes shall be directed away from the Agricultural Area. New residential, commercial, industrial, and **institutional uses** shall generally be directed to Settlement and Rural Areas, except where it can be demonstrated that:
- a. The lands are not comprised of **specialty crop areas**, as defined by provincial policy;
 - b. The proposed use complies with the provincial **Minimum Distance Separation formulae** (MDS);
 - c. There is an identified need within the planning horizon of this Plan for additional land to accommodate the proposed use; and,
 - d. Where alternative locations have been evaluated and no reasonable alternative outside of the Agricultural Area or within areas of Class 4-7 agricultural lands can be found.
6. Where a proposed non-agricultural use, lot creation, or expansion to an existing use in the Agricultural Area has the potential to negatively impact adjacent agricultural operations, the Township may require an **agricultural impact assessment** or other study, prepared by a qualified professional, to evaluate impacts and identify avoidance, minimization, and mitigation measures.
7. **Development**, lot creation, and new non-agricultural uses in the Agricultural Area shall comply with the Minimum Distance Separation (MDS) policies of this

Plan and shall address land use compatibility in accordance with the Land Use Compatibility policies of this Plan.

8. Nothing in this designation shall be interpreted to permit **development** or **site alteration** in areas subject to natural hazards, natural heritage constraints, source water protection requirements, or other environmental constraints where such **development** or **site alteration** is otherwise prohibited by this Plan or applicable law.
9. New **development** and expansions or changes to existing uses in the Agricultural Area shall demonstrate that appropriate servicing can be provided in accordance with the servicing policies of this Plan, without **negative impacts** on the quality and quantity of **ground water features** or **surface water features**.
10. In considering **development** and lot creation proposals within the Agricultural Area, the Township may consult with provincial ministries and agricultural organizations and may require mitigation measures and/or warning clauses to address potential land use compatibility matters.

4.6.1 Agriculture-Related Use Policies

1. The Plan anticipates the establishment of **agriculture-related uses** and permits such uses, provided the **agriculture-related use**:
 - a. Is compatible with surrounding **agricultural uses** and does not hinder the **agricultural uses**;
 - b. Provides suitable buffering between adjacent residential uses, following provincial guidelines;
 - c. Would not create adverse impacts to **natural heritage features and areas** or watercourses which could not be mitigated; and,
 - d. Does not require large volumes of water or generate large amounts of effluent in accordance with provincial *D-Series Guidelines*.

4.6.2 On-Farm Diversified Uses

1. **On-farm diversified uses** are subject to the following criteria:
 - a. The **on-farm diversified use** is compatible with and will not hinder surrounding agricultural operations;
 - b. The **on-farm diversified use** has a maximum area of 2% of the lot area of the subject property up to a maximum of 1 hectare. Where there is more than one **on-farm diversified use** on a single property, the combined maximum area of all **on-farm diversified uses** shall be a maximum of 2%.
 - c. The **on-farm diversified use** is directly related and secondary to the primary **agricultural use**.

4.6.3 Residential Policies

1. Residential accommodation is only permitted within the Agricultural Area within:
 - a. A single-detached dwelling, where the residential use is accessory to an **agricultural use**;
 - b. An additional residential unit, subject to the policies of Section 3.14.1 of this Plan; and,
 - c. Temporary or permanent accommodation provided for on-farm workers.
2. Where a residential dwelling accessory residential use is permitted, up to 2 additional residential units shall be permitted, where:
 - a. The provisions of the Zoning By-law are met;
 - b. At least one unit is located within or attached to the principal dwelling; and,
 - c. Where any additional residential unit:
 - i. Would not hinder and is compatible with the surrounding agricultural operations;
 - ii. Can provide appropriate **sewage and water services**;
 - iii. Can address all health and safety concerns;
 - iv. Is located in proximity to the primary dwelling or within the farm building cluster; and,
 - v. Can minimize land taken out of agricultural production.
3. New lots may not be created to sever an additional residential unit, except where a **residence surplus to an agricultural operation** is severed in accordance with the Consent Policies of Section 4.6.4 of this Plan.
4. Short-term accommodations within a single detached or additional residential unit may be permitted subject to the General Development Policies of this Plan.

4.6.4 Consent Policies

1. Limited lot creation through consents may be permitted subject to the following provisions:
 - a. For **agricultural uses**, where the lots shall have:
 - i. A minimum lot size of generally 40 ha; and,
 - ii. Requirements of the Zoning By-law are met.
 - b. **Infrastructure**, where such uses cannot be otherwise accommodated through easements or rights of way.
 - c. **Residence surplus to an agricultural operation**, where:
 - i. The severed lot shall be limited in size to the minimum area which encompasses the existing residential building cluster or the minimum

area needed to accommodate **sewage and water services** (typically no greater than 1 ha).

- ii. The severed lot shall be prohibited from future lot creation.
 - iii. The retained lot shall be rezoned to prevent future residential use on the agricultural land and to prohibit future severance of the agricultural lot, except where otherwise permitted by this Plan.
- d. Lot adjustments for **legal or technical reasons**, subject to all applicable policies of this Plan.

4.7 Shoreline Area

1. The Shoreline Area is outlined on Schedule A and is intended to be developed as a seasonal residential recreational area in which the following uses shall be permitted on private services:
 - a. Seasonal dwellings
 - b. Commercial (tourism, recreation)
 - c. Open space uses under the jurisdiction of a public agency
 - d. A single-detached dwelling, in accordance with Policy 4.7.4 of this Plan.
2. Overnight accommodation is not permitted within the Shoreline Area, except within a single-detached dwelling or seasonal dwelling in accordance with 3.15.1 of this Plan.
3. Short-term rental accommodations may be permitted on municipal roads maintained year-round and are subject to Section 3.16 of this Plan.
4. It is the intent of the Township to make use of opportunities to acquire land for recreational water-based and land-based uses, including the expansion of recreational trails and linkages.
5. Development in the Shoreline Area shall be in accordance with the requirements of Section 5.1 and 5.2 of this Plan.
6. Site plan control may be required for **development** on lots within 120 m of a waterbody, in accordance with Section 7.5 of this Plan.

4.7.1 Lots with Water Frontage

1. **Development** proposals on lots with water frontage are subject to the following additional provisions:
 - a. New lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres, unless a hydrogeological study demonstrates that a smaller lot size is appropriate. Regardless of the results of a hydrogeological study, new lots shall not be less than 0.6 hectares in size.
 - b. Subdivision roads shall be constructed to MTO standards.

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- c. Provisions for garbage removal shall be made to the satisfaction of the Township.
 - d. On lakes determined to be at-capacity for **development, development or site alteration** of shoreline lots shall only be permitted if they can meet the development policies of Section 5.2 of this Plan for at-capacity lakes.
 2. The provisions of Policy 1 a. of this Plan do not apply to Part of Broken Lot 35, Concession XI, more particularly described as Parcel 21246 Nipissing, Part 1 on Plan NR-1258 and Part 1 on Plan NR-1587.
 3. On existing parcels of record and new lots, the minimum setback for all buildings and structures, with the exception of non-habitable boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less, shall be 30 metres from the normal ordinary water's edge. Boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less will be considered as accessory uses provided:
 - a. That approval is received from the North Bay-Mattawa Conservation Authority, as required, and;
 - b. That the Township consider comments from the owners of land immediately adjacent to that of the application.
 4. A natural vegetated buffer shall be maintained and/or replaced within 30 metres of the normal ordinary water's edge or top of bank within the jurisdiction of the Township of Bonfield.
 5. A landscaped corridor of not more than 5 metres in width through the natural vegetative buffer for shorelines shall be permitted to accommodate any boathouses, docks, wharfs, aircraft hangars or structures occupying an area not greater than 10 square metres.
 6. Maintenance of the natural vegetative buffer may be undertaken for the felling and/or removal of dead trees, replanting of trees, shrubs or flowers and the clearance of noxious weeds.
 7. The clearance of vegetation and excavation associated with construction shall be minimized during the construction period with a recommended disturbance area of not more than 7 metres in width around the footing of the proposed structure with the exception of the area required for the sewage disposal system installation and entrance.
 8. Excavation material shall be so compacted or contained so as not to allow silt or sediment run off. A silt fence or filter cloth on the downhill side of the excavation material are recommended methods of prevention.
 9. Shorelines have potential to coincide with archaeological or cultural heritage resources. When considering applications for waterfront **development**, Council shall also refer to the Cultural Heritage policies of this Plan.

4.7.2 Lots without Water Frontage

1. **Development** proposals on lots without water frontage, are subject to the following additional provisions:
 - a. Lots shall have a minimum lot area of 1.0 hectare and shall have a minimum frontage of generally 60 metres.
 - b. Lots shall front on an existing public road maintained on a year-round basis by the Township and serviced by hydro and school buses, provisions have been made for garbage removal, fire protection and other emergency services, and confirmation is received that **sewage and water services** are sufficient to accommodate the proposed use.
 - c. Public access to waterbodies shall be provided in accordance with the Township's Shore Road Allowance and/or Open Space policy requirements, as applicable.
 - d. On existing parcels of record and new lots, the minimum setback distance for buildings and structures of greater than 10 square metres, including septic systems, is 30 metres from the normal ordinary water's edge of any lake, river, creek, stream, tributary or **significant** body of water.
 - e. For interior lots near lakes determined to be at capacity for **development, development or site alteration** shall only be permitted if the proposed can meet the development policies in this Plan of Section 5.2 of this Plan for at-capacity lakes.

4.7.3 Public Access to Waterfront

1. The Township shall strive to maintain a minimum of 0.4 hectares of land with a minimum water frontage of 60 m for every 1,000 m of developed shoreline, for the purpose of ensuring public access.

4.7.4 Seasonal and Permanent Residential Development

1. Only seasonal residential **development** may be permitted on islands and in such instances, provisions must be made on the mainland for parking, docking and waste collection to the satisfaction of the Township. Provisions must also be made for sewage waste collection by barge. New lots shall have a minimum area of 1.0 hectare and a minimum lakeshore frontage of 60 metres, unless a hydrogeological study demonstrates that a smaller lot size is appropriate. Regardless of the results of a hydrogeological study, new lots shall not be less than 0.6 hectares in size.
2. Seasonal residential **developments** on the mainland which are accessed only by water shall be permitted if the lot has a minimum area of 1.0 hectare and a minimum lakeshore frontage of 60 metres, unless a hydrogeological study demonstrates that a smaller lot size is appropriate. Provisions must also be made for sewage waste collection by barge. Regardless of the results of a hydrogeological study, lots shall not be less than 0.6 hectares in size. It must

also be demonstrated to the Township that suitable provisions have been made for parking, sewage and solid waste collection, fire protection and docking.

3. Where new and existing lots in the Shoreline Area front on an existing public road which is maintained by the township on a year-round basis, a single-family dwelling will be a permitted use without an amendment to the Official Plan or implementing Zoning By-law, provided that:
 - a. The lots are serviced by hydro;
 - b. Provisions have been made for garbage removal, fire protection and other emergency services;
 - c. The lot has an acceptable source of potable water; and
 - d. The applicant obtains a Sewage System Permit from the North Bay-Mattawa Conservation Authority.
4. Although existing permanent residential dwellings are recognized by this Plan on year-round maintained roads in the Shoreline Area, the Township is under no obligation to extend year-round rural services to any land in the Shoreline Area designation for the purpose of permitting additional conversions to permanent residential dwellings.
5. On existing parcels of record and new lots, the minimum setback for all buildings and structures, with the exception of boathouses, docks, wharfs, pumphouses, aircraft hangars and structures occupying an area of 10 square metres or less, shall be 30 metres from the normal ordinary water's edge of any lake, river, creek, stream, tributary or **significant** body of water.

4.7.5 Commercial Development

1. Commercial uses shall adhere to the following provisions:
 - a. The uses are located in close proximity to each other and do not result in ribbon development.
 - b. Parking and loading facilities shall be provided on site.
 - c. A landscaped buffer between commercial and residential uses shall be provided.
 - d. The **development** is approved in accordance with Government regulations and Acts governing such uses.
2. Tourism uses which include short-term rental accommodations are subject to the General Development Policies of this Plan.

5 Natural Heritage Features and Development Constraints

Development Constraints for the Township of Bonfield are mapped either on Schedule C - Natural Environment or on Schedule D - Development Constraints.

Areas or sites having a natural heritage feature or other development constraints are also subject to the underlying Land Use Designation policies and the General Development Policies of this Plan.

5.1 Natural Heritage

The Township recognizes the importance of the natural environment to its citizens. The Township may create a culture of environmental awareness and encourage and enable its citizens, visitors, and business to adopt lifestyles of the lowest possible environmental impact while maintaining a sustainable quality of life. The Township also recognizes the importance of mitigating and adapting to the **impacts of a changing climate** on the natural environment. As such, the Township shall encourage **development** to demonstrate sustainable design concepts, such as designing with nature as a commitment to environmental protection for future generations.

Natural heritage consists of an overall **natural heritage system**, which consists of **natural heritage features and areas**, which are linked by natural corridors, which are important to maintain biological and geological diversity, natural functions, and viable populations of indigenous species and ecosystems. The diversity and connectivity of **natural heritage features and areas** and the long-term **ecological function** and biodiversity of the Township's **natural heritage systems** shall be maintained, restored, or improved, recognizing linkages between and among **natural heritage features and areas**, **surface water features**, and **ground water features**. The Township recognizes the value of these **natural heritage features and areas**, and it is the intent of this plan to encourage their protection and preservation.

The **natural heritage features and areas** illustrated on Schedule C have been supplied by the Ministry's *Natural Resource Values Information System* (NRVIS). The values in NRVIS and on Schedule C of this Plan are constantly changing and being updated, as new information becomes available. Any new values or changes to values shall be reported to the Ministry of Natural Resources for the purpose of updating NRVIS.

According to the Ministry of Natural Resources, there are three Candidate **Areas of Natural and Scientific Interest** (Candidate **ANSIs**) within the Township: the Blueseal Creek Hill Candidate earth science **ANSI**, and the Rutherglen Moraine Shoreline and Kame Candidate earth science **ANSI**, and the Boulter Township Candidate life science **ANSI**. Once an **ANSI** has been confirmed by the Ministry of Natural Resources, the planning authority has the responsibility of ensuring that decisions made under the *Planning Act* are consistent with the policies of the *Provincial Planning Statement*.

When potential **development** may have an impact on, or be impacted by, one of the **natural heritage features and areas** described in this section of the Plan, the Township of Bonfield may refer to the appropriate agency for comment. The Township shall also refer to the Province's *Natural Heritage Reference Manual* to implement the policies of the *Provincial Planning Statement* with respect to **development** on or adjacent to **natural heritage features and areas**.

Important habitat and natural values are constantly changing and currently values mapping is likely incomplete. New areas of **natural heritage features and areas** and **wildlife habitat** may be identified in the future, either through updates to provincial mapping or through site-by-site identification during the **development** review process. As these habitats and values change, including the **habitats of endangered species and threatened species**, the Schedules of this Plan will be updated. As these changes are usually minor in nature, formal amendments to this Plan will not be required. The Township may also consider a study to identify a **natural heritage system** which includes **natural heritage features and areas** and linkages.

Nothing in Section 5 of this Plan is intended to limit the abilities of **normal farm practices** to continue.

5.1.1 Significant Wildlife Habitat

Certain **wildlife habitat** has been identified by the Ministry of Natural Resources as having special significance and is shown on Schedule B. These habitats identified by the Ministry of Natural Resources include but are not limited to Fish Habitat Areas, Deer Wintering Yards, Moose Aquatic Feeding Areas and Bird Nesting Sites.

Council recognizes that all of the undeveloped land of the Township is suitable habitat for a variety of wildlife species and that not all **wildlife habitats** are known nor currently mapped. Therefore, the features of Schedule C are intended to be a starting point, from which to conduct site-specific study, where appropriate. The Township supports the protection of **wildlife habitat** to the greatest extent possible, and as such following policies apply:

1. Where **development** or **site alteration** is proposed, a site-specific assessment of potential **significant wildlife habitat** may be required prior to planning approval. Such assessments are to be carried out in accordance with the *Significant Wildlife Habitat Technical Guide* and all applicable provincial guidelines.
2. **Development** and **site alteration** is not permitted in **significant wildlife habitat**. The removal or alteration of vegetation in **significant wildlife habitat** areas will be minimized to the greatest extent possible.
3. Where **development** or **site alteration** is proposed within 120 m of the boundary of the of identified **significant wildlife habitat**, the proponent shall provide the Township with an Environmental Impact Study prepared by a qualified individual that demonstrates that there will be no **negative impacts** on

the habitat or its **ecological function**.

4. Where the presence of **significant wildlife habitat** has been identified, protective measures to limit impacts to the **natural heritage features and areas** and their **ecological functions** will be required of the applicant as a condition of planning approval.

5.1.2 Habitat of Endangered and Threatened Species

1. Information on the location of **habitats of endangered species and threatened species** is limited.
2. The presence of Species at Risk (extirpated species, **endangered species**, or **threatened species**) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with Ministry of the Environment, Conservation and Parks staff.
3. **Development and site alteration** is not permitted in **habitat of endangered species and threatened species**. As a result, an ecological site assessment in accordance with the Ministry of the Environment, Conservation and Parks' *Preliminary Screening for Species at Risk* guide may be required during the planning of **development and site alteration** projects to determine whether a listed species or its habitat may be present before carrying out an activity that may contravene the ESA. Proponents should prepare an Environmental Impact Study, in accordance with the EIS policies of this Plan, which demonstrates that there will be no **negative impacts** on the **habitat of endangered species and threatened species** or its **ecological function**. The Study must be completed by a qualified professional to address potential impacts on the **habitat of endangered species and threatened species**. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any **negative impacts** on these species. Current best management practices may help to mitigate the impacts resulting from an activity on the land.
4. If impacting a **habitat of endangered species and threatened species** cannot be avoided, a permit or agreement under the Act should be obtained before the activity proceeds. Municipal staff should work directly with the Ministry of the Environment, Conservation, and Parks to develop agreements or permits when required.

5.1.3 Fish Habitat

Fish Habitat are identified on Schedule C of this Plan. Within these areas, the Schedule also identifies cold, cool, and warm thermal regimes to support evaluation of the impacts of **development or site alteration on fish habitat**. For the purposes of this Plan, the following policies apply to all **fish habitat**.

1. Lake Nosbonsing, Turtle Lake, Talon Lake, Pine Lake, and Froggy Lake are waterbodies with **significant fish habitat**, and **fish** populations within the

Township. Depot Creek, Blueseal Creek, Sharpes Creek, Sparks Creek, and Kaibuskong River are important flowing waters for **fish habitat** in the Township.

2. Turtle Lake and Talon Lake are designated Lake Trout lakes for naturally reproducing populations, and are identified on Schedule C. These lakes require specific water qualities of low temperatures and high levels of dissolved oxygen. The mean volume of weighted hypolimnetic dissolved oxygen of 7 milligrams per litre for Lake Trout lakes on the Precambrian Shield is the minimum, after which a lake is determined to be “at-capacity” to avoid further oxygen depletion from the additions of phosphorous that occur from human **development**. The potential for **negative impacts** is evaluated within a buffer of 300 metres of Lake Trout lakes.
3. In addition, the Township considers all waterbodies, watercourses, and intermittently or seasonally flooded areas to be **fish habitat** unless demonstrated otherwise through Fish Habitat Study by a qualified individual.
4. The Township of Bonfield supports the management of fisheries and protection of **fish habitat**. Such management has important economic, social and environmental benefits. It is also recognized that it is the mandate of Fisheries and Oceans Canada to protect and preserve **fish habitat** on Crown and private land under the federal *Fisheries Act*. Under that Act, **fish habitat** is defined as spawning grounds and nurseries, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes.
5. **Development** or **site alteration** shall not be permitted within **fish habitat** except in accordance with **provincial and federal requirements**.
6. Where **development** or **site alteration** is proposed within 120 m, or 300 m of Lake Trout Lakes, of the high water mark of any watercourse or water body which contains **fish habitat**, the Township shall require the proponent to prepare an EIS, by a qualified professional, demonstrating there are no **negative impacts** on the **adjacent lands**, which shall also include land adjacent to all watercourses and waterbodies. This report shall identify the features of the **fish habitat**, the nature of the proposed **development**, the potential impacts that the **development** may have on the **fish habitat** and the mitigation measures required to prevent **negative impacts** on the **fish habitat**.
7. Where permitted by all other applicable policies of this Plan, **development** and **site alteration** may be permitted within and adjacent to **fish habitat**, provided that it has first been demonstrated that there will be no **negative impacts** on the **natural heritage features and areas** or the **ecological functions** for which the area is identified. Prior to **development**, approvals and permits may be required from the North Bay-Mattawa Conservation Authority, Ministry of Natural Resources and/or Fisheries and Oceans Canada.
8. Where **development** will result in the harmful alteration, disruption, or

destruction of **fish habitat**, prior authorization from Fisheries and Oceans Canada is required under the federal *Fisheries Act*.

5.1.4 Wetlands

The *Provincial Planning Statement* defines **wetlands** as: 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 **wetlands** being used for agricultural purposes which no longer exhibit **wetland** characteristics are not considered to be **wetlands** for the purposes of this definition.

The Rice Bay Wetland has been identified as a provincially **significant wetland** within the Township, in addition to other and unevaluated **wetlands**. It is the intent of the Township to protect the **ecological function** of all **wetlands** in the Township. The following policies shall apply to the areas illustrated as other **wetlands**, unevaluated **wetlands**, and provincially **significant wetlands** on Schedule C to this Plan.

1. **Watershed** and subwatershed plans shall determine the sensitivity of other and unevaluated **wetlands** and establish appropriate land use policies.
2. In areas without a **watershed** or subwatershed plan, site-specific **wetland** occurrence and EIS requirements shall be determined by Township staff prior to the time of an application.
3. In areas without a **watershed** or subwatershed plan, **development** and **site alteration** are not permitted in an other or unevaluated **wetland** unless it can be demonstrated by an EIS, prepared by a qualified professional, that there will be no **negative impacts** to the quality and quantity of **surface water features** that are hydrologically linked to the **wetland** and that losses of **significant wetland** features and functions will not occur.
4. In all areas, **wetlands** must be assessed for their level of significance in accordance with the *Ontario Wetland Evaluation System* by a qualified professional. Evaluated **wetlands** will have a Wetland Evaluation filed at the Ministry of Natural Resources.
5. **Development** and **site alteration** shall not be permitted in a provincially **significant wetland**. Where another land use designation in this Plan overlaps with and onto lands within a **wetland**, this policy shall prevail to the extent of the overlap.
6. **Development** and **site alteration** shall not be permitted on lands adjacent to any **wetland** unless the **ecological function** of the **adjacent lands** has been evaluated using the Ontario Wetlands Evaluation System by a qualified

professional and it has been demonstrated that there will be no **negative impacts** on **natural heritage features and areas** or **ecological functions**. **Adjacent lands** are considered to be within 30 metres of other **wetlands** and within 120 m of a provincially **significant wetland**.

5.2 Policies for At Capacity Lakes

The capacity of lakes to accept additional **development** must be taken into consideration when proposing **development** adjacent to watercourses and lakes. Accordingly, the policies for watercourses and lakeshore **development** are intended to prevent **negative impacts** on these important **natural heritage features and areas**. Additional guidance is found in the policies for the Recreational Area in Section 4.3 of this Plan.

This Official Plan recognizes that Lake Nosbonsing, Talon Lake, and Kaibuskong Bay are a major resource for the Township of Bonfield supporting extensive recreational and tourism opportunities as well as a reasonable amount of seasonal and permanent residences. This Plan further recognizes that all lands located within the Lake Nosbonsing and Talon Lake **watersheds** are connected by surface and ground water drainage and that all the uses in these **watersheds** directly or indirectly influence Lake Nosbonsing, Talon Lake and Kaibuskong Bay.

1. Planning policies for Lake Nosbonsing are based on recommendations from the Ministry of the Environment Conservation and Parks and those outlined in the *Lake Assessment Study of Lake Nosbonsing, 2021* and the *Lake Nosbonsing Watershed Management Study, 1993*, including recommendations to be implemented as a result of potential impacts which could occur to the sale of the 66-foot original lakeshore road allowance to abutting property owners and the increased impact this may have on Lake Nosbonsing.
2. Since 2012, Lake Nosbonsing has exhibited indicators of being at-capacity through criteria such as water quality impairment and impacts to **fish habitat**, including near-annual algal blooms, some of which have tested positive for cyanotoxins. The Township considers Lake Nosbonsing at-capacity for **development**, in accordance with MECP assessment, as referenced within the *Trout Lake Watershed Study and Management Plan, 2022*.
3. Planning policies for those portions of Talon Lake within the jurisdiction of the Township are based on the recommendations of the *Lake Talon Lakeshore Capacity Assessment, 2017* and on potential impacts which could occur as a result of the sale of the 66-foot original lakeshore road allowance to abutting property owners and the increased impact this may have on Talon Lake.
4. Based on assessments conducted by the Ministry of the Environment, Conservation and Parks, Lake Nosbonsing, Talon Lake, including Kaibuskong Bay, and Turtle Lake, are considered to be at capacity. If a lake begins to show indications of being at-capacity, a lake capacity assessment will be required to demonstrate a proposal will have no **negative impact** on water quality or **fish**

habitat prior to issuance of planning approvals.

5. Existing lots on lakes at capacity should meet the minimum policies of the Recreational Area land use designation for lots with water frontage.
6. Council will endeavour to ensure the water quality of Bonfield's valuable lake resources is regularly monitored. At any time, Council may carry out further or additional study of any Township lakes, for the purposes of determining lake capacity or establishing best lake management practice. Such studies will be carried out in accordance with the applicable provincial guidelines and in partnership with the North Bay Mattawa Conservation Authority, the Province, and where appropriate, neighbouring municipalities.

