



Township of Bonfield Official Plan Draft Official Plan Update

Date of Draft:

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



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Table of Contents

1	Introduction.....	6
1.1	Background Information	6
1.2	The Official Plan	6
1.3	Purpose and Scope.....	6
1.4	Basis of the Plan.....	8
1.5	Growth Plan for Northern Ontario.....	9
1.6	North Bay - Mattawa Conservation Authority	9
2	Vision, Principles and Objectives.....	11
2.1	Vision	11
2.2	Guiding Principles and Objectives	11
3	General Development Policies	14
3.1	Settlement Areas	14
3.2	Land Use Compatibility	14
3.3	Infill Development.....	17
3.4	Sign Provisions	18
3.5	Non-Conforming Uses	18
3.6	Watercourses and Lakeshore Development.....	18
3.7	Private Services.....	20
3.8	TransCanada Pipeline.....	20
3.9	Minimum Distance Separation.....	21
3.10	Utilities and Communications.....	21
3.11	Home Occupations and Home Industries	22
3.12	Mobile Homes & Recreational Vehicles.....	22
3.13	Crown Lands.....	23
3.14	Adequate and Affordable Housing.....	23
3.15	Bed and Breakfast Establishments	25
3.16	Short-Term Accommodations.....	26
3.17	Group Homes.....	26
3.18	Community Gardens and Urban Agriculture	27
3.19	Accessory Uses	27
3.20	Drive-Through Facility.....	28
3.21	Wayside Pits and Quarries, Portable Concrete and Asphalt Plants	28
3.22	Railway Corridors.....	28
3.23	Community Amenity	30
3.24	Tree Planting and Landscaping.....	30
3.25	Streetscaping, Beautification, and Property Maintenance.....	30
3.26	Parking and Loading	31
4	Land Use Designations	32
4.1	Hamlet Settlement Area.....	32

4.2	Rural Area	34
4.3	Recreational Area	38
4.4	Aggregate Removal Area	45
4.5	Provincial Parks and Conservation Reserves	47
4.6	Environmental Services Area	47
4.7	Waste Disposal.....	47
5	Natural Heritage Features and Cultural Heritage.....	48
5.1	Natural Heritage	48
5.2	Natural Hazards Constraint Area	57
5.3	Sand and Gravel Resource Areas	59
5.4	Wildland Fire.....	60
5.5	Cultural Heritage Resources.....	60
6	Transportation.....	64
6.1	Provincial Highways.....	64
6.2	Township Roads	65
6.3	Seasonal Roads.....	66
6.4	Private Roads	66
6.5	Snowmobile Trails	66
6.6	Recreational Trails	66
7	Implementation and Interpretation	67
7.1	General	67
7.2	Community Improvement	67
7.3	Zoning By-law.....	69
7.4	Development Permit By-law	70
7.5	Site Plan Control.....	72
7.6	Public Meetings.....	73
7.7	Property Maintenance and Occupancy Standards By-law.....	73
7.8	Potential Contaminated Sites.....	74
7.9	Environmental Impact Statements.....	75
7.10	Pre-Application Consultation and Prescribed Information for Planning Applications.....	77
7.11	Land Division	78
7.12	Interpretation	79
8	Schedules.....	81
	A, A1, and A2 - Land Use Designations.....	81
	B, B1 and B2 - Natural and Cultural Heritage Features.....	81
9	Appendices.....	81
	Appendix A. Constraints.....	81
1	Introduction.....	4
1.1	Background Information	4
1.2	The Official Plan	4
1.3	Purpose and Scope.....	4
1.4	Basis of the Plan.....	6
1.5	Growth Plan for Northern Ontario.....	7

1.6	North Bay – Mattawa Conservation Authority	7
2	Vision, Principles and Objectives.....	9
2.1	Vision	9
2.2	Guiding Principles and Objectives	9
3	General Development Policies	12
3.1	Settlement Areas	12
3.2	Land Use Compatibility	12
3.3	Infill Development	15
3.4	Sign Provisions	16
3.5	Non-Conforming Uses	16
3.6	Watercourses and Lakeshore Development.....	16
3.7	Private Services.....	18
3.8	TransCanada Pipeline.....	18
3.9	Minimum Distance Separation.....	19
3.10	Utilities and Communications.....	19
3.11	Home Occupations and Home Industries	20
3.12	Mobile Homes & Recreational Vehicles.....	20
3.13	Crown Lands.....	21
3.14	Adequate and Affordable Housing.....	21
3.15	Bed and Breakfast Establishments	23
3.16	Short Term Accommodations	24
3.17	Group Homes.....	24
3.18	Community Gardens and Urban Agriculture	25
3.19	Accessory Uses	25
3.20	Drive Through Facility.....	25
3.21	Wayside Pits and Quarries, Portable Concrete and Asphalt Plants	26
3.22	Railway Corridors.....	26
3.23	Community Amenity	28
3.24	Tree Planting and Landscaping.....	28
3.25	Streetscaping, Beautification, and Property Maintenance	28
3.26	Parking and Loading	29
4	Land Use Designations	30
4.1	Hamlet Settlement Area	30
4.2	Rural Area	32
4.3	Agricultural Area	35
4.4	Recreational Area	37
4.5	Aggregate Removal Area	44
4.6	Provincial Parks and Conservation Reserves	46
4.7	Environmental Services Area	46
4.8	Waste Disposal.....	46
5	Natural Heritage Features and Cultural Heritage.....	47
5.1	Natural Heritage	47
5.2	Natural Hazards Constraint Area	56
5.3	Sand and Gravel Resource Areas	58

5.4	Wildland Fire.....	59
5.5	Cultural Heritage Resources.....	59
6	Transportation.....	64
6.1	Provincial Highways.....	64
6.2	Township Roads.....	65
6.3	Seasonal Roads.....	66
6.4	Private Roads.....	66
6.5	Snowmobile Trails.....	66
6.6	Recreational Trails.....	66
7	Implementation and Interpretation.....	67
7.1	General.....	67
7.2	Community Improvement.....	67
7.3	Zoning By law.....	69
7.4	Development Permit By law.....	70
7.5	Site Plan Control.....	72
7.6	Public Meetings.....	73
7.7	Property Maintenance and Occupancy Standards By law.....	73
7.8	Potential Contaminated Sites.....	74
7.9	Environmental Impact Statements.....	75
7.10	Pre Application Consultation and Prescribed Information for Planning Applications.....	77
7.11	Land Division.....	78
7.12	Interpretation.....	79
8	Schedules.....	81
A, A1, and A2	Land Use Designations.....	81
B, B1 and B2	Natural and Cultural Heritage Features.....	81
9	Appendices.....	81
Appendix A.	Constraints.....	81

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 ~~2031~~²⁰²⁵-year planning horizon to ~~2046~~²⁰⁴⁸.

This Official Plan is consistent with the Provincial Policy Statement, issued by the Ministry of Municipal Affairs and Housing in ~~2005~~²⁰²⁰. 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.

Bonfield occupies a total land area of approximately 205 km², consisting of a vast rural area along with the Hamlets 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 Hamlet of Bonfield is connected to Provincial Highway 17 by Highway 531, while 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 ²⁰⁴⁸. 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 Policy Statements periodically to provide direction on matters of provincial interest. Where these are in effect, the decisions of the Municipality shall be consistent with the Provincial Policy 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; **and**
- [r. promotion of development that is designed to be sustainable, to support 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-

~~r.t.~~ the mitigation of greenhouse gas emissions and adaptation to a changing climate.

In accordance with the requirements of the *Planning Act*, ~~the 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 private water and septic services. Should the Township, in future, consider the provision of municipal water and sewage 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 a potential population of 2,094-183 people, and a cumulative need for ~~837-1054~~ housing units in the Township by the year ~~2031~~2048. This represents an increase of ~~43-164~~ housing units from ~~2011-2023~~ levels.
5. Urban development will be encouraged to locate in the present Hamlets of Bonfield and Rutherglen, shown as Settlement Areas on Schedules A, A1, and A2. Development in 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.
6. 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.
7. Utilization of natural resources for agriculture, forestry, aggregate extraction and recreation uses shall be encouraged on lands best suited for those specific purposes by reason of soil capability, accessibility and ownership.
8. Major residential, commercial, light industrial and institutional developments are encouraged to locate in the defined Settlement Areas of this Plan, which include the Hamlets of Bonfield and Rutherglen.
- 8.9. The Township will encourage development and land use planning which improve the community's preparedness and resilience to the impacts of climate change.

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 Aboriginal peoples, with a number of policies are established for each theme. The Bonfield Official Plan responds to these themes in the following manner:

-  Designating areas within the Hamlet 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 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, secondary suites and garden suites;
-  Fostering partnerships with neighbouring communities in the region and other levels of government (e.g. affordable housing initiatives);
-  Seeking the participation of Aboriginal 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 Bonfield within its wider context in the Nipissing Region which includes the regional economic and service centre at North Bay.

1.6 North Bay - Mattawa Conservation Authority

Bonfield 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 *O-Reg 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 Vulnerable Policy Areas located within Bonfield Township, and thus no current applicable policies or restrictions within the NBMSPP.

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 Bonfield Official Plan is adapted from the Township's 2003 Economic Development Strategic Plan:

The Township of Bonfield exists to serve its residents and those who come to experience the area. We are dedicated to balancing the protection and enhancement of the area's natural resources and wilderness areas, while creating an environment for a successful business community and supporting a healthy, connected and equitable social environment for residents.

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 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 mitigate and adapt to the effects of climate change, including:
 - encouraging development which is energy efficient, vegetation supportive, and makes use of green infrastructure; and,
 - encouraging 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 and groundwater 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 aggregate resources from development that would jeopardize their future use and any existing sensitive uses.
- ~~☒~~ To extract mineral and aggregate resources in a manner that minimizes impacts to the environment and any existing sensitive land uses.
- [To protect and responsibly manage agricultural lands and resources to ensure the economic and environmental benefits of such resources can be sustained long-term.](#)

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 participate in affordable housing initiatives within the wider District of Nipissing region.

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 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 Aboriginal 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 Aboriginal peoples, including the Algonquins of Ontario and the Métis Nation of Ontario.
-  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) settlement areas within the Township of Bonfield: • Bonfield

- Rutherglen

The boundaries of these settlement areas are found on Schedules A, A1, A2, B, B1 and B2 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 settlement areas of Bonfield and Rutherglen, and the vitality and regeneration of these areas shall be encouraged.
2. Changes to the settlement area boundaries may be allowed only at the time of a comprehensive review of this Official Plan.
3. Each of the settlement areas is primarily designated Hamlet Settlement Area. 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 enhances an established community and coexists with existing development without causing adverse impact on surrounding properties. Compatibility can be achieved in a variety of ways, including the provision of appropriate separation distances, setbacks, buffering features, and transition in building height and massing.

1. The ~~Municipality~~ Township will evaluate the compatibility of development applications on

the basis of the following compatibility criteria and shall be measured depending on the proposed use and the planning context. The ~~Municipality~~ Township ~~may also~~ will be guided by the Province's D-Series Land Use Guidelines ~~of the Ministry of the Environment~~ when evaluating the compatibility development applications. 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 measure.
- 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. **Noise and Air Quality:** The development should be located and designed to avoid adverse impacts related to noise, odours, and other emissions on existing adjacent sensitive uses. Similarly, the potential effects of noise, odours and other emissions must be considered when considering applications for new sensitive uses in proximity to existing uses.~~

~~h.~~ 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.

~~i.~~ h. **Microclimate:** The development should be designed to minimize adverse impacts related to wind, snow drifting, and temperature on adjacent properties.

~~j.~~ 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.

3.2.1 Buffering

1. Appropriate buffering will be required between all uses of land where there may be a conflict and where one use may detract from the enjoyment and functioning of adjoining uses. Such buffering is to be in sufficient amounts to avoid mutual adverse effects and is to be appropriate to the particular conditions encountered.
2. Special restrictions may be required where residential uses adjoin an obnoxious use, such as an industrial or commercial activity or community facility and other uses of land characterized by traffic generation, the use of trucks, goods handling, noise, and fumes, congregation of people or other factors affecting residential amenity so that this amenity is maintained and enhanced. 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:-

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.

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.

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. In the absence of technical studies required in 3.2.2, prepared according to Provincial Guideline D-6 which identify an actual influence area, the minimum separation distances required between industrial uses and residential or other sensitive land uses shall be:
 - a) Class I Industries: 70 metres;
 - b) Class II Industries: 300 metres; and
 - c) Class III Industries: 1,000 metres
4. With the support of technical studies, prepared under Provincial Guideline D-6, the following minimum separation distances in accordance with Provincial guidelines shall apply between industrial uses and residential or other sensitive land uses:

-
- a) Class I Industries: 20 metres;
 - b) Class II Industries: 70 metres; and
 - c) Class III Industries: 3000 metres

3.2.2 Noise, Vibration, 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 uses. Similarly, the potential effects of noise, vibration, odours and other emissions must be addressed when considering applications for new sensitive 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 shall be required to prepare, at his/her own expense, a planning justification report identifying a cost-benefit ~~n~~-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 cease to exist 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 Watercourses and Lakeshore Development

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. Additional guidance is found in the policies for the Recreational Area in Section 4.3.

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 municipality 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.

~~e.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 Licence Agreement and Shore Road Purchase Agreements with the Township for the use of such land.

~~3.4.~~ The proceeds of any sale of lakeshore road allowances may be directed into a fund for any purpose for which the municipality has authority to spend funds.

~~4.5.~~ In considering an application for development, Council shall have regard to potential flooding problems, fish habitat, water quality and natural heritage features before permitting the closure of any original lakeshore road allowances and may require an Environmental Impact Study (EIS) 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.

~~5.6.~~ 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 Lakeshore Road Allowance.

~~6.7.~~ 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.

~~7.8.~~ 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 features 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~~ Ministry of Natural Resources and Forestry and/or Fisheries and Oceans Canada.

~~8.9.~~ Proposals for development within 120 metres of the high water mark of any watercourse or water body which contains fish habitat, as determined by the Fisheries and Oceans Canada (DFO), will be evaluated for their potential impacts on fish habitat. Council may require the submission of an Environmental Impact Statement (EIS), prepared in accordance with the Environmental Impact Statements Section of this Plan, to address potential impacts on fish habitat.

~~9.10.~~ 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*.

~~10.11.~~ The Township of Bonfield will work with neighbouring Townships (~~e.g. East Ferris~~) to determine the development capacity of Lake Nosbonsing and other large water bodies.

~~11.12.~~ When considering applications for waterfront development, Council shall ensure that archaeological or cultural heritage resources, both on shore and in the water, are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant archaeological or cultural heritage resources in accordance with the Cultural Heritage policies of this Plan.

3.7 Private Services

1. No development shall be permitted unless the applicant has obtained a Sewage Permit from the North Bay-Mattawa Conservation Authority, and 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 loads greater than 10,000 liters per day, approval is required from the Ministry of Environment.
2. In addition, no development shall be permitted unless Council is satisfied that the development will not adversely impact on neighbouring wells and sewage disposal systems. 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 water and sewage systems) within lot boundaries, proponents shall follow the ~~Ministry of Environment's~~ 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".
3. 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 TransCanada Pipeline

1. TransCanada is regulated by the National Energy Board, which, in addition to TransCanada, has a number of requirements regulating development in proximity to the TransCanada Pipeline as illustrated on Schedule A. The TransCanada Pipeline shall also be zoned in the Township's Zoning By-law. Any development adjacent to the TransCanada Pipeline facilities shall conform to the following policies:
 - a. Pre-consultation with the Township and with TransCanada or its designated representative is required for any development proposal within 200 m of the TransCanada 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 TransCanada;
 - 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 TransCanada compressor station, a noise and vibration study to be carried out by TransCanada (at the expense of TransCanada) 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 More Than One Use Per Lot~~

- ~~1. No building lot or parcel of land shall have more than one residential structure except in accordance with the policies of this Plan.~~

~~3.10~~ 3.9 Minimum Distance Separation

1. The Minimum Distance Separation (MDS) Formulae 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 Area designation (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.

~~3.11~~ 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 Municipality, 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.

3.123.11 Household 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.
- ~~1.2.~~ Single-detached dwellings may be used in part for ~~professional offices,~~ household home occupations and as small scale maintenance (e.g. lawn or building maintenance, snow removal, etc...), and service occupations or home industries catering mainly to the needs of local residents and tourists.
- ~~2.3.~~ Home occupations and home industries shall not adversely impact ~~neighbouring properties by virtue of~~ the surrounding rural or residential character of the area in which they are located, whether through ~~of their~~ appearance, function, noise, or by attracting large volumes of traffic.

The Zoning By-law shall include regulations that govern home occupations and home industries.
- ~~3.4.~~ Home industries shall be limited to “dry” uses using less than 10,000 L of water per day. The D-series guidelines of the ~~Ministry of the Environment~~ Province shall also be applied to the establishment of home industries.
- ~~4.5.~~ 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 obtain 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.
- ~~5.6.~~ Recreational Area residences may be used in part for professional offices, household 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 Recreational Area dwellers and resort establishments.

3.133.12 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, Hamlet Settlement Areas, and Recreational Areas. ~~No new mobile home park developments shall be permitted.~~
2. Human habitation is not permitted within ~~but not~~ trailers, as ~~these are~~ defined in the Municipal Act.

~~1.3.~~ 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.

~~No new mobile home developments shall be permitted.~~

3.143.13 Crown Lands

1. 1. Council recognizes that the policies of this Plan are not binding on Crown Lands. The uses and development of Crown lands will ~~take place in accordance with the use and management policies of the Ministry of Natural Resources~~ be developed by the Province with regard for the planning policies of the Township and in the context of the Algonquin Land Claim Treaty Negotiations.

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.

2. It is further recognized that under Section 6 (2) of the Planning Act, the ~~Ministry of Natural Resources and all other Ministries~~ Province, before carrying out or authorizing any undertaking that the ~~Ministry~~ Province considers will directly affect any municipality, shall consult with, and have regard for, the established planning policies of the Municipality.

3.153.14 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.

1.

Due in large part to the use of individual private water and 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. Multiple-attached dwelling forms, meaning buildings of four or more dwelling units, shall ~~locate be focused solely~~ in the Hamlet Settlement Areas established on Schedule A and shown in greater detail on Schedules A1 and A2 to this Plan. ~~These forms shall be permitted by amendment to the implementing zoning by-law.~~

a. Multiple-attached dwellings shall not be permitted beyond the Hamlet Settlement Areas.

~~b.~~ Notwithstanding other policies in this Plan, additional residential units may be added to existing single-detached dwellings ~~may be converted to duplex dwellings~~ in the Rural or Recreational Area subject to policies of Section 3.14.1 for Additional

Residential Units, by an amendment to the implementing Zoning By-Law provided that:

~~c. adequate water supply and sewage disposal facilities are available;~~

~~d. b. the structure will be converted in accordance with Provincial and Municipal building regulations; adequate parking is available.~~

~~e. c.~~ Notwithstanding other policies in this Plan, new duplex, ~~and~~ semi-detached dwellings, and multiple-attached dwellings may also be permitted in the Rural Area by an amendment to the implementing Zoning By-Law.

2. 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.
3. The Township will seek opportunities to participate in future Federal and Provincial level housing programs for low to moderate income households. In partnership with the District of Nipissing Social Services Administration Board (DNSSAB), 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.
4. Although only a moderate amount of residential growth is anticipated over the time horizon of this plan, the Township supports the establishment of ~~secondary-
additional residential dwelling~~ units ~~and garden suites~~ to improve overall housing affordability and flexibility in the Township. The following subsections govern the establishment of ~~secondary-additional residential dwelling~~ units ~~and garden suites~~.

~~3.15.13.14.1~~ Secondary Dwelling Additional Residential Units

1. Secondary dwelling units, also referred to as Additional residential units or Accessory Dwelling Units (ADUs), 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. Secondary-
dwelling Additional Residential ~~u~~Units can increase affordability for both the renter and the owner of the principal dwelling.

2. Secondary dwelling Additional residential units shall be permitted in all land use designations which permit residential uses, with the exception of:

a) Floodplain areas; and

b) Properties with water frontage.

1.3. Secondary dwelling units Additional residential units are permitted as-of-right in permitted single-detached, semi-detached, and rowhouse dwellings ~~whenever such dwellings are allowed in this Plan~~, or in a building or structure ~~ancillary~~ secondary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached house or rowhouse contains a ~~single~~ 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 ~~secondary dwelling~~ additional residential units and other ~~performance~~ 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 sewerage 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) No garden suite is present.
- d) One additional parking space per residential unit can be provided, notwithstanding any exemptions for parking provisions of the Zoning By-law.
- e) The property fronts onto a municipal or year-round maintained road.
- f) ~~Secondary dwelling~~Additional residential units are not permitted in any floodplain areas.

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 a permitted 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
- a) ~~The~~ bed and breakfast clearly an accessory use to the agricultural uses.

3.16 Garden Suites

~~Garden suites are one-unit detached residential structures containing bathroom and kitchen facilities, and are designed to be portable and are accessory to an existing residential structure. Garden suites are an affordable housing type, in part, because they do not require the purchase of land, they are ancillary to existing dwellings, and are relatively inexpensive to install.~~

Garden suites are especially suitable for some groups such as seniors because they provide affordable housing and enable older adults to live independently while receiving informal support from family members or a caregiver in an independent unit.

- ~~1. Garden suites shall be permitted in the Hamlet Settlement Area and Rural Area designations. A garden suite may only be permitted as a temporary use subject to a rezoning and the use shall not exceed twenty years from the date of passing the by law. A garden suite means a one unit detached residential structure containing kitchen and bathroom facilities that is ancillary to an existing principal dwelling and that is designed to be portable. The Zoning By law shall include regulations for unit size and other performance standards.~~
- ~~2.1. Garden suites shall be permitted where there is adequate private water and sewerage capacity on the lot to service the suite.~~
- ~~3.2. As per the Planning Act regulations for garden suites, Council may require the owner of the suite or any other person to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite as the council considers necessary or advisable, including:~~
 - ~~a. The installation, maintenance and removal of the garden suite.~~
 - ~~b. The period of occupancy of the garden suite by any of the persons named in the agreement; and~~

~~3.17~~3.16 Short-Term Accommodations

- ~~1. The monetary or other form of security that the council may require for actual or potential costs to the municipality related to the garden suite.~~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 rentals 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 case as demand or need arises, the Township may by by-law implement policies or programs to monitor, regulate, or license such units.~~
- ~~1.3. Short-term rental accommodations shall only be permitted on municipal or year-round maintained roads.~~

~~3.18~~3.17 Group Homes

Group homes are intended to provide community-based group living in housekeeping units of up to ten (10) residents (excluding staff or receiving facility) 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.

~~4.2.~~ Group homes shall be permitted subject to the provisions of adequate private water and sewerage capacity on the lot.

~~3.~~ An accessory dwelling unit or a garden suite shall not be permitted on the same lot as a licensed group home.

~~2.4.~~ A group home shall be permitted in all 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. In addition, provisions in the Zoning By-law will specify the zones in which group homes may be permitted as well as the regulations to ensure compatibility with surrounding residential uses.~~

~~3.19~~3.18 Community Gardens and Urban Agriculture

The Municipality recognizes the reality of rising food costs, and a growing culture for locally grown produce. The Municipality 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.

1. The Municipality shall support community gardens by:

- a. Permitting community gardens and roof top gardens in the following designations: Hamlet Settlement Area, Rural Area, and Open Space, except where rooftop gardens may compromise the character of a cultural heritage resource;
- b. Promoting community gardens in all development/redevelopment initiatives;
- c. Identifying sites, including Municipal parks, for the establishment of community gardens;
- d. Providing infrastructure support such as water, compost, and top soil; and
- e. Identifying opportunities for multiple partnerships.

2. The Municipality 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 Hamlet Settlement Area designations 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.

~~3.20~~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.

~~3.21~~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 Hamlet Settlement Area designation 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.

~~3.22~~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, and portable concrete and 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 Hamlet Settlement Area, Hazard Land; ~~and~~

a)b) In pProvincially Ssignificant wWetlands.

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.

~~3.23~~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, t—he municipality may require that A-proponents ~~should~~ pre-consult with the Municipality and the Ministry of Environment, Conservation, and Park's publication "NPC-300: Environmental Noise Assessment Guideline".

~~3.2.~~ ~~“Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation”~~ 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 ~~CP Rail~~Ottawa Valley the Railway Authority~~road~~, 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.

~~4.3.~~ Where development is proposed within ~~100 metres of a primary railway corridor, or~~ 50 metres of ~~a secondary railway corridor~~Ottawa Valley Rail~~Railwayway~~, submission of a vibration study, prepared to the satisfaction of Council in consultation with ~~CP Rail~~Ottawa Valley the Railway Authority~~road~~, 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.

~~5.4.~~ 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 Municipality in consultation with ~~CP Rail~~ [the Railway Authority](#).

~~6.5.~~ 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 Municipality, in consultation with ~~CP Rail~~ [Ottawa Valley Railroad](#), 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.

~~3.24~~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.

~~3.25~~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 Hamlet 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.

~~3.26~~3.25 Streetscaping, ~~and~~ 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 co-ordinated 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.

- ~~4.5.~~ The Township shall encourage private property maintenance to a high standard and may set provisions for such standards in the Zoning by-law or by by-law, such as stated in Section 7 of this Plan.

~~3.27~~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.

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.

2. 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.
3. No parking will be permitted in residential yards unless accommodation for vehicles or for specially designed areas are provided.
4. All parking areas and structures shall be attractively designed and shall be landscaped in sufficient amount to enhance their appearance.
5. Regulations governing parking and loading facilities are detailed in the Zoning By-law.

4 Land Use Designations

4.1 Hamlet Settlement Area

The two Hamlet Settlement Areas of Bonfield and Rutherglen are shown on Schedules A and B and in greater detail on Schedules A1, A2, B1 and B2. Both Hamlets are to be developed as the residential and commercial focal points for the Township. Development within each Hamlet is expected to proceed on private water and sewerage services; however the Township will consider proposals for communal servicing arrangements.

1. The Hamlets of Bonfield and Rutherglen are identified as Settlement Areas on Schedules A, A1, A2, B, B1 and B2.
2. 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.
- ~~2.3.~~ New development and redevelopment which is energy efficient shall 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.
4. This Plan does not anticipate a need for piped municipal water and sewer services. Accordingly, development will be assessed on its ability to function on individual private services. However, the Township will consider proposals for communal services where technically and economically feasible. The use of communal services shall be supported by a Servicing Options Report.
- ~~3.5.~~ The following uses are permitted in the Hamlet Settlement 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 private water supply and private sewage disposal, including any requirements to obtain permits or Environmental Compliance Approvals.
 - ii. ~~A d~~ Dwelling units ~~may be allowed for the resident owner/operator of an~~ accessory to an industrial or commercial use for security guards or the owner/operator either within or separated from the industrial or commercial use may be permitted, subject to the provisions of the Zoning By-law.
 - iii. Lots front on a Provincial Highway or Township Road maintained on a ~~year-round~~ year-round basis.
 - iv. New lots created by consent conform to the Land Division policies of this Plan.
 - b. 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.

- c. Conservation and public recreation areas.
- d. Institutional uses such as schools, places of worship, and community centres.
- e. Light industrial uses of a non-polluting nature such as warehousing, repair shops and enclosed manufacturing, 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.
 - iii. Where proceeding on the basis of private water and sewer services, light industrial uses shall be restricted to dry uses (i.e. using less than 10,000 L of water per day).
 - iv. New industrial uses are clustered to minimize land use conflicts. Specific requirements for light industrial uses will be established in the Implementing Zoning By-Law.

~~4.6.~~ Specific requirements for each use will be established in the Zoning By-Law.

~~5.7.~~ New lots shall have a minimum area of ~~1.00~~.8 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.

~~6.8.~~ New multiple-attached dwellings, duplexes or semi-detached dwellings may be permitted by an amendment to the Zoning By-Law once the developer has demonstrated that there is an adequate supply of potable water and an approval for a private sewage disposal system. A Servicing Options Report consistent with Ministry of the Environment, [Conservation and Parks](#) D-5 Series Guidelines may be required.

~~7.9.~~ Proponents of all new development must determine that there is sufficient local reserve system capacity for the treatment of hauled sewage from on-site sewage services.

~~8.10.~~ Expansions to the Settlement Area boundary shall [only](#) be considered at the time of the five- year review.

4.1.1 Residential Focus Areas

1. Within the Bonfield and Rutherglen Settlement Areas, the Plan identifies Residential Focus Areas. The primary uses permitted in these Residential Focus Areas will be residential uses including all forms [and densities](#) of housing.
2. Supporting uses, including local-serving commercial uses, and conservation and public recreation uses shall also be permitted.
3. [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.](#)

4.1.2 Community Core Focus Areas

Within the Bonfield Settlement Area, the Plan identifies 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 commercial, institutional, and public recreation uses. [The conversion of these lands to other uses shall be discouraged.](#)
2. Supporting uses, including residential uses and conservation uses shall also be permitted, [in accordance with the Zoning By-law.](#)

4.1.3 Employment Focus Areas

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

1. The primary uses permitted in the Employment Focus Area shall be light industrial uses of a non-polluting nature such as warehousing, repair shops and enclosed manufacturing, as well as commercial uses, such as retail and offices.
2. The preference for establishing industrial uses within the Employment Focus Area shall be to create an industrial subdivision with internal local access roads.
3. Where industrial developments have frontage on a Provincial Highway, the access policies of the Ministry of Transportation shall apply.

4.2 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. Agricultural land uses and operations shall be encouraged to allow for the continuance of agricultural operations. [Low density residential development may also be permitted through severances and ~~coun~~try-estate lot subdivisions, in accordance with the Land Division and Minimum Distance Separation policies of this Plan.](#)
2. The following uses are permitted in the Rural Area designation:
 - 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, 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 4.2.1. 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 4.2.2, 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, and uses that produce value-added agricultural products.
- ~~a. Agricultural uses, which include: the growing of crops, including nursery 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 accommodation for full time labour when the size and nature of the operations requires additional employment agricultural related uses, and on farm diversified uses as defined in Section 4.3.~~
- ~~b.d.~~ Forestry operations and existing woodlots.
- ~~e.e.~~ Conservation and public recreation areas.
- ~~d.f.~~ Golf courses, private clubs, private ski chalets, private hunt camps, private recreational uses characterized by ~~large areas~~ of open space and environmental areas.
- ~~e.g.~~ Institutional uses such as schools, places of worship, cemeteries, and community centres are generally directed to the Hamlet Settlement Area, but are permitted in the Rural Area.
- ~~f.h.~~ Industrial uses 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~~Section 4.2.3-
below.
- ~~g.i.~~ Commercial uses which primarily serve the surrounding rural area by an amendment to the Zoning By-Law and in accordance with the Rural Area policies for commercial uses as stated in Section~~Policy 4~~4.2.3 below.
- j. Residential uses, including single detached, duplex and semi detached dwellings shall be limited to single detached dwellings and ,may be permitted in accordance with the Rural Area policies applicable to residential uses in Section 4.2.4. Additional residential units shall be permitted subject to the policies of Section 3.14.1 and the provisions of the Zoning By-law. Resource based residential uses, including single detached, duplex, and semi detached dwellings for permanent and seasonal habitation may be permitted in accordance with the Rural Area policies applicable to residential uses. Additional residential units shall be permitted subject to the policies of Section 3.15 and the provisions of the Zoning By law.

k. Activities involving the hunting, trapping and management of wildlife.

~~h.l.~~ Forestry, public conservation, public open space and passive recreation.

~~i.m. Activities related to agriculture such as livestock assembly points, grain drying, animal husbandry services, storage for fresh produce, custom machinery operators and sprayers.~~ 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.

4.2.1 Agriculture-Related Commercial and Industrial 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;
 - c. would not create adverse impacts to natural features or watercourses which could not be mitigated; and,
 - d. does not require large volumes of water or generate large amounts of effluent.

4.2.2 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.
 - c. The On-Farm Diversified Use is directly related and secondary to the primary agricultural use.
 - d. The On-Farm Diversified Use is limited in area to a maximum of 2% of the property area, up to one hectare.

4.2.3 Commercial and Industrial Policies

3. The Plan anticipates the establishment of 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. ~~Dwelling units~~An accessory dwelling unit may be allowed for the resident operator/owner either above or separated from the commercial use.A dwelling unit accessory to an industrial or commercial use for security guards or the owner/operator either within or separated from the industrial or commercial use may be permitted, subject to the policies of Section 3.14

[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 [suitable](#) 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.

4.2.4 Residential Policies

~~4.1.~~ 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 2.14.1.](#)
- [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.](#)

4.2.5 Consent Policies

~~5.1.~~ Consents [may be permitted subject to the following provisions:](#)

- a. The severed lot(s) shall be for permanent residential use.
 - b. 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. -
 - [c. New farm lots shall have a minimum lot size of approximately 20 ha and a minimum frontage of 100 m.](#)
 - [d. The severed and retained lot shall be an appropriate size for the uses proposed and consistent with the surrounding area.](#)
 - [e. An original Township lot, existing as of March 21, 2013, shall not be divided by severance into more than three \(3\) parcels, including the retained lot. Council may consider the severance of greater than three parcels through amendment to this plan.](#)
 - [f. The retained lot shall be rezoned to prevent future residential development on the agricultural land.](#)
- ~~e.~~—The lot(s) shall conform to the Consent policies of this Plan as outlined in the Land Division policies of this Plan.

4.2.6 Estate Lot Subdivision Policies

~~6.1.~~ Country-Estate lot subdivisions may be permitted subject to the following provisions:

- a. The permitted uses are single-detached dwellings.
- 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 private sewage disposal systems and/or a communal sewage disposal system. 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.
- 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 planting shall take place where necessary, 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 through an individual ~~country-estate~~ lot subdivision.
- k. A maximum of 10 lots shall be created in ~~country-estate~~ lot subdivisions in any one year in the Township.
- l. Country-Estate lot subdivisions must be located where they will not impede the potential expansion of the Hamlet Settlement Areas.
- m. Development shall take place only by a Registered Plan of Subdivision.

4.3 Recreational Area

1. The Recreational Area is outlined on Schedule A and is intended to be developed as a residential recreational area in which the following uses shall be permitted on private services:
 - ~~a. Existing permanent residential development~~
 - ~~b.~~ a. Seasonal dwellings
 - ~~c.~~ b. Commercial (tourism, recreation)

~~d.c.~~ Open space uses under the jurisdiction of a public agency

~~d.~~ An -single-detached dwelling, in accordance with Section 4.3.5, policy 3.

- ~~2.~~ Overnight accommodation is not permitted within the Recreational Area, except within a single-detached dwelling, seasonal dwelling, or an additional residential unit 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 3.15.2 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.
- ~~2.5.~~ Development in the Recreational Area shall be in accordance with the requirements of Section 5.1.7.

~~4.3.1—Lake Nosbonsing, Talon Lake and Kaibuskong Bay—General Development Policies~~

- ~~1.~~ 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, Talon Lake and Kaibuskong Bay 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.

~~Planning policies for Lake Nosbonsing are based on recommendations outlined in 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.~~

~~Planning policies for those portions of Talon Lake within the jurisdiction of the Township of Bonfield and for Kaibuskong Bay are based 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 and Kaibuskong Bay.~~

~~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, Talon Lake and Kaibuskong Bay.~~

~~Lake Nosbonsing (East Main Basin), Talon Lake, and Kaibuskong Bay can support limited new development.~~

~~According to the Ministry of Environment, Conservation and Parks, Talon Lake, Turtle Lake, and Kaibuskong Bay are considered to be at capacity. Where it has been determined through sampling or lakeshore capacity modelling that the lakes are deemed to be at capacity, lot creation and land use changes which would result~~

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- ~~in a more intensive use will not be permitted except under one of the following circumstances:~~
- ~~a) — The sewage disposal tile beds on each new lot 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;~~
 - ~~b) — The sewage disposal tile beds on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at development capacity;~~
 - ~~c) — To separate existing, habitable dwellings which were included in the original lake development capacity calculation, onto 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.~~
- ~~2. The following additional site specific criteria can be applied where new development is proposed on at capacity lakes and where certain municipal planning tools and agreements are in place such as a Development 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)~~
- ~~3. Provincial review and consultation will be required for new development on lakes at capacity, consistent with the Lakeshore Capacity Assessment Handbook.~~
- ~~4. Consideration may be given to development proposals for lands within the Lake-Nosbonsing, Kaibuskong Bay and Talon Lake watersheds provided that such proposals meet the criteria 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, application for development of lands in the Recreational~~

~~Area requires the approval of the North Bay Mattawa Conservation Authority.~~

~~b. On existing parcels of record and new lots, the minimum setback for on-site subsurface sewage disposal beds from the shoreline of Lake Nosbonsing shall be 30 metres.~~

~~c. It is recognized that the potential impact to the water quality of the lakes in the Township from private sewage disposal systems 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 private sewage disposal system on any lot which fronts on lakes within the Township to be pumped out on a regular basis.~~

~~5. 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 of Lake Nosbonsing, Talon Lake and~~

~~Kaibuskong Bay. 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.~~

~~6. A natural vegetated buffer shall be maintained and/or replaced within 30 metres of the normal ordinary waters edge or top of bank from Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield.~~

~~7. A landscaped corridor of not more than 5 metres in width through the natural vegetative buffer for Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield shall be permitted to accommodate any boathouses, docks, wharfs, aircraft hangars or structures occupying an area not greater than 10 square metres.~~

~~8. 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.~~

~~9. 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.~~

~~10. 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.~~

~~—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.~~

~~11. Site plan control may be required for development on lots within 120 m of a waterbody, in accordance with Section 7.5.~~

4.3.24.3.1 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.
 - c. Provisions for garbage removal shall be made to the satisfaction of the Township.
2. The provisions of Policy 1 a. above 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.

4.3.34.3.2 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 a minimum frontage of 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 the septic system and water supply is sufficient to accommodate the proposed use.
 - c. The developer will be required to provide public access to the nearest lake at a rate of a minimum of 6 metres per interior lot, or prove to the satisfaction of the Township that public access exists nearby.

4.3.44.3.3 Public Access to Waterfront

1. The Township shall strive to acquire 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. Crown land shall not be included in the calculation. Cash or other lakeshore lands may be accepted in lieu of subdivision dedications; when cash is accepted, it shall be used to acquire suitable lakeshore open space for the use of the public.

4.3.54.3.4 Seasonal and Permanent Residential Development

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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.
 - ~~2.3.~~ 3. Where new and existing lots in the Recreational 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.
 - ~~3.4.~~ 4. Although existing permanent residential dwellings are recognized by this Plan on year- round maintained roads in the Recreational Area, the Township is under no obligation to extend year-round rural services to any land in the Recreational Area designation for the purpose of permitting additional conversions to permanent residential dwellings.
 - ~~4.3.~~ 4.5. 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, sStream, tributary or significant body of water.

~~4.3.6~~4.3.5 Commercial Development

1. Commercial uses shall adhere to the following provisions:
 - a. The uses are located in groups close proximity to each other and ~~are not scattered along roads such that~~do not result in ribbon development ~~is encouraged~~.
 - b. An accessory dwelling unit may be allowed for the resident owner/operator, above or separate from the commercial use.

~~e. 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.~~

~~d.c.~~ Parking and loading facilities shall be provided on site.

~~e.d.~~ A landscaped buffer between commercial and residential uses shall be provided.

~~e.~~ The development is approved in accordance with Government regulations and Acts governing such uses.

~~f.~~ Tourism uses which include short-term rental accommodations are subject to the General Development Policies of this Plan.

~~Hazard Land~~

~~Lands designated as Hazard, includes areas having inherent or natural environmental hazards, such as flooding susceptibility, erosion, steep slopes or any other physical condition or limitation which is hazardous to human life and /or property.~~

~~The Hazard Land designation shall permit the following passive land uses, agriculture, outdoor recreation, golf courses, public and private parks, forestry, conservation of soil and flood control. Lands designated as Hazard, includes areas having inherent or natural environmental hazards, such as flooding susceptibility, erosion, steep slopes or any other physical condition or limitation which is hazardous to human life and /or property.~~

~~No buildings, nor the placing and/or removal of fill of any kind, whether originating on the site or elsewhere, shall be permitted in areas subject to flooding, erosion, or physical limitations of any kind without the written consent of the North Bay-Mattawa Conservation Authority. It is recognized that the lands so designated by their nature are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.~~

~~Where development is proposed adjacent to or within the Hazard Area, the developer shall demonstrate to the satisfaction of Council and the North Bay Mattawa Conservation Authority and any Ministry or Agency that Council deems necessary, that the elevations and/or setbacks of the buildings will be sufficient to preclude any hazard of flooding, erosion, impacts of climate change, or other physical hazard etc.~~

~~The limits of the flood plain of Lake Nosbonsing, as shown on Schedule A to this Plan and of Lake Talon are based on the Regional Storm Elevations of 237.6 m.a.s.l. and 195.52~~

~~m.a.s.l. respectively. These flood plains are to be zoned as Hazard Land in the implementing Zoning By-Law. When more detailed mapping becomes available for Lake Talon, Council will amend this Plan and the implementing Zoning By-Law as required.~~

~~Where land designated as Hazard Land 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. An application for the redesignation of Hazard Lands for other purposes, may be given due consideration after taking into account:~~

~~The existing environmental and/or physical hazards.~~

~~The potential results of these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.~~

~~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 5% 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.~~

~~A section of South Shore Drive is located within the Hazard Land Designation. 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.~~

4.4 Aggregate Removal Area

1. To ensure that large portions of the Township are not turned into abandoned operations or non-rehabilitated sites, only those portions of properties presently being used for the extraction and/or processing of raw materials taken from the earth or those areas that have been identified on Schedule A to this Plan by the ~~Ministry of Natural Resources~~[Ministry of Natural Resources and Forestry](#) shall be designated in this Plan and zoned accordingly in the Zoning By-Law.
2. The establishment of any new Aggregate Removal Area operation, not shown on Schedule A, shall require an amendment to both the Official Plan and the Zoning By-Law.

~~3. A Potential Aggregate Resource area is indicated on Schedule B. This classification shall mean that the use of lands so designated shall be related to the extraction and processing of raw materials from the earth and would include quarrying and sand and gravel pit operations together with associated operations such as washing, screening, crushing, and storage of sand, gravel, ballast, stone aggregates, clays, brick, peat and other surface and sub-surface resource materials. It is also deemed to include accessory and associated operations such as cement and concrete batching plants, asphalt and road materials operations, office and weight equipment, conveyers, parking and garage areas for trucks, as well as incidental accessory uses such as water storage. Temporary mobile living accommodations for the reasonable use of the surface mineral workings and certain employees thereof may also be permitted in accordance with the applicable municipal regulations. Notwithstanding this designation, the agricultural uses permitted in the Rural Area, except for buildings or structures, will also be permitted in the Aggregate Removal Area.~~

- ~~4.3.~~[4.3.](#) 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~~[Ministry of Natural Resources and Forestry](#). Studies and the site plans required under the *Aggregate Resources 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.

~~5. No building or road shall be constructed on the land until its location is approved by Council and the Ministry of Natural Resources~~
~~Ministry of Natural Resources and Forestry.~~

~~6.4.~~ No aggregate 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 aggregate or quarrying from the sight.

~~7.5.~~ All the topsoil removed prior to or in the course of the aggregate 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.

~~8.6.~~ 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.

~~9.7.~~ In Aggregate Removal Areas that are depleted or not suitable for exploitation, the property may be used for rural uses as described in the policies for the Rural Area. In all cases, a 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 ~~suitably~~ [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](#) ~~rehabilitated~~ to permit the development;
- b. The proposed use will not limit the possibility of mineral aggregate 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 groundwater studies.

~~10.8.~~ The Council shall enter into an agreement with the owners of any proposed mining or quarrying operations to ensure compliance with the above regulations and the effective rehabilitation of the area after such operations have been completed.

4.4.1 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 amended to show the location on an appropriate Schedule. 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*.

3. Development on, abutting or adjacent to lands [or water](#) affected by mine hazards or former mineral resource operations shall be permitted only if measures to address and mitigate known or suspected hazards are underway or have been completed.

4.5 Provincial Parks and Conservation Reserves

~~1.~~ ~~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. The ~~Ministry of Natural Resources~~[Province](#) is responsible for administering these lands and determining appropriate land use policies, in accordance with the *Provincial Parks and Conservation Reserves Act*.

~~1.2.~~ 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.

4.6 Environmental ~~Protection~~[Services](#) Area

Environmental ~~Protection~~[Services](#) Areas are designated on Schedule A and are meant to include lands not otherwise represented in the Official Plan that serve environmental service functions.

1. The Environmental ~~Protection~~[Services](#) Area designation identifies the following areas that are not otherwise represented as Natural Heritage features on Schedule B.
 - a. Cemeteries
 - b. Sewage waste disposal sites
2. Development may be permitted adjacent to many of the features covered by the Environmental ~~Protection~~[Services Area](#) designation, if it has first been demonstrated through appropriate studies (e.g. an Environmental Impact Assessment) that there will be no negative impacts on the existing or proposed uses.

4.7 Waste Disposal

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

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 Municipality.

- a) 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.

- b) 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 municipality in consultation with the Province.
- c) Should significant impacts be identified more than 500 metres from a Waste Disposal site, the study area may be expanded accordingly.

5 Natural Heritage Features and Cultural Heritage

Natural and Cultural Heritage Features are shown on Schedule B to this Plan. The natural heritage values illustrated on Schedule B have been supplied by the Ministry's Natural Resource Values Information System (NRVIS). The values in NRVIS and on Schedule B 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~~[Ministry of Natural Resources and Forestry](#) for the purpose of updating NRVIS. Areas or sites having a Natural or Cultural Heritage Feature 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 effects of climate change 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 features 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 it is](#)

the intent of this plan to encourage their protection and preservation.

According to the ~~Ministry of Natural Resources~~Ministry of Natural Resources and Forestry, there are ~~two~~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, ~~and the Rutherglen Moraine Shoreline Candidate ANSI~~. ~~According to the Ministry of Natural Resources, there are two Candidate Areas of Natural and Scientific Interest (Candidate ANSIs) within the Township: the Blueseal Creek Hill Candidate ANSI and the Rutherglen Moraine Shoreline Candidate ANSI.~~ Once an ANSI has been confirmed by the ~~Ministry of Natural Resources~~Ministry of Natural Resources and Forestry, the planning authority has the responsibility of ensuring that decisions made under the *Planning Act* are consistent with the policies of the Provincial Policy Statement. Portions of the Mattawa River Provincial Park and the Boulter-Depot Creek Conservation Reserve also fall within the Township of Bonfield municipal boundary. Provincial Parks and Conservation Reserves are managed exclusively by the ~~Ministry of Natural Resources~~Ministry of Natural Resources and Forestry for the benefit of all Ontarians.

When potential development may have an impact on, or be impacted by, one of the natural heritage features and areas described in this section, the Township of Bonfield may refer to the appropriate agency for comment. The Township ~~should~~shall also refer to the Province's Natural Heritage Reference Manual to implement the policies of the Provincial Policy 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 features 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 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~~Council recognizes that all of the undeveloped land of the Township is suitable habitat for a variety of wildlife species. Certain wildlife habitat has been identified by the Ministry of Natural Resources as having special significance and is shown on Schedule B. Wildlife habitat has been identified by the Ministry of Natural Resources and is illustrated on Schedule B to this Official Plan as Fish Habitat Areas, and Nesting Sites. New areas of natural features and wildlife habitat may be identified in the future, either through updates to Ministry of Natural Resources mapping or through site-by-site identification during the development review process. The Township may also consider a study to identify a Natural Heritage System which includes natural heritage features and linkages.~~

Nothing in Section 6 of this plan is intended to limit the abilities of normal farm practices to continue.

5.1.1 Candidate Areas of Natural and Scientific Interest (ANSI)

Areas of Natural and Scientific Interest (ANSIs) are of significance to the Province for their natural heritage features and biodiversity. Life Science ANSIs apply to forest types, valleys, prairies, and wetlands. Earth Science ANSIs are examples of ongoing geological processes and include bedrock, fossils, and other landforms. Candidate ANSIs are shown on Schedule B of this Plan. Council recognizes the value of these features and supports their protection.

1. Where development or site alteration is proposed within ~~120 m of the boundary of the of~~ a Candidate or Confirmed ~~Life Science~~ ANSI, ~~or its adjacent lands~~ or within 50 m of the boundary of an Earth Science ANSI, the proponent shall provide the Township with an Environmental Impact Statement (EIS) that demonstrates that there will be no negative impacts on the ANSI or on its ecological function. Adjacent lands are considered to be within 50 metres of the boundary of an Earth Science ANSI and within 120 m of the boundary of a Life Science ANSI.
- ~~1.2.~~ Where warranted by site and species-specific factors, development proposals further than 120 m from significant portions of the Candidate or Confirmed Life Science ANSI, or further than 50 m from a Candidate or Confirmed Earth Science ANSI may also require an ~~Environmental Impact Statement~~ EIS.

5.1.2 Significant Wildlife Habitat

Certain wildlife habitat has been identified by the Ministry of Natural Resources and Forestry as having special significance and is shown on Schedule B. These habitats identified by the Ministry of Natural Resources and Forestry 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. 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 outside of a Hamlet Settlement Area, 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 Statement (EIS) 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 features and their ecology will be required of

the applicant as a condition of planning approval.

5.1.3 Habitat of Endangered and Threatened Species

- ~~1. Information on the location of habitats of endangered and threatened species is limited.~~
- ~~2.1.~~ The presence of Species at Risk (extirpated, endangered or threatened species) shall be identified through the use of the Natural Heritage Information Centre (NHIC) provincial database, and through consultation with ~~Ministry of Natural Resources~~Ministry of Natural Resources and Forestry the Environment, Conservation and Parks staff.
- ~~3.~~ The *Endangered Species Act* (ESA) prohibits the killing, harming, harassment, capture, or taking of a species at risk, and the damaging or destroying of their habitat. Development and site alteration is not permitted in habitat of endangered 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 ~~should be carried out~~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 Statement (EIS), in accordance with the Environmental Impact Statement policies of this Plan, which demonstrates that there will be no negative impacts on the habitat of endangered and threatened species or its ecological function. The EIS must be completed by a qualified professional to address potential impacts on the habitat of endangered and threatened species. Some activities may need to be modified to accommodate endangered and threatened species and their habitats, and to minimize any adverse effects on these species. Current best management practices may help to mitigate the impacts resulting from an activity on the land. On a case-by-case basis, additional actions may be required to address specific impacts on a species at a particular site or location.
- ~~4. Where developments or site alteration is proposed within 120 m of the boundary of the habitat of a species at risk, the proponent shall provide the Township with an EIS that demonstrates that there will be no negative impacts on the significant habitat or on its ecological function. Where warranted by site and species specific factors, development proposals further than 120 m from significant portions of the habitat of endangered and threatened species may also require an EIS.~~
- ~~5.2.~~ If impacting a habitat of a endangered or 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 Natural Resources~~Ministry of Environment, Conservation, and Parks ~~district staff~~ to develop agreements or permits when required.

~~5.1.25.1.4~~ Fish Habitat

- ~~Fish Habitat are identified on Schedule B of this Plan. Important habitat and natural values are constantly changing and currently values mapping is likely incomplete. As these habitats and values change, including the habitats of endangered 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.~~
1. 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.
 2. 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 the Department of Fisheries and Oceans 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.

3. Development or site alteration shall not be permitted within ~~areas identified as Fish-Habitat shown on Schedule B unless an EIS demonstrates that there will be no negative impact on the Fish Habitat or its ecological function.~~ fish habitat except in accordance with provincial and federal requirements.
4. Where development or site alteration is proposed within 120 m of Fish Habitat, the Township shall require the proponent to prepare an ~~development should be designed to ensure that there~~ EIS, by a qualified professional, demonstrating there are no negative impacts on the adjacent land, which shall also include land adjacent to all watercourses and waterbodies. ~~The Township shall require the proponent to prepare an Environmental Impact Statement (EIS) in accordance with the Environmental Impact Statements section of this Plan to be submitted with any development application. The EIS must be completed by a qualified professional.~~ 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 adverse impacts on the Fish Habitat.

5.1.35.1.5 Nesting Sites

1. The nesting sites of Great Blue Herons and other bird species are shown on Schedule B and are considered significant wildlife habitat areas. Council recognizes the importance of shielding the nesting sites of ~~Great Blue Herons~~ these birds from habitat destruction or disturbance and enacts the following policies:
 - a. No road or pipeline construction, logging, blasting or other similar heavy development activities should take place within 200 m of a heronry during the sensitive breeding season (between April 1 and August 15).
 - b. No development or site alteration ~~that would result in activities of any kind,~~ including pedestrian traffic, all terrain vehicles, etc., shall be permitted within 400 m of a ~~heronry~~ nesting site during the sensitive breeding season.
 - c. The policies of the ~~Ministry of Natural Resources~~ Ministry of Natural Resources and Forestry regarding activities permitted within 300 m of a nesting site ~~-~~ during the non-nesting season (August 16 to March 31) are supported.
 - d. Development and site alteration, including removal of vegetation, within 120 metres of a nesting site ~~of a Great Blue Heron~~, shall require an Environmental Impact Statement to demonstrate that ecological features and functions will not be negatively impacted.

5.1.45.1.6 Wetlands

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

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. ~~Although there are no Provincially Significant Wetlands in the Township, the~~ The following policies shall apply to the areas illustrated as other wWetlands, unevaluated wetlands, and provincially significant wetlands on Schedule B 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 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. 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.
5. ~~Is th~~ Development and site alteration shall not be permitted on lands adjacent to a ny - wetland unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on natural features or ecological functions. Adjacent lands are considered to be within ~~120-30~~ metres of a n other wny-significant wetland and within 120 m of a provincially significant wetland. ~~This area can be modified if justified by an EIS.~~

5.1.7 Lake Nosbonsing, Talon Lake and Kaibuskong Bay – General Development Policies

1. 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, Talon Lake and Kaibuskong Bay 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.
2. Planning policies for Lake Nosbonsing are based on recommendations outlined in the “Lake Assessment Study of Lake Nosbonsing, 2022” 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.

3. Planning policies for those portions of Talon Lake within the jurisdiction of the Township of Bonfield and for Kaibuskong Bay 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 and Kaibuskong Bay.
4. 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, Talon Lake and Kaibuskong Bay.
5. According to the Ministry of Environment, Conservation and Parks, Talon Lake, Turtle Lake, and Kaibuskong Bay are considered to be at capacity. The basin of Lake Nosbonsing which is located within Bonfield Township boundaries ~~Lake Nosbonsing (Main Basin)~~ can support limited new development.
6. 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 of Lake Nosbonsing, Talon Lake and Kaibuskong Bay. 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.
7. A natural vegetated buffer shall be maintained and/or replaced within 30 metres of the normal ordinary waters edge or top of bank from Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield.
8. A landscaped corridor of not more than 5 metres in width through the natural vegetative buffer for Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield shall be permitted to accommodate any boathouses, docks, wharfs, aircraft hangars or structures occupying an area not greater than 10 square metres.
9. 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.
10. 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.

11. 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.

12. 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.

13. Site plan control may be required for development on lots within 120 m of a waterbody, in accordance with Section 7.5.

5.1.8 Development Policies For At Capacity Lakes

1. ~~According to the Ministry of Environment, Conservation and Parks, Talon Lake, Turtle Lake, and Kaibuskong Bay are considered to be at capacity.~~ Where it has been determined through sampling or lakeshore capacity modelling that the lakes are deemed to be at capacity, lot creation and land use changes proposed within 300 m of a lake or inflowing stream which would result in a more intensive use will not be permitted except under one of the following circumstances:

- a) The sewage disposal tile beds on each new lot 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;
- b) The sewage disposal tile beds on each new lot are located such that they would drain into the drainage basin of another waterbody, which is not at development capacity;
- c) To separate existing, habitable dwellings which were included in the original lake development capacity calculation, onto 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.

2. Consideration may be given to development proposals for lands within 300 metres of Lake Nosbonsing, Kaibuskong Bay and Talon Lake provided that such proposals meet the criteria 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, application for development of lands in the Recreational Area shall require the submission of an Environmental Impact Statement.
- b. On existing parcels of record and new lots, the minimum setback for on-site subsurface sewage disposal beds from the shoreline of Lake Nosbonsing shall be 30 metres.
- c. It is recognized that the potential impact to the water quality of the lakes in the Township from private sewage disposal systems 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 private

sewage disposal system on any lot which fronts on lakes within the Township to be pumped out on a regular basis.

3. The following additional site-specific criteria can be applied where new development is proposed on at-capacity lakes and 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:

— 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

i. >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)

4. Provincial review and consultation will be required for new development on lakes at capacity, consistent with the Lakeshore Capacity Assessment Handbook.

~~— Consideration may be given to development proposals for lands within the Lake-Nosbonsing, Kaibuskong Bay and Talon Lake watersheds provided that such proposals meet the criteria of the Lakeshore Capacity Assessment Handbook for development on lakes at capacity and are consistent with the following:~~

~~— In order to ensure the environmental quality is protected and appropriate development takes place, application for development of lands in the Recreational Area shall require the submission of an Environmental Impact Statement.~~

~~— On existing parcels of record and new lots, the minimum setback for on-site subsurface sewage disposal beds from the shoreline of Lake Nosbonsing shall be 30 metres.~~

~~— It is recognized that the potential impact to the water quality of the lakes in the Township from private sewage disposal systems 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 private sewage disposal system on any lot which fronts on lakes within the Township to be pumped out on a regular basis.~~

~~1. 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 of Lake Nosbonsing, Talon Lake and~~
- ~~1. Kaibuskong Bay. 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;~~
- ~~a. that the Township consider comments from the owners of land immediately adjacent to that of the application.~~
- ~~1. A natural vegetated buffer shall be maintained and/or replaced within 30 metres of the normal ordinary waters edge or top of bank from Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield.~~
- ~~1. A landscaped corridor of not more than 5 metres in width through the natural vegetative buffer for Lake Nosbonsing, Kaibuskong Bay and those portions of Talon Lake within the jurisdiction of the Township of Bonfield shall be permitted to accommodate any boathouses, docks, wharfs, aircraft hangars or structures occupying an area not greater than 10 square metres.~~
- ~~1. 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 woods.~~
- ~~1. 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.~~
- ~~1. 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.~~
- ~~1. 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.~~
- ~~1. Site plan control may be required for development on lots within 120 m of a waterbody, in accordance with Section 7.5.~~

5.2 ~~Development Constraint Area~~ Natural Hazards Constraint Area

1. Lands Located in the Natural Hazards Constraint Area overlay on Schedule 'B' include areas having inherent or natural environmental hazards, such as flooding susceptibility, erosion, steep slopes or any other physical condition or limitation which is hazardous to human life and /or property.
2. The Natural Hazards Constraint Area overlay shall permit the following passive land uses, agriculture, outdoor recreation, golf courses, 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 areas subject to flooding, erosion, or physical limitations of any kind. Only development that must locate within the floodplain, 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, with the consent of the North Bay-Mattawa Conservation Authority.
4. Where development is proposed adjacent to or within the Natural Hazards Constraint 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 climate change, or other physical hazard.
5. The limits of the flood plain of Lake Nosbonsing, and of Lake Talon 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 'B' 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 Lake Talon, Council will amend this Plan and the implementing Zoning By-Law as required.
6. Where land located in the Natural Hazards Constraint 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. An application to permit development within the Natural Hazards Constraint Area overlay purposes not permitted in this section, may be given due consideration after taking into account:
 - a. The existing environmental and/or physical hazards.
 - b. The potential results of these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
7. 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 5% 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.
8. A section of South Shore Drive is located within the Natural Hazards Constraint 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.
- ~~1. The Development Constraint Area designation applies to those lands indicated on Schedule B to this Plan. This designation applies to lands with having environmental constraints such as flood susceptibility, erosion susceptibility, or other physical characteristics severe enough to cause property damage or risk of life, and where, information regarding the extent and the severity of the hazard is only preliminary. This~~

~~designation does not apply to areas where other Environmental Protection Area policies have been applied.~~

- ~~2.9.~~ Development shall be controlled within the [Natural Hazards Constraint Area overlay](#) ~~Development Constraint Area designation~~ by the Township through a ~~45-30~~ 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 ~~Wetland~~ [wetlands](#) and Alterations to Shorelines and Watercourses regulations. The [Natural Hazards Constraint Area overlay](#) ~~Development Constraint Area designation~~ may be extended or deleted without formal amendment to this Plan based on written notification by the North Bay-Mattawa Conservation Authority. [The North Bay-Mattawa Conservation Authority Regulated Area Boundaries are shown on Schedule 'B'.](#)
- ~~3.10.~~ Development proponents must obtain a Development Interference with ~~Wetland~~ [wetlands](#), Alterations, Shoreline and Watercourses Permit from the Conservation Authority to enable any construction or site alteration within the [Natural Hazards Constraint Area overlay](#) ~~Development Constraint Area~~. The Township in conjunction with the North Bay-Mattawa Conservation Authority and/or the ~~Ministry of Natural Resources~~ [Ministry of Natural Resources and Forestry](#) shall undertake detailed floodplain mapping from time to time for areas experiencing development pressures. New detailed floodplain information shall be incorporated into this Plan utilizing the appropriate Environmental Protection Policy.
- ~~4.11.~~ [Natural Hazards Constraint Area overlay](#) ~~Development Constraint Areas~~ 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 ~~45-30~~ 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 ~~be shaded to provide appropriate notice~~ [indicate](#) of those areas which are ~~influenced by this policy and/or are~~ regulated by the North Bay-Mattawa Conservation Authority.
- ~~5.12.~~ The Township is under no obligation to compensate landowners for increased development costs resulting from this policy.

5.3 Sand and Gravel Resource Areas

- [1. A Sand and Gravel Resource Area has been identified on Schedule 'B' showing the location of known deposits of sand and gravel resources in the Township. In a Sand and Gravel Resource Area, 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.](#)

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2. 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.
 3. Proposed new pits and quarries will be subject to an Amendment to the Official Plan in accordance with Section 4.4~~5~~, and to the Zoning By-law.

5.4 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 risk. The Ministry of Natural Resources and Forestry's 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 and Forestry.
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.
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 features or their ecological functions, or in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.

5.35.5 Cultural Heritage Resources

Cultural Heritage sites include "archaeological resources", "Areas of archaeological potential", "built heritage resources" and "cultural heritage landscapes" as defined by the 2005 2020 Provincial Policy 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 sites within the Township of Bonfield; however policies dealing with such sites are included in the plan to enable future designation of sites. 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 having archaeological potential within the Township of Bonfield, together with programs and strategies to protect significant cultural heritage resources, including archaeological sites.

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

5.3.15.5.1 Cultural Heritage Policies

1. It is the intent of this Plan that cultural heritage resources or properties and cultural heritage landscapes be conserved.

~~1.2.~~ 2. Where development or site alteration is proposed on, adjacent to, or across the street from a cultural heritage resource or property (Part IV of the *Ontario Heritage Act*), ~~or a property noted above~~, the Township shall require an applicant to undertake a Heritage Impact Assessment. The Heritage Impact Assessment shall be conducted by a qualified professional with expertise in cultural heritage resources to:

- a. Identify the positive and adverse impacts on the heritage resource that may be expected to occur as a result of the proposed development;
- b. Describe mitigation measures that may be required to ~~prevent, minimize or mitigate the adverse impacts~~ conserve the attributes of the heritage resource or property; and
- c. Demonstrate that the proposed development will not adversely impact the defined cultural heritage value of the resource or property, and/or its streetscape/neighbourhood.

~~2.3.~~ 3. Where the results of a heritage impact assessment are in conflict with policies contained within this Official Plan, the Official Plan policies will prevail.

~~3.4.~~ 4. Where development or site alteration affects cultural heritage resources or landscapes, the Township may enter into registered agreements under Section s 45.

~~51. or 53~~⁴ of the *Planning Act*, with the owners of designated heritage properties when it deems that financial securities are necessary to ensure the retention and conservation of heritage properties as part of a development.

~~4.5.~~⁵ The *Ontario Heritage Act* may be utilized to conserve, protect and enhance 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.

6. The Township may establish an archaeological management or cultural heritage plan for resource conservation.

~~5.7.~~⁶ 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 designation and other heritage conservation planning matters. Pursuant to the Act, and in consultation with the Municipal Heritage Committee, Council may by by-law:

- a. Designate properties to be of historic and/or archaeological value or interest.
- b. Define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district.

~~6.8.~~⁷ Council shall have regard to cultural heritage and archaeological resources in the undertaking of municipal public works, undertakings and/or maintaining properties owned by the municipality. When necessary, Council shall require consultation with Indigenous communities and/or heritage impact assessments and satisfactory measures to mitigate any negative impacts on identified significant cultural heritage or archaeological resources.

~~7.9.~~⁸ Council shall consult appropriate government agencies and Indigenous communities, when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the *Ontario Heritage Act* and the *Cemeteries Act* shall apply.

~~8.10.~~⁹ 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.

~~5.3.25.5.2~~ Archaeological Resources

Archaeological resource areas are determined through the use of provincial screening criteria, or by review of potential mapping ~~developed~~-based on the known archaeological record or features within the municipality and is usually ~~developed with a~~confirmed by a licensed archaeologist. 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. Significant ~~Native~~ Indigenous and non-Indigenous ~~Native~~ cemeteries or unmarked burial sites may also be considered as archaeological resources.

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1. Where a development proposal or site alteration encroaches on lands with ~~significant~~ archaeological resources or is within an area considered to have archaeological potential, the Township shall require an applicant to undertake an Archaeological Assessment of the lands in accordance with requirements of the Ministry of Culture, Tourism and Sport to determine the nature and extent of the resources on the site. The study shall be conducted by an archaeologist licensed under the *Ontario Heritage Act* as a condition of any development proposal. The study will be submitted to the Township and to the Ministry of Culture, Tourism and Sport. Where an Archaeological Assessment indicates areas of Algonquin historical interest or the potential for encountering aboriginal artifacts, the Algonquins of Ontario 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 adequately protected.
 2. Notwithstanding policy 6.3.2.1 above, where a development proposal or site alteration encroaches on lands with archaeological resources or is within an area considered to have archaeological potential, the Township shall require an acknowledgement letter from the Ministry of Culture, Tourism and Sport as part of a complete application.
 - ~~2.3.~~ 3. The Algonquins of Ontario shall be notified and given opportunity to provide comments when burial sites or remains considered to be of potential Indigenous ~~aboriginal~~ origin are discovered in the Township.
 - ~~3.4.~~ 4. Any features identified may be preserved *in situ* to ensure that the integrity of the resource is maintained. Excavation of any significant archaeological features by a licensed archaeologist may also be considered. If the site is determined to be significant the development may be prohibited.
 - ~~4.5.~~ 5. Any alterations to known archaeological sites shall only be performed by licensed archaeologists, as per Section 48 of the *Ontario Heritage Act*.
 - ~~5.6.~~ 6. The Township may require a marine archaeological survey to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features 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 identified and impacted by shoreline and waterfront developments.
 - ~~6.7.~~ 7. Any marine archaeological resource that is identified must be reported to the Ministry of Culture, Tourism and Sport immediately. The Ministry shall determine whether the resource shall be left *in situ* or may be removed, through excavation, by licensed marine archaeologists.
 - ~~7.8.~~ 8. 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 a site of an archaeological resource.

6 Transportation

The policies of this Section are to ensure that the transportation within 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 Schedules A, A1 and A2. 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. 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.
- ~~3.~~ In addition to all the applicable municipal requirements, all proposed development ~~4.3.~~ 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 municipality 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.
- ~~5.4.~~ 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 this Highway in order to make more effective use of the local land resource.
- ~~6.5.~~ In addition to all the applicable municipal requirements, all proposed development located in the vicinity of a provincial highway within the Ministry of Transportation's permit control area under the *Public Transportation and Highway Improvement Act*, shall also be subject to the Ministry of Transportation's approval.
- ~~7.6.~~ 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.

- ~~8.7.~~ 7. The Ministry of Transportation's policy is one highway entrance for one lot of record. Back lot development cannot use another entrance for access to a provincial highway.
- ~~9.8.~~ 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.
- ~~10.9.~~ 9. Any proposals for snowmobile or trail crossings of provincial highways will require the prior approval of the Ministry of Transportation. Trails located along the right-of-way of a provincial highway are generally not permitted.
- ~~11.10.~~ 10. 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.
- ~~12.11.~~ 11. Outdoor storage and loading areas shall be visually screened or appropriately located so as to not be visible to the travelling public.
- ~~13.12.~~ 12. 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.
- ~~14.13.~~ 13. 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.
- ~~15.14.~~ 14. Access to new developments adjacent to provincial highways is subject to the policies and regulations of the Ministry of Transportation.
- ~~16.15.~~ 15. 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 ~~Ministry of Environment~~ Province's NPC 300 publication ~~"LU-131—Noise Assessment in Land Use Planning"~~.

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.

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 Hamlet 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. Any proposals for snowmobile or trail crossings of ~~township~~[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.

6.3 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.

6.5 Snowmobile Trails

1. Snowmobile trails form an important component of the Township's transportation system and are shown on Schedule A to this Plan.
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~~[Township](#) roads or railways will require the prior approval of MTO or appropriate authority.

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.

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 Policy 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. Following approval of this Plan by the Ministry of Municipal Affairs and Housing, the Plan shall be reviewed after 10 years and then at five year intervals~~at least once every five (5) years~~. 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

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1. The objectives of Community Improvement Plans are:
 - a. To upgrade and maintain all essential municipal services and community 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 energy efficiency and environmentally sustainable design;
 - e.f. To encourage redevelopment, reuse, or maintenance of existing brownfield or vacant properties;
 - ~~d.g.~~ To encourage the preservation, rehabilitation, renewal and reuse of heritage resources, including heritage buildings;
 - e.h. To encourage private sector investment and the strengthening of the economic base; and
 - i. To improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers, wastewater supply, parks and recreation, community facilities, the waterfront areas or streetscaping.
 - j. 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, ~~based on the following criteria~~ for the purposes of achieving the objectives of 7.2.1. :
 - ~~a. That there is evidence of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sanitary and storm sewers. Water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the above services.~~
 - ~~b. That the phasing of improvements is within the financial capability of the local municipality.~~
 - ~~c. That a significant number of buildings in an area show signs of deterioration and need of repair.~~
 - ~~d. That improvement to the visual appearance or aesthetics be required.~~
 - ~~e. That improvement shall have a significant impact on strengthening the economic base of the community.~~
2. Community improvement shall be accomplished through the:
 - a. Designation, by by-law, of Community Improvement Projects Area(s) based on the ~~criteria listed above~~ 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 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 [CityTownship](#). 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 municipality 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 permissions 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 municipality 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 [\(also known as a Community Planning Permit System\)](#) 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. A Development Permit By-law may be developed and adopted for a specific area of the Township or for the entire corporate limits of the Municipality. Where a Development Permit By-law has been enacted and approved the Zoning By-law and Site Plan Control By-law will not apply.

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2. The objectives of the Township in implementing a Development Permit By-law shall include the following:
 - a. Preservation of the character of the affected area(s);
 - b. Improvement of the waterfront area;
 - c. Preservation and enhancement of residential neighbourhoods;
 - d. Protection of the natural environment; and
 - e. Promotion and rehabilitation of industrial properties.
 3. 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.
 4. The Municipality may impose conditions and grant provisional approval prior to final approval. These may include conditions related to removal or restoration of vegetation, site alteration, natural features and areas, contaminated or marshy lands, and conditions permitted by Sections 34, 40, 41, 42 of the *Planning Act*, R.S.O. 1990.
 5. 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.
 6. 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.
 7. 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.
 8. The Development Permit By-law shall be developed and implemented in accordance with the requirements of the *Planning Act*.
 9. 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 municipality 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 Municipality 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~~[Ministry of Natural Resources and Forestry](#), 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;
 - ~~e.g.~~ Exterior design, only so far as it concerns access to buildings containing affordable housing units
 - ~~f.h.~~ Minimize incompatibility between adjacent buildings, streets, and public spaces ~~uses~~; and
 - ~~g.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;
 - ~~g.h.~~ Any Zone which permits the erection of a land lease community home, containing one or more dwelling

unit; and

i. Any lands located within 120 metres of a wetland, an inland lake, a river, or a permanent or intermittent stream or watercourse.

~~h.i.~~ Any Zone which permits the erection of a building containing ~~three~~ 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. ~~a lake, river, permanent or intermittent stream, or a wetland.;~~

4. Council may pass additional by-laws designating site plan control areas.
5. Council may delegate Site Plan Approval to municipal staff 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

1. Council shall hold public meetings for most planning applications in accordance with the requirements of the *Planning Act*. However, Council may eliminate the requirement for public notice of a meeting for a minor 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;
 - 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 only, without changing the intent or purpose of the policies or mapping.

7.7 Property Maintenance and Occupancy Standards By-law

1. The Township will co-operate to its fullest extent in 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. Cleanliness of buildings.~~ Fences, signage, screening, and accessory structures;
 - ~~e.f. Trailers, and storage and sea containers.~~
 - ~~f.g.~~ Services to buildings (e.g. plumbing, heating and electricity)
 - ~~g.h.~~ Keeping lands and waterfront properties free from weeds, rubbish, debris, abandoned or unused vehicles, barges, boats, trailers, mechanical equipment or material.
 - ~~h.i.~~ Maintaining yards, lands, parking and storage areas.
 - ~~i.j.~~ Maintaining ~~fences,~~ swimming pools, accessory dwellings.
 - ~~j.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.

7.8 Potential Contaminated Sites

1. Where planning approvals are required 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, prepared by a qualified consultant in accordance with the Ministry of Environment, Conservation, and Parks guidelines.
2. If site restoration is required, this shall normally be done prior to ~~the adoption of the~~

~~amendment or approval of the rezoning in accordance~~ planning approval or granting of building permits with a site remediation plan prepared to be consistent with Ministry of 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.

7.9 Environmental Impact Statements

1. Where required by the policies in this Plan, an Environmental Impact Statement (EIS) shall be prepared by an individual(s) with appropriate environmental qualifications, and shall include, but not be limited to:
 - a. A description of the existing natural environment, including natural features 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.)
 - ~~a.~~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.
 - ~~b.~~e. A description of the potential impacts of the proposed development on the natural features and the ecological functions for which the area is identified;
 - ~~c.~~f. Suggested development alternatives that would avoid these impacts or, if impacts cannot be avoided recommended mitigation measures, including proposed implementation methods; and
 - ~~d.~~g. Recommended monitoring activities.
2. Where required, no planning approval will be granted until an EIS 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 Assessments.
3. In accordance with the Natural Heritage Policies of this plan, where natural heritage features are identified, development and site alterations 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 or on its ecological functions.

PROVINCIAL POLICY STATEMENT NATURAL HERITAGE FEATURE OR AREA	ADJACENT LANDS WIDTH (distance from feature for considering potential negative impacts)
Ha Significant habitat of endangered 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

7.9.1 Scoped EIS

1. In cases where the development constitutes a relatively minor undertaking (such as construction 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 simple checklist approach of planning issues that only addresses the key issues identified at the initial assessment stage.

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; groundwater and surface water resources; vegetation communities; fish and wildlife communities and habitat; and delineation of the precise boundaries of the natural heritage feature(s);
 - b. A characterization of the existing ecological, hydrological, and hydrogeological functions performed by the significant feature(s);
 - c. A detailed description of the proposed development, including building type and density, servicing (sewage disposal, water supply) 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.

7.10 Pre-Application Consultation and Prescribed Information for Planning Applications

1. In accordance with the enabling legislation in the *Planning Act*, the Township requires 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. Although the *Planning Act* does not require it, proponents are strongly encouraged to consult and engage with the community and Aboriginal groups 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 or additional information to deem applications complete and to properly evaluate a development application. The following is not an exhaustive list, and additional studies may be required from time to time, at the discretion of the Township or Conservation Authority. Any such information and studies, and any peer reviews that may be required, shall be at the expense of the applicant/proponent:

- Planning Rationale

- Sketch showing building envelope and zoning requirements
- Heritage Impact Assessment Environmental Impact Statement Transportation Impact Study Minimum Distance Separation
- Drainage/Stormwater Management Report/Plan Geotechnical Study
- Hydrogeological Study

- Erosion and Sediment Control Plan Noise/Vibration Study
- Sun-Shadow Study
- Shoreline Riparian Control Study Ecological Site Assessment Lake Capacity Assessment Blasting Impact Study Archaeological Assessment Comprehensive Review
- Water Quality Impact Assessment Methane Gas/Leachate Assessment

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](#), ~~pedestrian~~ and bicycle pathways.
3. A Plan of Subdivision shall be required when creating five or more lots.

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. Consents may be granted [from the original Township lot existing as of the date this Plan was approved](#), for up to three (3) severed parcels and one (1) retained parcel.
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 approvals within the Township:
 - a. All applications shall be evaluated on the technical information obtained from the applicant

and as a result of circulation.

- b. 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 disposal and water supply.
 - c. 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 Recreational 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 Recreational Area.
3. Where one or more new building lots are being created the Township shall receive the cash equivalent of 5% 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
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 and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources.

7.12 Interpretation

1. This Plan is a policy guide intended to direct development in the Township to the year 2031. A comprehensive review of this Plan shall be undertaken at least every five years, to ensure that the policies are 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, railways 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.

8 Schedules

The following Schedules A, A1, A2 (Land Use Designations), and B, B1 and B2 (Natural and Cultural Heritage Features) 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 Resource ~~of~~ [and Forestry](#) Values Information System.

A, A1, and A2 - Land Use Designations

B, B1 and B2 - Natural and Cultural Heritage Features

9 Appendices

Appendix A. Constraints



Official Plan

Township of Bonfield

Village of Bonfield - Schedule A1



Legend

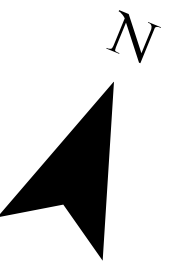
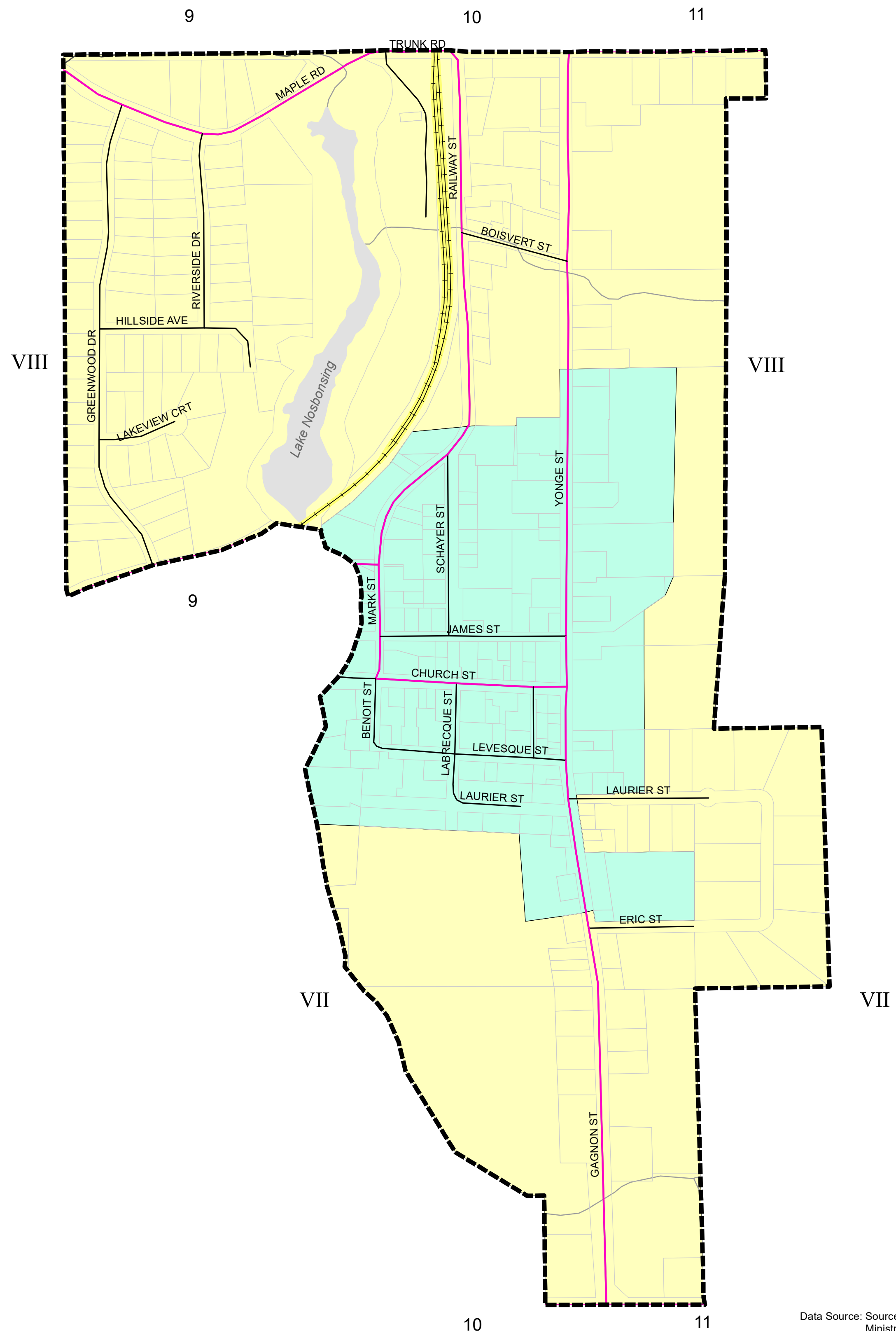
- Tower
- Utility Line
- Watercourse
- Waterbody
- Parcel Fabric
- Settlement Area Boundary

Land Use

- Residential Focus area
- Community Core Focus Area

Transportation

- Railway Track
- Provincial Highway
- Collector Road
- Local Road
- Trail / Route





Official Plan

Township of Bonfield

Village of Rutherglen - Schedule A2



Legend

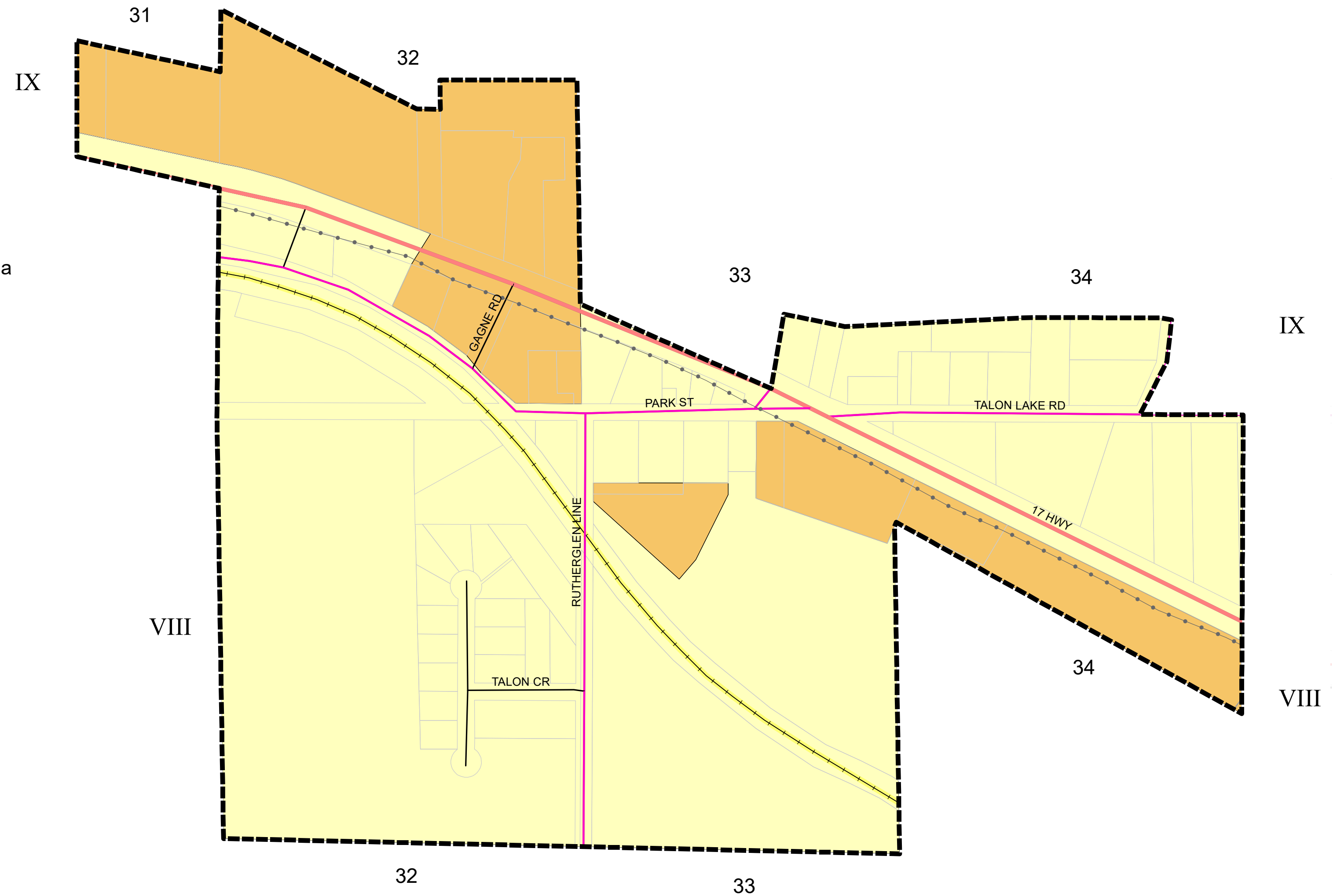
- Tower
- Utility Line
- Watercourse
- Waterbody
- Parcel Fabric
- Settlement Area Boundary

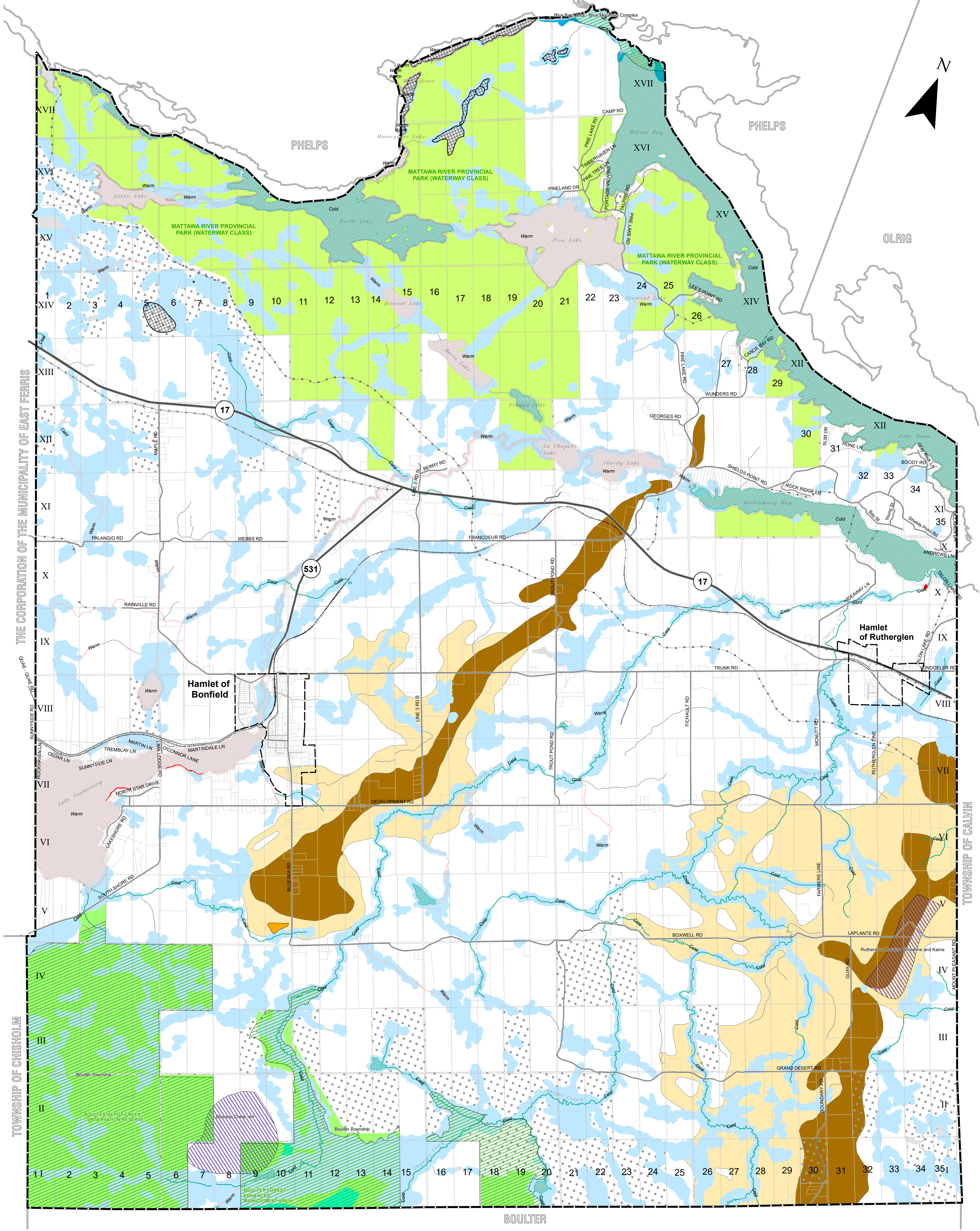
Land Use

- Residential Focus area
- Employment Focus Area

Transportation

- Railway Track
- Provincial Highway
- Collector Road
- Local Road
- Trail / Route





Official Plan

Township of Bonfield

Schedule B - Natural and Cultural Heritage Features

Legend

- Tower
- Utility Line
- Railway Track
- Watercourse
- Waterbody
- Parcel Fabric
- Hemlet Settlement Area
- Township Boundary

Natural Features

- Wildlife Activity Area**
 - Fish Habitat
- Wetland**
 - Evaluated-Provincial (Wetland)
 - Unevaluated (Wetland)
- Area of Natural and Scientific Interest**
 - Candidate ANSI, Earth Science
 - Candidate ANSI, Life Science
- Crown land use policy area (provincial)**
 - Conservation Reserve
 - Enhanced Management Area
 - Provincial Park
 - Crown Land
- Waste Management Site**
 - Sand and Gravel Resource Area
 - Primary Significance
 - Secondary Significance