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f. Please see the applicable Official Plan policies below:

3.4 SCOPE OF LAND USE

3.4.6 Rural District

The Rural District contains a variety of land uses, such as farms, forests, small industries, golf courses, and in many places, small clusters of residential and commercial development. The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location and a limited amount of residential development where such development will not preclude continued agricultural and non-residential uses.

The following uses are generally permitted in the Rural District in accordance with the Local Municipal Zoning By-law:

1. Agricultural uses, forestry and conservation, and natural resource management activities;
2. Residential uses on existing lots of record and on new lots created by severance as provided for by this Plan;
3. Animal boarding, breeding, and training facilities, including stables;
4. Bed and breakfast establishments;
5. Open space;
6. Cemeteries.

3.5 PERMITTED LAND USES

Table 3.5 - DESIGNATIONS AND ASSOCIATED PERMITTED USES

Rural District	Residential - Low density housing Commercial - Resource related or rural service commercial uses - Recreational and resort commercial uses serving the tourism and leisure industries - Highway commercial uses on major roads Agricultural - Agricultural uses - Agricultural-related uses - On-farm diversified uses
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	General - Forestry and conservation, and natural resource management activities; - Bed and breakfast establishments; - Open space; - Cemeteries.
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3.5.1.3 Frontage and Access

All uses shall have frontage on, and direct access to, an open and maintained public road. Exceptions may be made for existing lots of record on private roads, condominium development, islands (water access), for infrastructure uses and utilities, and for resource lands where deemed appropriate.

Any new development which proposes access to, or fronts on, a public road (Provincial Highway, County or Local Road) must satisfy all requirements of the transportation authority(ies) (See Section 4.3.6 - Transportation). Further, the proposed access should not negatively impact the safety and efficiency of any type of public or private road. Proposed severances with frontage on Provincial highways or Ministry of Transportation (MTO) lands must meet the MTO frontage requirements to be eligible for entrance, building, and land use permits.

3.5.4.3 Additional Residential Units

Additional residential units provide affordable housing, additional income for homeowners, and help meet intensification targets. These types of units are an important part of the affordable housing mix in settlement areas and rural communities. Local Municipalities shall make provision for additional residential units in their zoning by-law by authorizing, at minimum, the following:

- 1) the use of two residential units in a detached house, semi-detached house or rowhouse; and,
- 2) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse;

where a detached house, semi-detached house, or rowhouse would normally be permitted (e.g. outside of natural hazard areas such as floodplains).

Further to the above, Local Municipalities may create additional provisions or requirements for additional residential units in their zoning by-law. Notwithstanding this, any additional provisions shall conform with this Section. The policies of Section 4.3.3 - Water Supply and

Sewage Disposal Systems and Section 8.12.10.1 – Site Plan Control may also apply, as well as the provision of adequate parking and conformity with the requirements of the Building Code, Fire Code, and applicable property standards by-laws.

Creation of new lots will not be permitted to separate an additional residential unit from the primary dwelling, unless it conforms to the lot creation policies of Section 8.12.13.3, planning principles/guidelines of Section 3.5, and, in the opinion of the County and Local Municipality, represents an appropriate and desirable use of the lands.

6.2 NATURAL HAZARDS

6.2.1 Scope of Uses

Development shall be directed away from lands or areas which are hazardous or susceptible to hazards including flooding, erosion, slope failure, unstable soils, or unstable bedrock. The policies of this section shall apply to hazards that exist but are not identified in this Plan. In exceptional circumstances, certain types of development may be permitted on hazardous lands or sites where measures are undertaken to safeguard such development and the environment from the impacts of such hazards and from the creation of new hazards. Hazardous lands will be considered for their environmental resource value including habitat areas and areas that add to greenspace within communities. Table 6.1 shall be used to determine the scope of prohibited uses in hazardous lands adjacent to listed waterways which shall be implemented through a local municipality's zoning by-law. In some circumstances, it may be appropriate to permit certain forms of development on hazardous lands where measures are undertaken to safeguard such development and the environment from the impacts of natural hazards and from the creation of new hazards. In these circumstances no amendment to this plan shall be required for changes to the standards or prohibitions outlined in Table 6.1.