5.2.1 Development Policies for At-Capacity Lakes

1. It is the intent of this Official Plan to ensure that special care is taken through lake and **watershed** development controls to maintain and improve the existing level of water, aesthetic and fishery quality of Lake Nosbonsing, Turtle Lake, and Talon Lake, including Kaibuskong Bay. New **development** and **intensification** at these three lakes, or at any other lakes deemed at-capacity, will follow the policies in this Section of the Plan within the 300-metre development constraint area depicted on Schedule D. New **development** or **intensification** within 300 metres of the shorelines of at-capacity lakes should require the completion of environmental studies demonstrating that the **site alteration** or **development** will not negatively impact the water quality or **fish habitat** in the lake prior to the issuance of any planning approvals.
2. Generally, where it has been determined through sampling, lakeshore capacity modelling, or provincial assessment, that the lakes are deemed to be at capacity, there shall be no new **development** within 300 metres of the lake or inflowing tributaries. For the purposes of this policy, **development** includes lot creation and land use changes proposed within 300 m of a lake or inflowing stream which may have the potential to result in a more intensive use.
3. Notwithstanding Policy 5.2.1.2 of this Plan to the contrary, exemptions shall only be permitted where proposals undertake best management practices in accordance with Section 5.0 of the *Lakeshore Capacity Assessment Handbook*:
 - a. The sewage disposal tile beds are set back at least 300 metres from the shoreline of the lake, or such that drainage from the tile beds would flow at least 300 metres to the lake, unless it can be demonstrated through an EIS that there would be no net increase in phosphorous loading to the lake and that **fish habitat** would not be negatively impacted if the standard 30-metre minimum setback is used;
 - b. The sewage disposal tile beds are located such that they would drain into the drainage basin of another waterbody, which is not at development capacity; or,

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- c. To separate legally existing, habitable dwellings which were included in the original lake development capacity calculation, into individual lots each capable of supporting a Class 4 sewage disposal system, provided that the land use does not change and no net increase of phosphorus loading occurs.
 4. Consideration may be given to **development** building and **site alteration** proposals for lands within 300 metres of at capacity lakes provided that such proposals undertake best management practices in Section 5.0 of the *Lakeshore Capacity Assessment Handbook* for **development** on lakes at capacity and are consistent with the following:
 - a. In order to ensure the environmental quality is protected and appropriate **development** takes place, applications for **development** and **site alteration** on lands in the Shoreline Area shall require the submission of an Environmental Impact Study demonstrating no net increase in phosphorous loading to the lake and no **negative impacts to fish habitat** if the standard 30-metre minimum setback is used, except in cases where this requirement is waived by the authority having jurisdiction.
 - b. On existing developed parcels of record, the minimum setback for on-site subsurface sewage disposal beds from the shoreline shall be 30 metres.
 - c. It is recognized that the potential impact to the water quality of the lakes in the Township from **individual on-site sewage services** can be reduced by the periodic pumping out of septic tanks to remove solids. Therefore, it shall be the intent of Council to pass a regulatory by-law requiring the septic tank of every **individual on-site sewage service** on any lot which fronts on lakes within the Township to be pumped out at least every five years.
 5. The following additional site-specific criteria can be applied on at-capacity lakes where certain municipal planning tools and agreements are in place such as a Community Planning Permit System under the *Planning Act*, and/or site plan control under the *Planning Act*, and **site alteration** and tree-cutting by- laws under the *Municipal Act*:
 - a. Where a site-specific soils investigation prepared by a qualified professional has been completed showing the following site conditions:
 - i. The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% CaCO₃ equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight. Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soils chemistry should be taken at a depth adjacent to, or below, the proposed tile bed; and,
 - ii. An unsaturated zone of at least 1.5 metres depth exists between the tile

bed and the shallowest depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits during the periods of maximum soils saturation (e.g., in the spring, following snowmelt, or late fall)

6. Provincial review and consultation will be required for new **development** on lakes at capacity, consistent with the *Lakeshore Capacity Assessment Handbook*.
7. For each provisionally approved new lot under the *Planning Act*, the Township may require, as a condition of final approval, to enter into agreements pursuant to the *Land Titles Act*, 1990 that are registered on title should be used to ensure the following:
 - a. Design of the septic system shall include pump-dosing or equivalent technology to uniformly distribute septic effluent over the tile bed;
 - b. No add-on system components such as water-softening apparatus, to ensure the proper functioning of the septic tank-tile bed system over the long term;
 - c. Provision of a 30-metres minimum undisturbed shoreline buffer and soils mantle, with the exception of a pervious pathway;
 - d. Preparation of a stormwater management report and a construction mitigation plan (including phosphorus attenuation measures such as directing runoff and overland drainage from driveways, parking areas, other hard surfaces to soak away pits, infiltration facilities);
 - e. Location of the tile bed, in accordance with the recommendations of the site-specific soils investigation;
 - f. Explore options to implement long-term monitoring for research purposes of the sewage disposal system and reports to the planning approval authority and the MECP. Monitoring would commence from the time of installation of the sewage treatment systems and proceed for at least 10 years. This monitoring will, at a minimum, include:
 - i. Sampling locations immediately below the tile bed, down-gradient of the tile bed, and at least one site up-gradient of the tile bed;
 - ii. Collection of ground water samples by a certified professional. All samples should be field filtered (0.45 µm) prior to atmospheric exposure. Samples for PO₄- (or TP) and Fe should be acidified in the field (pH < 2) with HCl or H₂SO₄, and analyzed within two weeks of collection; and
 - iii. Chemical analyses should also include pH, chloride, total or dissolved phosphorus, nitrate, ammonium and iron;
 - iv. Sampling to occur annually (mid-summer) for the first five years, and once (mid-summer) every five years thereafter.

5.3 Water Resources and Designated Vulnerable Areas

1. The Township will use the **watershed** as the ecologically meaningful scale for integrated and long-term planning to prevent and minimize **negative impacts of development** on water resources within and across **watersheds**. The Township may undertake **watershed planning** in collaboration with the North Bay Mattawa Conservation Authority.
2. The North Bay-Mattawa Source Protection Plan identifies **water resource systems (surface water features and ground water features)** for protection from significant drinking water threats. In accordance with the Source Protection Plan, the Township shall:
 - a. Assess the impacts of **development, redevelopment**, and significant drinking water threats on **water resource systems** and their related **hydrologic functions** prior to the issuance of planning approvals;
 - b. maintain linkages and functions among **water resource systems**,
 - c. Implement the necessary restrictions to **development, redevelopment**, and **site alteration** to protect drinking water and **designated vulnerable areas**;
 - d. Consider environmental lake capacity, where applicable; and,
 - e. Protect, improve, or restore **sensitive** water resources and their related **hydrologic functions**.
3. The Province identifies significant ground water recharge areas and highly vulnerable aquifers as **designated vulnerable areas** with provincial significance. Highly vulnerable aquifers are **sensitive** to water quality impacts such as road salt storage and application, as well as fuel spills, fertilizers, pesticides, septic systems, waste disposal sites, etc. Significant ground water recharge areas are important for replenishing ground water supplies and can be detrimentally affected by impervious surfaces or consumptive water takings. These areas are depicted on Appendix B.
4. Where **development** is proposed on **sensitive** ground and surface water resources, the Township will require demonstration, to the satisfaction of the Township, that impacts would not pose a threat to local drinking water sources.
5. This Plan will apply the Province's best practices for source water protection in **designated vulnerable areas** of the Township. Within **designated vulnerable areas** as shown on Appendix B, the Township may:
 - a. Use the Zoning By-law to restrict land uses that pose a significant risk to source water in the zoning by-law;
 - b. Have a risk management official expert determine if a risk management plan is required.
 - c. Require a hydrogeological report, a servicing options report, and/or a Water Quality Impact Risk Assessment (MECP D-5-4 guideline) as a condition of

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- development** approval to ensure no risk of contamination to potable water supply wells and **ground water features**;
- d. Request a disclosure report on activities and operations of a proposed **development**, geotechnical report (if not included in a hydrogeological report) and/or a spill prevention and contingency plan;
 - e. Provide incentive programs (e.g., through Community Improvement Plans) for the implementation of risk management of potential detrimental activities or events on source water; and/or
 - f. Inform and educate local residents about source water protection best practices.
6. Snow removal and disposal sites will be situated and managed according to MECP's *Guidelines on Snow Disposal and De-icing Operations in Ontario*.

5.4 Sand and Gravel Resources

Sand and gravel resources have been identified on Schedule C showing the location of known deposits of sand and gravel resources in the Township. The Province has prepared an *Aggregate Resources Inventory Paper* (ARIP) for the North Bay Area (ARIP 070). It is the intent of the Township to protect, where possible, sand and gravel deposits to ensure that these resources are utilized in accordance with proper controls and to protect these resources for future economic use.

1. Aggregate pits or quarries shall be encouraged to locate in the identified sand and gravel resource areas as shown on Schedule C.
2. On lands shown to contain sand and gravel resources, or on lands adjacent to approved Aggregate Resource Areas, **development** and activities which could preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a. The 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.
3. **Adjacent lands** are defined as 300 metres from sand and gravel deposits, and 500 metres from consolidated **mineral aggregate resources**.
4. Properties presently being used for the extraction and/or processing of raw materials taken from the earth shall be shown in this Plan on Schedule D and zoned accordingly in the Zoning By-Law.
5. Any new pit or quarry will be licensed and operated in accordance with the *Aggregate Resources Act*, which is administered by the Ministry of Natural Resources. Studies and the site plans required under the *Aggregate Resources*

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- Act* are reviewed to ensure that the effects on the natural environment and other resources and existing development are fully considered prior to the Ministry approving a license for the establishment of new or expanded pit or quarry and the Township approving any required zoning modifications. In accordance with Ministry of the Environment, Conservation and Parks *D-Series Guidelines*, pits and quarries are considered Class III industrial facilities. The potential area of influence for pits and quarries extend out 1,000 metres from the area designated for industrial use. Site-specific studies conducted in consultation with the Province may reduce the area of influence to 300 m.
6. No **mineral aggregate resource** removal or quarry operations may commence until excavation of an earthen berm along the visual side is completed to the satisfaction of Council and as required to remove **mineral aggregate operations** or quarrying from sight.
 7. All the topsoil removed prior to or in the course of the **mineral aggregate resource** removal or quarrying operation shall be retained on part of the land and from time to time redistributed for rehabilitation purposes on the surface of the land, in accordance with the terms of the license.
 8. No excavation other than an access road shall take place within 30 metres of an adjacent property line or within 30 metres of any public street or highway.
 9. The establishment of any new **mineral aggregate operations**, not shown on Schedule D, shall require an amendment to the Zoning By-Law. Rezoning to an appropriate zone will be required, provided that:
 - a. Any license applying to the land has been surrendered or modified so as not to apply to the land and it can be demonstrated that the land has been progressively rehabilitated to recognize the interim nature of extraction and anticipate future land uses and to mitigate negative impacts to the greatest possible extent. Final rehabilitation, taking surrounding land uses into consideration, shall be required to permit the **development**;
 - b. The proposed use will not limit the possibility of **mineral aggregate resource** extraction from other lands designated Aggregate Removal Area; and
 - c. Issues of public health, public safety and environmental impact are addressed to the satisfaction of the Township. This may necessitate the submission of other supporting information such as, geotechnical and ground water studies.
 10. **Comprehensive rehabilitation** planning is encouraged for proposed new operations. Council shall enter into an agreement with the owners of any proposed mining or quarrying operations to ensure consistency with the above policies and the effective rehabilitation of the area after such operations have been completed.

5.5 Provincial Parks and Conservation Reserves

1. The Mattawa River Provincial Park and the Boulter-Depot Creek Conservation

Reserve are shown as Provincial Parks and Conservation Reserves on Schedule A of this Plan. Ontario Parks at the Ministry of the Environment Conservation and Parks is responsible for administering these lands and determining appropriate land use policies, in accordance with the *Provincial Parks and Conservation Reserves Act*.

2. Nothing in this Plan shall conflict with the preservation and protection of Provincial Parks and Conservation Reserves, and **development** shall have regard for mitigating **negative impacts** on these areas.
3. The Township will notify and consult with the Ontario Parks Algonquin Zone Office prior to approving any **development** proposals within 120 metres of a Provincial Park or Conservation Reserve.

5.6 Natural Hazards

Lands having inherent or natural environmental hazards, such as **flooding hazards**, **erosion hazards**, steep slopes or any other physical condition or limitation which is hazardous to human life and /or property, are shown on Schedule D.

The Township shall identify **hazardous lands** and **hazardous sites** and manage **development** within and adjacent to these areas in collaboration with the North Bay Mattawa Conservation Authority and in accordance with provincial guidance. The North Bay-Mattawa Conservation Authority Approximate Regulated Area boundaries are shown on Schedule D.

The following policies apply:

1. The Township shall direct **development** away from areas of natural hazards where there may be unacceptable risk to public health, safety, or damage to public or private property and where **development** does not aggravate existing nor create new natural hazards,
2. The Conservation Authority Regulated Area overlay shall permit the following passive land uses, agriculture, outdoor recreation, public and private parks, forestry, conservation of soil and flood control.
3. No buildings, nor the placing and/or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in the Natural Hazards Constraints Area, within areas subject to **flooding hazards**, **erosion hazards**, or physical limitations of any kind. Only **development** that must locate within the **flood plain**, such as flood or erosion control works or minor additions to passive non-structural uses that do not affect flood flows, may be permitted in areas subject to **flooding hazards**, with the consent of the North Bay-Mattawa Conservation Authority.
4. **Development** within natural hazards shall be controlled by the Township within the Conservation Authority Regulated Area overlay, which includes a 30 m building setback from all lakes, rivers, streams and **wetlands**, and by the North

Bay-Mattawa Conservation Authority through the North Bay- Mattawa Conservation Authority Development, Interference with **wetlands** and Alterations to Shorelines and Watercourses regulations. The Conservation Authority Regulated Area overlay may be extended or deleted without formal amendment to this Plan based on written notification by the North Bay-Mattawa Conservation Authority.

5. **Development** proponents must obtain a Section 28 permit under the *Conservation Authorities Act* from the Conservation Authority to enable any construction or **site alteration** within the Conservation Authority Regulated Area overlay.
6. Where **development** is proposed within or adjacent to the Conservation Authority Regulated Area overlay, the developer shall demonstrate to the satisfaction of Council and the North Bay Mattawa Conservation Authority, that the elevations and/or setbacks of the buildings will be sufficient to preclude any hazard of flooding, erosion, **impacts of a changing climate**, or other physical hazards.
7. Where land located in the Conservation Authority Regulated Area overlay is under private ownership, this Plan does not indicate that this land will necessarily remain as such indefinitely nor shall it be construed as implying that such areas are free and open to the general public or will be purchased by the Township or other public agency.
8. Where new **development** is proposed on a site, part of which has physical or environmental hazards, then such hazard lands shall not necessarily be acceptable as part of the parkland dedication under the *Planning Act*. All lands dedicated to the Township shall be conveyed in a physical condition satisfactory to the Township. When an open watercourse is involved, adequate space shall be provided for maintenance and operation.
9. A section of South Shore Drive is located within the Conservation Authority Regulated Area overlay. The Township shall investigate the level of risk and determine whether the road alignment should be changed or whether engineered solutions can be installed to protect the road from **erosion hazards**.
10. The Conservation Authority Regulated Area overlay, and all natural hazards shall be zoned in the implementing Zoning By-Law. A general Zoning By-Law provision shall be set out requiring that all buildings be set back from the margin of a lake, river, stream or **wetland** by a minimum distance of 30 metres. This setback provision may be reduced based on written notification by the North Bay- Mattawa Conservation Authority without an amendment to this Plan or the implementing Zoning By-Law. Zoning schedules shall indicate of those areas which are regulated by the North Bay-Mattawa Conservation Authority.
11. The Township is under no obligation to compensate landowners for increased

development costs resulting from this policy.

5.6.1 Flooding, Erosion, and Steep Slopes

1. **Development** shall generally be directed to areas outside of **hazardous lands** adjacent to **river, stream, and small inland lake systems** which are impacted by **flooding hazards** and/or **erosion hazards**, and **hazardous sites**.
Development and **site alteration** shall not be permitted within:
 - a. Areas that would be rendered inaccessible to people and vehicles during times of **flooding hazards** and/or **erosion hazards**, unless it has been demonstrated that the site has safe access appropriate for the nature of the **development** and the hazard; and
 - b. A **floodway**, regardless of whether the areas of inundation contain high points of land not subject to **flooding hazards**.
2. **Development** shall not be permitted to locate in natural hazard areas or 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 or **hazardous substances**.
3. The Township in conjunction with the North Bay-Mattawa Conservation Authority shall undertake detailed **flood plain** mapping from time to time for areas experiencing development pressures. New detailed **flood plain** information shall be incorporated into this Plan utilizing the appropriate Environmental Protection Policy.
4. After flood mapping, the North Bay-Mattawa Conservation Authority may implement the **two-zone concept** for **flood plains**, so that **development** and **site alteration** may be permitted in the defined **flood fringe** area, subject to appropriate **floodproofing standard** to the **flooding hazard** elevation or another **flooding hazard** standard approved by the Minister of Natural Resources.
5. When applying the **two-zone concept** in the **flood fringe**, and except as prohibited in Policies 1 and 2 of this Section of the Plan, **development** and **site alteration** may be permitted in those portions of **hazardous lands** and **hazardous sites** where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - a. **Development** and **site alteration** are carried out in accordance with **floodproofing standards, protection works standards, and access**

standards;

- b. Vehicles and people have a way of safely entering and exiting the area during times of **flooding hazards, erosion hazards**, and other emergencies;
 - c. New hazards are not created, and existing hazards are not aggravated; and
 - d. No adverse environmental impacts will result.
6. The limits of the **flood plain** of Lake Nosbonsing and Kaibuskong Bay are based on the Regional Storm Elevations of 237.6 m.a.s.l. and 195.52 m.a.s.l. respectively, as shown on Schedule D to this Plan. These **flood plains** are to be zoned as Hazard Land in the implementing Zoning By-Law. When more detailed mapping becomes available for other waterbodies, Council will amend this Plan and the implementing Zoning By-Law as required.

5.6.2 Wildland Fire

The Township recognizes the risks of forest fires to public safety and private property, and it is the intent of this plan to mitigate such risks. The Ministry of Natural Resources' wildland fire assessment mapping for the Township has been included in Appendix A.

1. **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**. **Development** may be permitted in lands with **hazardous forest types for wildland fire** where the risk is mitigated in accordance with **wildland fire assessment and mitigation standards**, as identified by the Ministry of Natural Resources.
2. In the absence of detailed municipal assessments, proponents submitting a planning application may be required to undertake a site review, as directed by the *Wildland Fire Risk Assessment and Mitigation Reference Manual*, to assess for the presence of areas of high to extreme risk for wildland fire on the subject lands and adjacent lands (to the extent possible). If **development** is proceeding where high to extreme risk for wildland fire is present, measures should be identified by proponents to outline how the risk will be mitigated in accordance with **wildland fire assessment and mitigation standards**.
3. Wildland fire mitigation measures which would result in **development** or **site alteration** shall not be permitted in **significant wildlife habitat** unless it has been demonstrated through EIS that there will be no **negative impacts** on the **natural heritage features and areas** or their **ecological functions**, or in the **habitat of endangered species and threatened species** except in accordance with **provincial and federal requirements**.

5.7 Human-Made Hazards

Human-made hazards refer to hazards to people or property which may be a result of **mine hazards, oil, gas and salt hazards**, former **mineral mining operations**,

mineral aggregate operations, or **petroleum resource operations**. Human-made hazards in the Township are shown on Schedule D.

The following policies apply:

1. **Development** shall be directed away from areas of human-made hazards where there is an unacceptable risk to public health or safety or of property damage and shall not create new or aggravate existing hazards.
2. **Development** on, abutting, or adjacent to lands affected by **mine hazards**, salt hazards, or former **mineral mining operations**, **mineral aggregate operations** may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.
3. Sites where there is potential for contaminants in land or water shall be assessed and remediated as necessary, as per the potentially contaminated sites policies in this plan, prior to any activity on the site associated with the proposed use, such that there will be no **adverse effect**.

5.7.1 Abandoned Mine Hazard Site

1. **Mine hazards** are any feature of a mine defined in the *Mining Act* or any related ground disturbance that has not been rehabilitated.
2. To date there are no abandoned **mine hazard** sites (AMIS) in the Township of Bonfield. In the event that this changes in future, the Official Plan shall be updated to show the location on an appropriate Schedule.
3. The Township shall require applicants for any proposed **development** within 1,000 m of an Abandoned Mine Hazard Site (AMIS) symbol to consult with the appropriate provincial ministry, regarding the nature of the hazard, and to undertake any remediation measures as legislated under the *Mining Act*. A study prepared by a qualified professional engineer may be required to determine the status of the hazard site, the nature of the hazard, and any risks to public health and safety. As a former industrial site, a proposed change on the site to a more **sensitive land use** may require the filing of a Record of Site Condition. See the Section of this Plan on Potentially Contaminated Sites for more information.
4. **Development** on, abutting or adjacent to lands or water affected by **mine hazards** or former **mineral mining operations** shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed.

5.7.2 Potentially Contaminated Sites

1. Where planning approvals are required for a more **sensitive land use** prior to the **development** of any property which may have been contaminated by previous uses, Council shall require the proponent to submit a Record of Site

Condition, along with their application, that has been prepared by a qualified consultant in accordance with the Ministry of the Environment, Conservation, and Parks' guidelines.

- a. Within the definitions and procedures for Records of Site Condition detailed in O.Reg. 153/04 of the *Environmental Protection Act, 1990* (EPA), potentially contaminated sites include industrial (including former **mineral aggregate operations** and **mineral mining operations**), commercial, or community uses whereas **sensitive land uses** may include agricultural use, **institutional use**, parkland, or residential use.
- b. Change in use of the subject lands cannot occur before MECP acknowledges that the Record of Site Condition shows that the property meets the standards applicable for the intended use of the subject lands.
2. If site restoration is required, this shall normally be done prior to planning approval or granting of building permits with a site remediation plan prepared to be consistent with Ministry of the Environment, Conservation, and Parks guidelines.
3. In some cases, where site remediation requirements are known and feasible, planning approvals using a Holding Zone may be considered. In these instances, the remediation of the site and the submission of a Record of Site Condition, acknowledged by the Ministry of the Environment, Conservation, and Parks shall be required prior to the removal of a holding symbol. In the interim, uses permitted on such properties shall be restricted to existing land uses.

5.7.3 Waste Disposal Sites

The existing and decommissioned solid waste disposal sites are illustrated on Schedule E. The Township maintains one active solid waste disposal site with capacity for an additional 54 years of use, as of a 2021 assessment.

Currently, there are no sewage waste disposal sites in the Township. In the event that this changes in future, the Official Plan shall be updated to show the location on Schedule E.

Due to the problems with unstable soil conditions, methane gas and toxic leachates, **development** on or near these sites is subject to the approval of the appropriate provincial ministry and the Township. The following policies apply:

1. Under the *Environmental Protection Act, 1990*, MECP approval may be required for the use of lands previously used for the disposal of waste.
2. MECP *Guideline D-4 Land Use on or Near Landfills and Dumps* will be applied for any applicable **development** or **site alteration** proposal. The areas of development constraint are depicted on Schedule D.
3. Any **development** within 500 metres of a Waste Disposal site shall require the

submission of technical studies, to the satisfaction of Council, to establish the potential hazards, **adverse effects**, or health and safety risks that may result from the Waste Disposal site. The required technical studies shall also provide recommendations regarding the appropriate mitigation measures, including setbacks, development standards, monitoring requirements or other remedial measures to be provided to ensure the health, safety and welfare of future residents near such facilities. The cost of completing any studies shall be the responsibility of the applicant, and any costs incurred by the Township to review the studies shall be the responsibility of the applicant.

4. In addition, any **development** proposed within 500 metres of an active or former waste disposal site shall be accompanied by gas and leachate migration studies, prepared by a qualified consultant, and completed to the satisfaction of the Township in consultation with the Province.
5. Should significant impacts be identified more than 500 metres from a Waste Disposal site, the study area may be expanded accordingly.
6. Separation distances between waste disposal sites and proposed land uses may be required to conform with MECP Guideline D-2, where appropriate. The risk of future ground water interference events increases if the recommended separation distances are not applied.

5.8 Cultural Heritage Resources

Council recognizes the importance of cultural heritage resources within the Township. Cultural heritage resources include **archaeological resources**, **built heritage resources** and **cultural heritage landscapes** as defined by the 2024 *Provincial Planning Statement* as follows:

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

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

Cultural heritage landscape: means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a **significant** type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts

designated under the *Ontario Heritage Act*; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.

Presently, there are no designated cultural heritage resources within the Township of Bonfield; however, policies dealing with such sites are included in the plan to enable future designation. Council may maintain a heritage register, heritage management plan and/or archaeological management plan for land use planning, resulting in inventories of **significant** cultural heritage sites and **areas of archaeological potential** within the Township of Bonfield, together with programs and strategies to conserve **significant** cultural heritage resources, including archaeological sites.

Records of archaeological sites are maintained by the Ministry of Citizenship and Multiculturalism. The Township will consider entering into a data-sharing agreement with the Ministry to receive up to date archaeological information.

5.8.1 Cultural Heritage Policies

1. Cultural heritage resources shall be **conserved**. Areas or sites having any cultural heritage resources are also subject to the underlying Land Use Designation policies and the General Development Policies of this Plan.
2. No **development** or **site alteration** on or adjacent to a **protected heritage property** shall be permitted unless the **heritage attributes** of the property are **conserved**. Council will require technical cultural heritage studies (e.g., archaeological assessment, heritage impact assessment and/or conservation plan) to be prepared by a qualified professional, whenever a **development** has the potential to affect a cultural heritage resource through alteration, demolition, or removal.
3. Where **development** or **site alteration** affects cultural heritage resources or landscapes, the Township may enter into registered agreements under Sections 45, 51, or 53 of the *Planning Act*, with the owners of **protected heritage properties** when it deems that financial securities are necessary to ensure the conservation of the properties as part of a **development**.
4. The *Ontario Heritage Act* may be utilized to conserve **significant** cultural heritage resources within the Township through the designation, by by-law, of individual properties, heritage conservation districts and/or landscapes and archaeological sites, or through easements or covenants. Council may, by by-law, and in consultation with the municipal heritage committee, if one has been established:
 - a. Designate properties to be of cultural heritage value or interest;
 - b. Define the Township, or any area or areas within the Township as an area to be examined for designation as a heritage conservation district; and
 - c. Designate the Township, or any area or areas within the Township, as a heritage conservation district.

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5. The proposed demolition, alteration, or removal of a **protected heritage property** requires Council's consent as per the requirements of the *Ontario Heritage Act*.
 6. The municipal clerk shall maintain a Register of properties which will include properties that have been designated under Part IV and V of the *Ontario Heritage Act*, and properties that have not been or cannot be designated but Council considers to be of cultural heritage value or interest.
 7. The Township may establish an archaeological management plan or cultural heritage plan and may develop and implement proactive strategies for conserving **built heritage resources** and **cultural heritage landscapes**.
 8. A Municipal Heritage Committee (MHC) may be established and maintained by Council, pursuant to the *Ontario Heritage Act*, to advise and assist Council on matters related to Parts IV and V of the Act and other cultural heritage conservation matters.
 9. Cultural heritage resources will be **conserved** in the undertaking of municipal public works, undertakings and/or maintaining properties owned by the Township. When necessary, Council shall require technical cultural heritage studies (e.g. heritage impact assessments, archaeological assessments) and satisfactory measures to mitigate any impacts on identified **significant** cultural heritage resources.
 10. The Township will engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing **archaeological resources, built heritage resources, and cultural heritage landscapes**.
 11. Council shall encourage the identification of heritage roads and transportation corridors and the conservation of their **heritage attributes**. Heritage roads may be designated under the *Ontario Heritage Act*, acknowledging their contribution to the Township's settlement history.

5.8.2 Archaeological Resources

Council recognizes that there may be (terrestrial and/or marine) archaeological sites or **areas of archaeological potential** within the boundaries of the Township. **Areas of archaeological potential** are identified through the application of criteria established by the Province or an Archaeological Management Plan. Such criteria include features such as proximity to water, current or ancient shorelines, sandy soils, rolling topography, the remains of any building, structure, place, activity, or cultural feature or object such as unusual landforms, portage routes or other places of past human settlement, which due to the passage of time, are on or below the surface of land or water and are **significant** to history and understanding of a people or place.

1. Where a **development** proposal or **site alteration** encroaches on lands containing **archaeological resources** or is within an **area of archaeological potential**, the Township shall require an applicant to undertake an

Archaeological Assessment of the lands in accordance with requirements of the *Ontario Heritage Act*. The archeological assessment shall be conducted by an archaeologist licensed under the *Ontario Heritage Act* as a condition of any **development** proposal. The archaeological assessment report will be submitted to the Township and to the Ministry of Citizenship and Multiculturalism. Where an Archaeological Assessment indicates that an archeological resource or **area of archaeological potential** may be of interest to the Algonquins of Ontario or another Indigenous community, the community shall be notified and given opportunity to provide comments on the Archaeological Assessment and/or the proposed **development** to ensure that the **archaeological resources** are **conserved**.

2. Where a **development** proposal or **site alteration** encroaches on lands with **archaeological resources** or is within an **area of archaeological potential**, the Township shall require a letter from the Province summarizing their assessment of the report and their recommendations to ensure that cultural heritage resources are protected.
3. When **development** has the potential to impact a known or suspected cemetery or burial site, Council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial, and Cremation Services Act* shall apply. **Development** shall be guided by this legislation and any direction from the Ministry of Government and Consumer Services. Potentially interested Indigenous communities shall be notified and given opportunity to provide comments when burial sites or remains considered to be of potential Indigenous origin are discovered in the Township.
4. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
5. The Township shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine archeological resources such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fjords, fishing traps, dwellings, aircraft and other items of cultural heritage value are known or discovered and impacted by shoreline and waterfront **developments**.
6. Council may conserve the integrity of **archaeological resources** by adopting zoning by-law provisions under Section 34(1) (3.3) of the *Planning Act* to prohibit any land use activities and the erection of buildings and structures which is within an identified site of an **archaeological resource**.

6 Transportation

The policies of this Section of the Plan are to ensure that the transportation within and across the Township boundaries functions efficiently and safely for the movement of people and goods. There are four (4) classifications of roads throughout the Township, however three road types are shown on Schedule B. The policies for all road classifications are as follows:

6.1 Provincial Highways

1. Provincial highways include Controlled Access Highways under the jurisdiction of the Ministry of Transportation of Ontario (MTO). These roads include Highway 17 and 531. The Township supports the Ministry of Transportation's objectives to preserve the safety, amenity and operational visibility of provincial highways through controls on signs, entrances, land uses and **development**. The Ministry of Transportation should be consulted in regard to these matters at an early stage in the consideration of any sign, entrance, land use or **development** proposal along or in proximity to a provincial highway.
2. The Township shall plan for and protect **major goods movement facilities and corridors** to promote linkages to the provincial transportation network and support efficient goods movement in the long-term. The Township shall plan for and protect corridors and rights-of-way for transportation, transit, and for co-linear **infrastructure** (e.g., electricity generation facilities and transmission systems) to meet current and projected needs.
3. New non-residential entrances shall generally be limited to public roads leading to approved subdivisions and to original Township road allowances. All entrances require the approval of MTO.
4. In addition to all the applicable municipal requirements, all proposed **development** located adjacent to, and in the vicinity of, a provincial highway within the MTO's permit control area under the *Public Transportation and Highway Improvement Act* (PTHIA), will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the Township identified for future development that are located adjacent to, or in the vicinity of, a provincial highway or interchange/intersection within MTO's permit control areas will be subject to MTO's policies, standards and requirements.
5. Direct access onto a provincial highway will be discouraged and often prohibited. Development shall be encouraged to utilize local roads and service roads wherever possible. Where access is a possibility, it will only be considered to those properties that meet the requirements of MTO's access management practices and principles. Where necessary, **development** in the vicinity of Highway 17 may require the construction of service roads parallel to

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- this Highway in order to make more effective use of the local land resource.
6. A transportation impact study, prepared by a professional and certified engineer may be required by a proponent to address both the impact of any new **development** upon the provincial highway system, as well as any associated highway improvements that are required prior to the approval of the **development**.
 7. The Ministry of Transportation's (MTO) policy is one highway entrance for one lot of record. MTO will restrict back lots that do not have frontage on a provincial highway from using other property owner's entrances. New **development** that does not have frontage on a provincial highway must gain access from a new or existing municipal public road that meets MTO access management practices and principles.
 8. Any new proposed access connection (i.e. public road or signalized intersection) into a provincial highway shall meet the Ministry of Transportation's access management practices and principles.
 9. A drainage/stormwater management report/plan shall be prepared by the proponent and reviewed and approved by the Ministry of Transportation for those **developments** located adjacent to, or in the vicinity of a provincial highway where drainage has the potential to impact the highway and/or downstream properties.
 10. Outdoor storage and loading areas shall be visually screened or appropriately located so as to not be visible to the travelling public.
 11. Entrances serving home occupations, industries or businesses located adjacent to provincial highways require the approval of the Ministry of Transportation. Typically, the Ministry of Transportation will require that the property owner obtain an entrance permit, construction permit and/or a sign permit if necessary. As a condition of these permits, the Ministry of Transportation requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future, and that an additional entrance will not be permitted to accommodate the home occupation, industry or business. In addition, the Ministry of Transportation would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.
 12. Wind turbines located adjacent to a provincial highway will be set back a minimum distance measured from the limit of the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.
 13. Access to new **developments** adjacent to provincial highways is subject to the policies and regulations of the Ministry of Transportation.

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14. The Township may request a Noise Feasibility Study to support **development** adjacent to a provincial highway. The study shall be completed in accordance with the Province's *NPC 300* publication.

6.2 Township Roads

1. Township roads are under the jurisdiction of the Township.
2. Township roads provide year-round access to **development** in the Township.
3. The number of streets and driveways intersecting with Township roads should be minimized. New **development** proposed on adjacent lands to existing or planned Township Roads and co-linear **infrastructure** should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, or where avoidance is not possible, minimize and mitigate **negative impacts** on and **adverse effects** from the corridor and transportation facilities.
4. Shared driveways and internal accesses between adjacent commercial and/or residential **development** are encouraged to limit the number of required road access points.
5. Within the rural **settlement areas** of Bonfield and Rutherglen, the Township shall strive to ensure that a sidewalk is provided on at least one side of the street.

6.3 Seasonal Roads

1. Seasonal roads are roads under the jurisdiction of the Township providing access to recreational areas. These roads will not be snow plowed and will be maintained only in the spring, summer and early fall.

6.4 Private Roads

1. Unless it is clearly in the public interest for the Township, it is not intended that existing private roads will be assumed by the Township and no responsibility for access, snow removal, maintenance or use by school buses is acknowledged. Provincial road standards and adequate storm drainage will be a minimum requirement for any private road before it is assumed by the Township.
2. For the purpose of this Plan, Private Roads are roads that are not owned or maintained by the Province or a municipality or maintained by a local roads board that service two or more properties in separate ownership.
3. Developing a new, or extending an existing, Private Road is prohibited unless such road is part of an internal road within a condominium **development**.
4. The creation of new lots on a Private Road and the creation of new lots that may precipitate the extension of a Private Road are prohibited,

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5. Notwithstanding Section 6.4.4 of this Plan to the contrary, the Township may permit new lots on a private road where:
 - a. Lot creation is proposed by a single landowner;
 - b. Extension of an existing private road is identified as a right-of-way on a plan or survey; and,
 - c. All properties are subject to a private road maintenance agreement that is registered on title.

6.5 Snowmobile Trails

1. Snowmobile trails form an important component of the Township's **transportation system** and are shown on Schedule B to this Plan. Snowmobile use and snowmobile trails in the Township will be in accordance with the *Motorized Snow Vehicles Act*, 1990 and regulations.
2. **Development** proposals adjacent to a snowmobile trail will ensure that these routes are protected.
3. Any proposals for snowmobile crossings of provincial highways, Township roads or railways will require the prior approval of MTO or appropriate authority and may be permitted subject to restrictions.
4. Any proposals for snowmobile crossings of Township roads will require the prior approval of the Township. Trails located along the right-of-way of a Township road require the approval of Council.

6.6 Recreational Trails

1. The Township recognizes the value of recreational trails as alternative and **active transportation** options to promote quality of life and public amenities for residents and visitors alike. There are currently no municipally maintained year-round recreational trails within the Township, however, it is the intent of this Plan to encourage the development of permanent and seasonal trail networks for pedestrians, cyclists, as well as innovative mobility options as opportunities arise.
2. Where proposed recreational trails are intended to traverse a provincial highway, the proposed crossing will require the prior approval of the Ministry of Transportation and may be permitted subject to restrictions. Trails running along the right-of-way of a provincial highway will not be permitted.
3. Any proposals for trail crossings of Township roads will require the prior approval of the Township. Trails located along the right-of-way of a Township road require the approval of Council.

7 Implementation and Interpretation

The following policies provide direction for the decisions of Council, the use of By-laws and Development Agreements which shall implement and interpret policies outlined in this Plan.

7.1 General

1. This Official Plan shall be implemented by the powers conferred upon the Township of Bonfield by the *Planning Act*, as amended and other statutes of the Province of Ontario as applicable. The decisions of Council shall be consistent with the *Provincial Planning Statement*.
2. References to legislation, ministries, agencies and departments within this document are current as of the date of adoption of this plan; however, these names can change from time to time. Where reference is made to legislation, the most current (amended) version of the Act shall apply. Where the names of ministries, agencies and departments changes, the successor organization shall be consulted.
3. Where a new Official Plan is approved by the Ministry of Municipal Affairs and Housing, the Plan shall be reviewed after 10 years and then at five-year intervals. Should economic or social changes occur which necessitate an earlier review, or should the monitoring of the Plan identify areas that need further consideration, Council may direct such a review to be undertaken.
4. Pursuant to Section 24(1) of the *Planning Act*, no public work shall be undertaken and no by-law shall be passed by the Township for any purpose that does not conform to the intent and policies of this Official Plan.
5. The Township may acquire, hold, or dispose of land for the purposes of implementing any policies of this Official Plan subject to the provisions of the *Planning Act*, and any other applicable statutes of the Province of Ontario.
6. All development agreements regarding plans of subdivision, plans of condominium, consents, minor variances, and site plans are required to conform to the policies of this Official Plan.

7.2 Community Improvement

The Community Improvement provisions of the *Planning Act* allow municipalities to prepare Community Improvement Plans for designated Community Improvement Project Areas as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason.

7.2.1 Objectives

1. The objectives of Community Improvement Plans are:
 - a. To upgrade and maintain all essential municipal services and community

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- facilities;
- b. To ensure that community improvement projects are carried out within the built-up areas of the Township;
 - c. To ensure the maintenance of the existing building stock;
 - d. To promote **development** of **affordable** housing;
 - e. To promote upgrading for, renovating for, and new **development** of spaces and buildings, including housing, which are accessible to all ages and abilities;
 - f. To prepare for the **impacts of a changing climate**;
 - g. To promote energy efficiency and environmentally sustainable design;
 - h. To encourage **redevelopment**, reuse, or maintenance of existing **brownfield sites** or vacant properties;
 - i. To encourage the preservation, rehabilitation, renewal and reuse of heritage resources, including heritage buildings;
 - j. To encourage private sector investment and the strengthening of the economic base; and
 - k. To improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, water supply, parks and recreation, community facilities, the shoreline areas or streetscaping.
 - l. To enhance the visual appearance of Community Improvement Areas.

7.2.2 Policies

1. Any land use designation in an Official Plan may be designated as a Community Improvement Project Area, for the purposes of achieving the objectives of 7.2.1.
2. Community improvement shall be accomplished through the:
 - a. Designation, by by-law, of Community Improvement Projects Area(s) based on the objectives of 7.2.1 and in accordance with the *Planning Act*,
 - b. Preparation and adoption of a Community Improvement Plan for each Community Improvement Project Area;
 - c. Establishment of programs to implement the Community Improvement Plan in effect within a designated Community Improvement Project Area.
3. Council shall have regard for the following matters in the preparation and adoption of a Community Improvement Plan:
 - a. The boundary of the proposed Community Improvement Project Area and the land use designations contained in this Plan;
 - b. The estimated costs, means of financing and the staging and administration

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- of the project;
 - c. The provision of sufficient flexibility, as circumstances warrant, where project and costing revisions are necessary;
 - d. The phasing of improvements, in order to permit a logical sequence of **development** without generating unnecessary hardship to area residents and the business community;
 - e. The means of implementation;
 - f. Citizen involvement.
4. In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, the Township of Bonfield may undertake a range of actions in accordance with the *Planning Act*, including:
- a. Acquisition of land within the Community Improvement Project Area and subsequent;
 - b. Clearing, grading, or other preparation of this land;
 - c. Construction, repair, rehabilitation, or improvement of buildings on this land;
 - d. Sale, lease, or disposition of this land to any person or governmental authority.
 - e. Provision of public funds such as grants or loans to owners, tenants and their assignees to pay for the whole or part of the eligible costs of the Community Improvement Plan (e.g. environmental site assessment, remediation, **development**, **redevelopment**, etc.)
 - f. Application for financial assistance from senior level government programs.
5. **Development** proposals located within CIP areas must have regard to the Community Improvement Plans.

7.3 Zoning By-law

This Official Plan will be implemented through a new comprehensive Zoning By-law adopted under Section 34 of the *Planning Act*.

7.3.1 Non-Conforming Uses

1. Legally existing uses that do not conform to the land use designations outlined in this Plan may be zoned to permit the continuation of the use and may provide for limited expansion provided that the development policies of this Plan are met.
2. Where a non-conforming use changes, the new use shall be in keeping with the intent of this Plan.

7.3.2 Non-Complying uses

1. In some cases, a land use may be recognized as a permitted use under the implementing Zoning By-law but may be non-complying with respect to various regulations of the By-law. This can be the result of a change in the standards of the Township. In such cases, the Zoning By-law may allow for additions to non-complying buildings or structures and erection of buildings and structures accessory to a non-complying building or structure, provided that the provisions of the Zoning By-law are not further contravened. A further contravention means the making of an addition to an existing non-complying building or structure, any part of which addition does not comply with the required setbacks or any other provision of the Zoning By-law.

7.3.3 Temporary Uses

1. The Township recognizes that there may be circumstances in which short-term or one-off uses, which are not otherwise permitted in a land use designation, may be beneficial for the community. Council may pass a By-law to allow the temporary use of lands that do not conform to the Land Use Designations in this Plan provided that:
 - a. The temporary use does not require major capital investment or alteration to the existing landscape;
 - b. The proposed use is compatible with surrounding land uses;
 - c. The proposed use does not require the extension of municipal services;
 - d. The developer has entered into an agreement with the Township specifying the conditions under which the use may be permitted; and
 - e. The By-law shall specify a maximum time period for which the use may be permitted and may establish timelines for renewal periods.

7.3.4 Holding Provisions

1. Council may use Holding provisions as provided for under Section 36 of the *Planning Act* in order to establish zoning provisions prior to completing technical, administrative, or financial aspects of the **development**. Where Council uses a Holding provision, the use of land may be restricted to existing uses until one or more of the following conditions have been fulfilled:
 - a. A Site Plan Agreement, Drainage Management Plan or Subdivision Agreement as may be required has been completed between the Township and the developer;
 - b. All engineering plans and arrangements with respect to municipal services have been completed; and
 - c. Site contamination or other environmental constraints have been appropriately addressed.

7.4 Development Permit By-law

The Development Permit approval framework (also known as a Community Planning Permit System), authorized under Section 70.2 of the *Planning Act*, combines existing systems of zoning, site plan control, tree cutting by-laws and site alteration by-laws into one approval or permitting system. Lands subject to a Development Permit By-law are no longer subject to the Zoning By-law or Site Plan Control By-law.

1. All lands within the Township are identified as a proposed Development Permit Area. Notwithstanding this, a Development Permit By-law may be developed and adopted by Council for a specific area of the Township or for the entire corporate limits of the Township. Where a Development Permit By-law has been enacted and approved, the Zoning By-law and Site Plan Control By-law will not apply.
2. The objectives of the Township in implementing a Development Permit By-law shall include the following:
 - a. Implementation of the vision, goals, objectives, and policies of this Official Plan;
 - b. Streamlining and coordination of multiple **development** approvals into a single process;
 - c. Support for modest and appropriate growth in the Township's rural **settlement areas** as the primary focus for growth;
 - d. Implementation of a coordinated and phased growth;
 - e. Support for economic development and diversification for residents and businesses;
 - f. Preservation of the Township's rural character and natural and cultural heritage resources;
 - g. Improvement of the shoreline area and lake quality;
 - h. Preservation and enhancement of residential neighbourhoods;
 - i. Protection of the natural environment, water resources, and strengthened climate resilience and adaptation; and
 - j. Promotion and rehabilitation of industrial properties;
 - k. Maintenance of the general character and compatibility of land uses as implemented through development standards.
1. A Development Permit By-law established by Council may include additional goals, objectives, and regulations which may apply to the Development Permit Area(s).
2. A Community Planning Permit Bylaw may establish criteria to determine whether a use or **development** is permitted, including:
 - a. Conformity with Official Plan policies and applicable provincial policy and

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- legislation;
- b. Satisfying the goals, objectives and criteria of the Development Permit Bylaw;
 - c. Location and site suitability;
 - d. Impacts on adjacent lands, required separation distances, and applicable buffers;
 - e. Servicing capacity and waste disposal;
 - f. Impacts on the **quality and quantity of water** resources;
 - g. Where located on or adjacent to a farm, demonstration of efforts to avoid impacts on the **agricultural system** and implement appropriate mitigation measures;
 - h. Accessibility for persons with disabilities;
 - i. Where located in or adjacent to **natural heritage features and areas** or water resources, demonstration of efforts to avoid impacts on the function of the system, including removal, and implementing appropriate mitigation measures.
 - j. Access, transportation, and parking.
 - k. Other criteria identified in the community planning permit by-law and supported by the policies, goals and objectives of this Plan, the directions of the *Provincial Planning Statement*, and the matters of provincial interest as identified in Section 2 of the *Planning Act*, as may be amended.
3. In addition to the criteria listed above, a Development Permit By-law established by Council may include additional details on types of criteria to determine whether any class of **development** or any land use be permitted that may to the Development Permit Area(s).
 4. Where a Development Permit By-Law is enacted, issuance of a permit for any proposed use or **development** of land shall require demonstration of compliance with the permitted uses, standards, and criteria set out in the by-law, except where the proposed use or **development** is exempted from a permit as indicated in the Development Permit By-Law.
 5. A Development Permit By-Law established by Council shall, at minimum:
 - a. Contain a description of the area to which the by-law applies,
 - b. Set out and define permitted and discretionary uses;
 - c. Set out development standards with specified minimum and maximum standards;

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- d. Set out any internal review for permit decisions;
 - e. Describe notification procedures for decisions;
 - f. Set out criteria for determining whether a proposed use or **development** is permitted;
 - g. Describe the process for amending development permits, development permit agreements, and pre-existing Site Plan Control Agreements;
 - h. Outline any conditions of approval that may be imposed; and
 - i. Set out the scope of delegated authority, including any limitations.
 6. Council may delegate to Township staff the approval or issuance of development permits. Limits on and criteria for such delegation will be established in the Development Permit By-law.
 7. The Township may impose conditions and grant provisional approval prior to final approval. These may include conditions related to:
 - a. Removal or restoration of vegetation, **site alteration, natural heritage features and areas**, contaminated or marshy lands;
 - b. Requirements for payment in lieu;
 - c. Establishing periods of permit validity or lapse;
 - d. Addressing health, safety, servicing, access, or orderly **development** of the land; and,
 - e. Conditions permitted by Sections 34, 40, 41, 42 of the *Planning Act*, R.S.O. 1990 and Ontario Regulation 173/16, as may be amended.
 8. As may be provided in the Development Permit By-law, a development permit may be issued to permit, as a discretionary use, any use not specifically listed as a permitted use in the Development Permit By-law, provided that the proposed use is similar to and compatible with the listed permitted uses, would have no negative impact on adjoining properties, and would generally maintain the intent, principles and policies of this Official Plan. A Development Permit may also be issued to permit, as a discretionary use, an extension to a legal non-conforming use or change in use of a legal non-conforming use, provided that the proposal is desirable in order to avoid hardship, that it would have no negative impact on adjoining properties, and that it would generally maintain the intent, principles and policies of this Official Plan.
 9. As may be provided in the Development Permit By-law, a development permit may be issued to permit variations to the standards and provisions outlined in the Development Permit Bylaw. Such variations will only be permitted if they are consistent with the policies of this Official Plan.

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10. Any proposal for a use which is not listed as a permitted use and which does not qualify as a discretionary use or a variation in accordance with these policies and the Development Permit By-law will require an amendment to the Development Permit By-law.
 11. The Development Permit By-law shall be developed and implemented in accordance with the requirements of the *Planning Act*.
 12. At the time of adopting a Development Permit By-law, an Official Plan Amendment may be required in order to refine the Township's goals and objectives in proposing a development permit system for the area, the scope of any delegation of authority and limitations, the types of conditions that may be included in the Development Permit By-law, the types of criteria that may be included in the Development Permit By-law for evaluating discretionary uses and variations, or any other matters mandated by regulations adopted under the *Planning Act*.

7.5 Site Plan Control

1. The Township shall use Site Plan Control to assist the Township in encouraging **development** that is environmentally acceptable, efficient and attractive.
2. The areas which site plan control regulations will be exercised are described in other sections of this Plan. Through the application of site plan control by-laws, the Township will attempt to:
 - a. Retain natural site features;
 - b. Implement recommendations which may be put forth with respect to specific properties by the Ministry of Natural Resources, the North Bay-Mattawa Conservation Authority or other approval agency;
 - c. Enhance the provision of services such as waste disposal, water supply, storm drainage and other utilities;
 - d. Provide access, both pedestrian and vehicular, parking and loading in appropriate locations, including access for persons with disabilities;
 - e. Control lighting, landscaping and buffering;
 - f. For any adjoining highway under the Township's jurisdiction, sustainable design elements related to landscaping, paving materials, furniture, waste containers, and bicycle facilities;
 - g. Control exterior design, only so far as it concerns access to buildings containing **affordable** housing units;
 - h. Minimize incompatibility between adjacent buildings, streets, and public spaces; and
 - i. Address development conditions that cannot be adequately controlled by

means of zoning by-laws or subdivision agreements.

3. Council designates the following areas as site plan control areas:
 - a. Commercial, Local (C1) Zone
 - b. Commercial, Highway and Service (C2) Zone
 - c. Commercial, Resort (C3) Zone
 - d. Industrial, General (M1) Zone
 - e. Industrial, Heavy (M2) Zone
 - f. Industrial, Restricted (M3) Zone, except extraction operations
 - g. Any Special Zone, at the discretion of Council;
 - h. Any Zone which permits the erection of a land lease community home containing one or more dwelling unit; and
 - i. Any lands within 300 metres of a railway line, which is not discontinued, abandoned, nor operated solely for urban rail transit;
 - j. Any lands located within 120 metres of a wetland, an inland lake, a river, or a permanent or intermittent stream or watercourse.
 - k. Any Zone which permits the erection of a building containing 10 or more dwelling units, except where a lesser number of dwelling units is located within 120 metres of a wetland, an inland lake, a river, or a permanent or intermittent stream or watercourse;
 - l. Any other lands as prescribed by Section 41 of the Planning Act, as may be amended.
4. Council may pass additional by-laws designating site plan control areas.
5. Council may, by by-law, delegate Site Plan Approval to an officer, employee, or agent of the Township in order to ensure that the process does not create undue delay or additional costs in the **development** process. In all cases, Site Plan Agreements shall be executed by the Township before **development** can occur.

7.6 Public Meetings & Public Consultation

1. Council shall hold public meetings and shall notify and engage with the public and prescribed contacts for planning applications in accordance with the requirements of the *Planning Act*. However, Council may eliminate the requirement for public notice of a meeting for an amendment not subject to a planning application that is an administrative Official Plan Amendment or Zoning By-law Amendment which:
 - a. Changes section numbers or the order of text but does not add or delete sections of the Plan;

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- b. Updates section references to applicable legislation (e.g. the *Planning Act*);
 - c. Consolidates amendments which have previously been approved;
 - d. Corrects typographic, grammatical or mapping errors which do not affect the intent or application of the policies or provisions of this Plan;
 - e. Translates measurements from one unit to another provided that no change to standards result; or
 - f. Rewords policies or re-illustrates mapping for the purpose of clarification or providing up to date information only, without changing the intent or purpose of the policies or mapping.

7.7 Indigenous Consultation

1. Council shall endeavour to engage early and frequently with Indigenous Communities in order to coordinate on land use planning matters, facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.
2. This Plan acknowledges claims made by Algonquins of Ontario (AOO) and Métis Nation of Ontario. In addition, Council shall endeavour to consult with the following, non-exclusive list of communities, as may be amended:
 - a. Algonquins of Ontario (AOO), which represents Algonquin people in 10 communities throughout the lands of the Algonquin Land Claim;
 - b. Algonquins of Pikwakanagan First Nation (AOPFN), which is a member of AOO, but is recognized under the federal *Indian Act* and shall be engaged directly;
 - c. Nipissing First Nation;
 - d. Dokis First Nation;
 - e. Henvey Inlet First Nation;
 - f. Kebaowek First Nation;
 - g. Timiskaming First Nation;
 - h. Wolf Lake First Nation;
 - i. Métis Nation of Ontario

7.8 Property Maintenance and Occupancy Standards By-law

1. The Township will lead by example while encouraging, advising and assisting local residents in maintaining or rehabilitating their properties. In addition, a Property Maintenance and Occupancy Standards By-law has been adopted under the

Ontario *Building Code Act* to encourage a high standard of maintenance of all residential and non- residential properties. Where the condition of the property is below standard, the Township will seek to provide other remedies to preserve and enhance the residential environment. The Property Maintenance and Occupancy Standards By-Law prescribes standards for the physical condition of all property and contains requirements with respect to:

- a. Garbage disposal and recycling.
 - b. Pest prevention and control.
 - c. Structural maintenance of buildings.
 - d. Safety and cleanliness of Buildings.
 - e. Fences, signage, screening, and accessory structures;
 - f. Trailers, and storage and sea containers.
 - g. Services to buildings (e.g. plumbing, heating and electricity)
 - h. Keeping lands and waterfront properties free from non-native and/or invasive species, rubbish, debris, abandoned or unused vehicles, barges, boats, trailers, mechanical equipment or material.
 - i. Maintaining yards, lands, parking and storage areas.
 - j. Maintaining swimming pools, accessory dwellings.
 - k. Occupancy standards.
2. The Township will appoint a Property Standards Officer whose responsibility will be the administration and enforcement of the Property Maintenance and Occupancy Standards By-Law.
 3. The Township will also appoint a Property Standards Committee, in accordance with the *Planning Act* and amendments thereto, for the purpose of hearing appeals against an order issued by the Property Standards Officer.
 4. The measures to be used in achieving the property maintenance program will include an education and public relations program to illustrate the benefits of continued property maintenance, together with information regarding the type of improvements that can be made without increasing assessment.
 5. The Property Maintenance and Occupancy Standards by-law provisions may be utilized wherever feasible for the protection of cultural heritage resources. Council shall ensure that the application of this by-law is not detrimental to the conservation of heritage resources.

7.9 Environmental Impact Study

1. Where required by the policies in this Plan, an Environmental Impact Study (EIS) shall be prepared by an individual(s) with appropriate environmental qualifications in accordance with MNR's *Natural Heritage Reference Manual*, and shall include, but not be limited to:
 - a. A description of the existing natural environment, including **natural heritage features and areas** and **ecological functions**, that may be affected by the proposed **development**;
 - b. Define the nature and boundaries of any **significant** features and ecological features and functions on or adjacent to the site (using ecological land classification for example).
 - c. Include species lists (species at risk, plants, birds, reptiles, mammals, **fish** species, amphibians, other wildlife etc.)
 - d. Identify if suitable habitat exists on the property for known species at risk, as well as suitable habitat for any species at risk that may be observed during the preparation of the study.
 - e. A description of the potential impacts of the proposed **development** on the **natural heritage features and areas** and the **ecological functions** for which the area is identified;
 - f. Suggested **development** alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and
 - g. Recommended monitoring activities.
2. Qualified professionals completing an Environmental Impact Study that are determining whether unevaluated **natural heritage features and areas** are present and require evaluation shall use the *Significant Wildlife Habitat Ecoregional Criteria Schedule for Ecoregion 5E*, the *Significant Wildlife Habitat Technical Guide*, and the *Ontario Wetlands Evaluation System*, during an ecological site assessment to determine the significance of **natural heritage features and areas** and the extent of **adjacent lands** where it is likely that **development** or **site alteration** would have a **negative impact** on these **natural heritage features and areas** or their **ecological functions**.
3. Where required, no planning approval will be granted until an Environmental Impact Study has been completed to the satisfaction of Council. Where necessary, other agencies or individuals with environmental expertise may be consulted to assist in the review of Environmental Impact Studies.
4. In accordance with the Natural Heritage Policies of this plan, where **natural heritage features and areas** are identified, **development** and **site alteration** shall

not be permitted within the distances from the feature specified in the table below, unless an EIS demonstrates that there will be no **negative impacts** on the **natural heritage features and areas** or on their **ecological functions**.

PROVINCIAL PLANNING STATEMENT NATURAL HERITAGE FEATURE OR AREA	ADJACENT LANDS WIDTH (distance from feature for considering potential negative impacts)
Habitat of endangered species and threatened species	120 m
Significant wetlands	120 m
Significant wildlife habitat	120 m
Significant areas of natural and scientific interest – life science	120 m
Significant areas of natural and scientific interest – earth science	50 m
Fish habitat	120 m
Unevaluated wetlands	30 m
Lake trout lakes	300 m

7.9.1 Scoped EIS

1. In cases where the **development** constitutes a relatively minor undertaking (such as construction or **site alteration** on a single residential lot), or one that barely encroaches within the **adjacent lands** zone, municipal planning staff can exercise some discretion and request that the proponent prepare a scoped EIS or a preliminary ecological site assessment. This typically involves a checklist approach of planning criteria that addresses the key issues identified at the initial assessment stage. The scoped EIS would determine that a Full Site EIS is required, if **significant natural heritage features and areas** may be negatively affected by the **development**.

7.9.2 Full Site EIS

1. For more complex proposals, such as plans of subdivisions/condominiums, and resort/recreational **developments** (e.g., marinas), a full site EIS is the appropriate mechanism for demonstrating that **development** can meet the test of municipal and provincial natural heritage policies. Components of a full site EIS typically include consideration of the following:
 - a. A detailed description of the natural heritage attributes of the study area, including terrain setting; soils; geology; **ground water features** and **surface water features**; vegetation communities; **fish** and wildlife communities and habitat; and delineation of the precise boundaries of the **natural heritage features and areas**;

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- b. A characterization of the existing ecological, hydrologic, and hydrogeological functions performed by the **significant** feature(s);
 - c. A detailed description of the proposed **development**, including building type and density, servicing (**sewage and water services**) and **infrastructure** (roads, stormwater management, etc.);
 - d. A prediction as to potential impacts (direct, indirect and cumulative) of the **development** on the natural and physical environment;
 - e. The identification and evaluation of measures/options to avoid, reduce or otherwise mitigate impacts to meet the standard of no loss of feature and function;
 - f. The selection of a preferred mitigation/rehabilitation strategy;
 - g. A summary of predicted net effects after the application of mitigation compared to overall environmental targets and standards; and
 - h. An evaluation of the need for and the elements of a monitoring program to assess the effectiveness of the preferred mitigation/rehabilitation strategy.
2. Additional guidance regarding the specific technical requirements of an EIS and the approach that should be taken for the preparation of an EIS within the context of a typical municipal planning process are discussed further in MNR's Natural Heritage Reference Manual and MECP's D-Series Guidelines.

7.10 Pre-Application Consultation and Prescribed Information for Planning Applications

1. The Township encourages applicants to consult with the Township prior to formal submission of planning applications. During the pre-consultation, the Township shall determine which studies and information the applicant must submit at the time of application submission.
2. Proponents are strongly encouraged to consult and engage with the community and relevant Indigenous Communities early in the planning process in order to identify potential issues, opportunities, and mitigation measures for any adverse impacts, prior to finalizing the application(s).
3. Depending on the nature of the proposed **development** and planning application, the Township may require the following studies, prepared by a qualified professional, or additional information to deem applications complete and to properly evaluate a **development** application. Any such information and studies, and any peer reviews that may be required, shall be at the expense of the applicant/proponent.

Aeronautical Report	Critical for aviation safety and compliance with applicable legislation/regulations for proposed development in the vicinity of airports/aerodromes , and for consistency with applicable provincial, federal policies and guidelines (PPS policies 3.4.1 and 3.4.2)
Aggregate/Minerals/Petroleum Resource Impact Assessment	Protects residents from adverse effects of activities and protects significant resources from development that would preclude or hinder access to these resources, ensuring compliance with applicable legislation/regulations and consistency with applicable policies (PPS policies 4.4 and 4.5)
Agricultural Impact Assessment	Identifies and evaluates potential impacts of non-agricultural development on agricultural operations and the agricultural system , and recommends ways to avoid, minimize, or mitigate adverse impacts (PPS policies 2.3.2.1.f and 4.3.5.2)
Air Quality/Odour Study	Assesses potential adverse effects to human health and the natural environment from any odours or airborne contaminants associated with proposed development and recommends measures to avoid, minimize or mitigate potential adverse effects (PPS policies 2.9.1e and 3.5.1)
Arborist Report	Inventories all trees on a site, identifies potential impacts of a proposed development and recommends measures to protect and preserve trees before, during and after construction, ensuring consistency with provincial policies and municipal policies and by-laws (PPS Policies 2.1.6.a, 2.9.1.d, 2.9.1, and 3.9.1)
Archaeological Assessment	Determines or confirms archaeological potential and the presence of resources of archaeological significance, for lands located within or adjacent to a known or potential archaeological site (PPS policies 4.6.2 and 4.6.4.a)
Contaminant Management Plan	Demonstrates the safety measures that will be included in proposals involving the manufacturing, handling and/or storage of bulk fuels or chemicals (activities prescribed under the <i>Clean Water Act, 2006</i>) in order to help prevent contamination of ground water features or surface water features (PPS policies 4.2.1.e and 5.3.2)
Cultural Heritage Impact Assessment	Determines a property's cultural heritage value, identifies impacts from proposed development , and outlines mitigation or conservation plans (PPS policies 4.6.1 and 4.6.3)

Economic Viability Assessment	Assesses potential impacts of a proposed development on the long-term economic viability of employment uses adjacent to employment areas , and identifies measures to avoid, minimize, or mitigate these impacts in conformity with applicable legislation and consistent with provincial policies (PPS policies 2.8.1.3, 3.5.1 and 3.5.2)
Electromagnetic Field Management Plan	Demonstrates how development proposals within or abutting a hydro corridor will manage and minimize exposure to electromagnetic fields, conforming with applicable legislation and standards, demonstrating consistency with provincial policies and ensuring protection of public health and safety (PPS policy 3.8.1)
Environmental Impact Statement	Assesses potential impacts on natural heritage features and areas and the environment, with recommendations as to how to avoid, minimize or mitigate negative impacts , ensuring compliance with applicable legislation, and consistency/conformity with applicable environmental policies and requirements.
Environmental Site Assessment	Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.
Environmental Site Assessment	Identifies the existing or potential environmental contamination on a property, assesses the risks and outlines measures to ensure compliance with legislative/regulatory requirements.
Financial Impact Analysis	For proposals to expand a settlement area boundary, assesses the growth-related financial impacts of a proposed settlement area boundary expansion, including potential impacts to municipal capital and operating budgets, to inform planning for capital infrastructure development or improvement to support growth (PPS policy 2.3.2)
Functional Servicing Report	Reviews servicing needs for water, wastewater, stormwater, and other municipal infrastructure , identifies required new or improved services and mitigation measures, ensuring compliance with applicable legislation/regulations and standards, and consistency/conformity with applicable policies.
Geotechnical Report	Evaluates geological, soil, and subsurface conditions to assess site stability and suitability for development , in compliance with applicable legislation/regulations, and conforming with geotechnical standards.

Human-made Hazard Impact Study/ Assessment	Assesses potential human-made hazards (e.g. mine hazards, oil, gas and salt hazards ; former mineral mining operations, mineral aggregate operations or petroleum resource operations) impacting the proposed site, assesses the potential for the proposed development to create new or amplify existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies (PPS policies 5.1 and 5.3.1)
Hydrogeological Report	Analyzes potential impacts on surface and ground water resources, ensuring compliance with applicable legislation/regulations and hydrological standards, and consistency/conformity with applicable policies.
Impact Assessment for Waste Disposal Sites / Former Landfill Sites	Determines potential adverse effects to human health, safety, and impacts to the environment associated with a proposed landfill/waste disposal site or a former landfill site, and identifies avoidance, mitigation or remediation measures to address those potential adverse effects and impacts (PPS policies 3.5.1 and 3.7.1)
Lakeshore Capacity Assessment / Water Quality Impact Assessment	Assesses impacts of proposed shoreline development on water quality and includes measures to remove or mitigate potential impacts to water quality, in compliance with applicable legislation and standards, and consistent with provincial and municipal policies (PPS policies 4.2.1 and 4.2.2)
Land Use Compatibility Study	Assesses potential adverse effects of a proposed major facility on adjacent sensitive land uses and identifies measures to avoid, minimize or mitigate these effects, in compliance with applicable legislation and consistent with provincial and municipal policies. Can include an assessment of the potential negative impacts to the long-term operational and economic viability of major facilities associated with a proposed development in proximity to major facilities , and identify ways to avoid, minimize or mitigate these potential impacts (PPS policies 2.8.2.4, 3.3.3 and 3.5)
Minimum Distance Separation Formulae Assessment	Minimizes land use conflicts in agricultural areas by establishing setback distances between livestock facilities and surrounding residential land uses, minimizing conflicts and nuisances related to odour, in compliance with applicable legislation and consistent with provincial policies (PPS policies 4.3.2 and 4.3.5)

Natural Hazard Impact Study / Assessment	Assesses potential natural hazards impacting the proposed site, assesses the potential for the proposed development to create new or aggravate existing hazards, and identifies measures to avoid, minimize or mitigate these impacts, consistent with provincial policies and in conformity with municipal policies (PPS policies 5.1.1 and 5.2)
Noise/Vibration Study	Assesses potential noise and vibration impacts from a proposed development on surrounding land uses, and the potential noise and vibration impacts from an existing land use on a proposed adjacent development, identifying measures to avoid, mitigate and minimize these impacts in compliance with applicable legislation and consistent with provincial and municipal policies (PPS policies 3.4.1, 3.4.2, 3.5.1 and 3.5.2)
Planning Justification Report	Provides detailed planning rationale demonstrating consistency/conformity with provincial policies and plans, and conformity with applicable municipal and regional plans.
Rail Safety and Risk Mitigation Report	Evaluates potential safety risks associated with development proposed in proximity to rail corridors and outlines mitigation measures to support safe and compatible site design, in compliance with applicable legislation and consistent with provincial policies and applicable rail safety guideline (PPS policies 3.3.3 and 3.4.1.)
Servicing Options Report	Evaluates the proximity of municipal and private communal servicing and potential for future connections to serve a proposed development where there is no municipal planning for sewage and water services in an official plan, reviews environmental and site constraints and impacts, evaluates servicing options to serve the proposed development , and provides the rationale for a recommended option, in compliance with applicable legislation and guidelines, and consistent with provincial policies (PPS policies 2.7 and 3.6).
Transportation Impact Study	Assesses the proposed development's impact on the transportation network for all modes of travel, ensuring compliance with applicable legislation/regulations and standards, consistency/conformity with provincial plans and policies, and conformity with municipal policies.
Wildland Fire Assessment	Determines hazardous forest types for wildland fire and associated wildland fire risk and identifies avoidance and mitigation measures to ensure conformity with provincial policies and standards (PPS policy 5.2.9)

Wind Study

Predicts and assesses potential wind impacts generated by **development** proposals of at least 10 storeys in height and provides mitigation measures to maintain safe and comfortable pedestrian and public spaces (PPS policy 3.9.1)

4. The Township will require written approval from the Minister of Municipal Affairs and Housing before adopting an amendment to this official plan that adds, amends, or revokes policies regarding the Township's requirement the applicant to provide reports and studies which the Township may consider necessary to ensure its decision is consistent with the *Provincial Planning Statement*.
5. The provision of information and material is deemed to meet applicable requirements if the information or material is prepared by a person authorized to practice a prescribed profession.

7.11 Land Division

7.11.1 Plan of Subdivision or Plan of Condominium

1. Land **development** shall generally take place by plan of subdivision or plan of condominium. Where a Plan of Subdivision or a Plan of Condominium is proposed adjacent to a provincial highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.
2. All Plans of Subdivision shall include a subdivision agreement between the Township and the developer/owner, which may include conditions regarding the dedication of blocks for sidewalks, pedestrian trails, and bicycle pathways.
3. A Plan of Subdivision shall be required when creating five or more lots.
4. Within the Rural Area Designation, plans of subdivision may be considered subject to the following:
 - a. The permitted uses of Section 4.5 of this Plan.
 - b. Density shall be a minimum of 1.0 unit per hectare.
 - c. New lots shall have a minimum area of 1.0 hectare and a minimum frontage of 60 metres, unless a hydrogeological study demonstrates that a smaller lot size is appropriate. Regardless of the results of a hydrogeological study, new lots shall not be less than 0.6 hectares in size.
 - d. An adequate supply of potable water is available for each lot and the soils are suitable to permit **individual on-site sewage services** and/or **private communal sewage services**. A Servicing Options Report may be required to determine the most appropriate servicing method, and a Hydrogeological Study may be required to determine the minimum dimensions of lots.

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- e. Access to individual lots shall be from public roads internal to the subdivision.
 - f. Internal public roads shall have access to a major existing public road maintained on a year-round basis by the Township and serviced by hydro and school buses.
 - g. Existing trees shall be preserved, and tree planting and maintenance shall take place in accordance with the Township's Tree Canopy By-law, so that a substantial portion of the area of each lot is tree covered.
 - h. Natural topography, surface drainage pattern and vegetation cover shall be considered in the design and layout of lots and street patterns.
 - i. Existing topography or vegetation shall provide sufficient screening to minimize the number of dwellings which can be viewed directly from the existing roads.
 - j. A maximum of 5 lots shall be created. This may be exceeded only where it can be demonstrated that higher density can be supported on appropriate servicing, subject to the Water and Sewage Services policies of Section 3.7 of this Plan.
 - k. The proposed location shall not impede the potential expansion of the rural **settlement areas** nor create conflict with the rural **settlement areas** as the focus for growth in the Township.
 - l. **Development** shall take place only by a Registered Plan of Subdivision.
5. Council will approve a maximum of two plans of subdivision within the Rural Area in any one calendar year.

7.11.2 Consents

- 1. Consents may be granted when a plan of subdivision or plan of condominium is not required for the orderly **development** of the land or the provision of services. When consent is considered appropriate, it shall be granted in accordance with the policies of this Plan, including the following general policies which apply to all land use designations.
- 2. From an original Township lot existing as of March 21, 2023, consents may be granted for up to three (3) severed parcels and one (1) retained parcel and are subject to the policies of Section 4 of this Plan for the applicable designation.
- 3. Each severed and retained parcel must conform to the minimum lot size policies in this Plan.
- 4. No further consents may be granted for any previously severed or retained parcels within the Township.

7.11.2.1 Creation of New Lots

1. The consent and subdivision/condominium granting authority shall be guided by the policies of this Plan governing minimum lot size and frontage, and the following policies when considering land severance proposals within the Township:
 - a. All applications shall be evaluated on the technical information obtained from the applicant and as a result of circulation.
 - b. Demonstration that there is sufficient capacity for waste, both sewage and household, from the appropriate Environmental Compliance Approval holders.
 - c. Demonstration of sufficient capacity for water services for the proposed **development**.
 - d. Where appropriate, comments shall be requested by the Township from other provincial Ministries, the North Bay-Mattawa Conservation Authority, and any other agency deemed appropriate as to the suitability of the site for **sewage and water services**.
 - e. Direct access to new lots from provincial highways should be restricted and, wherever possible, residential lots should have access only from Township roads.
2. Lots in the Shoreline Area designation may be approved on the basis of water access where public road access is not available or appropriate in accordance with the policies for the Shoreline Area.
3. Where one or more new building lots are being created the Township shall receive the cash equivalent of the land based on the Township's cash in lieu of parkland pay grid, which may be amended from time to time.
4. Where one or more new building lots are being created, the Township may request that the adjacent, publicly owned and maintained road be widened to the extent considered necessary.
5. Lot creation shall not be granted or approved in the following circumstances:
 - a. When landlocked parcels are created.
 - b. For land adjacent to a road from which access is to be obtained where a traffic hazard would be created because of limited sight lines or curves or grades.
 - c. For a parcel of land that is zoned Environmental Protection or Hazard Land which is subject to **flooding hazards**.
6. Notwithstanding any other policies of this Plan, consents may be granted to correct lot boundaries, to convey land to an adjacent lot, to grant easements, or to separate buildings or structures in existence at the date of the adoption of this

Plan, provided that the requirements of the Zoning By-law are met.

7. Where appropriate, conditions of consent, subdivision and condominium approval and related agreements shall provide for the conservation of, protection of, and mitigation of adverse effects on cultural heritage resources and the **natural heritage features and areas**.

7.12 Parkland Dedication

The *Planning Act* authorizes the Township to require dedication and conveyance of land as a condition of **development** or **redevelopment**, to be used for public parks or open space purposes. Alternatively, equivalent cash-in-lieu of parkland may be required.

1. The Township may develop a Parks Plan to determine the need for parkland and open spaces within the Township. The development of the Parks plan shall involve consultation with all school boards with jurisdiction, the community, and any other groups or agencies Council deems appropriate. The Parks Plan shall be developed in accordance with the requirements of the *Planning Act*.
2. Where a Parks Plan has been adopted by Council and made public, Council may pass a by-law authorizing dedication and conveyance of parkland, or cash-in-lieu of parkland, at the following rates:
 - a. For proposed commercial or industrial uses: 2% of the lands.
 - b. For proposed residential uses: 1/ha for each net residential unit, where net residential units are the result of subtracting the number of residential units prior to the proposed **development** from the number which will exist on the lands after the proposed **development**.
 - c. For all other proposed uses: 5% of the lands.
3. Crown land shall not be included in the calculation. The Township shall encourage dedication of shoreline lands. When cash is accepted, it shall be used to acquire suitable shoreline open space for the use of the public.
4. The policies of this Section of the Plan shall not apply to the creation or **redevelopment** of additional residential units.
5. Notwithstanding the policies of this Section of the Plan, where **affordable**, attainable, or non-profit residential units are proposed, the calculation of net units for conveyance purposes shall be in accordance with the *Planning Act* Sections 42 and 51.1.

7.13 Interpretation

1. This Plan is a policy guide intended to direct **development** in the Township to the year 2051. A review of this Plan shall be undertaken 10 years after it comes into

effect as a new Official Plan, and then every five years thereafter, to ensure that the policies continue to be relevant.

2. The application of the Plan should be a rational process which reflects the stated policies. When circumstances arise which are not covered by this Plan, then an effort should be made to evaluate the proposal and to determine whether or not it reflects the intent of the Plan.
3. The intent of this Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended. Appropriate variations may be made to these and to other policy statements herein where they are deemed to be necessary for the desirable development of the planning area provided that the general intent of the Plan is maintained. The following may be adjusted to the extent stated, without an amendment:
 - a. Boundaries between designated land uses may be adjusted where such boundaries are not affected by roads, **rail facilities** or other similar barriers, so long as the intent and purpose of the Official Plan is maintained and the adjustments are of a minor nature
 - b. When minor changes to this Plan are made, however, in accordance with the rules outlined above, these changes shall be indicated, when application is next made to the Minister to amend the Official Plan in order to show the up-to-date situation.
4. Words that are **bolded** throughout this Plan are defined in the *Provincial Planning Statement*.

8 Schedules

The following Schedules form part of this Official Plan. The Schedules may be revised without the need for an Official Plan Amendment only to reflect updated information from the Ministry of Natural Resources' *Values Information System*.

A, A1, and A2 - Land Use Designations

B – Transportation

C – Natural Environment

D – Development Constraints