Generally, no development will be permitted within the Natural Hazard Limit except for flood or erosion control structures, shoreline stabilization, water intake facilities and marine structures such as docks and boathouses. Legally existing buildings or structures will be encouraged to relocate outside of the flood plain or away from other hazardous lands wherever feasible. In the case of land redevelopment, structures may be required to relocate outside of the hazard area. Redevelopment may be required to locate outside of the flood plain in some cases.

Development and site alteration, where permitted (see table 6.1), shall meet the applicable requirements below for flood proofing, the installation of protection works and compliance with the access standard, having been approved by the relevant Conservation Authority. Such development shall not include institutional or essential emergency services, large

scale commercial uses, or the disposal, manufacture, treatment, or storage of hazardous material. In reviewing such requests, it is essential that new hazards are not created, existing hazards are not aggravated and that no adverse environmental impacts result.

6.2.2 Flooding

The one-hundred-year flood hazard limit applies to all water bodies. This standard is used for existing flood plain mapping and shall also be used to determine the flooding hazard limit in areas where engineered flood plain mapping has not been prepared. On the St. Lawrence River, the flood limit is the one-hundred-year flood level plus an allowance for wave uprush and other water-related hazards.

The one-zone concept shall apply. The one-zone defines the flooding hazard limit or floodway. Within the boundaries of the floodway, development or site alteration will not be permitted except in accordance with the exceptions of the Provincial Policy Statement and regulations under the Conservation Authorities Act. This Plan does not limit the use of a two-zone concept (where a floodway and flood fringe are defined) if established through technical studies and by an amendment to this Plan, or where the concept is currently used (e.g. St. Lawrence River and Grays Creek). The amendment shall set out the criteria and conditions under which development or site alteration may be permitted in the flood fringe.

Established flood elevations or engineered flood plain mapping for the St. Lawrence River, Raisin River including North and South Branch, South Nation River including South Branch and portions of the North Branch, Loch Garry, Middle Lake, Delisle River, Beaudette River, Black Creek, Hoople Creek, Castor River, Garry River, Mill Pond (Alexandria Lake) and Grays Creek, Payne River systems shall be used as the flooding hazard limit in reviewing planning applications (see Table 6.1). Aerial photo interpretation may be used to identify flood susceptible lands adjacent to the Rigaud River. The boundaries of regulatory flood plains are approximate and reference shall be made to the official flood plain mapping from the applicable Conservation Authority.

The most recent, accurate information or new mapping to show natural hazard limits (e.g. flooding, erosion, dynamic beaches) will be used without amendment to this Plan provided the intent of the Plan is maintained. Nothing contained herein shall exempt any person from complying with the applicable Conservation Authority regulation with respect to Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses.

The Natural Hazards Training Manual shall be used as the source for the evaluation of site suitability, application of the flood proofing and access standards, evaluation of protection

works and mitigation options for development on hazardous lands. In general, development on hazardous lands will only be permitted in exceptional circumstances and only where adequate study has been undertaken and provisions are made to meet the applicable requirements of Section 6.2 (see Table 6.1). Specifically, development proposals located in or adjacent to an environmental constraint should be accompanied by a site plan, which in addition to the requirements of Section 8.12.10.1 should include:

1. the location of any fill imported onto the site;
2. the existing and final contours at 0.5 m intervals;
3. erosion and siltation control procedures;
4. the proposed building envelope; and,
5. the exact location of the engineered flood line and flood line elevations.

g. Please see the applicable Provincial Planning Statement (2024) policies below:

2.2 Housing

1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and well being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g.,

shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:

a) building upon rural character, and leveraging rural amenities and assets;

b) promoting regeneration, including the redevelopment of brownfield sites;

c) accommodating an appropriate range and mix of housing in rural settlement areas;

d) using rural infrastructure and public service facilities efficiently;

e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

f) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;

g) conserving biodiversity and considering the ecological benefits provided by nature; and

h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3

5.2 Natural Hazards

2. Development shall generally be directed to areas outside of:

- a) hazardous lands adjacent to the shorelines of the Great Lakes -St. Lawrence River System and large inland lakes which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
- b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
- c) hazardous sites.

3. Development and site alteration shall not be permitted within:

- a) the dynamic beach hazard;
- b) defined portions of the flooding hazard along connecting channels (the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers);
- c) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
- d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding