August 2026

Peterborough County

Our History. Your Future

County Official Plan

Adopted by County Council

June 29, 2022

Approved by MMAH

August 4, 2026

The Corporation of the County of Peterborough

By-law No. 2022-47

A by-law to adopt the Official Plan of the Corporation of the County of Peterborough

Whereas Section 17 of the Planning Act, R.S.O. 1990, c.P.13, as amended, provides that a council may adopt an official plan by by-law and submit to the Minister for approval;

And Whereas Ontario Regulation 352/02 under the Planning Act prescribes the County of Peterborough prepare and adopt an official plan;

And Whereas the County of Peterborough held four Open Houses on March 17, 2022, March 24, 2022, March 31, 2022 and April 7, 2022 to receive public input on the draft official plan;

And Whereas Council held a Public Meeting in accordance with Section 17 of the Planning Act on May 18, 2022 to receive public input on the draft official plan;

Now Therefore the Council of the Corporation of the County of Peterborough enacts as follows:

1. That the Official Plan attached to this by-law as Schedule "A" consisting of text and schedules is hereby adopted.

2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the County of Peterborough.

3. That this by-law shall come into force and effect on the day the Official Plan is approved by the Minister of Municipal Affairs and Housing.

4. That By-law No. 06-1994 shall be repealed on the date that this by-law comes into force and effect.

Read and passed this 29th day of June, 2022.

J. Murray Jones, Warden

Kari Stevenson, Clerk

Peterborough County

Our History - Your Future

The Corporation of the County of Peterborough

Adoption of the Official Plan for the County of Peterborough

The attached document constitutes the Official Plan of the County of Peterborough and was adopted by the Council of the Corporation of the County of Peterborough by By-law No. 2022-47 in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, on the 29th day of June, 2022.

J. Murray Jones, Warden

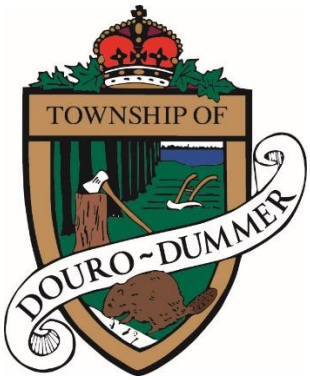
Kari Stevenson, Clerk

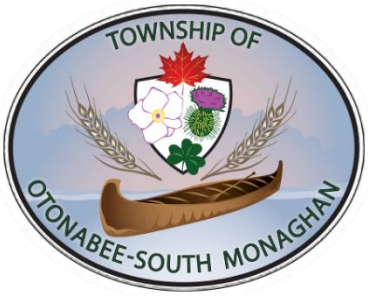
Land Acknowledgement

We respectfully acknowledge that Peterborough County is located on the Treaty 20 Michi Saagiig territory and in the traditional territory of the Michi Saagiig and Chippewa Nations, collectively known as the Williams Treaties First Nations which include: Alderville, Beausoliel, Curve Lake, Georgina Island, Hiawatha, Rama and Scugog Island First Nations.

Peterborough County and its local Municipalities respectfully acknowledge that the Williams Treaty First Nations are the stewards and caretakers of these lands and waters in perpetuity and that they continue to maintain this responsibility to ensure their health and integrity for generations to come.

This Official Plan functions as the local Official Plan for the following Municipalities:





Thank you to everyone involved in the development of this Official Plan. This document represents approximately 5 years of collective effort on behalf of staff, consultants, partners, County and local Municipal Councils and staff, Curve Lake and Hiawatha First Nations and the residents of Peterborough County.

In particular, special thanks goes out the members of the Technical Advisory Committee for their shared insight, experience and expertise in the development of this Plan:

- Julie Kapyrka, Curve Lake First Nation
- Kaitlin Hill, Curve Lake First Nation
- Tom Cowie, Hiawatha First Nation
- Ed Whitmore, Township of Asphodel-Norwood
- Christina Coulter, Township of Cavan Monaghan
- Karen Ellis, Township of Cavan Monaghan
- John Connolly, Township of Cavan Monaghan
- Martina Chait-Hartwig, Township of Douro-Dummer
- Brian Fawcett, Township of Douro-Dummer
- Crystal McMillan, Township of Douro-Dummer
- Sonia Aaltonen, Township of Havelock-Belmont-Methuen
- John Smallwood, Township of Havelock-Belmont-Methuen
- Arya Hejazi, Township of Havelock-Belmont-Methuen
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- Emma Drake, Planning Consultant for Township of North Kawartha
- Greg McGovern, Township of North Kawartha
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- Iain Mudd, County of Peterborough
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Trent Lakes	Land Use Schedules, Environmental Schedule, Transportation Schedule

1 Introduction

As of the 2021 census, the County of Peterborough had a population of 63,816 persons distributed over an area of 3,769 square kilometres, and is comprised of the following eight local Municipalities:

	Population
• Township of Asphodel-Norwood	4,762
• Township of Cavan Monaghan	10,265
• Township of Douro-Dummer	7,832
• Township of Havelock-Belmont-Methuen	5,183
• Municipality of Trent Lakes	6,557
• Township of North Kawartha	2,944
• Township of Otonabee-South Monaghan	7,252
• Township of Selwyn	19,021

The County of Peterborough is located in central-eastern Ontario. The southern half of the County is predominantly agricultural in nature with several small *settlement area*s, while the northern part of the County is made up of a diverse Canadian Shield landscape with fewer *settlement area*s. Crown lands, active forestry and aggregate extraction industries are also prevalent in the north. There are four municipally serviced *settlement area*s in the County: Havelock, Lakefield, Millbrook and Norwood. These *settlement area*s will be the primary focus for new major developments in the County.

Indigenous communities in the region include Curve Lake First Nation, Hiawatha First Nation and Islands in the Trent Waters 36A. While the policies of this Plan are not directly applicable to the reserve lands of Hiawatha First Nations and Curve Lake First Nations, they are applicable to the wider treaty territory within the County, and they may address planning matters which require cross-jurisdictional coordination. Through systemic colonization, First Nations peoples were disconnected from their lands, their children, their languages, spiritual traditions, and ways of life. More recently, the Williams Treaties First Nations' rights to harvest have been re-affirmed by both the provincial and federal governments; this includes the right to fish, hunt, trap, and gather foods and medicinal plants upon recognized treaty territories including Peterborough County.

The Township of Selwyn and part of the Municipality of Trent Lakes were established around the boundaries of Curve Lake First Nation reserve lands and within Treaty 20 territory. Curve Lake First Nation is situated on a mainland peninsula on Buckhorn and Chemong Lakes and includes Fox Island. Curve Lake First Nation also co-owns smaller islands located throughout the Trent Severn Waterway system. Historically, Mississauga peoples were forced to settle in one place and a small community was formed on the peninsula, later becoming an official reserve in 1837.

Hiawatha First Nation reserve lands are located on the north shore of Rice Lake (originally called Pomadusgodayong, lake of the burning plains) surrounded by the Township of Otonabee-South Monaghan. As of 2020 the reserve lands encompass approximately 2,145 acres, of which 1,523 acres are under certificates of possession and a membership of approximately 900 with 330 living here.

The area was known for the abundance of wild rice (manoomin) and so the origin of the name Rice Lake. Unfortunately, the building of the Trent Severn Waterway caused changes to the water level, resulting in one of the first catalysts to the decline of wild rice beds.

The Trent-Severn Waterway, which is managed by Parks Canada, bisects the County of Peterborough. The Waterway and its associated locks and dams not only serve as a means of flood control and hydroelectric power generation, but it also brings thousands of visitors to the greater Peterborough area every year. Tourism plays a large role in the regional economy and, in addition to the Trent Severn Waterway, includes attractions such as Lang Pioneer Village Museum, Kawartha Highlands Signature Site, Fourth Line Theatre and Petroglyphs Provincial Park.

The City of Peterborough is a separated Municipality that is geographically located in the County, but not administratively part of the County. While the policies of this Plan are not directly applicable to the City of Peterborough, they may address planning matters which require cross-jurisdictional coordination.

1.1 Planning Context

Planning at the Official Plan level is carried out within a framework primarily established through the *Planning Act*. The Provincial Planning Statement, issued under Section 3 of the Planning Act, requires municipalities to be “consistent with” the Provincial Planning Statements, and conform or not conflict with provincial plans, as the case may be, when exercising their authority on planning matters.

Parts of the County are under the direction of the Oak Ridges Moraine Conservation Act and the Greenbelt Act, while the Places to Grow Act applies to the entire County.

Provincial plans are the senior documents, and their provisions prevail in case of conflict between them and the policies of this Plan. This Official Plan is required to conform with these pieces of Provincial legislation and their associated Plans.

The Planning Act and Provincial Planning Statement outline upper-tier responsibilities in undertaking their planning functions, of which their primary role is to implement provincial policies at a County level, while ensuring a comprehensive and coordinated planning approach amongst the local municipalities. Upper-tier municipalities also have specific responsibilities in carrying out their planning duties, such as: identify, coordinate and allocate population, housing and employment projections for lower-tier municipalities; and identify and provide policy direction for the local municipalities on matters that cross municipal boundaries.

The County Official Plan incorporates provincial policy and directions in a locally-appropriate manner, and provides more detailed planning frameworks through local Municipal policies contained herein.

Where a local Municipality maintains its own Official Plan, such Plan must conform to the policies of this Official Plan and implement the relevant policies contained herein. In the event of a conflict between the provisions of a local Official Plan and the provisions of this Plan, the provisions of this Plan shall prevail to the extent of that conflict except where the local Plan is more restrictive.

1.2 Implementation

The Official Plan shall be implemented by means of the powers conferred on County and local Municipal Councils by the Planning Act, the Municipal Act, the *Development* Charges Act, and the Building Code Act, as amended, and any other applicable statutes of the Province of Ontario.

The Plan recognizes that the implementation of any policy herein requires that County and local Municipal Councils have the legal jurisdiction to do so. Specifically, this Plan is not intended to in any way infringe, nor is it to be interpreted as in any way infringing, on the statutory rights, powers or prerogatives of any other legal jurisdiction.

The County Official Plan establishes a framework to guide the County's future growth and *development*. The level of detail in the County Official Plan is intended to sufficiently ensure the achievement of the County goals outlined in the Plan and meet the *development* goals of its local Municipalities. It is intended to provide guidelines for the preparation and implementation of other planning documents by local Municipalities where necessary.

1.3 Purpose

The *Planning Act* requires the County to prepare an Official Plan. The County Official Plan is a legal document that contains goals, objectives and policies to manage and direct land use change and monitor its effects on the cultural, social, economic and natural environment within the regional community.

Under the *Planning Act*, land use planning is a shared responsibility between the County and local Municipalities. This Plan incorporates the policy and regulatory framework established by the Province, as outlined in the Provincial Planning Statement and other provincial legislation.

The purpose of this Official Plan is to:

- Establish an upper-tier planning framework for all land within the County's jurisdiction.
- Establish land use policies and schedules for seven local Municipalities within the County.
- Set out an approximately 30-year planning horizon and growth management framework for the County and local Municipalities to accommodate the anticipated population and employment forecasts over the planning horizon to 2051.
- Promote orderly and efficient *development* in a manner which maintains a logical, efficient and cost-effective distribution of land uses and deployment of infrastructure while ensuring First Nations rights are protected in the process.
- Set out policies to encourage economic *development* in the County, including policies for employment, agriculture, tourism and recreation based uses and natural resources.
- Provide policies to improve the quality of life, health, safety, and welfare for the present and future residents of the County and local Municipalities.
- Provide policies for identifying and protecting natural heritage features and areas, and the natural heritage system.
- Implement provincial policies, statements and guidelines that affect the County and local Municipalities.
- Provide guidance for Indigenous consultation.

Local municipalities will continue to manage the *development* control process, through their ability to pass comprehensive local Zoning By-Laws that implement the County Official Plan. The use of local Zoning By-Laws together with site plan and *development* agreements will ensure that local standards are applied to new *development*.

1.4 Vision and Goals

The County's Strategic Plan recognizes the region as a special place, where planning and stewardship protect a diverse landscape, lifestyle and sense of community.

The planning framework and policies of this Plan are based on the strategic directions described above, and on a reflection and interpretation of provincial policy and its application within the County of Peterborough and local Municipalities. Other strategic initiatives specific to the County include the Greater Peterborough Area Community Sustainability Plan and Climate Change Action Plan, Age Friendly Peterborough Community Action Plan, and the Peterborough Housing and Homelessness Plan, among others. The goals of the County Official Plan are as follows:

- Assist local Municipal and County Councils in determining future policies and actions in all matters relating to *development*;
- Preserve the rural character of the landscape, *settlement area*s and cultural heritage;
- Recognize the importance of agriculture in the County and ensure its continued viability by protecting prime agricultural areas;
- Protect *mineral aggregate resources* for their long-term use in a manner that is socially and environmentally responsible;
- Provide for the protection and preservation of the natural environment through policies that implement provincial plans and legislation, including the Oak Ridges Moraine Conservation Plan;
- Recognize the importance of consulting with First Nations communities on planning matters that may affect their Constitution Act, Section 35 Aboriginal or treaty rights;
- Identify, protect, conserve and manage cultural heritage, including archaeological sites, built heritage features and cultural landscapes for present and future generations;
- Improve the economy by increasing the number and diversity of opportunities for employment;
- Protect rural and agricultural lands, and natural heritage features by directing new *development* and employment uses primarily to *settlement area*s within the County;
- Encourage new *development* that is energy efficient, sustainable, makes the most efficient use of existing services and infrastructure, and reflects the local character of the area;
- Support land use development patterns that promote energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparation for the impacts of a changing climate;

- Encourage the growth and vitality of the core commercial areas and historic downtowns through infill, intensification and redevelopment which is appropriate to the local Municipal character and context;
- Promote natural heritage, cultural heritage and recreational assets in local Municipalities across the County to support economic *development* and tourism;
- Provide a variety of housing opportunities to meet the needs of the present and future residents; and,
- Promote a safe, integrated transportation system, as well as healthy lifestyles through an active transportation system.

1.5 Organization and Structure of the Plan

This Official Plan, including text and related schedules (maps), serve as the Official Plan for both the County of Peterborough and seven of its local Municipalities. The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests to maintain the County as a livable and attractive community. No public work can be undertaken, or Zoning By-Law passed that does not conform to the Official Plan.

This Plan includes several interrelated sections, which must be read together in order to determine those policies that have an impact on any land within the County and to ensure that all relevant policies are applied when deciding on planning matters.

Section 1 – **Introduction** provides the background and the basis for the preparation of the Plan. Within this section, important over-arching land use goals are provided which establish the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies.

Section 2 – Planning Administration Tools provides authority and direction for the County and/or local Municipalities to implement various tools and by-laws necessary to fully implement the policies of this Official Plan.

Section 3 – Development Applications provides detailed criteria that must be met for various types of *development* applications and sets out the requirements for First Nations and public consultation.

Section 4 – Land Use Designations provides the land use policies for the designations shown on the land use schedules that form part of this Plan.

Section 5 – Growing Our Communities provides the growth forecasts and allocations for *development* to the planning horizon of this Plan and directs where the majority of growth should be taking place. This section also provides direction on housing, employment and the *development* of healthy communities.

Section 6 – Natural Heritage Features and Natural Hazards provides detailed policy for *development* adjacent to and within natural heritage features. It also provides direction for *development* within areas at risk of flooding or wildland fire.

Section 7 – Oak Ridges Moraine provides general policies for protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area and relies on both the Oak Ridges Moraine Conservation Plan and the local Municipal Official Plan for further direction. Portions of the Oak Ridges Moraine is located within the Township of Cavan Monaghan only.

Section 8 – Minerals, Petroleum and Mineral Aggregate Resources provides policies for the protection of known, significant deposits of resources, including existing pits and quarries, for future extraction and direction for *development* within or adjacent to these areas.

Section 9 – Water Resources provides policies for the protection of our water resources including lakes, sensitive waterbodies, and drinking water sources and establishes a setback for new *development* along the shoreline.

Section 10 – Transportation and Infrastructure provides a hierarchy of roads, direction for *development* along our roadways and the inclusion of active transportation considerations. This section also sets out a hierarchical approach for water and sewer services and the specific requirements for servicing and infrastructure.

Section 11 – Local Component provides site specific policies for lands in each local Municipality. Some policies have been carried forward from previous local Official Plans and it is anticipated that future site-specific policies may be added by Amendment to this Plan.

Section 12 – Definitions provides explanations or meanings of words and phrases used throughout this Plan. Italicized terms in this Official Plan are defined in this section.

Appendices to the Plan provide background information for interpretation and assistance to the implementation of policies but are not part of the Plan approved by the Provincial Government. Appendices may be updated at any time without the need for Official Plan Amendment.

Schedules to the Official Plan are divided into local Municipal sets and include land use, transportation and environmental schedules.

1.5.1 Cavan Monaghan Official Plan

The Township of Cavan Monaghan maintains its own Official Plan, the policies of which must conform to this Official Plan and any applicable Provincial plans. The Township's

Official Plan will contain detailed policy and land use schedules. In the event of a conflict between the provisions of a local Official Plan and the provisions of this Plan, the provisions of this Plan shall prevail to the extent of that conflict except where the local Plan is more restrictive.

For clarity, the policies of Section 3.13 and Section 4 of this Plan do not apply to Cavan Monaghan, with the exception of Section 4.1.2.3. All other policies of this Official Plan will apply to Cavan Monaghan, though the Township may further elaborate or provide additional local direction and/or criteria for consideration on similar policies through its own Official Plan.

1.6 Interpretation

For the purposes of this Official Plan, references to the Province means the provincial ministry having jurisdiction; references to the local Municipality refers to the Township having jurisdiction; and references to the County refers to the County of Peterborough.

An amendment to this Plan is required for major changes to the land use patterns and *development* policies contained in this Plan.

Amendments to this Plan are not required in the following circumstances:

- for editorial changes including such things as typographical errors, section or page numbering, changing references, provincial statutes or place name changes.
- for changing the size, colours or symbols used on maps or the names of places, roads or other physical features.
- re-numbering of and/or corrections to cross-references for tables and section numbers or for the Table of Contents.
- for minor deviations from the land use designation boundaries where they do not coincide with property boundaries, roads, railway lines, rivers, pipeline routes, transmission lines, or other clearly defined physical features.
- for changes to floodplain overlays where the authority having jurisdiction has more precise mapping or studies have been completed to delineate the extent of flood prone areas.
- for changes to *vulnerable areas* associated with Source Water Protection where the authority having jurisdiction has more precise mapping.
- for minor deviations to natural heritage features and their associated land use designation where more precise mapping has been produced through consideration of a *development* proposal, in consultation with the appropriate agencies. Where a natural heritage feature has been demonstrated not to be present on a site, the abutting land use designation shall apply.

The Land Use Schedules that form part of this Official Plan may overlap slightly from one schedule to the next. When reading and/or Amending these Schedules, only the primary map on which the property appears is applicable and should be relied on, although every effort will be made to keep all schedules up-to-date.

When clarification is required for the interpretation of any policy in this Plan, reference shall be made to the goals and objectives of the Plan.

Appendices do not form part of this Official Plan but are provided for ease of reference to the reader. Every effort will be made to keep appendices up-to-date, however, it is the responsibility of the user to ensure that that they are using the most recent and accurate information. Appendices may be changed or updated at any time without need for an Official Plan Amendment.

2 Planning Administration Tools

The following subsections describe and give authority to planning tools available to Municipalities under the Planning Act, Municipal Act, Building Code Act or any other applicable legislation.

2.1 Development Charges

The County or any of its member municipalities may, from time to time, pass Development Charges By-laws in accordance with the Development Charges Act, as amended.

Development Charges should be sufficient to offset negative financial impacts of proposed developments, but Municipalities may request extension of services, road widenings, reserves and the like as a condition of a *development* application.

2.2 Site Plan Control

Pursuant to the provisions of the Planning Act, all eight local Municipalities within the County shall be designated as a Site Plan Control Area. Local Municipal Councils may delegate decisions on site plan applications to staff.

In accordance with the Planning Act, applicants for Site Plan Approval may be required to enter into a site plan agreement and provide to the satisfaction of and at no expense to the local Municipality, any or all requirements set out in the Planning Act.

Local Municipalities may, pursuant to the provisions of the Planning Act, enact a By-law to define class or classes of *development* where *development* may be undertaken without the approval of plans and drawings. The following classes of *development* are exempt from site plan approval:

- all farm operations including agriculture and farm related buildings or structures that are utilized in farming operations, with the exception of agricultural related commercial and industrial uses, and select *on-farm diversified uses* as identified by the local Municipality.
- residential developments with 10 or fewer units unless located within 120 metres of a shoreline or within 300 metres of a railway line.
- all buildings and structures accessory to the above uses including renovations and minor extensions thereto.

For aggregate extraction uses, the local Municipality may require a site plan agreement for the construction, placing, or extension of buildings or structures in association with a pit or quarry. At its discretion, the local Municipality may accept a site plan prepared in accordance with the requirements of the Aggregate Resources Act, modified as necessary to meet the requirements of this Official Plan.

The intent of a site plan agreement is to ensure that any proposed *development* is designed to be compatible with adjacent land uses, including the ability to farm efficiently and maintain normal farm practices in rural and agricultural areas, and ensure that *development* is appropriately serviced and accessed and otherwise in conformity with the intent of this Plan. Any required site plan agreement in accordance with Section 41 of the Planning Act shall deal with the following, as appropriate:

- Road widenings;
- Location of vehicular access points;
- Loading, parking and driveway locations;
- The surfacing of loading, parking and driveway areas;
- The location and design of walkways and walkway ramps;
- The location, massing, elevation and conceptual design of any buildings and structures (with the exception of architectural design);
- The location and type of lighting and landscaping (with the exception of aesthetic aspects of landscape design);
- The location and type of garbage storage;
- The location and nature of easements;
- The grade and elevation of the land;
- The type and location of storm, surface and wastewater disposal facilities;
- The location and type of snow removal facilities;
- The location of any natural heritage features and hazardous land;
- Appropriate areas of outside storage; and
- The location, size and type of signs or outdoor advertising.

2.3 Zoning By-Laws

This Plan shall be implemented by local Municipal Comprehensive Zoning By-Laws adopted under Section 34 of the Planning Act. The implementing Zoning By-Laws shall conform with and give effect to the provisions of this Plan.

When this Plan or any part thereof takes effect, every local Municipal Zoning By-Law shall be amended by the local Municipalities to conform to this Plan pursuant to the Planning Act.

Notwithstanding the above, this Plan is not intended to prevent the continuation, expansion, or enlargement of legally existing uses which do not conform to the

designations and provisions of this Plan. At their sole discretion, local Municipalities may zone to permit the continuation, expansion or enlargement of legally existing uses, or variations to similar uses, provided that such uses:

- have no adverse effect on present uses of surrounding lands or the implementation of the provisions of this Plan.
- can be permitted consistent with the Provincial Planning Statement, including those policies related to the minimum distance separation formulae, and in conformity with provincial plans, including the significant threat policies of the Trent Source Protection Plan.

Each case will be considered on its own merits by the respective local Municipality and may be subject to site plan control.

Nothing in this Plan derogates from the Planning Act provisions related to legal non-conforming uses, including Section 34(9) and 45(2) of the Act.

2.4 Holding Provisions

Local Municipalities may utilize Holding provisions as provided for under Section 36 of the Planning Act to establish zoning provisions prior to completing technical, administrative, or financial aspects of *development*.

Where a local Municipality 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 Site Plan Agreement or Subdivision Agreement as may be required has been completed between the local Municipality and the developer;
- All engineering plans and arrangements with respect to services and municipal works including roads have been completed;
- All technical studies have been submitted;
- The financial requirements of the local Municipality have been satisfied;
- All measures to protect natural areas have been implemented;
- An archaeological assessment has been undertaken and any significant archaeological resources have been conserved by removal and documentation, or preservation on site, to the satisfaction of the Province; and,
- Site contamination or other environmental constraints have been appropriately addressed.

The Holding provision may be removed by the passing of an amending by-law by the local Municipality.

2.5 Interim Control

In accordance with Section 38 of the Planning Act, local Municipalities may pass Interim Control By-laws to limit the use of lands, buildings or structures in an area where

Council has directed that a land use planning study be undertaken. The By-law may specify a time period (which shall not exceed one year) prohibiting the use of land, buildings and structures, except for those purposes as set out in the By-law.

In the event that the review or study related to an Interim Control By-law has not been finalized within one year, the local Municipality may amend the Interim Control By-law in order to extend the period of time for which it is in effect, provided the total period of time it is in effect does not exceed two years from the day of passing of the Interim Control By-law.

If the local Municipality has not passed a by-law under The Planning Act subsequent to the completion of the study within the period of time specified in the Interim Control By-law, the provisions of any Zoning By-Law passed under the Act that applied to the subject lands immediately prior to the coming into force of the Interim Control By-law again come into force.

2.6 Part Lot Control

Part lot control under the Planning Act prevents the conveyance of a part of any lot or block in registered plans of subdivision. However, the local Municipality may, by by-law, exempt all or part of a registered plan of subdivision from part lot control and such a by-law does not take effect until it has been approved by the County. Typically, the reasons to lift part lot control are to allow:

- Minor changes to lots or blocks that do not result in the creation of new lots/blocks;
- Street width adjustments;
- Creation of individual lots for semi-detached, row or townhouses; and
- Servicing easements

In considering an application to lift part lot control, the County shall determine if it is desirable and in the public interest to create new lots or blocks. In this regard, a request to lift part lot control shall only be considered if no conditions are required to facilitate the division of the subject lands.

2.7 Community Improvement

The Community Improvement provisions of the Planning Act allow municipalities to prepare community improvement plans for designated community improvement project areas that require community improvement as the result of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic *development* reason.

The purpose of the Community Improvement policies in this Plan is to provide a comprehensive framework for the designation of community improvement project areas and the preparation, adoption and implementation of community improvement plans by local Municipalities that promote the maintenance, rehabilitation, redevelopment and revitalization of the physical, social and economic environment in the Municipality.

The goals of community improvement are to:

- preserve, rehabilitate and redevelop the existing built environment;
- maximize the use of existing public infrastructure, facilities and amenities;
- coordinate private and public community improvement activities;
- promote *development* and redevelopment that is sustainable in nature;
- guide the setting of priorities for municipal expenditures respecting community improvement projects;
- participate, wherever possible, in Federal and/or Provincial programs to facilitate community improvement; and,
- reconcile existing land use conflicts and minimize future land use conflicts.

1) <u>Objectives</u>

Community improvement plans may be prepared and adopted by local Municipalities to accomplish one or more of the following objectives:

a) maintain and improve municipal services including the water distribution system, the sanitary and storm sewer systems, roads, sidewalks, and street lighting
b) maintain and improve the transportation and active transportation network to ensure adequate traffic flow, pedestrian circulation and parking facilities
c) encourage the renovation, repair, rehabilitation, redevelopment or other improvement of lands and/or buildings, including environmental remediation, *development*, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes, or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities
d) encourage the preservation, restoration, adaptive reuse and improvement of historical or architecturally significant buildings

e) maintain and improve the physical and aesthetic amenities of streetscapes
f) encourage the *development* of an adequate supply of affordable housing which meets the needs of local residents
g) encourage infill, intensification and redevelopment within existing *settlement area*s
h) promote and encourage the rehabilitation, re-use and redevelopment of brownfield sites
i) encourage the restoration, maintenance, improvement and protection of natural habitat, parks, open space, recreational and heritage facilities and amenities
j) encourage the eventual elimination and/or relocation of incompatible land uses, and where this is not feasible, encourage physical improvements to minimize the incompatibility
k) encourage activities which contribute to and promote a strong economic base and economic *development* including commercial, industrial, recreational and tourism activity and job creation
l) improve environmental and/or social conditions, as well as community quality, safety and stability
m) promote cultural and tourism *development*
n) encourage the beautification of communities, neighbourhoods and downtowns through landscaping initiatives and public art installations
o) promote improved water quality of lakes and rivers and resilience to climate change through shoreline naturalization and restoration
p) maintain and improve accessibility of buildings and streetscapes

2) Selection and Designation Criteria for a Community Improvement Project Area

A local Municipality may designate by by-law one or more Community Improvement Project Area(s), the boundary of which may be part, or all, of the Municipality.

For an area to be designated as a Community Improvement Project Area, it must satisfy at least one, and preferably more than one of the following general criteria:

a) deficiencies in physical infrastructure including but not limited to the sanitary sewer system, storm sewer system, and/or watermain system, roadways, sidewalks, curbs, streetscapes and/or street lighting, traffic signals or signage, and municipal parking facilities
b) deterioration or deficiencies in recreational or community facilities including public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, public social facilities or lands, and opportunities for affordable housing

c) a portion of a community lies within a flood susceptible area or has natural drainage characteristics that require such measures as flood proofing or stormwater management be undertaken to alleviate storm related situations
d) the area contains human-made hazards which should be eliminated in order to ensure a greater degree of public safety and to further enhance the community function
e) demonstrated problem or deficiency associated with the circulation and/or access of traffic
f) a shortage of land to accommodate widening of existing rights-of-way, building expansion, parking and/or loading facilities
g) buildings, building facades, and/or property are in need of maintenance preservation, restoration, repair, rehabilitation, energy efficiency or renewable energy improvements, or redevelopment
h) vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment or expansion to better utilize the land base and stabilize and increase economic and community activity
i) non-conforming, conflicting, encroaching or incompatible land uses or activities threaten to disrupt the predominant land use and/or economic function of the area
j) commercial areas with high vacancy rates and/or poor overall visual quality of the built environment, including but not limited to, building facades, streetscapes, public amenity areas and urban design
k) a deficiency in the amount, variety, affordability and/or quality of housing to meet community needs
l) presence of buildings and/or lands of architectural or heritage significance
m) known or suspected environmental contamination
n) other significant barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings
o) deficiencies in water quality or wildlife habitat, or evidence of shoreline erosion or degradation
p) any other significant environmental, social or community economic *development* reasons for community improvement.

3) <u>Priorities for the Designation of a Community Improvement Project Area</u>

Priority for the designation of Community Improvement Project Areas and the preparation and adoption of Community Improvement Plans shall be given to:
a) existing built up areas
b) those areas where the greatest number of criteria for designation of Community Improvement Project Areas are present, and/or,
c) those areas where one or more of the criteria for designation of Community Improvement Project Areas is particularly acute, and/or,

d) those areas where one or more of the criteria for designation of Community Improvement Project Areas exists across the entire Municipality or a large part of the Municipality.

4) Phasing of Community Improvements

Phasing of community improvements shall be prioritized to:

a) permit a logical sequence of improvements to occur without unnecessary hardship on area residents and the business community within the Municipality;
b) implement those improvements that will most substantially improve the aesthetic, environmental and service qualities of a community improvement project area;
c) reflect the financial capability of local Municipalities and the County to fund community improvement projects;
d) take advantage of available senior government programs that offer financial assistance for community improvement efforts; and,
e) coordinate the timing of related capital expenditures from various municipal departments with departmental priorities.

5) Community Improvement Plans shall contain the purpose of the plan, goals and/or objectives, a description of the community improvement project area, and a description of all projects and/or programs.

6) The preparation of a Community Improvement Plan shall meet the minimum requirements of the Planning Act for public consultation. Local Municipalities may support and encourage the participation of local community groups, service clubs, ratepayer associations and other public organizations in the implementation of the Community Improvement Plan

7) In order to implement a Community Improvement Plan in effect within a designated Community Improvement Project Area, local Municipalities may undertake a range of actions, including:
   a) municipal acquisition of land and/or buildings, and the subsequent;
      - clearance, grading, or environmental remediation of these properties;
      - repair, rehabilitation, construction or improvement of these properties;
      - sale, lease, or other disposition of these properties to any person or governmental authority;
      - other preparation of land or buildings for community improvement.
   b) provision of public funds such as grants and loans to owners and tenants of land and buildings and their assignees;
   c) programs and measures to promote energy efficient *development*, redevelopment and retrofit projects;

d) application for financial assistance from and participation in senior level government programs that provide assistance to municipalities and/or private landowners for the purposes of community improvement;
e) coordination of public and private redevelopment and rehabilitation by providing administrative and liaison assistance;
f) preparation of a Municipal Housing Statement;
g) support of heritage conservation and improvement through means available under the Ontario Heritage Act;
h) provision of information on municipal initiatives, financial assistance programs, and other government assistance programs;
i) continued enforcement of the Zoning By-Law, Property Standards By-law and Sign By-law, and other related municipal by-laws and policies; and,
j) coordinate streetscaping improvements with the installation/upgrading of municipal services, for example water/sewer installation, road and sidewalk reconstruction.

8) The County may establish programs for the provision of grants and loans to local Municipalities for the purposes of achieving the goals and objectives specified in local Municipal Community Improvement Plans.

2.8 Property Standards

Local Municipalities shall update or enact a Property Standards By-law in accordance with the Building Code Act regarding minimum standards for the following:

- The physical condition of buildings and structures;
- The physical condition of lands;
- The adequacy of sanitation; and,
- The physical and structural condition of buildings and structures for occupancy.

The By-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of substandard property, and require the demolition and clearing of such property which the owner does not intend to repair and maintain. Upon passing a Property Standards By-law, local Municipal Council shall appoint a Property Standards Officer who will be responsible for administering and enforcing the By-law. Local Municipal Councils shall also appoint a Property Standards Committee for the purpose of hearing appeals against an order issued by the Property Standards Officer.

2.9 Inclusionary Zoning

The County and local Municipalities recognize Inclusionary Zoning as an optional land use planning tool a Municipality may use to require affordable housing units to be included in residential *development* of 10 units or more. These units would then need to be maintained as affordable over a specified period of time.

The Planning Act allows Inclusionary Zoning to be utilized in a protected major transit station area or in areas where the Community Planning Permit System has been required by the Minister, or where the Minister prescribes an Official Plan of a municipality to contain inclusionary zoning policies. As of the date of adoption of this Official Plan, the criteria for use of Inclusionary Zoning within the County have not been met. Should these requirements be met in the future, an Assessment Report will be required in accordance with the Planning Act and an Official Plan Amendment will be necessary to authorize the use of Inclusionary Zoning.

2.10 Secondary Plans

Secondary Plans are intended to provide more detailed land use planning policies for specific areas. The policies contained in Secondary Plans are intended to be complementary and supportive of this Official Plan and should maintain the general purpose and intent of this Plan. Secondary Plans may be prepared and incorporated into this Official Plan by Amendment.

The preparation of a Secondary Plan shall take into consideration the physical suitability of the lands for *development*, compatibility with surrounding land uses and planned future uses, potential impacts on the financial wellbeing of the Municipality, the adequacy of the transportation system providing access to the *development*, and the incorporation of any natural heritage features and open space into the overall long term use of the lands.

2.11 Community Benefits Charges

Community Benefits Charges work with *development* charges and parkland dedication to ensure that Municipalities have the tools and resources they need to build complete communities and may be imposed to recover the capital costs of any service needed due to *development*. Regulations made under the Planning Act prescribe additional details for the community benefits charge authority and their relation to *development* charges and parkland dedication.

Prior to imposing a community benefits charge, a Municipality is required to undertake a community benefits charge strategy that identifies the facilities, services and matters that will be funded with community benefits charges complies with any prescribed requirements. This strategy must include

- The anticipated type, amount and location of *development* or redevelopment that would be subject to a community benefits charge
- The anticipated increase in the need for a specific community service (for example, the acquisition of land for parks, affordable housing, child care, etc.) resulting from new *development* or redevelopment
- The capital costs associated with the increased need for a specific community service resulting from new *development* or redevelopment
- The excess capacity that exists in those specific services (for example, the extra capacity that exists in a service that is not currently being used)
- Whether the increased provision of those specific services would also serve existing residents (for example, existing residents may also benefit from new child care facilities that are needed as a result of new *development* or redevelopment)
- Any capital grants, subsidies, or contributions from other levels of government or other sources like donations that are anticipated to be made to support those specific services.

Upon completion of this strategy, the County or any of its member municipalities may, from time to time, pass Community Benefits Charges By-laws in accordance with the Planning Act, as amended.

2.12 Community Planning Permit System

Local Municipalities within the County may allocate any lands within their jurisdiction as an area subject to a Community Planning Permit System. The Community Planning Permit System approval framework combines existing systems of zoning, site plan control, minor variances, and *site alteration* into one approval or permitting system. Provisions for new *development*, infill and construction are outlined within the Community Planning Permit System and are consistent with Official Plan designations and directions. It differs from traditional land use regulations by allowing discretionary uses, conditional approvals, and variations to standard requirements, control of exterior design elements and removal of vegetation. This provides staff and Council with

flexibility within the context of the System to review *development* proposals and provide approvals without further site-specific amendments to the By-law.

The Community Planning Permit System shall clearly articulate and establish *development* and design requirements, provisions and standards which must be demonstrated to the satisfaction of the local Municipality prior to the granting of any approval. The Community Planning Permit System will generally provide for a streamlined approach to the review and approval of *development* applications and allow for flexibility within a clearly articulated context. The Community Planning Permit System shall establish specific designations on the basis of consistency and compatibility of land uses, neighborhood characteristics and architectural and functional design and compatibility.

2.12.1 Community Planning Permit Area

A Community Planning Permit By-law may be developed and adopted for a specific area within a local Municipality or for the entire corporate limits of a local Municipality. Where a Community Planning Permit System has been enacted and approved the Zoning By-Law and Site Plan Control By-Law will not apply.

2.12.2 Community Planning Permit By-Law

A Community Planning Permit By-Law will:

1) Contain a description of the area to which the by-law applies;

2) Set out and define permitted and discretionary uses;

3) Set out *development* standards with specified minimum and maximum standards;

4) Set out any internal review for permit decisions;

5) Describe notification procedures for decisions;

6) Set out criteria for determining whether a proposed use or *development* is permitted;

7) Describe the process for amending *development* permit agreements and pre-existing site plan agreements;

8) Outline any conditions of approval that may be imposed; and

9) Set out the scope of delegated authority, including any limitations.

2.12.3 Application Requirements

All applications for Community Planning Permit are required to submit a full drawing and plan set which includes elevation and cross section drawings for any proposed building or structure. More specifically all applications for a Community Planning Permit must include, at a minimum:

1) The name and contact information of the owner and agent, if applicable, and the date the land was acquired.

2) The location, dimensions and area of the subject property and the type of access it has.

3) The current and proposed use of the subject property and the size and location of any buildings currently located on the lands or proposed to be built.

4) The current designation of the subject land in the Official Plan and the land uses the designation authorizes.

5) The current designation of the subject land in the Community Planning Permit By-Law and the land uses the designation authorizes.

6) Whether the proposed use is a permitted use, or a use that may be permitted subject to criteria as set of in the Community Planning Permit By-Law and how the applicable criteria have been addressed.

7) Whether a variation is requested within the provisions set out in the Community Planning Permit By-Law and how the proposed variation meets the criteria as set out in the Community Planning Permit By-Law.

8) A drawing or site plan that includes the dimensions, height and location of existing buildings and any proposed buildings. Where new construction is proposed, the drawings should include elevation and cross-section views, massing, conceptual design and any parking or landscaping that is proposed.

9) Any other matters as may be deemed necessary by the local Municipality.

2.12.4 Decision Making Authority

Where a Community Planning Permit By-law has been enacted, the local Municipal Council may delegate its decision making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Municipality as outlined in the Community Planning Permit By-law.

2.12.5 Conditions of Approval

1) The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the local Municipality to address some or all of the conditions of approval imposed on a Community Planning Permit.

2) The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the permit, including the completion, maintenance and on-going monitoring of the *development*.

3) The Community Planning Permit By-law may include details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height being sought.

4) The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to Sections 34, 40, 41 and 42 of the Planning Act, including but not limited to the following:

    i) *development* shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;

    ii) identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;

    iii) transfer of land for road widenings including daylighting triangles to the extent established in County or local Municipal Roads By-Laws;

    iv) construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;

    v) lighting facilities shall be required to minimize the impacts on night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;

    vi) easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other utilities;

    vii) facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;

    viii) payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation;

ix) the completion of any study as may be required in accordance with Section 3.1.2 of this Plan;

x) *site alteration* plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;

xi) in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;

xii) execution, maintenance and monitoring of any feature or works associated with a condition or report;

xiii) approvals and permits from other regulatory bodies such as the Ministry of Transportation or local Conservation Authority;

xiv) enter into an agreement with the local Municipality and/or any regulating bodies, to be registered on title, to confirm *development* will proceed in accordance with the Community Planning Permit, including the requirement of financial securities; and

xv) provision of sustainable/ low impact design features.

2.13 Delegation of Authority

In an effort to streamline planning decisions and in accordance with Section 39.2 of the Planning Act, the Council of a local Municipality may, by by-law, delegate decisions dealing with minor amendments to Zoning By-Laws to a committee of Council or to an individual who is an officer, employee or agent of the Municipality.

For clarity, By-Laws that are minor in nature include:

- the removal of a holding symbol.
- the authorization of a Temporary Use By-Law applicable to land, buildings or structures.

A delegation of authority made by Council may be subject to conditions and may be withdrawn in respect of one or more of the By-Laws described above, as outlined in the Delegation of Authority By-Law.

2.14 Temporary Use By-Laws

Local Municipalities may pass temporary use by-laws to permit the use of land, buildings or structures on a temporary basis for a use that is otherwise prohibited by the Municipality's comprehensive Zoning By-Law.

A temporary use by-law shall define the lands to which it applies, and it shall prescribe the period of time during which it is in effect. The provisions of the Planning Act regarding the enactment and subsequent extensions of such by-laws shall apply.

2.14.1 Conditions for Passing

The following criteria shall apply where Council is considering a temporary use by-law under the provisions of Section 39 of the Planning Act:

1) Temporary use by-laws may be passed to permit uses that do not conform to this Plan provided that the temporary use will not affect the ability of the land in question to be used for the purposes intended in this Plan

2) The proposed temporary use will be compatible with, or can be made compatible with, adjacent uses and areas

3) Required measures to mitigate any adverse impacts will be applied

4) Required services shall be adequate for the proposed use

5) Access and parking shall be adequate for the proposed use, and

6) The proposed use is of a temporary nature and will not require any major construction, major site alterations, or extensive capital investment on the part of the owner or that the owner will not experience undue hardship in reverting the original use upon termination of the temporary provisions.

2.15 Parkland Dedication

New development or redevelopment may be conditional on a parkland dedication, or payment in lieu in accordance with Section 42 and 51.1 of the Planning Act. The amount of land to be conveyed or payment in lieu will be determined in accordance with the Planning Act and a parkland dedication by-law passed by the Municipality.

Prior to the passing of a parkland dedication by-law, local municipalities shall prepare a parks plan in consultation with local school boards that sets out the need for parks in the community.

3 Development Applications

The following subsections outline specific processes and criteria to be met by applications made under the Planning Act.

3.1 Pre-Consultation and Complete Application

1) Proponents seeking an Amendment to the County Official Plan or submitting an application for Plan of Subdivision/Condominium may pre-consult with the County as approval authority. Proponents may also pre-consult with local Municipalities for Zoning By-Law Amendments, Site Plans, Plans of Subdivision/Condominium or Official Plan Amendments.

   The pre-consultation process is intended to address the requirements for a complete application and may require more than one pre-consultation meeting and involve other agencies, Municipal departments or Indigenous communities.

   Where there is no Pre-Consultation By-Law, proponents are strongly encouraged to discuss proposals with the approval authority and any agency that may have jurisdiction.

2) In accordance with Regulations made under the Planning Act for the purpose of deeming a “complete application”, the County and/or local Municipality may request additional information that it considers it may need when considering development proposals or Planning Act applications. Such information may include any of the following:
   - Agricultural Impact Assessment
   - Archaeological Assessment
   - Engineered Drainage Plan/Storm Water Management
   - Financial Impact Analysis
   - Flood Plain Mapping
   - Forest Management Plan, Tree Survey/Inventory, Tree Preservation and Protection Plan, Woodland Evaluation
   - Functional Servicing Report
   - Hydrogeological Study
   - Land Use Compatibility Study
   - Environmental Impact Study
   - Natural Resource Analysis
   - Noise Impact and/or Vibration Study
   - Notice under Section 59(2) of the Clean Water Act (Section 59 Notice)
   - Planning Justification Report

- Public Consultation Strategy
- Record of Site Condition
- Servicing Options Report
- Survey or site plan produced by an Ontario Land Surveyor
- Traffic Impact Study
- Wildland Fire Assessment

If, during the processing or evaluation of the application, matters arise which require additional studies, the County and/or local Municipality shall request them from the applicant. The cost of any studies and/or peer review will be borne by the applicant.

The County and/or local Municipality will review these studies and may do so internally or using peer reviewers with the cost of such review at the proponent's expense. Where appropriate, the County may also consult with Provincial Ministries, Trent Severn Waterway, Conservation Authorities or any other authority having jurisdiction or expertise.

3) It should not be construed that all studies listed above will be required for all applications. Each application will be evaluated on its own merit and studies requested based on site-specific conditions and the *development* proposed. The pre-consultation meeting will provide the proponent with specific study requirements necessary to support the proposed application and deem it complete.

The table below provides limited examples of the circumstances under which certain studies would be required.

Study Requirement	Application/Development Scenario
Agricultural Impact Assessment	Required for a proposed non-agricultural use outside a *settlement area* or *rural settlement area* boundary with potential to impact the agricultural land base in accordance with the policies of this Plan.
Hydrogeological Study	Required for *development* outside of serviced *settlement areas* where private sewage disposal and water systems are proposed in accordance with the policies of this Plan. Should provide an assessment of soil and groundwater conditions, an evaluation of the ability of the site to accommodate private services and a plan illustrating the location of services, drainage and lot grading.

Environmental Impact Study	Required for *development* within or adjacent to *natural heritage features* or *key hydrologic features* in accordance with the policies of this Plan.
Planning Justification Report	Any proposal for *development* or site alteration should demonstrate that it meets goals, objectives and policies of Provincial plans and policy statements, this Official Plan and any applicable local Official Plan and provide an indication of whether it conforms to applicable planning documents.
Stormwater Management Plan	Required for any major *development* or site alteration proposed to address how stormwater runoff will be handled in terms or water quality and quantity, lot grading and drainage controls, and erosion and sedimentation measures.

4) Planning documents, legislation and surrounding conditions are constantly changing and being updated, and it is the responsibility of the applicant to ensure that all supporting materials are based on the most recent policy, regulation and conditions in place at the time of application.

   Where deemed appropriate, supporting studies need to address the cumulative impact the proposed *development* will have on Municipal infrastructure, including servicing (public or private, where appropriate), and the natural environment. Studies must utilize the most recent information available and be updated to reflect the needs of the proposed *development*, taking into consideration the full build-out of other approved developments in the immediate area.

5) Local Municipalities maintain the ability to prescribe complete application requirements for Planning Act applications for which they are the approval authority. Complete application requirements may include peer review of any studies or plans submitted in support of the application.

3.2 Consultation with Indigenous Communities

Peterborough County is situated almost entirely within Treaty 20 (1818) lands which are also encompassed as part of the greater Williams Treaties First Nations Settlement Agreement (2018) pre-confederation treaty and traditional territories.

The reserve lands of Hiawatha First Nation and Curve Lake First Nation were established in the early 19th century. Peterborough County later developed its physical boundaries around these First Nation communities.

Although these communities are not part of the County political structure, they hold constitutionally protected rights as First Nations and engage on a nation-to-nation basis with all levels of government, including municipalities. Hiawatha First Nation and Curve Lake First Nation and Peterborough County are close neighbours and as a result a longstanding relationship exists between the County, its local Municipalities and the two First Nations communities.

In 2017, Hiawatha First Nation, Curve Lake First Nation, the Township of Selwyn, the Township of Otonabee-South Monaghan, Peterborough and the Kawarthas Economic Development and the County of Peterborough embarked on a 3-year project known as Community Economic Development Initiative (CEDI) through funding from the Federation of Canadian Municipalities and the Council for the Advancement of Native Development Officers. The project looked at strengthening relationships between the six partners through various initiatives in areas such as tourism, economic *development*, education and planning and consultation.

On November 2, 2019, the six partners signed a historic *Friendship Accord* based on commitments from all partners to continue to work together on areas of common interest for the betterment of the region and its residents. This Accord was also represented by Wampum – a sacred covenant agreement captured in the threading of beads woven into a belt embodying the six partners and the spirit and intent of the new relationship.

In addition to the Accord, the County fully acknowledges the direction of the Provincial Planning Statement (2024) which states that planning authorities shall engage with Indigenous communities and coordinate on land use planning matters. Consultation screening tools jointly developed through the CEDI project will be utilized to assist with this Provincial policy implementation and identify applications for consultation at the County and local Municipal level. First Nations communities may further request engagement or consultation on any Planning Act application regardless of the outcome of the consultation screening process and the County and/or local Municipality will provide the necessary information to satisfy such a request.

Hiawatha First Nation and Curve Lake First Nation have specific consultation and accommodation standards and policy documents as well as robust archaeological guidance and protocols that can be obtained directly from the respective First Nations Government Services.

3.3 Community Consultation

The importance of public awareness and understanding the policies contained in this Official Plan shall be stressed in order to broaden the base of public understanding and participation in Planning, thereby strengthening the possibility of accomplishing lasting benefits for all involved.

The County and local Municipalities will comply with the requirements of the Planning Act and its associated regulations in obtaining the views and input from the public for minor variances, Zoning By-Law Amendments, Official Plan Amendments, Plans of Subdivision/Condominium, and Consents. In addition, the County and local Municipalities will strive to make notices and information pertaining to these applications available online.

Additional methods of obtaining public participation and engagement may be utilized by the County and/or local Municipality, where appropriate. These methods may include, but are not limited to:

- Public meetings
- Drop-in centres
- Graphic displays in convenient locations such as community centres, schools, libraries and public offices
- Roadside notices or signs
- Published brochures, newspaper advertisements and other printed media;
- Surveys or polls
- Seminars for interested citizens or special interest groups
- Online information through designated websites and social media accounts
- Virtual, electronic or livestreamed meetings

For public meetings, open houses, or other in-person community engagement events, the County and local Municipalities will consider the accessibility of the venue with respect to the Accessibility for Ontarians with Disabilities Act, public transit, active transportation, and private vehicles.

When circulating Notices under the Planning Act, the County will also circulate the following agencies when it is deemed necessary to do so:

- Student Transportation Services of Central Ontario (STSCO) for the determination of bussing needs and safety of bus routes/stops.
- Lakelands Public Health (LPH) for comments related to healthy communities.

- City of Peterborough Social Services Division to facilitate connections between developers and programing and information related to the provision of affordable housing.

The County and/or local Municipalities may develop a Municipal Consultation Strategy, which provides additional direction for Planning Act matters for which they are the approval authority. Where a Municipal Consultation Strategy has been approved, the direction of the Strategy shall be followed.

Community consultation requirements for the Community Planning Permit System may be developed by local Municipalities seeking to pursue the use of such System.

3.4 Plans of Subdivision and Condominium

The policies in this section are to be used in the evaluation of applications for plan of subdivision or plan of condominium. However, policies from throughout the Plan including those of the applicable land use designation may contain additional policies governing lot creation.

Proponents intending to submit an application for plan of subdivision or plan of condominium may pre-consult with the County and local Municipality in accordance with Section 3.1 of this Plan.

1) A plan of subdivision under the Planning Act is necessary when more than two severed lots from a land holding are being created, unless this Plan contains additional policies allowing for a greater number of lots to be created by consent.

2) In assessing *development* by plan of subdivision or condominium, planning reports shall justify how the proposed *development* meets the following criteria:

   a) The applicant must demonstrate the compatibility of the proposed *development* with surrounding land uses. This includes, but is not limited to, the character of the neighbourhood, scale of existing *development*, nearby wetlands, flood plains or other natural heritage features as well as areas containing potential aggregate resources and existing aggregate operations.

   b) *Development* applications within identified source water *vulnerable areas* as shown on Appendix E shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, as amended, and must conform to the policies of Section 9.5, where applicable.

   c) The proposed *development* must comply with the regulations of the Conservation Authority having jurisdiction.

d) Existing roads used to access the proposed *development* must have the capability to support additional traffic loads anticipated from the proposal and will be constructed to standards determined by the local Municipality or applicable road authority.

   Where a Traffic Impact Study is required, such study should consider traffic volumes of the proposed *development*, as well as the projected traffic volumes of any developments nearby which have not yet reached full build-out. This will provide the road authority sufficient information to determine the total cumulative impact on the road network.

   Should it be determined that upgrading and additional maintenance may be required, the local Municipality or road authority should assess the financial impact of these additional expenditures and may levy fees to offset these costs.

e) New lots should have frontage on an interior road, developed to municipal standards, which will be assumed by the Municipality. Lots having direct access onto County roads and Provincial Highways shall generally not be permitted unless they can meet the requirements of the road authority. Lots having frontage on and direct access to a private road are not permitted unless the private road is to be owned and maintained by a condominium corporation. Such road will be constructed to the satisfaction of the local Municipality.

f) Outside of identified *settlement area*s, subdivision or condominium developments must locate in existing designated areas that allow for such *development* as identified on the Land Use Schedules.

g) All new lots must have a sufficient means of water supply and sewage disposal. If a Servicing Options Report finds that neither municipal nor communal servicing is feasible, lots shall have sufficient area so that a private well for water supply can be located without danger of contamination by the sewage system, and so that a serious draw down of groundwater levels beyond the boundaries of the lot itself can be avoided.

h) Where full municipal services are not available, a detailed Hydrogeological Report as per Section 10.3.3 is required and shall address the ability of the site to sustain the *development* on the basis of private services. Where applicable, all plans of subdivision and condominium must meet the requirements of the authority having jurisdiction for on-site sewage disposal. Minimum lot area standards will be established in the implementing Zoning By-Law.

i) As many healthy, mature trees as possible are encouraged to be retained and/or additional trees planted in order to provide shade for heat dissipation, urban forest cover/habitat, and improve aesthetics of the new *development*.

These may be identified in a Forest Management Plan, Tree Preservation Plan, Shoreline Preservation Plan or similar.

j) The *development* shall be adequately served by existing levels of municipal services such as fire protection, police protection, waste collection and school facilities. Any proposal requiring substantial upgrading to existing services beyond the present financial capability of the County and/or local Municipality should generally not be permitted.

k) Any proposed plan of subdivision or condominium must not land-lock any other parcel of land and should be designed to allow for the integration of future *development* in the area.

l) Where the proposed *development* is on full services, mixed-use developments, incorporation of pedestrian walkways/linkages and bike lanes, open spaces, variations of lot sizes, unit types, and a mix of neighbourhood retail and residential zoning are encouraged in order to ensure more complete and livable neighborhoods for residents.

m) New internal roads shall be designed to make connections to the existing road network and avoid or limit new roads terminating at a cul-de-sac or dead end. Within identified *settlement area*s, sidewalks and linkages to any existing or planned trail system must be provided to the satisfaction of the Municipality.

n) Where increased or medium densities are proposed, a meaningful, accessible, multi-use amenity space will be provided that is proportionate to the number of residents who will be utilizing it. Amenity spaces will be implemented through the local Municipal Zoning By-Law and site plan approval, and will consider the needs and lifestyle of residents. Amenity spaces may include but are not limited to community gardening plots, furnished patios, walking paths, play structures, recreation areas and outdoor art installations.

o) Where new plans of subdivision are located adjacent to a waterway, proponents are required to provide greenspace along the waterway and public access to the waterway.

   Where new plans of condominium are located adjacent to a waterway, proponents are required to provide greenspace along the waterway and access to the waterway as a common area for residents of the condominium *development*.

   This policy shall not apply to Julian Lake in North Kawartha.

p) In the Waterfront Residential designation where *cluster development* is permitted by plan of subdivision or vacant land condominium, the following shall apply: up to a maximum of 15 non-waterfront lots per *development* may be

permitted, with a minimum common shoreline frontage to be held in one continuous parcel of 45 metres or 10 metres for every lot not fronting on the water, whichever is the greater. Developments requiring a variation from the number of lots or from the common water frontage requirement will require an amendment to this plan.

In addition, communal recreational facilities such as a dock for use by the subdivision/vacant land condominium residents on common shoreline frontage shall be provided where appropriate and approved by the authority having jurisdiction for such docking facilities. Dock installations should avoid sensitive areas where possible, and should not negatively impact any such features or its functions.

q) Where new lots are proposed on the waterfront, a set back of at least 30 metres from the ordinary high water mark of all waterbodies is required, with minimal disturbance of the native soils and very limited removal of shoreline vegetation. Applications for new lots are required to illustrate that the lot to be created can accommodate the 30 metre setback and a suitable building envelope outside the setback. The illustration must include sufficient area for the siting of well and septic services, as well as any applicable yard setback required by the Municipal Zoning By-Law.

   Where a new lot is proposed with an existing structure and the 30 metre setback requirement is not met, there is no conflict with the intent of this policy provided that the effect of the application does not further reduce the existing water setback; Peterborough Public Health or the appropriate authority has no concerns with regards to the existing septic system; and, provided any vacant parcel resulting from the application can accommodate a 30 metre setback from the ordinary high water mark as outlined above.

r) Where an application is proposed on the waterfront, it must be accompanied by an assessment of the impact of the *development* on the quality of the waterbody. The impact assessment should address issues such as the nature of the *development*, servicing, location of septic systems, stormwater management, minimum 30 metre setback from the high water mark, topography, the preservation of trees and vegetation, and potential negative shoreline impacts.

s) Where there are known archaeological sites or high potential for archaeological resources, the applicant will complete an Archaeological Study in accordance with the requirements of the Province and Section 3.10 of this Plan. The study must be completed by a qualified professional who is licensed to undertake such work by the Province.

t) Where applicable, the applicant may be required to complete a Record of Site Condition in accordance with Section 3.11 of this Plan.

u) The application shall adhere to any design guidelines approved by the local Municipality, which may be attached as an appendix to this Plan.

v) All new lots must meet the requirements of the Minimum Distance Separation formulae as established by the Province and outlined in Section 3.8.

w) The application must conform to Section 51(24) of the Planning Act, as amended.

3) Pursuant to the Planning Act, local Municipalities may request, or the County as approval authority may require, conditions of approval (draft plan conditions) attached to plans of subdivision/condominium. Such conditions may include or require the following:

a) That the proponent enter into appropriate agreements with the local Municipality and/or County, as may be necessary, and may include such matters as:
   - County or local Municipal services;
   - financial requirements;
   - road facilities including the construction or dedication of roads;
   - drainage, grading and landscaping;
   - the construction of sidewalks;
   - dedication of land for public uses;
   - the requirements of a Risk Management Plan under Section 58 of the Clean Water Act, as applicable; and
   - other requirements to implement the provisions of this Plan.

b) That the proponent prepare a stewardship brochure intended to educate home owners. The brochure may include a set of best practices for homeowners to help them decrease their impact on the environment, information on any noteworthy species located within or adjacent to the *development*, suggestions for homeowners that wish to naturalize their property, shoreline stewardship information and restrictions associated with any buffer areas within the *development*, including on individual lots.

4) A considerable number of lots/units are draft approved through plans of subdivision or condominium descriptions on the date this Plan was adopted by Council. Some of these are in areas that have not been identified in this Plan as being the most appropriate location for *development*. In addition, existing infrastructure may not be sufficient to support such developments and the *development* standards or design may not result in the efficient use of land and services. Other concerns may

include limited or no progress in satisfying the conditions of draft approval or supporting documentation that does not meet current standards.

In this regard, the following criteria must be considered when evaluating a request for extension to draft plan approval:

a) The proposal must be proceeding to registration in an expeditious manner. To provide the basis for making these decisions, performance-based criteria for extension to draft approval and/or a maximum amount of time for final approval shall be developed by the approval authority and may be passed by by-law.

b) The need for updated supporting studies and/or amendments to the draft approved plan of subdivision or condominium description, as may be required to demonstrate conformity with this Plan.

c) It must be demonstrated that the *development* conforms to or is consistent with the policies of the Provincial Planning Statement and Oak Ridges Moraine Conservation Plan, as applicable.

3.5 Consents

The policies in this section are to be used in the evaluation of lot creation by consent. However, policies from throughout the Plan including those of the applicable land use designation may contain additional policies governing lot creation.

While the County does not have mandatory pre-consultation for consent applications, applicants are strongly encouraged to have proposals reviewed using the County's Preliminary Severance Review service. The Preliminary Severance Review serves as a pre-consultation tool and intends to advise the applicant of any concerns or supporting materials that may be necessary in the processing of a formal application.

1) Where a plan of subdivision is not necessary for proper and orderly *development*, an application for consent may be considered. Unless stated otherwise, a maximum of two consents for a new lot may be permitted from a landholding.

2) A land holding is defined as being a legal parcel of land as it existed:

- In Asphodel-Norwood, 5 years prior to the date of application
- In Douro-Dummer, 25 years prior to the date of application
- In Havelock-Belmont-Methuen, 15 years prior to the date of application
- In North Kawartha, 15 years prior to the date of application
- In Otonabee-South Monaghan, 10 years prior to the date of application
- In Selwyn, 15 years prior to the date of application

- In Trent Lakes, 15 years prior to the date of application

In addition, for residential consents in Douro-Dummer, the applicant must have owned the property for a minimum of 5 years prior to the date of application.

If the boundaries of a lot as they existed on the dates cited above have changed as a result of a lot addition, the lot shall be considered as still being a legal parcel of land as of the date referenced above. Severed lots that have been re-created under the 'merged property' policy of Section 3.5.5(k) are only eligible for consent if the date of inadvertent merging was on or before the dates outlined above.

3) Under no circumstances shall severances be recommended for approval where proposed severances are contrary to this Plan or a Provincial Plan.

4) One application for consent shall not create more than two lots, those being one severed and one retained parcel.

5) **General Policies Applicable to all Applications**
In assessing the suitability of an application for consent, all severances shall have regard for the following criteria:

a) Unless stated otherwise, a consent shall only be granted where both the severed and retained lots front onto and have direct access from a public road.

The creation of lots fronting on and having direct access to a Provincial Highway or County Road is discouraged where an alternative access is available from a local Municipal road. The County and/or local Municipality may request a report from the appropriate road authority, and a consent shall not be granted where it does not comply with the policies of the applicable road authority.

b) The creation of new vacant waterfront lots, regardless of their land use designation, shall not be permitted unless it can be demonstrated that the 30 metre setback from the high water mark, as required by Section 9.3 of this Plan can be met for both the severed and retained parcels. Applications must illustrate that the severed and retained lots can accommodate the 30 metre setback and a suitable building envelope outside the setback. The illustration must include sufficient area for the siting of well and septic services, as well as any applicable yard setback required by the Municipal Zoning By-Law.

Where the severed and/or retained lot currently accommodates an existing structure and the 30 metre setback requirement is not met, there is no conflict with the intent of this policy provided that the effect of the severance does not further reduce the existing water setback; Peterborough Public Health or the appropriate authority has no concerns with regards to the existing septic system; and, provided any vacant parcel resulting from the severance can

accommodate a 30 metre setback from the ordinary high water mark as outlined above.

c) All consent applications, where applicable, must meet the requirements of Peterborough Public Health or the authority having jurisdiction for on-site sewage disposal.

d) All new lots must meet the requirements of the Minimum Distance Separation formulae as established by the Province and outlined in Section 3.8.

e) Lots shall be of a suitable size and shape for the proposed use. Wherever possible, new lots must abut an existing lot line and are strongly recommended to avoid irregular shapes (e.g. flag or 'L' shaped lots), taking into consideration the configuration of the existing parcel fabric.

f) New *backlots*, as defined in Section 12, around waterbodies are not permitted.

g) New lots shall not be created where evidence is available that the only buildable area or access to the buildable area is susceptible to flooding, erosion, or any other natural hazard, including wildland fires. In this regard, applications for new lots must meet the requirements of Section 6.4.

h) New lots in or adjacent to *natural heritage features* or *key hydrologic features* shall not be granted unless sufficient lands are available outside the sensitive area to accommodate the *development* and associated services. An application in or adjacent to these features must meet the requirements of Section 6 and Section 9, as may be applicable.

i) All consents shall conform to the appropriate regulations for uses established in the implementing Zoning By-Law. A rezoning or minor variance may be required as a condition of consent.

j) Applications for technical severances including easements, validation of title, long-term leases, rights-of-way and the re-creation of merged properties are not necessarily subject to the policies contained herein and shall be evaluated based on site specific considerations.

   Severances for lot additions or boundary adjustments may also be permitted provided the conveyance does not result in the creation of an additional building lot and/or create an undersized or irregularly shaped lot. Lot additions that intend to merge properties that are not abutting are generally discouraged and shall not be permitted to merge across multiple local Municipal boundaries under any circumstances.

   These technical severances do not count towards any maximum number of lots for which the landholding may be eligible.

k) Existing lots that merged inadvertently due to common ownership may be separated, provided:

   i) The severance reflects the original lot configuration.

   ii) The subject property is still in the same ownership as when such merging occurred.

   iii) The severed and retained parcels meet servicing and road access requirements.

   iv) Any vacant parcel is not subject to flooding, and any parcel with existing buildings on site are flood-proofed to the highest recorded water level.

   v) The subject lands are not designated Agriculture.

   vi) All other applicable policy requirements of this Plan have been met.

   Applicants are required to provide evidence or legal documentation which demonstrates that the lots are still under the same ownership as when the merging occurred.

   Once separated, the severed and retained parcels shall be considered a parcel of land that existed on the date of the inadvertent merging.

l) New lots, or the expansion of an existing use by means of a lot addition, shall be compatible with surrounding land uses.

m) Consent applications within identified *vulnerable areas*, as shown on Appendix E, shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, as amended, and must conform to the policies of Section 9.5 where applicable.

n) Notwithstanding any other policy of this Plan to the contrary, the creation of new lots or the assembly of land through lot additions for conservation purposes by a recognized non-profit organization may be permitted within the boundaries of *natural heritage features* and *key hydrologic features* without the need for an Environmental Impact Study. This exception recognizes the intent to protect the feature and its functions for the long term. Lots created for such purpose will be placed in a separate zoning category, recognizing the lands for a conservation use. For clarity, the zoning may permit passive recreational uses, as well as buildings and structures outside of key features and *vegetation protection zones* provided they are used for conservation education purposes.

o) The proposed consent shall not jeopardize any future plans for a comprehensive *development* of the surrounding area by impeding access to interior portions of existing lots or creating land-locked parcels of land.

p) The division of land by severance shall be in compliance with the provisions of any site plan, subdivision or any other *development* agreement registered against the title of the land holding. Severances shall not be permitted from a formal plan of subdivision or condominium application that is under review or one that has received draft approval.

q) The creation of a new lot shall not be approved where it would require the extension or upgrading of roads or the extension of any municipal service, unless the Municipality is willing to enter into a *development* agreement with the owner for the improvement/extension of services at the owners cost. Such agreements may be requested by the Municipality as a condition of the consent approval.

r) If the local Municipality, County, Province or other public agency advises that the approval of a consent may have an adverse effect on its plans, programs or services, the application should be denied.

s) The consent granting authority may attach conditions as may be authorized under the applicable legislation.

7) **Special Policies for Municipally Serviced Settlement Areas**
In the municipally serviced *settlement area*s of Havelock, Lakefield and Norwood, consents must meet the following criteria:

a) A maximum of 5 new residential lots (five severed plus one retained lot) may be permitted by consent from a land holding, provided that the lots to be created do not require the extension of municipal services unless in accordance with Section 3.5.5(q).

b) There are no restrictions on the number of new non-residential lots that may be permitted by consent from a land holding. The lots to be created must not require the extension of municipal services, unless in accordance with Section 3.5.5(q) and must be of a sufficient size to accommodate the proposed use. All non-residential uses must meet the requirements of Section 3.7.

8) **Special Policies for Rural Settlements and Bridgenorth**
On lands designated Rural Settlement and in the village of Bridgenorth, consents must meet the following criteria:

a) A maximum of 4 new lots (four severed plus one retained lot) may be permitted by consent from a land holding.

b) Severed lots must be entirely within the Rural Settlement area or village boundary.

c) Where the subject property is partially serviced (has water or sewage services, but not both, provided by a municipal or communal system), the applicant must confirm the availability of servicing capacity to serve the new lot(s). This may be done by means of a servicing options report, hydrogeological study or confirmation statement from the local Municipality, as deemed appropriate by the local Municipality.

d) Where the subject property is entirely serviced by individual on-site wells and septic systems, the applicant must demonstrate there is adequate means of water supply for the new lot(s). This may be done by means of a servicing options report and/or hydrogeological study, as deemed appropriate by the local Municipality. The suitability of the lands for on-site sewage disposal will be in accordance with Section 10.3.3.

e) Notwithstanding Section 3.5.2, lands designated Rural Settlement in Douro-Dummer are exempted from the 5 year ownership requirement.

9) **Special Policies for Lands Designated Agriculture**
On lands designated Agriculture, consents must meet the following criteria:

a) Lot creation in the Agriculture designation is discouraged. Limited severances will only be permitted in the following situations:

i. For the creation of a new farm parcel, where both the severed and retained parcels are equivalent to a natural Municipal lot of about 40 hectares, although they may be smaller due to municipal boundaries, shorelines and other natural features.

ii. For *agriculture-related uses*, provided that any new lot will be limited to a minimum size needed to accommodate the use and appropriate water and sewage services;

iii. Up to one new residential lot per farm consolidation for a residence surplus to an agricultural operation. In these circumstances, the new residential lot will be limited to the minimum size needed to accommodate the existing dwelling, any associated outbuildings and water and sewage services and the residential dwelling to be severed must have existed before July 1, 2017. The planning authority will ensure that new residential dwellings are prohibited on any remnant parcel of farmland through rezoning.

iv. For lot additions/adjustments for legal or technical reasons and the creation of rights-of-way. Lot additions and boundary adjustments must be of a size appropriate for the use proposed, must not result in the creation of a new lot and must keep the removal of productive agricultural lands to a minimum. The unnecessary addition of land to residential lots is not permitted unless it brings an undersized lot into conformity with the implementing Zoning By-Law or corrects situations where buildings or services are located on a separate lot.

b) Severances of *on-farm diversified uses* shall not be permitted.

10) **Special Policies for Lands Designated Rural**
On lands designated Rural, consents must meet the following criteria:

a) Residential lots that are privately or partially serviced will be limited to an area of 0.4 hectares or as outlined in the local Municipal Zoning By-Law. Larger residential lot sizes may only be considered in order to meet servicing requirements, to accommodate physical features of the site, or to avoid the creation of an irregularly-shaped lot.

b) Notwithstanding Section 3.5.5(a), a maximum of one new lot with access by private road or right-of-way may be permitted for a hunt camp, bush camp, or other similar use related to outdoor passive recreation, agriculture, or the management of natural resources. The severed and retained parcels must meet all other requirements of the implementing Zoning By-Law. For clarity, new lots granted under this policy count toward the maximum number of severances permitted from a land holding.

This policy does not apply in the Municipalities of Otonabee-South Monaghan and Selwyn, where the creation of new Rural lots on private roads or rights-of-way are not permitted under any circumstances.

c) New farm parcels may be permitted provided both the severed and retained parcels are equivalent to a natural Municipal lot of about 40 hectares, although they may be smaller due to municipal boundaries, shorelines and other natural features. The creation of a new lot in accordance with this policy does not count towards the maximum number of lots that are permitted from a landholding.

11) **Special Policies for Lands Designated Waterfront Residential**
On lands designated Waterfront Residential, consents must meet the following criteria:

a) The creation of new lots is only permitted by way of *infilling*. However, new lots on islands may be exempt from the *infilling* criteria provided all other applicable policies of this Plan can be satisfied.

b) Notwithstanding Section 3.5.5(a), access for new lots by navigable waterway or private road or right-of-way may be permitted. Where the lot to be created has access by water only, the local Municipality must be satisfied that sufficient mainland parking and boat docking/launching facilities can be provided.

   This policy does not apply in the local Municipality of Selwyn, where the creation of new Waterfront Residential lots on private roads or by water access only is not permitted under any circumstances.

12) **Special Policies for Lands Designated Employment**
On lands designated Employment, consents must meet the following criteria:

a) A maximum of 3 new lots (three severed plus one retained lot) may be permitted by consent from a land holding.

3.6 Official Plan Amendments

The policies in this section are to be used in the evaluation of amendments to this Official Plan. However, policies from throughout this Plan may contain additional policies governing *development* proceeding by way of Official Plan Amendment.

This Official Plan and its associated Land Use Schedules should only be amended when the policies of this Plan have been found not to address issues, or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. Any amendment shall conform to the overall intent of the Official Plan.

In considering an Amendment, the Municipality and approval authority shall have regard to the following criteria:

1) The need for the proposed change, use or *development*, having regard to lands elsewhere in the Municipality already designated for the proposed use. However, demonstration of need for *mineral aggregate resources*, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of *mineral aggregate resources* locally or elsewhere.

2) The impact on the natural environment having regard for *key natural heritage features* and *key hydrologic features*, as required by Section 6 and Section 9 of this Plan.

3) The adequacy of the potable water supply, sewage disposal facilities, stormwater management and other municipal services.

4) The adequacy of the existing and proposed roads system in relation to the proposed *development*, as well as the convenience and accessibility of the site for vehicular and pedestrian traffic and traffic safety in relation thereto.

5) The compatibility of the proposed use with existing and planned uses on adjacent lands and surrounding land uses.

6) The potential effect of the proposed use on the financial position of the Municipality.

7) Consideration shall be had for the soil capability for agriculture and the potential impacts on surrounding *agricultural uses* and operations. Where deemed necessary, the local Municipality and/or the County may require an Agricultural Impact Assessment to be completed to assess potential impacts from *development* on agriculture and recommend measures to avoid and mitigate impacts on the agricultural system. An Agricultural Impact Assessment will be completed by a qualified professional and is to be done in accordance with Provincial guidelines.

   Removing land from the Agriculture designation is only permitted for expansions of existing settlement areas or identification of new settlement areas.

8) Official Plan Amendments will be required to meet the Minimum Distance Separation requirements as outlined in Section 3.8.

   However, Amendments to redesignate land already designated for a non-agricultural use, shall only need to meet the (MDS I) setbacks if the amendment will permit a more *sensitive land use* than existed before.

9) Demonstration of how the proposal conforms to any applicable Provincial Plans and the Provincial Planning Statement.

10) Official Plan Amendment applications within identified Source Protection *vulnerable areas* as shown on Appendix E shall be accompanied by a Notice under Section 59(2) of the Clean Water Act, as amended, and must conform to the policies of Section 9.5 where applicable.

3.7 Non-Residential Development Criteria

The policies in this section are to be used in the evaluation of non-residential *development* proposals. However, policies from throughout this Plan including those of

the applicable land use designation may contain additional policies governing non-residential *development*.

These policies are intended to apply to larger scale *development* and are not necessarily applicable to small scale *development* such as home occupations, home industries, *on-farm diversified uses*, bed and breakfast establishments and the like.

In considering new non-residential *development*, the local Municipality and/or approval authority shall have regard to the following criteria:

1) Generally, new non-residential *development* will be directed to *settlement area*s. Where new *development* is proposed outside of a *settlement area*, the proponent will provide justification for the proposed location.

2) All new *development* must have frontage on and direct access to a public road and must meet the requirements of the road authority having jurisdiction, unless specified otherwise.

3) Adequate off-street vehicle loading and parking spaces shall be provided. Access points to parking and loading areas shall be limited in number and designed to minimize danger to vehicular and pedestrian traffic.

4) Buffering, screening and any applicable separation distance shall be provided in accordance with the relevant section(s) of this Plan and the implementing Zoning By-Law, to ensure that any negative impacts on or from adjoining lands are mitigated.

5) New uses and *development* shall be in keeping with the existing size and type of *development* in the surrounding area. Proposals which conflict with surrounding uses shall not be permitted unless the applicant can demonstrate to the satisfaction of the local Municipality and/or County that the concerns can be overcome, or minimized and mitigated in accordance with applicable standards.

6) No use shall be permitted which is an obnoxious trade, business or manufacture under the *Health Protection and Promotion Act* and the *Environmental Protection Act* or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.

7) The use shall not be located within the Agriculture designation and should not negatively impact on any nearby farm operation. Where deemed necessary, the local Municipality and/or the County may require an Agricultural Impact Assessment to be completed to assess potential impacts from *development* on agriculture and recommend measures to avoid and mitigate impacts on the agricultural system. An Agricultural Impact Assessment will be completed by a qualified professional and is to be done in accordance with Provincial guidelines.

8) Where appropriate, the proponent will be required to prepare a servicing options report in accordance with Section 10.3.3 for the purpose of determining the preferred servicing alternative for the proposed *development*.

9) If a private water supply is proposed, an adequate and potable water supply shall be available and permitted uses will be limited to those of a dry nature, with water being only necessary for the domestic use of employees. Where higher levels of water usage are anticipated, or when deemed necessary by the local Municipality, a hydrogeological study in accordance with Section 10.3.3 will be required which addresses the adequacy of the water supply.

10) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

11) All new *development* shall meet the requirements of the implementing Zoning By-Law. Where appropriate, the *development* may also be subject to site plan control.

12) The encroachment of *sensitive land uses* and industrial uses on one another is discouraged. A separation distance in accordance with Provincial guidelines will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses.

    In accordance with the Provincial D-series guidelines, the following minimum separation distances between industrial land uses and *sensitive land uses* should be provided:

    Class 1 Industrial Facility -- 20 metres

    Class 2 Industrial Facility -- 70 metres

    Class 3 Industrial Facility -- 300 metres

    Separation or buffer areas may include open space, berms, walls, fences, vegetation plantings, municipal streets, or another land use different from the two conflicting uses, but compatible with both the industrial and *sensitive land use*.

    Impacts may be realized on lands outside of these minimum separation distances. Based on the following influence areas for the three classes of industrial facilities, further study may be required.

    Class 1 – 70 metre influence area

    Class 2 – 300 metre influence area

    Class 3 – 1000 metre influence area

3.8 Minimum Distance Separation (MDS)

All new *development*, including the creation of new lots, and new or expanding livestock facilities, shall comply with the applicable Minimum Distance Separation (MDS) Formula I and II Guidelines, as issued by the Province and amended from time to time. The calculations are meant to reduce land use conflicts and minimize odour complaints between farm and non-farm uses.

Unless specifically identified, the default approach to the application of MDS as outlined in the Provincial Guideline shall apply.

1) MDS does not apply in the following situations:

   - to lands designated Rural Settlement
   - within Havelock, Lakefield, Millbrook, Norwood and Bridgenorth, and
   - for building permits on lots which existed prior to March 1, 2017.

2) MDS is applicable to certain types of agriculture related uses and *on-farm diversified uses* that are more sensitive, are characterized by a higher density of human activity or density, and may pose a potential conflict with surrounding livestock facilities or anaerobic digesters. MDS is applicable to uses such as *event venues* and restaurants, tea rooms or patios where food is served on the premises. The local Zoning By-Law may be more restrictive and apply MDS to additional agriculture related and *on-farm diversified uses*. Reciprocally, MDS II must be calculated for new or expanding livestock facilities and anaerobic digesters from these sensitive uses.

3) The local Zoning By-Law may identify closed or low visitation cemeteries, if any, and whether they are to be treated as a Type A or Type B land use for the purposes of completing MDS II calculations.

4) MDS must always be calculated for proposed amendments to rezone or redesignate land to permit *development* in prime agricultural areas and on rural lands presently zoned or designated for agricultural use.

5) Local Zoning By-Laws may be more restrictive in accordance with the MDS Guidelines.

6) MDS setbacks should not be reduced except in limited site-specific circumstances that meet the intent of the MDS Guidelines. Examples include circumstances that mitigate environmental or public health and safety impacts or avoid natural or human-made hazards. If deemed appropriate by the local Municipality and/or County, the processes by which a reduction to MDS may be considered include a

minor variance to the Local Zoning By-Law provisions, a site-specific Zoning By-Law amendment or an Official Plan amendment introducing a site-specific policy area.

3.9 Compatibility

The goal of this section is ensure that new land uses and new developments are compatible with existing uses and built form, although there may be other policies throughout this Plan that also address land use compatibility.

Land uses such as residences, schools, elder care facilities, medical facilities and day nurseries are considered sensitive to noise, vibration, odour or other emissions. These types of existing *sensitive land uses* are to be protected from impacts of new employment, commercial or transportation uses, and reciprocally, existing employment, commercial, and farming facilities are to be protected from encroachment by new *sensitive land uses*.

Major facilities and *sensitive land uses* shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible in accordance with the above policy, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and *development* of proposed adjacent *sensitive land uses* are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:

1) there is an identified need for the proposed use;

2) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;

3) adverse effects to the proposed sensitive land use are minimized and mitigated; and

4) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Where a proposed *development* is located adjacent to a potentially incompatible land use, a Compatibility Assessment, a Noise Impact Study and/or a Vibration Study shall be required in accordance with Provincial guidelines, including the D-Series Guidelines issued by the Province. These studies shall be prepared to the satisfaction of the County, local Municipality and/or the appropriate agencies and shall include recommendations on how the impacts can be minimized and mitigated. The approval of *development* proposals shall be based upon the achievement of adequate separation

distances, buffering, the implementation of recommendations contained in the studies and the registration of any notices on title.

Local Municipalities shall use the Zoning By-Law, site plan control and subdivision control to provide compatibility between land uses.

Where new *development* is proposed adjacent to *settlement area*s or neighbouring Municipalities, those applications will be circulated to such Municipality for review and comment in accordance with the Planning Act. The County and/or local Municipality will have regard to these comments.

3.10 Cultural Heritage

Cultural heritage resources are an important component of the County's history and community identity and contribute to the creation of a sense of place and overall community belonging. Cultural heritage resources include archaeological resources, built heritage resources and cultural heritage landscapes. As such, it is the intent of this Plan that significant cultural heritage resources be identified, conserved and enhanced whenever practical and that all new *development* occur in a manner that respects the rich cultural heritage of the area, including heritage buildings and structures, *cultural heritage landscapes*, and archaeological resources.

Local Municipalities and/or the County are encouraged to and may, at their discretion:

- establish a Municipal heritage committee to advise and assist Council in matters related to cultural heritage ac Council may specify by by-law.
- develop and maintain Cultural Heritage Management plans and/or Archaeological Management Plans for land use planning, of significant heritage buildings, heritage districts, *cultural heritage landscapes*, archaeological sites, and areas of archaeological potential.
- develop and maintain a register of properties that have been designated under the Ontario Heritage Act, and properties that have not been or cannot be designated but Council considers to be of cultural heritage value or interest.
- pass by-laws in accordance with the Ontario Heritage Act to designate properties of cultural heritage value or interest and heritage conservation districts; and/or
- cooperate with other Municipalities or agencies to establish archives for the storage, protection and analysis of historic maps, documents, publications and records of significance.

Municipalities may use Community Improvement Plans and associated financial incentives to assist in their efforts to preserve and protect cultural heritage.

3.10.1 Built Heritage and Cultural Heritage Landscapes

In considering *development* on or adjacent to heritage features, the following policies will apply:

1) Significant *built heritage resources* and significant *cultural heritage landscapes*, as identified by local Municipalities, the County and/or Provincial, Federal or international authorities, will be conserved.

2) *Development* and *site alteration* will not be permitted on or immediately adjacent to a *protected heritage property* except where proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the heritage attributes of the *protected heritage property* will be conserved. Mitigation measures and/or alternative *development* approaches may be required in order to conserve heritage attributes of the protected heritage property affected by the adjacent *development* or *site alteration*.

3) In the event that a *development* is likely to result in known impacts which can be addressed through recommended mitigation measures, as identified in existing Municipal Cultural Heritage Conservation Plan, the local Municipality will determine whether a Cultural Heritage Impact Assessment is required.

4) A Cultural Heritage Impact Assessment by a qualified professional will be required whenever significant cultural heritage resources may be impacted by a proposed *development*. Such an Assessment will include a description of:

   - the proposed *development*;
   - the cultural heritage resource(s) to be affected by the *development*;
   - the impacts on the cultural heritage resource(s) of the proposed *development*;
   - the measures necessary to mitigate the negative impacts of the *development* on the cultural heritage resource(s);
   - how the proposed *development* will relate, in terms of height, bulk, massing and presence with identified heritage buildings on the property and in the area; and,
   - how the policies of the Municipal Cultural Heritage Conservation Plan have been incorporated or satisfied, where one has been prepared.

5) Where a Municipality has chosen to pass a by-law in accordance with the Ontario Heritage Act to designate a building, property or area, the following criteria will be considered:

   - The building or property is strongly associated with the life of a person who played an integral role in the founding or *development* of the Municipality, and/or is well-known locally, nationally or internationally; and/or,

- The building or property is the location of, or is associated in a significant way, with a significant local, national or international event; and/or,
- The building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect; and/or,
- The building or property is considered to be an easily recognizable landmark in the community and contributes to the character of the area; and/or,
- The neighbourhood contains a collection of buildings and properties described above and which collectively contribute to the character of the community.

3.10.2 Archaeological Resources

In considering applications for new *development*, the following policies will apply:

1) *Development* and *site alteration* shall not be permitted on lands containing known archeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2) An archaeological assessment is required where there is a known archaeological site or there is archaeological potential.

   Where Municipal approaches to determining archaeological potential have not been established, the Provincial 'Criteria for Evaluating Archaeological Potential' checklist or its successor will be used. Archaeological assessment reports by professional licensed archaeologists are to be in compliance with guidelines set out by the Province, as well as licensing requirements referenced under the Ontario Heritage Act.

3) *Development* and *site alteration* may be permitted on lands containing archaeological resources or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation or preservation on site, in accordance with an Archaeological Assessment. Where significant archaeological resources must be preserved on site, only *development* and *site alteration* which maintain the heritage integrity of the site will be permitted.

4) Where significant archaeological resources are discovered an appropriate mitigation strategy will be developed and conducted to the satisfaction of the Province. In circumstances where significant archaeological resources are associated with Indigenous communities, the appropriate Indigenous communities will be notified of the findings, the proponent and the consultant archaeologist must engage with the appropriate Indigenous community when formulating mitigation strategies in accordance with the Standards and Guidelines for Consultant Archaeologists.

5) An archaeological assessment by a professional licensed consultant archaeologist is required when a known or suspected cemetery or burial site may be affected by a proposed *development*.

6) Indigenous communities will be engaged early to ensure their interests are considered when identifying, protecting and managing archaeological resources, build heritage resources and cultural heritage landscapes. Indigenous communities may have an Archaeological Protocol that they may use when engaged in consultation regarding an Archaeological Assessment.

3.11 Record of Site Condition for Contaminated Sites

Potentially contaminated sites include lands, buildings and structures where the environmental condition of the property and the quality of the soil or groundwater, as a result of current or past land uses, may have the potential for adverse effects to human health or the natural environment.

Sites which may be contaminated should be identified in advance of *development* proposals. Where sites have been identified as being potentially contaminated, a site analysis (Record of Site Condition) shall be prepared by a qualified professional prior to accepting an application for *development* or redevelopment to determine the nature and extent of contamination.

All sites identified which may be contaminated must be investigated thoroughly and a clean-up plan prepared in accordance with Provincial policies and guidelines prior to approval in principle being granted. A legally binding commitment to implement the clean-up plan will also be required.

Mandatory filing of a Record of Site Condition in the Provincial Registry is required for the change of use of a property from a commercial or industrial use to a residential or parkland use or other change in use specified in the Record of Site Condition Regulation under the Environmental Protection Act. For the purposes of this section, definitions for the various uses are found in the Provincial regulation, which may not necessarily reflect those in the local Zoning By-Law.

Phase 1 Environmental Site Assessments (ESAs) should be carried out at sites which may be contaminated, and Phase 2 ESAs should be completed, both by a qualified person, if required. Clean-up of contaminated sites should be done in accordance with the Record of Site Condition Regulations and with Provincial guidelines. The County and/or local Municipality may also request the filing of a Record of Site Condition when reviewing Planning Act applications for redevelopment that may be contaminated but do not require mandatory filing.

Availability of existing and planned infrastructure and public service facilities required to accommodate projected needs should also be considered.

3.12 Brownfield Sites

A brownfield site is a property that has been impacted by former industrial or commercial uses and may be contaminated as a result of these former activities. Local Municipalities should endeavor to identify known brownfield sites and promote these sites for intensification and redevelopment.

Local Municipalities may work closely with the *development* community to support the continued redevelopment of these sites and, in addition, assist property owners of brownfield sites in seeking County, Provincial and Federal funding assistance for rehabilitating these sites.

Proposals to develop brownfield sites shall be subject to Section 3.11.

3.13 Urban Fringe Special Policy Area

For lands within the Urban Fringe Special Policy Area shown on Land Use Schedules to this Plan, all land use designations and their corresponding policies, and all other applicable policies of the Official Plan shall apply. These special policy areas are identified on Maps OSM-1, OSM-3, SEL-1 and SEL-2.

Any application for land use development within the Urban Fringe Special Policy Area will be circulated to the City of Peterborough for review and comments. The planning approval authority will have regard to comments from the City of Peterborough.

3.13.1 Initiatives in Otonabee-South Monaghan

In addition to the above general policy for the Urban Fringe Areas, two joint City of Peterborough/Township of Otonabee-South Monaghan planning initiatives are recognized in the vicinity of the Hamlets of Coldsprings and Assumption. These include:

- Long-term protection of an east-west transportation corridor as depicted in the “Coldsprings Transportation Study – City of Peterborough, Final Report – May 2008” by Earth Tech Canada; and

- The reservation of a future industrial development opportunity capable of being serviced from the City for the long-term economic interests of the Township of Otonabee-South Monaghan and the Greater Peterborough Area.

It is the intent of the Township of Otonabee-South Monaghan to recognize the interests of the Township of Otonabee-South Monaghan and the City of Peterborough in the long-term protection of an east-west transportation corridor as depicted in the "Coldsprings Transportation Study Final Report," dated May 2008, by Earth Tech Canada. In this regard, the Township will review land use and development proposals within the Coldsprings/Assumption Urban Fringe Area with the City of Peterborough and have regard to the comments of the City.

It is the intent of the Township of Otonabee-South Monaghan to proceed with a planning process, in consultation with the City of Peterborough and the County of Peterborough, to identify lands within the general Coldsprings/Assumption Urban Fringe Area for a serviced industrial park within the Township, with municipal services being extended from the City to service the industrial lands.

4 Land Use Designations

4.1 Countryside Designations

The following land use designations are found in countryside areas located outside of the village of Bridgenorth and the serviced *settlement area*s of Lakefield, Norwood and Havelock.

4.1.1 Rural Settlement

The Rural Settlement designation identifies existing hamlets that have been developed on private water supply and sanitary sewage disposal services, or on *partial services*. Due to the timeframe in which they were developed, existing lots may or may not meet today's minimum standards.

In some cases, the Rural Settlement may serve as an important or primary community hub. For this reason, *rural settlements* may continue to experience growth in accordance with the policies of this Plan.

4.1.1.1 Permitted Uses

Permitted uses within the Rural Settlement designation shall include single-detached dwellings, duplex dwellings, semi-detached dwellings, rowhouses, townhouses, low-rise apartment buildings and group homes. Other uses, which are considered necessary to serve the community or the surrounding rural area may be permitted such as schools, churches, medical offices, business and professional offices, public or municipal facilities, restaurants and eating establishments, retail and service commercial uses, and small scale employment uses. Home occupations, home industries, bed and breakfast establishments, and compatible accessory uses shall also be permitted.

4.1.1.2 New Development

The creation of new lots within the Rural Settlement designation shall primarily occur by plan of subdivision. However, limited lot creation by consent in accordance with Section 3.5 may be permitted where a plan of subdivision is not necessary for orderly and controlled *development*.

Regard shall be had to the protection of residential uses, especially in cases of adjacent uses which are deemed not compatible. In accordance with the local Municipal Zoning By-Law, provision shall be made for adequate setbacks from property lines, for lands to

be set aside in certain cases for landscaping and buffering purposes, off-street parking facilities, prohibition of nuisances, and control over outside storage.

New commercial and employment uses may require an amendment to the implementing Zoning By-Law.

Where deemed appropriate through joint pre-consultation, the applicant shall undertake a servicing options review, a hydrogeological study and/or a functional servicing study to determine the most appropriate means of servicing, to determine the minimum lot size required for sustainable private services and to ensure sufficient potable water for the proposed *development* without impacting existing uses and lots of record. A nitrate impact assessment should be included in the hydrogeological study. These studies may be subject to peer review, with the cost of such review at the proponent's expense.

In the Rural Settlements of Stewart Hall and Keene, the local Municipality may require the preparation of a study by a qualified professional to assess the feasibility of connecting to the existing municipal water services, regardless of the number of new lots being created, where deemed appropriate by the local Municipality.

All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

Mixed use buildings are encouraged where it has been demonstrated that water and sewage servicing requirements can be met. Where commercial uses will be developed on the ground floor, office uses or residential uses are encouraged above.

Higher density residential uses such as rowhouses, townhouses and low-rise apartment buildings must demonstrate that water and sewage servicing requirements can be met, and new lots for such uses should be appropriately sized in accordance with the implementing Zoning By-Law.

No *development* within the Rural Settlement designation shall be approved if it will result in an undue financial burden on the County and/or local Municipality, particularly in the provision of school facilities, public utilities or other necessary public services.

New *development* and redevelopments are encouraged to incorporate connections to existing or planned trail or sidewalk systems, open spaces and/or parks.

Provisions shall be made, in appropriate locations, to leave access routes from the main roads to allow for new development to take place behind the existing development. Infilling between existing dwellings and the development of existing lots shall be permitted provided that the new uses are compatible in type and density with the adjacent existing development.

New residential development on individual private services should, where possible, take place on lots having sufficient area and frontage to provide for future development

intensification through splitting of lots should municipal piped services become available. The design and siting of proposed buildings on such lots shall be evaluated by the Municipality in the context of future use of the lots for more intense development. The siting of proposed buildings may be regulated through zoning in the form of extended side yards in order to accommodate future development intensification.

4.1.2 Agriculture

The Agriculture designation applies to areas where prime agricultural lands predominate and associated Canda Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture.

These areas shall be protected for long-term use for agriculture.

Any refinements to the mapping of the Agriculture designation can only occur for expansions of existing settlement area or identification of new settlement areas.

4.1.2.1 Permitted Uses

The predominant use of land within the Agriculture designation will be *agricultural uses*. Permitted uses also include *agriculture-related uses*, *on-farm diversified uses*, *agri-tourism uses*, existing residential uses, home occupations, home industries, wayside pits (subject to the policies of this Plan), and conservation and forestry. *Mineral aggregate operations* are also permitted.

In some locations the Agriculture designation may also include historic subdivisions and built-up residential nodes, which may be recognized in a separate zoning category in the local Municipal Zoning By-Law.

4.1.2.2 New Development

a) Lot creation in the Agriculture designation is generally discouraged and may only be permitted in accordance with Section 3.5 of this Plan. Applications for plans of subdivision or condominium shall not be permitted.

b) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

c) In accordance with the policies of this Plan and where deemed necessary by the local Municipality, the applicant may be required to demonstrate a sufficient means of potable water supply.

d) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formula as outlined

in Section 3.8 of this Plan as established, and in accordance with local Zoning By-Laws.

e) *Agriculture-related uses* must be directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, provide direct products and/or services to farm operations as a primary activity, and:

   i) must be compatible with surrounding land uses, in accordance with the policies of this Plan, and shall not conflict or interfere with the principal *agricultural uses* on the property or normal farm practices in the area.

   ii) may be required to demonstrate that there is sufficient quality and quantity of water supply to serve the proposed use in accordance with Section 10.3.3.

   iii) mitigate impacts to the site itself and surrounding agricultural operations, including but not limited to air, noise or odour emissions, compaction, drainage, and trespassing.

   iv) meet the requirements of Section 2.2, Section 3.8, and Section 10.2.

   v) meet any other requirement deemed necessary by the County, local Municipality and/or commenting agency.

f) *On-farm diversified uses* are permitted subject to the following:

   i) remain secondary to the principal agricultural use of the property and will be limited in area, up to 2% of a farm parcel to a maximum of 1 hectare;

   ii) must be compatible with surrounding land uses, in accordance with the policies of this Plan, and shall not conflict or interfere with the principal *agricultural uses* on the property or normal farm practices in the area;

   iii) permanently displace little-to-no agricultural land;

   iv) require minimal site grading and/or drainage unless it improves conditions for agricultural production;

   v) may be required to demonstrate that there is sufficient quality and quantity of water supply to serve the proposed use in accordance with Section 10.3.3;

   vi) mitigate impacts to the site itself and surrounding agricultural operations, including but not limited to compaction, drainage, and trespassing;

   vii) meet the requirements of Section 2.2, Section 3.8 and Section 10.2;

viii) meet any other requirement deemed necessary by the County, local Municipality and/or commenting agency;

ix) where there is more than one *on-farm diversified use*, the combined area of all uses shall not exceed the lot area criteria outlined above;

x) the applicant must demonstrate that they are a bona-fide farmer by providing their Farm Business Registration number.

This policy does not apply to on-farm diversified uses in Otonabee-South Monaghan and, instead, the policies of Section 11.5.22 of this Plan apply.

g) Local Municipalities may set additional limits for on-farm diversified and agriculture related uses in the local Zoning By-Law and may also require the application of Site Plan Control or *development* agreements. Retailing of farm produce and/or farm product should be limited to products grown in the local area (within 150km).

h) The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area.

i) *Event venues* are encouraged to locate in serviced *settlement area*s, *rural settlements* or in another land use designation where the land use may be more compatible. However, recognizing a need to support local farm operations, limited *event venues* may be permitted as an *on-farm diversified use* in accordance with subsection (f) above, and subject to the passing of an amendment to the local Zoning By-Law. If approved through the Zoning By-Law Amendment process, the lands will also be subject to Site Plan Control.

Applicants should be aware that the requirements of the Ontario Building Code must be met, and that local Municipal licensing of the business may be required. The frequency and timing of any events at *event venues* must not interfere with cropping cycles or other *agricultural uses* on the farm or in the surrounding area. Overnight accommodations are not permitted.

In considering an application to permit an *event venue*, the local Municipality must be satisfied that the Zoning By-Law Amendment and Site Plan will collectively address such matters as:

i) The length of the operating season and the maximum number of events that are permitted during the operating season;

ii) The maximum number of guests, which may be determined through the Ontario Building Code and Ontario Fire Code requirements;

iii) Hours of operation;

iv) The size and location of off-street parking, which must be adequate to serve the maximum number of guests;

v) The size and location of any required loading spaces;

vi) Buffer and screening requirements, including noise mitigation measures as may be recommended in a Noise Impact Study;

vii) Any other matters as deemed necessary by the local Municipality.

Notwithstanding the above, event venues in Otonabee-South Monaghan are subject to the policies of Section 11.5.22. The Township of Asphodel-Norwood may be exempted from this subsection (i) where deemed appropriate by the Municipality.

j) Outdoor and indoor cannabis cultivation are *agricultural uses* and are required to be set back from adjacent lot lines in accordance with the local Municipal Zoning By-Law. The local Municipality may require a Zoning By-Law amendment and Site Plan Control for indoor cannabis cultivation. In Otonabee-South Monaghan, the policies of Section 11.5.23 of this Plan also apply.

k) With the exception of Otonabee-South Monaghan, the processing of cannabis may be permitted in accordance with subsection (e) or (f) above, will be limited in size and will be subject to a Zoning By-Law amendment and Site Plan Control. In Otonabee-South Monaghan the policies of Section 11.5.23 of this Plan applies to cannabis processing facilities.

l) Prior to the approval of a Zoning By-Law amendment for the processing of cannabis, the local Municipality shall be satisfied that:

i) It has been demonstrated that the use is 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.

ii) The use shall not have a negative impact on the enjoyment and privacy of neighbouring properties and shall comply with Section 3.9 in that respect.

iii) The use shall meet the requirements of the applicable road authority, as outlined in Section 10.2.

iv) Adequate parking and loading facilities are available on the lot for the proposed use.

v) The proposed use can be designed and sited to blend in with surrounding land uses such that the rural character of the area is maintained. Where

necessary the proposed use can be buffered from adjacent uses in accordance with the local Zoning By-Law. Other site design standards such as lighting requirements and building design features may be outlined in the implementing Zoning By-Law or through Site Plan Control.

vi) The impact of noise, odour and dust generated by the proposed use on adjacent land uses can be appropriately mitigated. The proponent may be required to undertake detailed impact studies to demonstrate there will be no negative impacts from noise, odour or dust on adjacent sensitive lands uses. Such studies may provide mitigation measures to be implemented through the Zoning By-Law amendment and/or Site Plan Control.

vii) The use can be serviced with an appropriate means of water supply and sewage disposal. The proponent may be required to undertake detailed hydrogeological and site servicing studies, to the satisfaction of the local Municipality, to ensure the proposed *development* can be adequately serviced without negatively impacting the quality and quantity of groundwater, surface water, *watershed* health and *fish habitat*. The proposed use may not be permitted if adequate water or sewage disposal services cannot be provided.

viii) Stormwater management needs can be met on site.

ix) Any signage is to be in accordance with the local Municipal sign by-law and the road authority having jurisdiction.

x) The proposed setback from adjacent land uses is appropriate, and in this regard, the minimum setback from lot lines should be at least 150 metres or as otherwise established in a local Municipal Zoning By-Law.

m) For the purposes of this Plan, *mineral aggregate operations* are considered an *interim land use*, provided the site will be rehabilitated back to an agricultural condition in accordance with Section 8.3. The establishment of new *mineral aggregate operations* in the Agriculture designation will be supported by an Agricultural Impact Assessment. Where a Zoning By-Law Amendment is necessary to permit such use, the criteria outlined in Section 4.1.8 and Section 8 of this Plan should be considered, as applicable. Final rehabilitation of the site will seek to maintain or improve connectivity of the agricultural system, if feasible.

4.1.2.3 Agricultural System

The County is required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network.

The Township of Cavan Monaghan is required to designate and protect a continuous agricultural land base in the Township's Official Plan in accordance with the provincial guidance and consistent with the County's approach.

4.1.3 Rural

The Rural land use designation generally applies to lands located outside *settlement area*s and *rural settlements*, waterfront areas and prime agricultural areas. Rural lands are intended to protect the natural amenities and rural character of the community while providing opportunities for *agricultural uses*, resource-based activities, recreation, tourism and other rural land uses.

4.1.3.1 Permitted Uses

Permitted uses in the Rural designation shall include *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*, as well as *low-intensity recreation uses*, conservation and forestry uses, schools, cemeteries, commercial kennels, small scale commercial and industrial uses and wayside pits. Low density residential *development*, group homes, home occupations, home industries, bed and breakfast establishments, mineral and petroleum exploration, mineral, petroleum and *mineral aggregate operations* are also permitted.

In some locations the Rural designation may also include historic subdivisions and built-up residential nodes, which may be recognized in a separate zoning category in the local Municipal Zoning By-Law.

4.1.3.2 New Development

a) Lot creation in the Rural designation is limited and may only be permitted in accordance with Section 3.5 of this Plan. Applications for plans of subdivision or condominium shall not be permitted.

b) Home industries, home occupation uses, bed and breakfast establishments and group homes must be established in accordance with the policies of this Plan and must meet all applicable provisions of the local Municipal Zoning By-Law.

c) Indoor and outdoor cannabis cultivation are *agricultural uses* and are subject to the requirements of Section 4.1.2.2. *On-farm diversified uses* and *agriculture-related uses*, including the processing of cannabis, will also meet the requirements of Section 4.1.2.2.

d) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

e) In accordance with the policies of this Plan and where deemed necessary by the local Municipality, the applicant may be required to demonstrate a sufficient potable water supply.

f) New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the minimum distance separation formula as outlined in Section 3.8 of this Plan and as established by the Province, and in accordance with local Zoning By-Laws.

g) Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the adverse effects on the ecological integrity of nearby features will be kept to a minimum by keeping disturbed areas to a minimum, avoiding the most sensitive portions of the site, such as steep slopes and organic soils.

h) New small scale commercial and industrial uses should be in keeping with the rural character of the area, must comply with minimum distance separation requirements as noted in subsection (f) above and should comply with Section 3.7 of this Plan.

i) For the purposes of this Plan, *mineral aggregate operations* are considered an interim land use. The establishment of new *mineral aggregate operations* in the Rural designation may be supported by an Agricultural Impact Assessment. Where a Zoning By-Law Amendment is necessary to permit such use, the criteria outlined in Section 4.1.8 and Section 8 of this Plan should be considered, as applicable. Final rehabilitation of the site will seek to maintain or improve connectivity of the agricultural system, if feasible.

4.1.4 Waterfront Residential

The Waterfront Residential land use designation primarily applies to lands along the shorelines of lakes, rivers and other major waterbodies but may include historic built-up areas or subdivisions that are oriented towards the water. Typically these areas have been developed for seasonal use with changeover to permanent residences.

4.1.4.1 Permitted Uses

Permitted uses in the Waterfront Residential designation shall include single detached dwellings, as well as low intensity recreational uses such as parks, hiking trails and the like. Bed and breakfast establishments and home occupations may also be permitted in accordance with the local Municipal Zoning By-Law.

4.1.4.2 New Development

a) New *development* in the Waterfront Residential designation may be considered to be a “resource-based recreational use” in accordance with the provisions of the Provincial Planning Statement when it can be demonstrated to the satisfaction of the applicable approval authority that the *development* is functionally linked to the water resource.

b) Where a plan of subdivision/condominium is proposed within this designation, individual lots must obtain access from a municipally owned and maintained road, or from a condominium road that provides access to a municipally owned and maintained road. New plans of subdivision or condominium will not be permitted where the only access available is from private roads or rights-of-way, or by water only.

c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

d) Lands within the Waterfront Residential designation will be zoned appropriately in the local Municipal Zoning By-Law, and may be placed in a rural or Holding category until required for their ultimate *development*. Where lands are accessed by a private road or right-of-way, or by water access only, they may be zoned in a separate zoning category to recognize the limited means of access which may affect other municipal services such as road maintenance, snow removal, emergency vehicle access, waste removal and school bus access.

e) The local Municipality shall not be required to upgrade the level of services being provided to lands within this designation, including providing public road access. The local Municipality shall neither assume private roads nor assume any liability for the lack of public road access.

4.1.5 Employment

The Employment designation is intended to provide opportunities for those uses which, by their nature, may involve outdoor operations and generally provide goods and services to the rural community, are space intensive uses requiring limited water or sanitary services, or necessitate close proximity to major transportation routes, including Highway 115, Highway 28, Highway 7 and the Peterborough Airport.

4.1.5.1 Permitted Uses

Permitted uses within the Employment designation shall include dry industries based on private water supply and sewage disposal services such as agriculturally related industrial uses, processing and storage of agricultural commodities, light manufacturing,

processing of semi-manufactured goods, assembly of manufactured goods, warehousing, self-storage, wholesale distribution centres, transportation terminals, research and *development* facilities, indoor agriculture and vertical farming, and indoor cannabis cultivation and processing facilities.

Accessory offices, commercial uses, research facilities and/or a residence for the owner, caretaker or security officials may be permitted subject to the provisions of the local Municipal Zoning By-Law.

Commercial uses that are intended primarily to serve Employment areas and must be located in proximity to those uses such as small scale restaurants or cafeterias, factory retail sales outlets, auto repair and rental operations and business service and supply operations shall also be permitted. These uses shall be limited to uses that generate less than 10,000 litres of sewage effluent per day.

Existing commercial uses in this designation will be recognized and limited expansions to these uses shall be permitted.

4.1.5.2 New Development

a) Lot creation shall generally proceed by registered plan of subdivision or condominium. However, a limited number of consents may be permitted in accordance with Section 3.5 and any other applicable policy of this Plan.

b) In considering new *development* or redevelopment within the Employment land use designation, the criteria outlined in Section 3.7 must be met.

c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

d) Uses that recycle water or use alternate technologies to reduce water consumption may be considered a dry use, provided it can be demonstrated that the means of servicing is adequate for the proposed use.

e) Employment uses shall be developed in such a manner that they maximize their proximity to major transportation corridors while having regard for *sensitive land uses*.

f) Where site conditions and surrounding land uses permit, the form of *development* within the Employment designation may include separate, stand-alone establishments, and businesses located in two or more units in a single building similar to a mall complex.

g) Employment uses that are complementary are encouraged to co-locate in close proximity, forming an employment node or hub and may be located on the same lot or within the same building.

h) A detailed hydrogeological report regarding the adequacy of ground water and the ability of the soils to sustain *development* on the basis of private sanitary sewage disposal services may be required at the discretion of the County and/or local Municipality. All private water supply and sewage disposal systems shall satisfy the requirements of Peterborough Public Health or their designate, or the Province.

i) New *development* in this designation shall comply with the Minimum Distance Separation formula as outlined in Section 3.8 of this Plan and as established by the Province.

j) New proposals or applications for Employment *development* must be supported by a site plan in accordance with Section 2.2. In addition, new Employment uses shall consider the following:

- the physical suitability of the site;
- the provision of adequate setbacks, buffer planting and landscaped open space;
- the design and location of off-street parking facilities and access points;
- where feasible, the design and location of active transportation facilities and connection to the active transportation system; and
- the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses.

k) Employment uses shall be zoned appropriately in the local Municipal Zoning By-Law, recognizing the need to identify varying uses and lot sizes, and that certain uses must be buffered both from non-employment uses, and other employment uses.

l) Indoor cannabis cultivation and processing facilities must be set back from adjacent lot lines in accordance with the local Municipal Zoning By-Law and may require a Zoning By-Law amendment and Site Plan Control.

m) Transportation terminals, including the repair, storage and sale of commercial transport vehicles shall be located having direct access or close connection to an arterial road but not occupying high visibility sites adjacent to major entranceways to urban areas. Parking, loading and storage facilities shall be located at the rear of the lot, adequately screened from adjacent land uses, have

a durable, dust free, hard surface and suitable stormwater management facilities through zoning and site plan control.

4.1.6 Recreation Commercial

The Recreation Commercial land use designation is intended to recognize existing tourist establishments and recreational uses and to promote further *development* of this component of the local economic base. The shorelines of lakes provide a recreational resource base which is capable of sustaining a moderate level of activity in terms of lodging, boating, fishing and other similar outdoor recreational activities.

4.1.6.1 Permitted Uses

Permitted uses within the Recreation Commercial designation shall include tourist establishments, resorts and other similar accommodation uses, marinas, boat rentals and repairs, and other similar recreational uses. Ancillary uses such as an office, indoor and outdoor recreational facilities, convenience and retail commercial uses, restaurants, eating establishments, and day spas shall also be permitted.

An accessory single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.

4.1.6.2 New Development

a) A limited number of consents may be permitted in accordance with Section 3.5 and any other applicable policy of this Plan.

b) In considering new *development* or redevelopment within the Recreation Commercial land use designation, the criteria outlined in Section 3.7 must be met.

c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

d) The layout and design of any proposed Recreation Commercial use shall ensure that the parking area provides for the adequate movement of vehicular traffic. Access to public roads shall be limited in number, designed to minimize danger to both vehicles and pedestrians and will be in accordance with the policies of the applicable road authority as outlined in Section 10.2.

e) The proposal must conform to the shoreline setback requirements of Section 9.3. Disturbance of the soils and vegetation within the 30 metre setback area will be kept to a minimum.

f) Tourist establishments, resorts and other similar accommodation uses shall set aside a minimum of five percent of the gross area of the use for recreational areas and facilities, or as otherwise specified in the implementing Zoning By-Law. Such lands will be suitable for the use proposed, including any appropriate landscaping.

g) A detailed hydrogeological report regarding the adequacy of ground water and the ability of the soils to sustain *development* on the basis of private sanitary sewage disposal services may be required at the discretion of the County and/or local Municipality. All private water supply and sewage disposal systems shall satisfy the requirements of Peterborough Public Health or their designate, or the Province.

h) New proposals or applications for Recreation Commercial *development* must be supported by a site plan in accordance with Section 2.2. In addition, new Recreation Commercial uses shall consider the following:

- the physical suitability of the site;
- the provision of adequate setbacks, buffer planting and landscaped open space;
- the design and location of off-street parking facilities and access points;
- where feasible, the design and location of active transportation facilities and connection to the active transportation system; and
- the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses.

i) New *development* in this designation shall comply with the Minimum Distance Separation formula as outlined in Section 3.8 of this Plan and as established by the Province.

j) Recreation Commercial land uses shall be appropriately zoned in the local Municipal Zoning By-Law.

k) The designation of new Recreation Commercial areas on lands not already designated on the Land Use Schedules included in this Plan shall require an Official Plan Amendment. In considering such an amendment, the County and local Municipality shall have regard to the matters outlined in Section 3.6 of this Plan, and to the following:

- The preparation of a market study, if deemed appropriate by the local Municipality and/or County. Such study will evaluate the need for the

proposed use, given the existing and proposed Recreation Commercial areas in the local Municipality and larger region.

4.1.7 Commercial

The Commercial land use designation applies to those lands and uses that rely to a considerable degree on vehicular traffic. These uses may be located outside of serviced and *rural settlement* areas due to the need for larger parcels of land, to be located along major roads and highways, or for the convenience of the travelling public.

4.1.7.1 Permitted Uses

Permitted uses within the Commercial designation shall include retail and convenience stores, service stations and gas bars, restaurants and coffee shops, hotels and motels, amusement and theme parks, recreation or sports complexes, motor vehicle racing tracks, all forms of vehicle sales and service establishments, building and landscape supply establishments, garden centres and greenhouses, veterinary clinics, farm equipment sales and service, small engine sales and service, office uses that support the rural economy such as surveyors or contractors offices and other similar uses.

An accessory office and single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.

4.1.7.2 New Development

a) A limited number of consents may be permitted in accordance with Section 3.5 and any other applicable policy of this Plan.

b) In considering new *development* or redevelopment within the Commercial land use designation, the criteria outlined in Section 3.7 must be met.

c) The layout and design of any proposed Commercial use shall ensure that the parking area provides for the adequate movement of vehicular traffic. Access to public roads shall be limited in number, designed to minimize danger to both vehicles and pedestrians and will be in accordance with the policies of the applicable road authority as outlined in Section 10.2.

d) Commercial developments should be grouped, where possible, to promote joint access arrangements and the *development* of service roads, and to reduce the number of access points onto the adjacent public road.

e) A detailed hydrogeological report regarding the adequacy of ground water and the ability of the soils to sustain *development* on the basis of private sanitary sewage disposal services may be required at the discretion of the County and/or local Municipality. All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

f) New proposals or applications for Commercial *development* must be supported by a site plan in accordance with Section 2.2. In addition, new Commercial uses shall consider the following:

- the physical suitability of the site;
- the provision of adequate setbacks, buffer planting and landscaped open space;
- the design and location of off-street parking facilities and access points;
- where feasible, the design and location of active transportation facilities and connection to the active transportation system; and
- the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses.

g) New *development* in this designation shall comply with the Minimum Distance Separation formula as outlined in Section 3.8 of this Plan and as established by the Province.

h) Commercial land uses shall be appropriately zoned in the local Municipal Zoning By-Law.

i) The designation of new Commercial areas on lands not already designated on the Land Use Schedules included in this Plan shall require an Official Plan Amendment. In considering such an amendment, the County and local Municipality shall have regard to the matters outlined in Section 3.6 of this Plan, and to the following:

- The preparation of a market study, if deemed appropriate by the local Municipality and/or County. Such study will evaluate the need for the proposed use, given the existing and proposed Commercial areas in the local Municipality and larger region.

4.1.8 Extractive Industrial

This Plan recognizes the importance of protecting non-renewable natural resources for future extraction and supports environmentally responsible extraction and rehabilitation practices.

The Extractive Industrial designation identifies lands currently licensed under the Aggregate Resources Act for *mineral aggregate operations*, and may include lands historically identified as having known potential for future extraction of sand, gravel or bedrock resources.

4.1.8.1 Permitted Uses

Permitted uses within the Extractive Industrial designation shall include sand, gravel, quarry and mining operations. Accessory uses to the primary extractive operations such as drilling, blasting, crushing, screening, washing and blending aggregate, aggregate recycling, aggregate storage, weigh scales, associated buildings and concrete and asphalt batch plants may also be permitted.

4.1.8.2 New Development

a) All aggregate and mining operations must be licenced by the Province and must meet the requirements of the *Aggregate Resources Act* or the *Mining Act*, as applicable.

b) Where an Official Plan Amendment or Zoning By-Law Amendment is necessary to permit the establishment of a new or expanded mineral aggregate or *mineral mining operation*, the following criteria shall be considered in addition to the policies of Section 3.6:

   i) All operations should be screened from public view to the extent possible, in order to protect the scenic characteristics of the area.

   ii) Regard shall be given to compatibility with existing adjacent land uses that might be affected by a pit, quarry or mining operation. This may be reflected through measures such as extraction setbacks and/or other mitigative techniques such as the use of vegetation or berms to provide screening, restrictions on the location of machinery, the timing of extraction operations, and the location and condition of haul routes. Any mitigative techniques being established should depend on a site-by-site review, having regard to the policies of this Plan. These requirements may be implemented through:

      - conditions on the licence and/or site plan under the Aggregate Resources Act or Mining Act at the time of licensing by the Province;

- regulations in a site-specific Zoning By-Law for the property; and
- provisions in a *development* agreement under Section 8.2 of this Plan.

iii) A *mineral aggregate operation* for a pit proposed within 300 metres of a *sensitive land use* and a *mineral aggregate operation* for a quarry proposed within 500 metres of a *sensitive land use* must assess potential impacts on these uses and demonstrate how such impacts can be mitigated and minimized in accordance with Provincial guidelines and standards.

iv) All mineral aggregate and *mineral mining operations* must satisfy the requirements of the authority having jurisdiction as to water supply and groundwater pumping, and waste water disposal.

v) All mineral aggregate and *mineral mining operations* must satisfy the requirements of the Province and/or By-laws of the local Municipality as to the control of dust, noise and vibration.

vi) Within the Natural Heritage System as shown on the Natural Heritage System Schedule attached to this Plan, new *mineral aggregate operations* and new wayside pits and quarries shall not be permitted:

- in *significant wetlands*;
- in significant *habitat of endangered species and threatened species* except in accordance with provincial and federal requirements;

vii) Expansions to existing *mineral aggregate operations* may be permitted in the Natural Heritage System, if the related decision is consistent with the Provincial Planning Statement and satisfies the rehabilitation requirements of this Plan, and applicable Provincial plans.

viii) Where a new or expanding *mineral aggregate operation* expands into a prime agricultural area, the application will be supported by an Agricultural Impact Assessment and, where possible, will seek to maintain or improve connectivity of the agricultural system.

ix) Haul routes and the traffic generated by the proposed operation shall be considered through the preparation of a traffic impact study. A Traffic Impact Study will be prepared by a qualified professional and must be done to the satisfaction of the local Municipality and the road authority having jurisdiction. The Traffic Impact Study shall address, but shall not necessarily be limited to, the projected volume of truck traffic related to the proposed *mineral aggregate operation* and existing *mineral aggregate operations* (whether active or not) using the same haul routes, the physical suitability of the haul routes for truck traffic, the nature and volume of existing traffic on the haul routes,

requirements for improvements to the haul routes, the location and design of a safe site entrance, and community impacts and safety.

x) Progressive and final rehabilitation of *mineral aggregate operations* shall meet the requirements of Section 8.3.

xi) A proposed *mineral aggregate operation* within the 500 metre waste management assessment area of an active or former *waste disposal site* shall address the applicable policies of Section 4.1.12 of this Plan.

xii) The application shall be accompanied by detailed site *development* plans and reports as listed below or as required by other sections of this Plan. Site plans required by the *Aggregate Resources Act* are acceptable for the purposes of this policy.

The following Site Plans and reports shall be required, where determined appropriate by the County and/or local Municipality, in consultation with the appropriate agency and in consideration of factors specific to the application, site or subject property, and surrounding lands:

- Site Plans showing existing features and land uses on and within 120 metres of the site, operations and phasing, progressive rehabilitation, final rehabilitation, and cross-sections of the operation;
- a hydrogeological report to address the potential for adverse effects of the *mineral aggregate operation* on groundwater and surface water resources and their uses;
- an Environmental Impact Study;
- a traffic impact study;
- a noise (acoustical) impact study;
- a dust control study;
- a blasting impact study (as necessary for the type of operation);
- a cultural heritage and archaeological assessment as required by the appropriate authority having jurisdiction; and
- any other reports or studies as deemed necessary by the County, local Municipality or any agency having jurisdiction.

All site plans and technical reports required by this Plan shall be prepared by qualified professionals, and shall address applicable policies or procedures, including any applicable Provincial Plan under the Planning Act and the provisions of the “Aggregate Resources of Ontario – Provincial Standards” document of the Province of Ontario.

c) Official Plan Amendments to remove lands from the Extractive Industrial designation are strongly discouraged. In very limited circumstances, *development* and activities which would preclude or hinder the establishment of new

operations or access to the resources shall only be permitted if studies have been completed which demonstrate:

- the resource has been depleted, the lands have been appropriately rehabilitated and any license from the Province has been surrendered; or
- resource use would not be feasible; or
- the proposed land use or *development* serves a greater long-term public interest; and
- issues of public health, public safety and environmental impact are addressed.

d) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

4.1.9 Trailer Park

The Trailer Park land use designation recognizes trailer parks existing at the time of adoption of this Plan.

4.1.9.1 Permitted Uses

Permitted uses are limited to parks for temporary and seasonal use of trailers only, and may include other uses such as open space, recreational and accessory uses which are considered necessary to serve the trailer park.

4.1.9.2 New Development

a) The establishment of new trailer parks is not contemplated during the life of this Plan.

b) Expansions to legally existing trailer parks may be permitted provided:

i) the proposed expansion is located within the Trailer Park designation, and will be zoned appropriately in the local Municipal Zoning By-Law;
ii) there is clear physical and functional connectivity to the existing trailer park;
iii) the proposed expansion is in keeping with the scale of the facilities that are already in existence, and sufficient amenities are being provided to the entirety of the park (recreational facilities, waterfront access, boat docking/launching facilities etc.);
iv) the proposed expansion is oriented toward the recreational resource of a lake or other waterbody;

v) the trailer park and any expansion thereto will be used on a temporary basis in accordance with Provincial legislation;
vi) the proposed expansion is compatible with the surrounding land uses, and will not create demand for additional services or undue extension of Municipal infrastructure;
vii) the topography, soils and vegetation cover of the site are appropriate relative to the proposed uses;
viii) there are appropriate setbacks from natural heritage features and water bodies in accordance with the policies of this Plan;
ix) a hydrological assessment has been completed, which assesses the impact of the septic system effluent on the groundwater, and finds the *development* to be feasible with no negative impacts. A hydrogeological study is also required to determine if there is an adequate and acceptable supply of potable water to service the expanded trailer park. These assessments shall be carried out to the satisfaction of the appropriate approval authority and may be subject to peer review.
x) any additional studies as identified by the County, local Municipality or other public agency have been completed and found to be satisfactory; and
xi) the proposed expansion is in conformity with any other relevant policies of this Plan.

c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

d) Proponents must enter into a *development* agreement with the local Municipality. This agreement shall be entered into prior to the local Municipality passing a Zoning By-Law Amendment to recognize any expansion, and shall include:

i) a guarantee that the operation of the park or camp will continue to be conducted in accordance with the latest and highest standards of governing or regulating agency concerned with the establishment or conduct of seasonal trailer parks; and
ii) the provision for the posting of a performance bond to assure that *development* takes place in accordance with the approved *development* plan.

4.1.9.3 Prohibited Uses

The use of travel or park model trailers for permanent year-round habitation or accommodation shall be strictly prohibited. No trailer may be occupied during a time other than an operating season as may be established from time to time by a local Municipality through by-law.

4.1.10 Community Space

The Community Space land use designation recognizes municipal, health, welfare and educational establishments and community based land uses.

Policies contained in this section are intended to provide general policy direction to the local Municipality, local boards and public and private agencies in the consideration of proposals for the *development* of new Community Space land uses, the major expansion of existing facilities, and, the assessment and identification of potential sites for the *development* of new facilities.

4.1.10.1 Permitted Uses

Permitted uses shall include medical facilities, schools, public libraries, places of worship, daycare facilities, assembly halls and related uses and activities.

In addition, community facility uses such as municipal parks, fairgrounds, arenas, municipal campgrounds, sports centres, fields and courts, canteens, bandshells, clubhouses and other similar public recreational facilities shall also be permitted.

Where deemed appropriate or necessary, a residential use that is accessory to any of these uses may also be permitted.

4.1.10.2 New Development

a) In considering the establishment of new Community Space land uses, the local Municipality shall consider the following when assessing the appropriateness of the location:

   i) the proposal is of a scale which may be integrated with the established character of the area and the use is compatible with adjacent existing and/or planned land uses;
   ii) the proposed site has frontage on and access to a Municipally owned and maintained road; and
   iii) the proposal makes use of and connects to the existing or planned active transportation network, where feasible.

b) New Community Space land uses are encouraged to locate where they will function as a focal point for the neighbourhood or community and on sites adjacent to other Community Space uses.

c) All private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

d) New uses shall not be located adjacent to industrial areas or areas with excessive noise and odour levels.

e) The local Municipality, in conjunction with the Public and Separate School Boards, shall select the location of schools based on the relative needs of the area.

f) Adequate buffer planting, screening and/or fencing shall be provided between Community Space land uses and adjacent residential uses.

g) Adequate parking and loading areas shall be provided in accordance with the specific needs of the proposed land use. Access points to those areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic.

h) Community Space land uses shall be zoned in a separate category in the implementing Zoning By-Law.

4.1.11 Crown Lands and Provincial Parks

The Crown Lands and Provincial Parks designation recognizes Crown lands and Provincial Parks across the County. Crown Lands and Provincial Parks in Ontario are managed by the Province.

4.1.11.1 Permitted Uses

Permitted uses generally include recreational activities, *mineral aggregate operations*, forestry and conservation. However, activities on crown land are subject to the policies contained in the Crown Land Use Policy Atlas, while Provincial Parks are subject to the Provincial Parks and Conservation Reserves Act and may be subject to park-specific management statements.

4.1.11.2 New Development

a) The County and local Municipality have no authority to regulate land use on Crown land or in Provincial Parks but encourages Federal and Provincial governments and agencies to be consistent with the policies of this Plan as it relates to management responsibilities.

b) It is the intent of this Plan that lands owned by the Crown allow the appropriate agency to exercise its responsibility to control uses and activities for which it has developed management and program strategies and plans.

c) The County and local Municipalities shall seek full consultation with the Province in the park management planning process for Wolf Island, Kawartha Highlands, Mark S. Burnham, Quackenbush and Petroglyphs Provincial Parks, to ensure that the *development* and operation of these parks are compatible with the objectives and policies of this Plan, and will not result in an undue servicing burden on the Municipality.

d) The Province is the authority for administering aggregate permits on Crown lands under Part V of the Aggregate Resources Act. The local Municipality shall seek full and public consultation with the Province and the applicant prior to providing comments to on a proposed aggregate permit. This may include, but may not be limited to, public consultation and review, municipal review of the summary statement and all required technical reports, and direct consultation with the applicant and the Province. In making its comments to the Province, the local Municipality shall be consistent with the policies of this Plan.

e) Prior to local Municipal clearance for the issuance of an aggregate permit for a *mineral aggregate operation* on Crown land, the applicant shall be required to undertake a traffic impact assessment, at the expense of the applicant and to the satisfaction of the Municipality. The applicant will also be required to enter into a Development Agreement with the local Municipality.

f) The local Municipality shall seek full cooperation from the Province in implementing the above-noted policies for all Crown land aggregate permit applications.

4.1.12 Waste Management

The Waste Management land use designation recognizes existing solid *waste disposal sites*, both active and closed, and other disposal industrial-type uses such as waste transfer and recycling stations, sewage treatment facilities and *salvage yards*.

A waste management assessment area identifies the 500 metre radius from the perimeter of the waste cell. The Province recommends that the 500 metre assessment area be used as a study area to determine the impact of the solid *waste disposal site* on land use proposals in accordance with Ministry Guideline D-4: Land Use on or Near Landfills and Dumps. The waste management assessment area shall be subject to a Holding provision in the local Municipal Zoning By-Law, and new *development* within this area is subject to the policies of Section 4.1.12.3.

4.1.12.1 Permitted Uses

Permitted uses shall include solid *waste disposal sites*, solid waste transfer stations, recycling stations and transfer facilities, *composting facilities*, sewage treatment

facilities, *salvage yards*, other waste disposal type uses requiring licensing or approval from the Province, and related accessory uses. *Renewable energy systems* which use methane or other greenhouse gas emissions from a permitted primary use may also be permitted.

4.1.12.2 New Development

a) Under no circumstances shall *sensitive land uses,* including a residential land use, be permitted on the specific area of land that was used for a solid *waste disposal site*.

b) Any proposal for a new Waste Management facility shall require an Official Plan Amendment and be considered with regard to the following policies and any other applicable policy of this Official Plan:

   i) The physical suitability of the site for the proposed use;
   ii) The compatibility of the proposed use with surrounding land uses;
   iii) Potential impacts on the natural environment, with particular emphasis on groundwater quality;
   iv) The degree to which the site will be exposed to the public;
   v) The ability of roads accessing the proposed *waste disposal site* to carry traffic volumes projected to be generated by the proposed *development*, and the suitability of the proposed access points to the maintenance of a constant traffic flow pattern; and
   vi) Where applicable, the facility has been approved and/or licensed by the Province.

   Prior to the designation of any new Waste Management area, the preparation of background studies to address the above noted issues is required. Such studies shall be undertaken by qualified individuals and shall be to the satisfaction of the County and/or local Municipality and all applicable agencies.

c) New Waste Management uses shall front on an assumed public road that is currently maintained on a year-round basis by the local Municipality, the County of Peterborough, or the Province.

d) Waste Management uses shall not be located within close proximity to any established or approved *sensitive land use*.

e) An Environmental Impact Study or hydrologic evaluation shall be required, in accordance with the provisions of this Plan, to support any Official Plan Amendment which would permit the establishment of a new Waste Management facility.

f) An overall *development* plan for new or expanding Waste Management areas shall be required to ensure the proper integration of adjacent uses. The *development* plan shall include the following information:

   i) A survey of the entire property including contours, dimensions, watercourses, existing public roads, existing easements, or rights-of-way and all existing land uses and structures within 500 metres of the property boundary on which the new *development* is propose; and
   ii) A description of the location, height, dimension, and use of all existing or proposed buildings or structures on the property, as well as setbacks, drainage provisions, proposed entrances, exits and parking areas, landscaping, final landfill contours and proposed truck routes to and from the site.

g) Use of any closed solid *waste disposal site* will be in accordance with the Certificate of Approval. All solid *waste disposal sites* no longer in use will be rehabilitated to the standards required by the Province. No use will be made of land or land covered by water which has been used for the disposal of waste unless approval of the Province for the proposed use has been given, and the policies of Section 3.11 have been satisfied.

h) Future *waste disposal sites* within the meaning of Part V of the Environmental Protection Act that require Ministerial approval are prohibited where they would be a *significant drinking water threat*, except a PCB waste destruction unit where that unit will be used for the sole purpose of the on-site destruction of PCB waste that originated on that site.

4.1.12.3 Waste Management Assessment Area

A 500 metre assessment area surrounding open and closed landfill sites are shown on land use schedules to this Plan.

a) Within the 500 metre waste management assessment area, the creation of new lots, the lifting of a Holding provision in the local Municipal Zoning By-Law, the construction of buildings, structures and hard surface paving shall only be permitted in accordance with the underlying land use designation and subject to the following policies:

   i) Studies have been completed by a qualified engineer to investigate, among other things, gas leachate and hydrogeology which demonstrates that the *development* can safely take place and that any servicing that is required can adequately be accommodated without contamination from nearby Waste Management facilities. These studies must be carried out to the satisfaction of the County, local Municipality and/or Province, and may be subject to peer review at the expense of the applicant.

ii) The local Municipality shall be satisfied with the required studies with respect to any matter regarding structural stability, safety and the integrity of any structure.

iii) The proposal is compatible with the potential impacts or their engineered controls, as may be identified in the studies outlined above.

4.2 Serviced Settlement Area and Bridgenorth Designations

The following land use designations are only found in the serviced *settlement areas* of Havelock, Lakefield and Norwood, and in the unserviced village of Bridgenorth. These designations are shown on Land Use Schedules that form part of this Plan.

4.2.1 Community Core

The Community Core land use designation is intended to recognize the existing downtowns and are the focal point of activity and the principle retail centre of the community.

4.2.1.1 Permitted Uses

Permitted uses in the Community Core designation shall include a broad range of small scale, higher-order retail stores and specialty shops, business and professional offices, banks and financial institutions, restaurants, cultural and entertainment facilities, places of worship, funeral homes, hospitality and tourism facilities and other similar uses. Retail uses that serve the day-to-day needs of residents such as grocery, drug and convenience stores, and personal services uses may also be permitted.

Community facility and open space uses may also be permitted to promote the multi-use function of the area and to create an attractive environment in which to live, work or visit.

Free-standing residential uses shall include street, block and stacked townhouses, four-plexes and apartments. Assisted and special needs housing such as group homes, long-term care facilities and homes for the aged may also be permitted. Existing single-detached and semi-detached dwellings shall be recognized however, new low-density housing will be discouraged.

4.2.1.2 New Development

a) Medium density residential uses, either combined with commercial uses or freestanding will be encouraged to remain or be re-established.

b) Mixed use buildings are encouraged within the Community Core designation. It is intended that the permitted commercial uses will be developed on the ground floor and office uses are encouraged above the commercial uses located on the ground floor. Any residential uses must be located above the commercial uses.

c) The design of new buildings and structures shall be in keeping with the nature of the area and provide for the integration of the building in a manner which is sensitive to the scale and character of adjacent structures.

d) Innovative building design and layout, and the rehabilitation and preservation of buildings and areas of historic and/or architectural value shall be encouraged.

e) All new *development*/redevelopment within the area designated Community Core shall be subject to Site Plan Control.

f) Adequate off-street parking, loading and service areas shall be provided for all uses within the Community Core. Access points to those areas shall be limited in number and designed to minimize danger to, and interference with, vehicular and pedestrian traffic.

g) New developments and redevelopments shall have regard for the *climate change* policies of Section 5.9.3.

h) In Bridgenorth and where applicable, all private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

4.2.2 Residential

The Residential land use designation is intended to recognize residential neighbourhoods.

4.2.2.1 Permitted Uses

Permitted uses within the Residential designation shall include single-detached, semi-detached, duplex, three-plex, four-plex, street, block and stacked townhouses, apartments, retirement homes, group homes and special needs housing. Home occupations, home industries, private home daycare facilities, bed and breakfast

establishments, schools and local commercial uses that serve the immediate neighbourhood are also permitted.

Additional residential units may be permitted, subject to the policies of Section 5.6.2 of this Plan.

4.2.2.2 New Development

a) The average residential density target shall be 40 persons and jobs combined/hectare in serviced settlement areas. The following densities shall generally apply to the following different types of residential *development*:

   - Approximately 15 dwellings per gross hectare for single detached dwellings;
   - Approximately 21 dwelling units per gross hectare for semi-detached dwellings.
   - Approximately 30 dwelling units per gross hectare for plexes and row housing. Row housing complexes should be limited to about 6-8 dwelling units in any single grouping.
   - Approximately 45 dwelling units per gross hectare for apartments.

   These densities do not necessarily apply in Bridgenorth. Instead, densities in Bridgenorth will rely on hydrogeological studies and the capacity of the lands to accommodate well and septic services.

b) Local commercial uses are limited to a maximum size of 235 square metres, and shall only be permitted on the ground level.

c) In considering applications for new residential *development* of 30 dwelling units and over, it must be satisfied that the proposal:

   - Is located on and has direct access to a collector or arterial road, or on a local road that connects directly to an arterial or collector road;
   - Can be integrated with surrounding land uses;
   - Can be accessed by transit and the active transportation network, if available;
   - Is located in close proximity to community facilities, such as parks, schools and open spaces;
   - Is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
   - Considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses; and,

- Has adequate allocation of Municipal water and wastewater capacity, or can demonstrate such capacity through studies in accordance with Section 10.3.3.

d) New *development* or redevelopment shall adhere to any design guidelines approved by the local Municipality, which may be attached as an appendix to this Plan.

e) In Bridgenorth and where applicable, all private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

4.2.3 Community Commercial

The Community Commercial designation is intended to recognize and provide opportunities for retail uses that service the broader community and generally require larger land areas.

4.2.3.1 Permitted Uses

Permitted uses within the Community Commercial designation shall include a range of retail uses, restaurants, entertainment and cultural facilities, convention centres and *event venues*, recreational and fitness centres, hotels/motels, automobile service stations or sales centres, corporate or professional offices, banks or financial institutions and other similar uses.

Uses compatible with, complementary to and serving the primary commercial use of the land, such as parkettes and open space linkages may be permitted within the Community Commercial designation.

4.2.3.2 New Development

a) Prior to considering *development* within the Community Commercial designation, the County and/or local Municipality may require:

- A detailed market impact study to demonstrate that the proposal is feasible and desirable on the basis of size, location and function relative to existing commercial facilities and sufficient population to support the use; and,
- A detailed traffic impact assessment to demonstrate that the proposal can be developed without causing disruption to the road network and can be implemented at no cost to the County and/or local Municipality.

b) Local Municipalities may use Zoning By-Laws to limit the size, use and form of commercial *development* in order to ensure that *development* does not adversely affect the viability of the commercial uses in the area.

c) New *development* must meet the requirements of Section 10.3.

d) Uses that consume a high volume of water may be required to demonstrate that there is sufficient reserve water capacity to accommodate the *development*. New uses are encouraged to use water conservation techniques including water recycling, where feasible.

e) The following policies apply to permitted automobile oriented facilities:

- Service stations and gas bars will only be permitted at the intersection of collector roads;
- Shared access points, provisions for internal circulation and rear service areas shall be incorporated in all site plans.

f) All *development* within the Community Commercial designation shall be subject to Site Plan Control.

g) New *development* or redevelopment shall adhere to any design guidelines approved by the local Municipality, which may be attached as an appendix to this Plan.

h) In Bridgenorth and where applicable, all private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

4.2.4 Urban Employment Area

Section number reserved. A decision from the Ministry of Municipal Affairs and Housing has been withheld on this matter.

4.2.5 Future Development

Section number reserved. A decision from the Ministry of Municipal Affairs and Housing has been withheld on this matter.

4.2.6 Institutional

The Institutional designation is intended to recognize lands that are used for the community's social, educational, health, cultural and recreational needs. This may include government owned and operated facilities, or privately owned and operated facilities.

4.2.6.1 Permitted Uses

Permitted uses in the Institutional designation shall include hospitals and medical centres, community centres, schools and educational facilities, places of worship, daycare centres, cultural facilities, public recreational facilities including seniors centres, long-term care and assisted living facilities, group homes, and cemeteries. Small scale accessory commercial uses, recreational uses, parks and open space may also be permitted.

4.2.6.2 New Development

a) Wherever possible, new Institutional uses will be encouraged to locate where they will function as a focal point for the neighbourhood or community, and on sites adjacent to other Institutional uses.

b) New Institutional uses should not be located adjacent to Urban Employment Areas, or areas with excessive noise, dust or odor levels, unless mitigation measures are in place and/or the proposed use is deemed compatible.

c) In Bridgenorth and where applicable, all private water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

4.3 Natural Heritage Designations

The following land use designations are found in both countryside areas and in all *settlement areas* across the County.

4.3.1 Natural Core Area

The Natural Core Area is intended to recognize provincially significant wetlands, locally significant wetlands, non-evaluated wetlands, streams and a 30 metre vegetative buffer surrounding these features. The Natural Core Area consists of the Natural Core Area – Provincially Significant Wetlands designation and the Natural Core Area overlay.

Where the Natural Core Area - Provincially Significant Wetland is shown on schedules of this Plan, policies pertaining to provincially significant wetlands shall apply.

4.3.1.1 Permitted Uses

Permitted uses in the Natural Core Area overlay shall include fish, wildlife and forest management, conservation projects and flood or erosion control projects, *agricultural uses* and accessory uses, infrastructure uses, mineral aggregate operations, wayside pits and quarries, low intensity recreational uses, and legally existing uses on existing lots of record.

4.3.1.2 New Development

a) Development and site alteration, including the creation of new lots, within provincially significant wetlands is not permitted within the Natural Core Area designation. Exceptions may be provided for new construction on existing lots of record and expansions to existing structures as outlined below, or where a wetland sequence mitigation strategy is being utilized in accordance with Section 6.3.1.

b) The creation of new lots within locally significant wetlands and the 30 metre vegetative buffer may be permitted. Any development proposed within 120 metres of the wetland will require an Environmental Impact Study and must meet the criteria in Section 6.3.1. Applications must demonstrate that there is a suitable building envelope on the lot that is located outside the wetland and its buffer to site the proposed use and its associated water and sewage services. The wetland and buffer area must be appropriately zoned to preclude development.

c) The creation of new lots within non-evaluated wetlands and the 30 metre vegetative buffer may be permitted subject to meeting the criteria in Section 6.3.1.

d) The creation of new lots within 30 metres of streams may be permitted, provided there is a suitable building envelope on the lot that is located outside the stream and its buffer to site the proposed use and its associated water and sewage services.

e) All new lots are subject to the policies of Section 3.4 or Section 3.5, as applicable.

f) Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the adverse effects on the ecological

integrity of nearby features will be kept to a minimum by keeping disturbed areas to a minimum, avoiding the most sensitive portions of the site, such as steep slopes and organic soils.

g) New buildings or structures on existing lots of record, or alterations to existing buildings or structures, must be directed to areas outside of wetlands on site and should be directed away from other identified features to the extent possible.

h) Nothing in this designation is intended to limit the ability of agricultural uses to continue.

i) Where it has been determined through consultation with the appropriate approval authority through the delineation of wetland boundaries by a qualified professional that no wetlands or other environmental features are present on site, the abutting land use designation shall apply without need for an Official Plan Amendment. For island properties, the Waterfront residential designation may apply as appropriate.

4.3.2 Parks and Conservation

The Parks and Conservation designation applies to lands that are intended primarily for recreation, conservation and forestry. These lands may be in private or public ownership and may presently be used for some form of recreational activity or have recreational potential.

It is not the intent of this Plan that lands within this designation will necessarily remain as Parks and Conservation indefinitely, that these areas will be free and open to the general public or that they will be purchased by the Municipality.

4.3.2.1 Permitted Uses

Permitted uses within the Parks and Conservation designation shall include but not be limited to low intensity recreational uses, public and private parks, playfields, conservation uses inclusive of educational facilities, forestry, public access areas and trailheads, picnicking, camping, cross country skiing, beaches and water access, conservation areas, golf courses, driving ranges, fairgrounds and other outdoor recreational activities.

An accessory single detached dwelling or residence in a portion of a non-residential building shall also be permitted for the accommodation of the owner or caretaker.

4.3.2.2 New Development

a) New *development* intended for the use of the general public or private members shall have regard for the compatibility of the proposed use with adjacent land uses and shall be regulated by suitable provisions in the local Municipal Zoning By-Law.

b) The joint planning and shared use of facilities provided by different public agencies and local Municipalities is encouraged, with particular emphasis on community and educational uses.

c) In considering new *development*, regard shall be had for any local Municipal Parks and Recreation Master Plan where one exists.

d) For new camping facilities, the following may be required:

   i) a detailed hydrogeological report regarding the adequacy of ground water and the ability of the soils to sustain *development* on the basis of private sanitary sewage disposal services may be required at the discretion of the County and/or local Municipality. All private water supply and sewage disposal systems shall satisfy the requirements of Peterborough Public Health or their designate, or the Province.

   ii) a site plan in accordance with Section 2.2, that considers:

      - the physical suitability of the site;
      - the provision of adequate setbacks, buffer planting and landscaped open space;
      - the design and location of off-street parking facilities and access points;
      - where feasible, the design and location of active transportation facilities and connection to the active transportation system; and
      - the location of signs and outdoor lighting to provide for reasonable compatibility with adjacent land uses.

e) Where possible, the acquisition of waterfront land for public use should be a priority.

5 Growing Our Communities

While the Official Plan itself cannot create *development* or job opportunities, it can have *development* supportive policies in place that encourage sustainable *development* and an investment-ready environment across the County.

The Official Plan assists in ensuring land use compatibility and encouraging sustainable *development* that protects the environment and natural resources. Economic *development* will be promoted by making efficient use of employment areas, and ensuring the availability of sufficient land, in appropriate locations, for a variety of employment uses.

Settlement areas and *rural settlements* differ in terms of size, density, population, economic activity, diversity, intensity of land uses, service levels, and types of infrastructure available. These areas will be the focus of growth and *development*. This will protect existing investments in infrastructure by maximizing their use, where possible, and help to conserve the natural heritage system, agricultural system and natural resources across the County.

Policies of this Plan will promote *development* forms and patterns which minimize land consumption and servicing costs. This will help ensure *development* is compact in form and promotes the efficient use of land and provision of water, sewer and transportation, and other infrastructure and services. It will be important to encourage the *development* of mixed use settlements and to create healthy, sustainable communities.

To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the area, lands which are designated and available for residential development to accommodate a minimum of 15 years of residential growth shall be maintained and land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans shall also be maintained.

5.1 Objectives

This section is intended:

- to ensure the natural and cultural resources and environment in the County and its local Municipalities are protected and developed in a balanced approach to support the tourism and recreation sector;
- to provide flexibility to support an open and competitive investment market;
- to encourage a diverse economy while recognizing and promoting existing economies in agriculture, tourism, aggregate extraction and forestry;

- to ensure available lands, services, and zoning policies are in place to attract a wide range of investment and businesses;
- to identify *settlement areas* that can accommodate future growth and to promote serviced *settlement areas* as the preferred growth areas;
- to encourage the creation of complete communities which support a full range of living and employment opportunities .

5.2 Growth Projections

Section number reserved. A decision from the Ministry of Municipal Affairs and Housing has been withheld on this matter.

5.3 Growth Targets

Section number reserved. A decision from the Ministry of Municipal Affairs and Housing has been withheld on this matter.

5.4 Hierarchy of Settlement Areas

In the broad provincial context, *settlement areas* are urban areas and *rural settlement areas*, and include towns, villages and hamlets.

In an effort to use land and resources wisely, to promote efficient *development* patterns, protect resources, promote green spaces, ensure effective use of infrastructure and minimize unnecessary public expenditures, *settlement areas* shall be the focus of growth and *development*. Policies throughout this Plan have been established to achieve this goal. The establishment of new *settlement areas* is prohibited.

Locally, growth and *development* will be directed to *settlement areas* in accordance with the following hierarchy:

- The vast majority of growth will be directed to municipally serviced *settlement areas* that have a delineated built boundary and can support the achievement of complete communities. Municipally serviced *settlement areas* are those which have existing or planned municipal water and wastewater systems.

- Growth will be limited in *rural settlements* that are not serviced by existing or planned municipal water and wastewater systems or are in the Greenbelt Area.

Existing *settlement areas* across the County have been prioritized using this hierarchy in the following subsections.

5.4.1 Serviced Settlement Areas

Most growth will be directed to the four *settlement areas* in the County that have municipal water and wastewater systems. The boundaries of these *settlement areas* have been delineated on land use schedules forming part of this Plan.

- Havelock in Havelock-Belmont-Methuen
- Lakefield in Selwyn
- Millbrook in Cavan Monaghan
- Norwood in Asphodel-Norwood

Within these four *settlement areas*, *development* will be focused in the delineated built-up areas, in areas with existing or planned public service facilities, and in locations with existing or planned transit, with priority on higher order transit where it exists.

5.4.2 Rural Settlements

Rural settlements are the most common type of *settlement area* in the County and, in some cases, represent the primary community hub for the local Municipality. *Most rural settlements* are serviced by individual on-site wells and septic systems, with a limited number having *partial services* available to parts of the settlement. Those with *partial services* have been identified in the list below.

Local Municipality	**List of Rural Settlements**
Asphodel-Norwood	Westwood
Cavan Monaghan	Cavan, Mount Pleasant, Ida, Springville, Fraserville, South Monaghan, Bailieboro, Five Mile Turn
Douro-Dummer	Warsaw, Hall's Glen, Centre Dummer, Douro, Young's Point, Donwood
Havelock-Belmont-Methuen	Cordova Mines
North Kawartha	Apsley, Woodview, Mount Julian, Big Cedar, Stonyridge, Glen Alda

Otonabee-South Monaghan	Keene (*partial services*), Lang, Stewart Hall (*partial services*), Woodview, Indian River, Assumption, Bailieboro, Fraserville, South Monaghan
Selwyn	Bridgenorth, Young's Point, Ennismore, Buckhorn
Trent Lakes	Kinmount, Catchacoma, Buckhorn, Lakehurst, Burleigh Falls, Bobcaygeon

Some *rural settlements* cross local Municipal boundaries and appear on the above list more than once. In these circumstances, local Municipalities are encouraged to coordinate matters to complement the actions of other planning authorities and promote mutually beneficial solutions for the community as a whole.

When the servicing of a *rural settlement* is upgraded to full municipal water and sewer it will be recognized as a *settlement area* as defined in this Plan and subject to the policies contained in sections 5.3.2 and 5.3.3.

5.5 Settlement Area Expansions and New Settlement Areas

The boundaries of *settlement areas* and *rural settlements* in the County were last reviewed in 2022.

In allowing a settlement area boundary expansion, the following shall be considered:

1) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;

2) If there is sufficient capacity in existing or planned infrastructure and public service facilities;

3) Whether the applicable lands comprise specialty crop areas;

4) The evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;

5) Whether the new or expanded settlement area complies with the minimum distance separation formulae;

6) Whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an Agricultural Impact Assessment or equivalent analysis, based on provincial guidance; and

7) The expanded settlement area provides for the phased progression of urban development.

Notwithstanding the above, new settlement area may be identified only where it has been demonstrated that the infrastructure and public service facilities to support development are planned or available.

5.6 Housing

The policies of this section, in addition to those throughout this Plan, are intended to provide opportunities for a range of housing types and densities to be built throughout the County in response to the varying needs of the population based on demographic, income, market and special needs considerations.

Affordable housing and a variety of housing types are encouraged on a County-wide basis, as well as support services for seniors and those with special needs.

5.6.1 Affordable Housing

It is recognized that a portion of the County's existing supply of affordable housing is located within the limits of the separated municipality of the City of Peterborough, where support services and public transportation are more widely accessible. The City and County jointly fund housing and homelessness services and collaborate through the Peterborough Regional Liaison Committee. Local Municipalities are represented by the County and cooperate on local solutions. The policies of this section have been informed by the Peterborough Housing and Homelessness Plan.

The most recent Housing Unit Needs Forecast associated with the Peterborough Housing and Homelessness Plan identified targets necessary to meet all housing needs for the regional market area to 2029. The following targets have been projected to be necessary for the County:

- Affordable Rental Housing: 762 units
- Rent Geared to Income Housing: 96 units
- Affordable Ownership Housing: 234 units

The Housing Unit Needs Forecast provides further allocation of these figures among the local Municipalities. Additional information, including definitions of affordable housing, can be obtained from the Peterborough Housing and Homelessness Plan.

The definition of affordable housing in the Peterborough Housing and Homelessness Plan differs from the definition found in the Provincial Planning Statement. The Provincial Planning Statement requires planning authorities to establish and implement 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.

For the purposes of applying the above targets, the County shall determine affordability by applying the definition of *affordable* to *low and moderate income households* found within the Provincial Planning Statement and within Section 12 of this Plan.

Within the County, *additional residential units,* semi-detached, duplex, townhouse and low-rise apartment units will provide the bulk of affordable housing opportunities. These units will typically be located in serviced villages but may occur in the rural area where permitted by this Plan and where servicing levels have been demonstrated. *Additional residential units* will be the most likely means of increasing housing affordability in the rural area.

1) Local Municipalities and the County may consider incentive measures to ensure the provision of affordable units through the *development* approval process, such as:

    - Reduced application fees.
    - Deferred or exempted *development* charges.
    - Alternative *development* standards, where appropriate.

    This list should not be considered complete, and Municipalities are encouraged to consider other means of providing affordable units where appropriate and feasible to do so. Municipalities shall link such incentives to agreements on specific affordable rents or housing prices.

2) The County and local Municipalities will actively discourage the conversion of affordable rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level, as determined by the County and local Municipalities.

3) The following planning strategies may be considered by the Municipality in an effort to achieve accessible, assisted and/or affordable housing objectives:

- Promote higher density housing forms, where housing is more affordable due to reduced per unit land costs. Higher density housing forms shall only be supported in appropriate locations.
- Encourage the *development* of a range of dwelling unit types and sizes, where housing is considered more affordable due to lower construction and maintenance costs.
- Encourage the inclusion of accessible, assisted and/or affordable housing units within subdivisions and larger scale developments.
- Ensure that the provisions of the local Municipal Zoning By-Law are sufficiently flexible to permit a range of innovative housing types and sizes, including *additional residential units* and garden suites.
- Encourage the creation, renovation and rehabilitation of residential uses above commercial uses where appropriate within *settlement areas*.
- Support, where appropriate, the conversion of single-detached dwellings into multiple dwellings, subject to an appropriate approval process.

4) Local Municipalities may, where deemed necessary, develop an Affordable Housing Community Improvement Plan or update existing Community Improvement Plans to provide for additional affordable housing options within the Municipality.

5) Municipally owned land that is surplus to the needs of the County or local Municipality and is appropriate for residential *development* may be given priority for sale or lease for the *development* of affordable housing.

6) The location and development of accessible, assisted and/or affordable housing units will have regard for the proximity of transit and active transportation routes, schools, recreation facilities, open space, commercial areas and other amenities.

5.6.2 Additional Residential Units

Additional residential units can provide an effective form of intensification and increase the availability of affordable housing choices for residents. *Additional residential units* are defined as a dwelling unit which is in addition to the primary dwelling unit that may be contained within the main building on a lot or in an accessory structure.

Additional residential units are permitted as-of-right- on residentially designated lands in fully serviced portions of settlement areas. In these areas up to three dwelling units per lot are permitted, with either three units permitted in the primary building, or up to two units permitted in the primary and one unit permitted in an ancillary building such as a garage.

In the Municipality of Trent Lakes, the policies of Section 11.7.6 shall apply to *additional residential units*.

For all other areas in the County, *additional residential units* are permitted in a single detached dwelling, semi-detached dwelling or townhome dwelling provided that the physical character of the dwelling is not substantially altered. Pursuant to this policy, the implementing Zoning By-Law shall further define *additional residential units* and establish zone provisions which would consider the following criteria:

1) A maximum of two *additional residential units* per single detached, semi-detached, or row/townhouse dwelling will be permitted.

2) *Additional residential units* may be contained within the primary residential dwelling or in a building accessory thereto. A maximum of one *additional residential unit* may be permitted in an accessory building. Notwithstanding, where the lands are located on the Oak Ridges Moraine, *additional residential units* are not permitted in an accessory building.

3) Mobile homes are not permitted as *additional residential units*.

4) *Additional residential units* will not be permitted on private roads or on properties with water access only, where emergency access may be limited.

    i) Properties within Asphodel-Norwood may be exempted from subsection (4) where deemed appropriate by the Municipality.

5) *Additional residential units* are prohibited within a floodplain and in areas adjacent to lakes that have been determined to be at *development* capacity.

6) Adequate servicing must be available to service the *additional residential units* through either the municipal system or through individual, privately owned systems.

7) *Additional residential units* connected to municipal services must be connected to the service lines of the primary dwelling to the local Municipality's specifications.

8) *Additional residential units* that are to be serviced via private water source must demonstrate an adequate source of potable water.

9) *Additional residential units* serviced via a private sanitary sewage disposal system must demonstrate to the satisfaction of the appropriate approval authority, the capacity of the system to do so.

10) Severance to subdivide an *additional residential unit* from the primary residential dwelling will not be permitted unless it meets the relevant policies of this Plan for the creation of a new lot.

11) *Additional residential units* must comply with the requirements of the Ontario Building Code, Ontario Fire Code, the Municipality's Comprehensive Zoning By-Law and Property Standards By-law.

12) Existing Garden Suites may be considered as *additional residential units* provided they conform to these policies and the Zoning By-Law.

13) *Additional residential units* are not permitted where the residential use on a property is not the primary use.

14) Within the Rural and Agriculture designation, additional residential units must be compatible with and not hinder surrounding agricultural operations and must minimize the amount of land taken out of agricultural production. Where the additional unit is in an accessory structure, it must be in close proximity to the principal dwelling or farm building cluster. Within the Agriculture designation, up to two additional residential units are permitted and at least one shall be located within or attached to the principal dwelling.

5.6.3 Garden Suites

Garden suites are portable, self-contained dwellings without a basement. As defined by the Planning Act, a garden suite is a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. They must generally be located within or in proximity to the farm buildings and/or main residence on a property. Servicing is typically connected to the principal residence services, of which, sufficient capacity to service the garden suite must exist. All water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

A maximum of one garden suite may be permitted in land use designations where a residence is a permitted primary use. The local Municipality will require a temporary use by-law to be passed to allow the temporary use of land for garden suites. This by-law must not exceed 20 years, but the Municipality may, by by-law, grant further periods of not more than three years each. At the end of 20 years, consideration by local Council could be given to making a garden suite permanent.

In adopting a temporary use by-law, the local Municipality must have regard for:

- compatibility with the surrounding land uses, and approved *development*.
- access and parking for the intended temporary use.
- the means of servicing for the proposed garden suite.
- an assessment of the impact of the intended temporary use on the social, physical, and economic well-being of the Municipality.

Garden suites are not permitted on lands within the Oak Ridges Moraine.

5.6.4 Group Homes

Where a group home is a permitted use it shall be defined as a supervised single housekeeping unit in a residential dwelling for the accommodation persons, exclusive of staff, who by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being licensed under government regulations. Group homes located in *settlement areas* should be located in close proximity to the central business area, major transportation roads and community facilities where possible and have access to public transit and/or the active transportation system where they exist.

The local Municipality may provide additional regulations for group homes in its Zoning By-Law. For the purpose of the zoning regulations, group homes may be categorized by type. In general, the types shall be established by reference to the appropriate provincial legislation and may form the basis for zoning regulations.

The local Municipality may pass a by law providing for the registration of group homes in accordance with the Municipal Act.

All water supply and sewage disposal systems shall satisfy the requirements of the applicable approval agency or the Province.

5.6.5 Accessible Homes

In order to provide housing stock that is safer and more accommodating to the diverse range of ages and abilities of people who live and visit our communities, universal design features are encouraged in the construction of new residential developments. A universally designed home extends a person’s ability to live in place longer and is marketable to a larger group, including those with accessibility needs and those without.

New neighbourhoods will be encouraged to provide a mix of housing types and integrated mixed-use developments, including accessible housing and integrated services.

Residential developments that offer innovative design features, construction techniques, or tenure arrangements, which broaden the range of available housing alternatives, shall be considered.

The location and *development* of accessible, assisted and/or affordable housing units will have regard for the proximity of transit and active transportation routes, schools, recreation facilities, open space, commercial areas and other amenities.

5.6.6 Tiny Homes

Populations are seeking alternative housing styles that can accommodate smaller family sizes, minimalist lifestyles, affordability pressures, and those looking to downsize. Tiny homes are generally recognized as filling a need in the current housing market.

For the purposes of this Plan, a tiny home is a residential building containing a single dwelling unit intended for year-round use which is constructed on a foundation, and which is the minimum size as required by the Ontario Building Code.

Permanent tiny homes may be permitted in all designations where a single-detached dwelling is a permitted use, subject to the provisions of the local Municipal Zoning By-Law and Ontario Building Code. For clarity, mobile tiny homes and/or those on a chassis are not permitted.

Additional residential units are not permitted within a tiny home, but the maximum of one *additional residential unit* may be permitted in an accessory structure provided all other requirements of Section 5.6.2 and the Ontario Building Code can be met.

New tiny home communities by way of plan of subdivision or condominium will be subject to Section 3.4 of this Plan.

5.7 Employment & Economy

Lands across the County have been designated for commercial and industrial growth based on the provincial growth projections and the Growth Analysis undertaken by the County. These lands are intended to accommodate an appropriate range and mix of employment opportunities to meet future demand. An adequate supply includes maintaining a range and various sizes of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.

Opportunities for industrial, commercial, and recreational activities will be supported in appropriate locations. The majority of opportunities will occur in serviced *settlement areas*. Other locations, including lands in the countryside, will be considered where they offer advantages such as larger sites, compatibility or proximity to resources or major transportation facilities, or where compatibility does not lend itself to being located in a *settlement area* and the use can be privately serviced.

The main employment generator within the countryside will be resource-based industries such as tourism, agriculture, aggregate operations, forestry, *on-farm diversified uses* and employment clusters where lands have been designated for such use.

5.7.1 Home Occupations

Home occupations are permitted as an accessory use in all areas where residential uses are a permitted use, subject to the provisions of the implementing Zoning By-Law, and must meet the following criteria:

- Home occupations shall be limited, small scale, home-based businesses and only operated in land use designations where such is permitted.
- Home occupation uses shall be clearly secondary, incidental and subordinate to the main residential use of the property, and shall be compatible with adjacent land uses.
- Generally only residents of the household from which the home occupation is conducted shall be employed in the home occupation.
- Adequate off-street parking shall be provided on the same lot.
- Home occupations must not create a new traffic hazard or worsen an existing traffic hazard, and must comply with the policies of Section 10.2.
- Home occupations shall not include the commercial cultivation or processing of cannabis.

Regulations shall be included in the implementing Zoning By-Law to govern the establishment and operation of home occupations, which may be permitted without the need for a Zoning By-Law amendment.

5.7.2 Home Industries

Home industries are permitted as an accessory use in all areas where residential uses are a permitted primary use, subject to the provisions of the implementing Zoning By-Law. However, local Municipalities may restrict home industries to specific zones. Home industries must also meet the following criteria:

- Home industries are commercial or industrial activities which shall be limited, small scale, and only operated in land use designations where such is permitted.
- Home industry uses shall be clearly secondary, incidental and subordinate to the main residential use of the property, and shall be compatible with adjacent land uses.
- Generally only residents of the household from which the home industry is conducted shall be employed in the home industry, however, the local Zoning By-Law may provide further regulation on the number of employees who are not residents of the household.
- Adequate off-street parking shall be provided on the same lot.
- Home industries must not create a new traffic hazard or worsen an existing traffic hazard, and must comply with the policies of Section 10.2.

- Home industries shall not include the commercial cultivation or processing of cannabis.

Regulations shall be included in the implementing Zoning By-Law to govern the establishment and operation of home industries, which may be permitted without the need for a Zoning By-Law amendment.

5.7.3 Short-Term Accommodations

Local Municipalities may regulate short-term accommodations through local Zoning or Municipal By-Laws as appropriate for their community.

5.7.4 Day Nurseries

Day nurseries, as regulated by the Day Nurseries Act as amended, shall be a permitted use in community halls, schools, places of worship or buildings specifically designed for day nursery use. New commercial day nursery facilities requiring an Amendment to this Plan shall be subject to the criteria set out in Section 3.6.

5.8 Public Service Facilities

The County and local Municipalities recognize the importance of public service facilities as a contributor to the quality of community life and as an attractor for economic investment. Several community services within the County, including Provincial Offences, Ontario Works, Child Care and Social Housing and Paramedic Services, are jointly shared with the City of Peterborough and are managed through the Greater Peterborough Joint Services Committee and Council.

Before consideration is given to developing new public service facilities:

- The use of existing public service facilities should be optimized; and
- Opportunities for adaptive re-use should be considered, wherever feasible.

Proposals for new health care and social service facilities will be reviewed by the relevant local health organizations and Provincial Ministries, and are encouraged to locate:

- in *settlement areas*;
- in proximity to major transportation routes;
- in proximity to other community services;
- where sufficient infrastructure and physical servicing is available; and
- on a site that supports the efficient delivery of emergency management services and to ensure protection of public health and safety.

A formal and continuing liaison with educational institutions operating within the County may be established to assist in the demographic and land use planning of significant educational facilities.

New community facilities must be designed to be accessible and should be located in proximity to active transportation and public transit systems where they exist.

Municipal offices and administration buildings, emergency service facilities including firehalls, ambulance bases, police stations, public works facilities and public opens spaces and parks may be permitted to locate on any lands without need for an Official Plan Amendment, except those in the Natural Core Area designation, Agriculture designation or within a flood plain or other hazardous lands.

5.9 Healthy Communities

5.9.1 Local Food Production and Access

The following policies, together with other policies throughout this Plan, are intended to encourage improvements in the local food system through local food production and distribution.

1) Local agricultural food production will be protected, conserved and enhanced by restricting the fragmentation of agricultural lands and protecting areas of prime agricultural land.

2) Farmers markets are encouraged and may be permitted in public parks and community facilities, as well as in commercial areas, in accordance with any local permitting and/or By-Laws.

3) Community gardens, kitchens and food co-ops are encouraged and may be permitted in locations deemed appropriate by the local Municipality without the need for an Official Plan Amendment. Consideration must be had for compatibility with adjacent land uses, servicing (if necessary) and parking or other means of access. Such uses may be supported through partnerships with volunteer initiatives or community groups, public bodies and non-profit organizations.

4) Community gardens are encouraged to be designed with elements such as elevated or tiered planting beds with wide aisles/paths between plots, which accommodates access by gardeners with disabilities.

5) The provision of green roofs, including rooftop gardens, is encouraged for all commercial and multi-unit *development* applications.

6) In new medium density developments community gardens are encouraged and may be provided as part of any amenity space in order to provide improved access to local food, provide residents with a meaningful amenity and foster a sense of community.

7) Backyard chickens may be permitted in *settlement areas*, provided they have minimal impact on the residential amenity of the area, and they comply with any regulations as set out in the implementing Zoning By-Law and any other applicable By-Laws.

8) Fruit and vegetable gardening is supported in the yards of residential, clean commercial and industrial properties, and in containers on balconies, porches, and on rooftops. Where applicable, such uses, including those requiring

building permits, must meet the requirements of the local Municipal Zoning By-Law.

5.9.2 Green Spaces

The following policies, together with other policies throughout this Plan, are intended to encourage greater accessibility to our public green spaces and ensure our communities are more resilient to *climate change*.

1) Local Municipalities are encouraged to develop a strategy for green spaces in *settlement areas* or include tree retention and shade canopy policies in any Parks, Recreation or Design Standards guides or plans produced by the Municipality.

2) Plans of subdivision/condominium are encouraged to retain as many healthy, mature trees as possible and/or plant additional trees in order to provide shade for heat dissipation, urban forest cover/habitat, and improve aesthetics of new *development*.

3) New plantings required as part of a subdivision/condominium or site plan application should primarily consist of native plants and trees; new plantings may be required to meet certain size criteria in order to ensure their effectiveness for mitigation and habitat. Where a Conservation Authority has jurisdiction, they may be consulted to determine plantings which are most appropriate. As a draft plan condition, a detailed landscaping and planting plan may be required to be prepared by the proponent, and may include a monitoring plan and survival rates for new plantings.

4) Draft plan conditions for plans of subdivision/condominium may require the proponent to prepare a stewardship brochure intended to educate homeowners. The brochure may include a set of best practices for homeowners to help them decrease their impact on the environment, information on any noteworthy species located within or adjacent to the *development*, suggestions for homeowners that wish to naturalize their property, and restrictions associated with any buffer areas within the *development*, including on individual lots.

5) Green spaces and parklands should be located in a variety of neighbourhoods and locations to ensure equal access to these spaces. Where feasible, and where it has been determined that there is a lack of green space, the local Municipality may pursue the acquisition of lands to be used for such purpose. Typically, a local Parks and Recreation Master Plan will include an inventory of existing green spaces and parks, identify where future parks should be

located, and how they should be developed based on the needs of the community.

6) Local Municipalities are strongly encouraged to prepare a Parks and Recreation Master Plan to guide investments in green spaces and may further choose to establish a land acquisition policy or program.

7) Water fountains or water refill stations shall be provided wherever possible in new or refurbished parks and public spaces, particularly those that attract a larger number of residents and/or visitors.

8) Community gardens are encouraged to locate in parks and public spaces and are permitted to do so without need for an Official Plan Amendment, in locations deemed appropriate by the local Municipality.

5.9.3 Climate Change

Climate change is considered by many to be the world's biggest challenge in the coming century. Action must be taken to adapt to and mitigate the effects of a changing climate. This will include making greater efforts to protect and enhance the resiliency of our natural, built, and social environments.

The County shall prepare for the impacts of a changing climate through protection of an Agricultural System, Natural Heritage System and Water Resource System in accordance with the policies of this Plan that support pollinators, improvement of the quality and quantity of water through water storage and filtration and providing cleaner air and carbon storage. The Natural Heritage System is a component of green infrastructure.

Through Sustainable Peterborough and the Greater Peterborough Area Climate Change Action Plan, the County and local Municipalities are committed to reducing greenhouse gas emissions within our communities. In addition, the principles and policies of this section are intended to further assist with mitigating and adapting to the impacts of *climate change*.

1) A compact urban form in serviced *settlement areas* is encouraged in order to maximize the efficiency of infrastructure. Mixed use *development* in appropriate locations and live-work relationships are also promoted to reduce automobile use.

2) The design of buildings and layout of new lots should maximize direct access to sunlight during the winter, increasing energy efficiency, and minimizing energy consumption associated with heating. Similarly, vegetation chosen for new developments that will reduce energy consumption of buildings for cooling should also be considered.

3) The use of energy efficient building design and fixtures should be considered.

4) Community design, facilities and infrastructure that provide for cycling and walking from home to sources of goods, services and employment is preferred.

5) Green technologies and construction methods will be used whenever possible and feasible for new construction and the replacement of civic infrastructure.

6) Innovative design that optimizes potential for alternative energy technologies, energy production and conservation is encouraged.

7) New construction, including industrial, institutional, commercial and multiple residential buildings, are encouraged to be built to LEED (NC) standard.

8) All sectors are encouraged to reduce energy consumption by upgrading or retrofitting existing buildings and facilities.

9) Development and land use patterns shall incorporate elements such as the extensive utilization of trees, shrubs, hedges or other ground cover, permeable paving materials, street furniture, waste and recycling containers, bicycle parking facilities, and the utilization of green infrastructure to complement the Municipality's infrastructure systems.

10) Proponents for new developments may be required to demonstrate that the site has been designed to maximize both new and existing vegetation through green spaces and green infrastructure to mitigate the impacts of a changing climate.

6 Natural Heritage Features and Natural Hazards

The County recognizes the important contribution that natural systems, natural heritage features and natural resources make to the social, economic, and environmental health of local Municipalities.

The policies of this section are designed to protect and enhance the natural heritage systems found across the County, as well as manage natural hazards which may represent a risk to health and/or safety or may pose constraints to *development*. Such hazards may include flood susceptibility, erosion hazards involving loss of land due to human or natural processes, steep slopes, unstable soils, unstable bedrock, and wildland fire hazards.

6.1 Objectives

This section is intended:

- to identify, preserve and enhance natural areas and ecosystems;
- to protect natural heritage features and areas from incompatible *development*;
- to protect, improve or restore the quality and quantity of ground water and surface water features and their hydrologic functions;
- to direct *development* away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards;
- to encourage local Municipalities within the same *watershed* to participate, coordinate and carry out similar environmental management initiatives and practices to promote conservation, protection, sustainability and enhancement of natural systems, features and resources; and
- to recognize linkages between and among natural heritage features.

6.2 Natural Heritage System Approach and Overlay

Section number reserved. A decision from the Ministry of Municipal Affairs and Housing has been withheld on this matter.

6.3 Natural Heritage Features

Within the County of Peterborough, natural heritage features may include *significant wetlands*, *fish habitat*, *significant woodlands*, *habitat of endangered species and*

threatened species, *significant wildlife habitat*, *significant valleylands* and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Sand barrens, savannahs, tallgrass prairies and alvars are also key natural heritage features protected by provincial legislation. None of these features are currently mapped within the County but should they be identified, the policies of the Provincial Planning Statement will apply to *development* within and adjacent to these features.

The policies of this section are intended to provide direction for *development* within and adjacent to these natural heritage features. Exceptions to these policies are provided throughout this Plan for *mineral aggregate operations*, wayside pits and quarries, and expansions to existing buildings or structures including those used for *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*. In the case of a conflict between the exceptions provided in this Plan, and those of the Provincial Planning Statement, the policies of the applicable Provincial plan shall prevail.

6.3.1 Wetlands

Wetlands are 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 purpose of this Plan.

While provincially and locally significant wetlands have gone through an evaluation process and boundaries delineated, non-evaluated wetlands may not be mapped as accurately.

Development and site alteration shall not be permitted in provincially or locally significant wetlands. Any *development* proposed within 120 metres of a wetland will require a Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland, and may recommend mitigation measures and/or a minimum vegetation protection zone wherein physical construction or site alteration cannot take place. Recommendations of the Environmental Impact Study may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

Notwithstanding the above, the creation of new lots may be permitted within or may be traversed by locally significant wetlands provided it is demonstrated that there is a

sufficient building envelope located outside the wetland and a minimum 30 metre vegetation protection zone. All requirements for the protection of the wetland and implementation of EIS recommendations remain the same.

Where available mapping identifies a non-evaluated wetland on lands intended for development, it must first be confirmed by a qualified professional that the feature is present on-site and, if so, its boundaries are to be delineated together with a 30 metre vegetation protection zone. The creation of new lots may be permitted within or traversed by these wetlands, without the need for an Environmental Impact Study (EIS), provided it is demonstrated that there is a sufficient building envelope located outside the wetland and the 30-metre vegetation protection zone. If the vegetation protection zone is proposed to be less than 30 metres, an Environmental Impact Study will be required which demonstrates that there will be no negative impacts on the natural features or the ecological functions of the wetland, and may recommend mitigation measures and a reduced minimum vegetation protection zone wherein physical construction or site alteration cannot take place.

Recommendations of Environmental Impact Studies may be implemented through zoning, site plan, mitigation measures agreements or other means as may be appropriate.

In any case, where it is demonstrated that a wetland and any associated vegetation protection zone are not present on a site, development may proceed in accordance with the policies of this Plan.

6.3.1.1 Wetland Compensation

In limited circumstances within *settlement areas* and *rural settlements*, a wetland compensation strategy may be utilized for *non-significant wetlands*, provided it can be demonstrated through the hierarchy approach that it is required. The hierarchy is intended to prevent or limit negative impacts of human activity and has four steps:

a) **Avoid** – Avoiding wetlands and their *vegetation protection zone*s is the preferred approach and going beyond this step is strongly discouraged. Going beyond the avoidance step will require an Official Plan Amendment.

b) **Minimize** – Where it has been demonstrated that the wetland and its *vegetation protection zone* cannot be avoided, every effort should be made to minimize the area being impacted, including reducing the number of lots or intensity of the *development*.

c) **Mitigate** – Appropriate mitigation measures must be put in place to minimize negative impacts.

d) **Compensate** – In very rare cases, where it has been demonstrated that no other reasonable alternative is available through avoidance, minimizing impacts and mitigation, wetland compensation may be permitted. New *development* may locate within *non-significant wetlands* and their associated *vegetation protection zone*, provided a detailed wetland compensation plan is implemented that provides an equivalent or greater wetland area elsewhere on the subject property, with a maintained or improved ecological and hydrological function. In such circumstances the proponent must avoid the feature to the greatest extent possible.

   Wetland compensation is not permitted for provincially significant wetlands, including any newly identified provincially significant wetlands that are evaluated as part of the Environmental Impact Study.

   Wetland compensation studies are required as part of a complete application submission in accordance with Section 3.1. The study will be reviewed by the Conservation Authority having jurisdiction or a peer reviewer acting on the approval authority's behalf, and all expenses will be borne by the applicant. When considering wetland compensation, First Nations communities must be consulted in accordance with Section 3.2. Compensated wetlands and identified *vegetation protection zone*s will be recognized and protected through a related Official Plan Amendment, Zoning By-Law Amendment and/or site plan, as may be applicable. A compensation agreement with applicable agencies may also be required which could include both monitoring and financial securities to ensure the project is completed as approved.

6.3.2 Areas of Natural and Scientific Interest (ANSI's)

Areas of Natural and Scientific Interest (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. Areas of Natural and Scientific Interest are shown on Schedules to this Official Plan.

Development and *site alteration* is not permitted within provincially significant ANSI's, or within 120 metres of a provincially significant ANSI, unless it has been demonstrated by means of an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or the ecological functions of the ANSI.

6.3.3 Habitat of Endangered Species and Threatened Species

The species that occupy habitat of endangered and threatened species are listed on the Province's official Species at Risk list, as updated and amended from time to time. The Province administers the Endangered Species Act, 2007 (ESA) to protect and conserve

Species at Risk and their habitats. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitats.

The *habitat of endangered species and threatened species* is not shown on any land use schedule or as an overlay since habitat is dynamic and species and habitat information is limited or not published. The most recent and accurate information available from the Province at the time of *development* application will be utilized.

Development and *site alteration* is not permitted within *habitat of endangered species and threatened species* except in accordance with provincial and federal requirements. Where new *development* is proposed, a Species at Risk Assessment is required. The Assessment must demonstrate that there will be no negative impacts on the natural features or ecological functions of the habitat and indicate whether a permit or Notice of Activity is required from the Province.

6.3.4 Significant Wildlife Habitat

A *significant wildlife habitat* is one that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province. *Significant wildlife habitat* are shown on Schedules to this Official Plan.

Development and *site alteration* is not permitted within *significant wildlife habitat* unless it has been demonstrated by means of an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

6.3.5 Significant Woodlands

A *significant woodland* is one which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Province.

In Ecoregion 6E, where woodlands cover 30 to 60% of land, a *significant woodland* is one that is 50 hectares in size or greater. Since *significant woodlands* have not been thoroughly studied or mapped in the County, *development* in or adjacent to woodlands meeting this size criteria should be evaluated to determine if they are significant.

In Ecoregions 6E and 7E, *development* and *site alteration* is not permitted within *significant woodlands* unless it has been demonstrated by means of an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

6.3.6 Fish Habitat

Fish habitats include spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. *Fish habitats* have been identified on Schedules to this Official Plan.

Development and *site alteration* shall not be permitted in *fish habitat* except in accordance with provincial and federal requirements.

Any *development* proposed within 120 metres of *fish habitat* will require an Environmental Impact Study (EIS) which demonstrates that there will be no negative impacts on the features or functions of the habitat. Small scale development proposals that do not propose new land uses or increase the intensity of the existing use may undertake a site review or scoped assessment in lieu of an Environmental Impact Study. The policies of Section 9 of this Plan may also apply.

6.3.7 Significant Valleylands

A *significant valleyland* is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

In Ecoregions 6E and 7E, *development* and *site alteration* is not permitted within *significant valleylands* unless it has been demonstrated by means of an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or their ecological functions.

6.3.8 Study Requirements and Exemptions

Environmental Impact Studies will be undertaken by a qualified professional and will be reviewed by the appropriate authority, agency and/or through the use of peer reviewers. Both the cost of the study and the peer review will be at the applicant’s expense.

Environmental Impact Studies will include but are not limited to:

- a comprehensive description of the proposal and statement of rationale for the undertaking;
- a description of the existing land use(s) on site and adjacent lands;
- the land use designation and zoning on the subject property and adjacent lands, as identified by this Official Plan and local Municipal Zoning By-Law;
- a description of alternative *development* proposals for the site as well as the environmental impacts of the alternatives;
- an assessment of options for servicing the *development* with full municipal or communal water and sewage services as well as the environmental impacts of the servicing options;
- demonstration that the *development* or *site alteration* will have no adverse effect on the *natural heritage feature and area* and/or key hydrologic feature, or on the related ecological and hydrological functions;
- clear identification of *natural heritage features and areas* and *key hydrologic features* on and adjacent to the subject property including any applicable *vegetation protection zone*.
- an indication of whether the minimum *vegetation protection zone* is sufficient to protect the features and its functions, and if not, specify the dimensions of the required minimum *vegetation protection zone* and provide for the maintenance and, where possible, improvement or restoration of natural self-sustaining vegetation within it. Applicable minimum *vegetation protection zones* can be found in Appendix F, however, a Study may conclude that a larger *vegetation protection zone* is required.
- if lands or proposed lots are undeveloped, a building envelope must be identified that is located outside of all constraints and associated buffers and which meets the yard setbacks of the local Municipal Zoning By-Law;
- an environmental inventory of the area under *development* consideration (plant life, land-based and aquatic wildlife, wetlands, natural landforms, surface waters, hydrogeological features);
- a statement of environmental and ecological significance of the area affected by the proposed *development*;
- a statement on how the *development* will establish or facilitate the establishment of linkages between natural areas within the *watershed* and adjacent *watersheds* and how these linkages will contribute to the preservation and enhancement of the natural areas;
- where the lands are within the Natural Heritage System overlay, justification as to how the policies of Section 6.2 (NHS Overlay) have been met;
- a detailed description of the mitigation measures to be undertaken as part of the *development* proposal which will ensure no negative impacts to the features or their ecological functions, including any planning, design and construction practices that will maintain and, where possible, improve or restore the health, diversity and size of the *natural heritage features and areas* and *key hydrologic features*;

- a monitoring program where it is warranted, which will be implemented through agreements with the local Municipality; and
- any additional information requested by the County, local Municipality and/or Conservation Authority.

Recommendations from the Study will be implemented by the approval authority through agreements registered on title, zoning, site plan control or other tools as may be appropriate under the Planning Act.

6.4 Natural Hazards

Natural hazards refer to naturally occurring processes that have potential to render lands unsafe for *development*. The policies of this section are intended direct *development* away from areas of natural hazards where there is an unacceptable risk to public health or safety, or of property damage and not create new or aggravate existing hazards.

6.4.1 Flooding and Erosion

Flooding and erosion hazards pose significant risks across the County. Known hazards have been identified on Schedules to this Plan. In the interest of public health and safety, should new information become available that identifies additional hazardous lands or flood plains not identified on current schedules, the policies of this section remain applicable.

1) *Development* shall generally be directed to areas outside of:
   a) hazardous lands adjacent to the shorelines of 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.

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

   a) an institutional use including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day cares and schools;
   b) an essential emergency service such as that provided by fire, police and ambulance stations and electrical substations; or

c) uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

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

   Where new *development* is being considered in accordance with subsection (b) above, it must be demonstrated that there is sufficient area outside the natural hazard area and any *vegetation protection zone* on the property to accommodate the proposed use and a means of access.

4) Where no detailed natural hazard mapping exists, such as floodplain or erosion hazard limits, development may be subject to the establishment of limits where hazardous lands and hazardous sites are present, as determined by the Province or the Conservation Authority having jurisdiction, in consultation with the local Municipality.

   In site-specific circumstances, the proponent may be required to undertake an analysis to establish flooding and/or erosion limits. Such studies will be undertaken by a qualified professional and will be reviewed by the appropriate authority, agency and/or through the use of peer reviewers. Both the cost of the study and the peer review will be at the applicant's expense.

5) Notwithstanding the above, *development* and *site alteration* may be permitted in certain areas associated with the flooding or erosion hazards along river, stream and small inland lake systems:

   a) in those exceptional situations where a Special Policy Area has been approved. The designation of a Special Policy Area, and any change or modification to the Official Plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Province prior to the approval authority approving such changes or modifications; or

   b) where the *development* is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.

Such uses must meet the requirements of the local municipality, the appropriate Conservation Authority, and/or the Province, and Federal ministries or agencies.

6) Where the two-zone concept for flood plains is applied, *development* and *site alteration* may be permitted in the flood fringe, subject to appropriate floodproofing to the flooding hazard elevation or another flooding hazard standard approved by the Province.

7) The criteria used to consider and evaluate the feasibility of implementing a two-zone concept in particular flood plain areas by local Municipalities, the appropriate Conservation Authority and the Province, shall include but not be limited to:

   a) flood susceptibility;
   b) physical characteristics and environmental features of the flood plain and adjacent lands;
   c) local need for *development*;
   d) impact of *development* in the flood plain and the *watershed* area;
   e) feasibility of floodproofing;
   f) constraints on the provision of water and sewer services;
   g) accessibility;
   h) changes in land use; and
   i) administrative capability.

   A Special Policy Area may be applied within a community that has historically existed in the floodplain and where site specific policies approved in consultation with the Conservation Authority and the Province are intended to address the significant social and economic hardships that would result from strict adherence to provincial policies.

6.4.2 Wildland Fire

Certain lands within the County have been identified by the Province as areas that may be unsafe due to the presence of hazardous forest types for wildland fire. Those areas identified as high to extreme risk for wildland fire can be found in Appendix D. This mapping provides a coarse scale assessment of areas with the greatest potential for risks associated with high to extreme wildland fire, and represents a snapshot in time, which may not account for changes in the forest. The available mapping does not represent a complete assessment of wildland fire hazards. Assessment of risk and determination of mitigation measures can be done with confidence only on a site-specific basis.

1) *Development* is generally directed to areas outside lands identified as a high to extreme risk for wildland fire, unless the risk can be mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Province.

2) New *development* and *site alteration* within areas of a high to extreme risk for wildland fire will be required to undertake a site-specific assessment and provide a Wildland Fire Assessment Report in support of the application when high or extreme risks for wildland fire are confirmed. Where *development* and/or *site alteration* proceeds in areas identified as high to extreme risk for wildland fire, measures should be identified by proponents to outline how the risk will be mitigated using environmentally appropriate measures.

3) A Wildland Fire Assessment Report will include:

    a) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire
    b) forest condition (e.g. presence of storm or insect damage)
    c) topography and slope
    d) presence of water source(s)
    e) distance to organized response resources (e.g. fire station)
    f) access
    g) recommended mitigation measures, as required
    h) site plan of the subject lands identifying proposed building site, vegetation location and location of recommended mitigation measures.

4) Wildland fire mitigation measures which would support *development* or *site alteration* shall not be permitted:

    a) in provincially *significant wetlands*;

    b) in *significant wildlife habitat* or significant areas of natural or scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function;

    c) in *fish habitat* or the habitat of endangered or threatened species except in accordance with provincial and federal requirements; and

    d) on adjacent lands to *significant wetlands*, *significant wildlife habitat*, significant areas or natural or scientific interest and *fish habitat* unless the ecological function of the adjacent lands has been evaluated and it no negative impact on the natural features or their ecological function has been demonstrated.

5) Local Municipalities may designate as site plan control areas lands identified as high to extreme risk for wildland fire, based on the findings of Wildland Fire Assessments.

7 Oak Ridges Moraine

The Oak Ridges Moraine is one of Ontario's most significant landforms. This irregular ridge stretches 160 kilometers from the Trent River in the east to the Niagara Escarpment in the west. Locally, the Moraine includes the south-western portion of the Township of Cavan Monaghan. The major provisions of the Oak Ridges Moraine Conservation Plan (ORMCP) relevant at the County level have been incorporated into this section of the County Official Plan, however, these policies must be read in conjunction with the detailed provisions of the Oak Ridges Moraine Conservation Plan and the Township of Cavan Monaghan Official Plan and Zoning By-Law. The Township Plan will provide a greater level of detail than that which is contained in the County Plan. Consequently, the Township Official Plan must be referenced as it provides added direction for permitted uses and land use policies.

The Oak Ridges Moraine Conservation Plan is an ecologically based plan established by the Ontario Government to provide land use and resource management direction for the land and water within the Moraine. The Oak Ridges Moraine Conservation Plan should be referred to in determining the relevant land use policies that apply to any parcels of land within the Oak Ridges Moraine.

In accordance with the ORMCP and Act, the Township Official Plan and Zoning By-Law must conform to the ORMCP. It further allows municipalities to refine ORMCP policies to regional and local circumstances and allows municipalities to be more restrictive in its Official Plan or Zoning By-Law than the ORMCP except with respect to agricultural uses, mineral aggregate operations, and wayside pits.

7.1 Objectives

The objectives of the Oak Ridges Moraine Conservation Plan and the policies contained in this section and throughout this Plan include:

- Protecting the ecological and hydrological integrity of the Oak Ridges Moraine Area;
- Ensuring that only land and resource uses that maintain, improve or restore the ecological and hydrological functions of the Oak Ridges Moraine are permitted;
- Maintaining, improving or restoring all the elements that contribute to the ecological and hydrological functions of the Oak Ridges Moraine Area, including the quality and quantity of its water and its other resources;
- Ensuring that the Oak Ridges Moraine Area is maintained as a continuous natural landform and environment for the benefit of present and future generations;
- Providing for land and resource uses and *development* that are compatible with the other objectives of the Oak Ridges Moraine Conservation Plan;

- Providing for continued *development* within the Millbrook Urban Settlement Area and recognizing existing *rural settlements*;
- Providing for a continuous recreational trail through the Oak Ridges Moraine Area that is accessible to all including persons with disabilities; and,
- Providing for other public recreational access to the Oak Ridges Moraine Area.

7.2 Land Use Designations

The Oak Ridges Moraine Conservation Plan identifies the following land use designations and permitted uses:

7.2.1 Natural Core Areas (ORM)

Natural Core Areas are areas with a high concentration of key natural heritage features, hydrologically sensitive features, and/or landform conservation areas and are critical to maintaining and improving the integrity of the Moraine as a whole. New permitted uses are very limited and must be related to conservation and resource management, low intensity recreation, or agriculture as detailed in Section 11 of the ORMCP or otherwise permitted in the Township Official Plan.

Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, *agricultural uses*, infrastructure uses, home businesses, home industries, bed and breakfast establishments, *on-farm diversified uses*, *agriculture-related uses* within designated prime agriculture areas, low intensity recreational uses, unserviced parks, and uses accessory to these permitted uses.

7.2.2 Natural Linkage Areas (ORM)

Natural Linkage Areas are areas forming part of a central corridor system that support or have the potential to support movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Limited new uses are permitted consistent with those permitted in the Natural Core Area designation as well as aggregate and wayside pits as detailed in Section 12 of the ORMCP, or otherwise permitted in the Township Official Plan.

Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, *agricultural uses*, infrastructure uses, home businesses, home industries, bed and breakfast establishments*, on-farm diversified uses*, *agriculture-related uses* within prime agricultural areas, low intensity recreational uses, unserviced parks, wayside pits, *mineral aggregate operations* and uses accessory to these permitted uses.

7.2.3 Countryside Areas (ORM)

Countryside Areas provide an agricultural and rural transition and buffer between the Natural Core Areas and Natural Linkage Areas and the urbanized Settlement Areas. Prime agricultural areas as identified in the Agricultural System referred to in the Greenbelt Plan, as well as natural features are protected.

The purpose of countryside Areas is to encourage agricultural and other rural uses that protect prime agricultural areas, other rural land uses and normal farm practices; maintain the rural character of the Rural Settlements; protect and restore natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change; and maintain existing public service facilities and adapting them, where feasible, to meet the needs of the community. New permitted uses shall conform to Section 13 of the ORMCP, or as otherwise permitted in the Township Official Plan.

Permitted uses include fish, wildlife and forestry uses, conservation project, flood or erosion control projects, agricultural uses, infrastructure uses, home businesses, home industries, bed and breakfast establishments, on-farm diversified uses, agriculture-related uses, low intensity recreational uses, unserviced parks, wayside pits, mineral aggregate operations, small-scale commercial, industrial and institutional uses (outside of prime agricultural areas and as described in the ORMCP), limited residential development, and uses accessory to these permitted uses.

7.3 General Oak Ridges Moraine Policies

Notwithstanding the permitted uses within the Natural Core Area, Natural Linkage Area and the Countryside Area designations all development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.

Transportation, infrastructure and utilities uses are permitted in all Oak Ridges Moraine Land Use designations, providing all applicable provisions of the ORMCP are met, the need has been demonstrated and there is no reasonable alternative to the undertaking as identified through an Environmental Assessment process under the Environmental Assessment Act.

Protection of our water resources is imperative to ensure the health of our residents and the maintenance of our ecosystem. The ORMCP requires comprehensive watershed planning, the establishment of wellhead protection areas and the potential impact of land uses to the shallow aquifer. Watershed plans are comprehensive management strategies that seek to understand the interconnections between terrestrial and aquatic components of the natural system. In addition to achieving a better understanding of overall ecosystem function, watershed plans support change through and an

ecosystem-based approach to land-use planning. These plans assist in the management of land/water interactions and land use planning decisions and recommend how water resources are to be protected and enhanced in relation to changing land uses. Watershed Plans undertaken in the specific area of the ORM in the Township of Cavan Monaghan must be in accordance with Sections 24 and 25 of the ORMCP.

It is the expectation that the Township's Official Plan will contain policies regarding the expansion, reconstruction and conversion of existing buildings, uses and structures and policies relating to accessory structures in addition to existing lots of record. If applicable, the Township Plan will also contain transitional policies. In addition, the Township Plan will contain a more detailed set of maps that depict ORM Countryside Agricultural Areas (prime agricultural areas) versus ORM Rural Areas, Landform Conservation Areas, Areas of High Aquifer Vulnerability, Key Natural Heritage Features, Hydrologically Sensitive Features and Wellhead Protection Areas. These maps will be accompanied by corresponding policy as guided by policies contained in the Oak Ridges Moraine Conservation Plan.

7.4 Lot Creation

A lot may be created only in the following circumstances and in accordance with the Oak Ridges Moraine Conservation Plan and the Township's Official Plan.

1) Where the owner and operator of a farming operation acquires land to consolidate into the farming operation, a lot on which is situated a habitable residential dwelling that existed before July 1, 2017 and that after the consolidation has become surplus to the consolidated farming operation may be severed from the lot of the consolidated farming operation but only if,

    a) the new lot will be limited to the minimum size that is needed to accommodate a residential use and the required sewage and water services, and

    b) no new residential dwellings will be constructed on a remnant parcel of farmland created by the severance.

2) Severance of two or more lots for agricultural uses where the lot size of the severed and retained lots is at least 100 acres.

3) Acquisition of land for the development of infrastructure in accordance with the requirements set out in Section 41 of the ORMCP.

4) The addition of adjacent land to an existing lot, but only if the adjustment does not result in the creation of a lot that is undersized for the purpose for which it is being or may be used.

5) Facilitating conveyances to public bodies or non-profit entities for natural heritage conservation. Severance from each other of parts of a lot that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.

6) Policy 7.4.1 above applies whether the transaction take the form of a conveyance, a lease for twenty-one years or more, or a mortgage.

7) A lot may be created only if there is enough net developable area on both the severed lot and retained lot to accommodate the proposed uses, buildings and structures, and accessory uses without encroachment on key natural heritage features or key hydrologic features.

8) When a lot is created, the Municipality shall enter into a site plan agreement or other agreement with the applicant to establish conditions requiring that natural self-sustaining vegetation be maintained or restored in order to ensure the long-term protection of any key natural heritage features or key hydrologic features on the lot.

9) A lot shall not be created if this would extend or promote strip development.

8 Minerals, Petroleum and Mineral Aggregate Resources

This Plan recognizes that minerals, petroleum and mineral aggregate resources are a fixed location non-renewable resources found throughout the County. The policies in this Plan are intended to ensure the long-term protection and appropriate management of these resources. It is also recognized that a balance must be struck between the competing priorities for the protection of these resources, the protection of existing established sensitive uses and the need to address other goals of the Official Plan in accommodating growth and prosperity in the County.

The County and local Municipalities shall participate in the Province's licensing process under the Aggregate Resources Act, the Mining Act or any other applicable licensing process, as it pertains to the land use and the site plans that are required as a part of that process. Areas of interest relate to noise, dust, odours, vibration, water quality and quantity impacts, transportation, and impacts on the natural environment.

New or expanding operations shall not negatively impact on existing *sensitive land uses*, unless appropriately mitigated in accordance with the policies of this Plan.

8.1 Objectives

This section is intended:

- To protect known deposits of minerals, petroleum and mineral aggregate resources and significant areas of mineral potential, including existing pits and quarries, for future extraction.
- To identify lands within the County which are licensed for resource extraction and have potential for resource extraction.
- To prevent any development and activities that could conflict with mineral mining operations, petroleum resource operations and mineral aggregate operations or hinder the future extraction of these resources or which would be incompatible for reasons of public health, public safety or environmental impact.
- To ensure extraction is undertaken in a manner which minimizes social, economic and environmental impacts.

8.2 Development Agreements

Proponents establishing or expanding a mineral aggregate or *mineral mining operation* shall enter into a Development Agreement with the local Municipality. This Agreement

shall be entered into prior to approval of the implementing Zoning By-Law or the removal of a Holding provision. Such an agreement may address, but shall not necessarily be limited to the following matters:

1) The haul routes to be used and requirements for the improvement and maintenance of the haul routes. Where haul routes traverse roadways in neighbouring Municipalities and applications are circulated to such Municipality for review and comment in accordance with the Planning Act, the County and/or local Municipality will have regard to these comments.

2) Road damage caused by the aggregate trucks, particularly damage to public roads at or near the entrance to the site, shall be repaired by the mineral aggregate or mineral mining operator and that the local Municipality may repair the roads and invoice the said operator accordingly.

3) The timing of operations on a daily, weekly and annual basis.

4) Arrangements for adequate screening to provide an effective visual buffer between the proposed operation and any road or surrounding *sensitive land use*. Such screening shall be established effectively prior to operations of the pit or quarry.

5) Provisions for the acceptable discharge of process water from washing or screening operations.

6) Issues of public health, public safety and environmental impact.

7) Such other matters as the local Municipality may deem necessary and in the public interest.

8) The local Municipality may not require a provision in a Development Agreement when it is satisfied that the same matter will be addressed in the provincial licensing process under the Aggregate Resources Act.

8.3 Rehabilitation

Resource extraction is a temporary land use. The Aggregate Resources Act requires that when aggregate extraction is completed in each section of a pit or quarry, the site is rehabilitated for one of a wide range of end land uses. Rehabilitation is carefully planned, and will be in accordance with the Aggregate Resources Act, the Mining Act or any other applicable legislation governing resource extraction, and the following:

1) Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the

interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

2) Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

3) In prime agricultural areas, on prime agricultural land, mineral aggregate operations will be rehabilitated back to an agricultural condition.

   However, complete rehabilitation to an agricultural condition is not required if:

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

4) For rehabilitation of new mineral aggregate operation sites, the following apply:

   - the disturbed area of a site will be rehabilitated to a state of equal or greater ecological value and, for the entire site, long-term ecological integrity will be maintained or enhanced;

   - if there are *key natural heritage features* or *key hydrologic features* on the site, or if such features existed on the site at the time of the application:

     - the health, diversity, and size of these *key natural heritage features* and *key hydrologic features* will be maintained or enhanced; and

     - any permitted extraction of *mineral aggregate resources* that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation;

   - aquatic areas remaining after extraction are to be rehabilitated to aquatic enhancement, which will be representative of the natural ecosystem in that particular setting or ecodistrict, and the combined terrestrial and aquatic rehabilitation will maintain or enhance the health, diversity, and size of these *key natural heritage features* and *key hydrologic features*; and

- outside the Natural Heritage System as shown on Schedules to this Plan, and except as provided for above, final rehabilitation will appropriately reflect the long-term land use of the general area, taking into account applicable policies of this Plan and, to the extent permitted under this Plan, existing municipal and provincial policies.

5) Final rehabilitation for new mineral aggregate operations in the Natural Heritage System as shown on Schedules to this Plan will meet these additional criteria:

   - where there is no extraction below the water table, an amount of land equal to that under natural vegetated cover prior to extraction, and no less than 35 per cent of the land subject to each license in the Natural Heritage System, is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition;

   - where there is extraction below the water table, no less than 35 per cent of the non-aquatic portion of the land subject to each license in the Natural Heritage System is to be rehabilitated to forest cover, which will be representative of the natural ecosystem in that particular setting or ecodistrict. If the site is also in a prime agricultural area, the remainder of the land subject to the license is to be rehabilitated back to an agricultural condition; and

   - rehabilitation will be implemented so that the connectivity of the *key natural heritage features* and the *key hydrologic features* on the site and on adjacent lands will be maintained or enhanced.

6) Rehabilitation of mineral mining operations and petroleum resource operations to accommodate subsequent land uses shall be required after extraction and other related activities have ceased.

7) Extraction of minerals and petroleum resources is permitted in prime agricultural areas provided that the site will be rehabilitated.

8.4 Minerals, Petroleum, Mineral Aggregate Resource s and Adjacent Lands

Known mineral aggregate deposits are identified on land use schedules as a Mineral Aggregate Resource Overlay, and know mineral deposits and petroleum resources are shown on Schedule B to the Official Plan. The locations of these resources reflects mapping provided to the County by the Province. Provincial mapping of aggregate

resources in areas designated under the Aggregate Resources Act is provided by the Ontario Geologic Survey through the Aggregate Resource Inventory Program. Deposits within the overlay include primary, secondary and tertiary deposits of sand and gravel. However, the overlay has been removed from areas with higher concentrations of existing *development* such as waterfront areas, serviced *settlement areas* and *rural settlement areas*.

Development within or adjacent to mineral aggregate resources, mineral deposits and petroleum resources which would preclude or hinder the establishment of new operations or access to the resources will only be permitted in accordance with the underlying land use designation, if it is demonstrated that:

Development on or adjacent to lands designated Extractive Industrial, which would preclude or hinder the establishment of new mineral aggregate operations or access to the resources, shall only be permitted if:

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

This criteria is also applicable where new development is proposed on or adjacent to lands designated Extractive Industrial. To demonstrate that these criteria have been met, a study will be required in accordance with Section 8.5.For the purposes of this policy, adjacent lands are considered to be:

- 300 metres for pits and sand, gravel or clay deposits.
- 500 metres for quarries and bedrock deposits.
- For areas of high mineral potential, the boundaries of the resource are approximate and include adjacent lands.

These distances should be applied reciprocally for the establishment of new extraction operations in proximity to *sensitive land uses*.

8.5 Study Requirements

Where it has been determined by the local Municipality and/or County that a supporting study is required to assess the impact of a *sensitive land use* on a mineral aggregate resource operation or deposit, or for the establishment or expansion of a new mineral aggregate operation adjacent to existing *sensitive land uses*, the following information should be included:

- Introduction outlining the proposed *development*, site description and adjacent land uses, the scope of the study, and an overview of the existing policy environment and aggregate use analysis;

- Review of topography and drainage;

- Geological setting;

- Aggregate resource mapping, including the location, type, quality and extent of the deposit;

- Site inspection findings;

- Data review of Provincial well records;

- Compatibility analysis, including impact of existing buildings and *sensitive land uses*, impact on traffic, impact on the quality and quantity of groundwater, and impact on adjacent key natural heritage and *key hydrologic features*;

- Constraint assessment, including proximity to existing uses, sensitive species or habitats, economic viability of the deposit, size and potential tonnage of the deposit, and distance to existing pits or quarries;

- Mitigation measures, including relocation or redesign, establishment of building setbacks & buffer strips, identification of *development* restrictions, establishment of noise attenuation features, alterations or improvements to be made to haul routes; and

- Figures showing location of aggregate deposits, operations and *sensitive land uses*, size and location of any new lot to be created, topography and drainage, air photos, location of existing wells and/or test wells,

Supporting studies must be completed by a qualified professional(s) and may be subject to peer review at the applicant's expense.

Mitigation measures may be implemented through conditions on the license and/or site plan under the Aggregate Resources Act at the time of licensing by the Province, regulations in a site-specific Zoning By-Law for the property and/or provisions in a *development* agreement or Site Plan agreement.

8.6 Wayside Pits and Quarries, and Portable Processing Plants

Wayside pits and quarries, *portable asphalt plants*, and *portable concrete plants* used by a public road authority or their agent or contractor, shall be permitted throughout the County without the need for an Official Plan Amendment, rezoning or *development* permit under the Planning Act, except in areas of existing *development* or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

8.7 Mines

A nepheline syenite mine in Methuen is currently in production and is the only active mining operation in the County administered under the *Mining Act*. This mine has been identified on Schedules to this Plan and any *development* proposed within 1000 metres of this mine will be required to demonstrate:

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

A study will be required in accordance with Section 8.5 which demonstrates that the above criteria have been satisfied.

8.8 Human-Made Hazards

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

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

If improperly plugged petroleum wells are discovered prior to or during development, they must be properly plugged in accordance with provincial regulations.

To minimize risk to public safety, Ministry of Energy and Mines (MEM) is required to be contacted by the County and/or local Municipality via the South Ontario Regional Land Use Geologist prior to any development proposal including, but not limited to, the creation of new lots within 1 kilometre of mine hazards identified through the Abandoned Mines Information System (AMIS) and shown on corresponding schedules of this Plan.

9 Water Resources

This Plan recognizes the importance of our water resources to our health, social and economic wellbeing, and this Plan aims to protect, improve or restore the quality and quantity of water where possible. The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management and the protection of *water resource systems* including *key hydrologic features*, *key hydrologic areas*, shorelines and associated natural heritage features allows for the continuance of a healthy environment.

9.1 Objectives

This section is intended:

- to protect existing and future sources of drinking water from incompatible land uses;
- to maintain and wherever feasible, protect and enhance the quantity and quality of ground water and surface water;
- to minimize the potential for contamination including potential contamination from road salt on sources of municipal drinking water;
- to identify and protect *water resource systems* including ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas, necessary for the ecological and hydrological integrity of the *watershed*;
- to protect 'at capacity' lakes from further *development*; and
- to encourage public access to waterfront areas, where appropriate.

9.2 Watershed Planning

The County of Peterborough and local Municipalities are committed to implementing a *watershed*-based approach to land use planning and water management. *Watershed planning* and land use planning is undertaken to support a comprehensive, integrated, and long-term approach to the protection, enhancement, or restoration of the quality and quantity of water within a *watershed*. The integration of *watershed* and land use planning together can be achieved through a *watershed* management plan.

A *watershed* management plan is a document which is informed by science and designed to identify *water resource systems*, and to protect, enhance or restore the quality and quantity of water within a particular *watershed*. It assumes a broad

ecosystem approach to natural resource features that are water-related, provides a comprehensive understanding of ecological form and function within the *watershed*, provides *watershed*-wide policy directions, delineates subwatershed planning areas and identifies priorities for further detailed studying. Peterborough County Council has committed to undertake a *watershed* management plan as early as 2023 in collaboration with local Municipalities and Conservation Authorities, and has allocated funding for this project.

When prepared, a *watershed* plan will provide information and a framework for future land use decisions, and may identify subwatershed areas and *water resource systems*. This Official Plan may, in turn, be amended to reflect the broad directions, goals and targets established in the *watershed* plan.

9.2.1 Subwatershed Management Plan

Subwatershed management plans would generally be prepared after the preparation of a *watershed* management plan. Subwatershed plans would reflect the goals of the *watershed* management plan, but be tailored to tributary needs and local issues providing more detailed guidance for site-specific water resource planning issues. These plans would recommend how water resources and related resource features are protected and enhanced to coincide with existing features and changing land uses. New plans of subdivision or condominium in designated greenfield areas, or new secondary plans will be informed by a subwatershed management plan, where one exists.

The results of a subwatershed management plan may result in amendments to this Official Plan.

9.2.2 Lakefield South Subwatershed Management Plan

In response to pressures for *development* the Township of Selwyn in conjunction with the Otonabee Region Conservation Authority and/or affected/benefiting landowners may prepare a subwatershed study prior to extensive *development* occurring in the area. The study shall produce a subwatershed plan which comprises a program of management strategies, measures and actions designed to protect and enhance the subwatershed's natural features and ecological functions, restore those features and functions that have been degraded and guide future *development* in that subwatershed to ensure the long-term health of the environment is maintained and/or enhanced as those lands are developed.

The subwatershed plan shall identify three categories of lands:

- Category 1: Lands Where No *Development* Shall Be Permitted - where no *development* shall be permitted due to the existence of significant natural

heritage features and functions ie. provincially *significant wetlands*, habitat of endangered and threatened species, and/or natural hazards to human life and property ie. land subject to flooding, steep slopes or unstable soils;

- Category 2: Lands Requiring Further Study - where *development* may be permitted subject to a *development* proponent carrying out a site-specific environmental impact study to identify which lands are suitable for *development* and which lands should be protected from *development* through the introduction of a protective zoning category in the implementing zoning by-law;

- Category 3: Lands Available for *Development* - where *development* may be permitted subject to the required planning approvals, but does not require a site specific environmental impact study.

The site-specific environmental impact studies shall be prepared to the satisfaction of the Township, the Conservation Authority, the Ministry of Natural Resources if applicable and the County in the absence of subwatershed study. The Township in conjunction with the Conservation Authority shall approve the terms of reference for those studies.

Where a subwatershed study has identified Category 2 lands (Lands Requiring Further Study), the area shall be designated as "Site Specific Policy Area - (area identifier)",on schedules to this Official Plan. For a *development* application that proposes to encroach into Category 2 lands, a site specific Environmental Impact Study will be required to determine which portion of the lands can be made available for *development* and which portion is environmentally sensitive and will require protection. The "Site Specific Special Policy Area - (area identifier)" shall recognize the extension of uses permitted within the adjacent land use designation into the Site Specific Special Policy Area, where *development* is permitted. The delineation of *development* and no-*development* lands, as determined by the site specific Environmental Impact Study, will be implemented through the implementing Zoning By-law for the municipality.

9.3 Shoreline Development and Setback

The preservation of a naturally vegetated shoreline is encouraged in order to minimize destruction to the shoreline and littoral zone, minimize visual impact on the waterbody, maintain wildlife habitats and corridors, improve water quality, and ensure adequate protection from changes in water level and flooding.

Local Municipalities will explore opportunities to increase public waterfront access where *settlement areas* abut major waterbodies and shorelines, with the exception of Julian Lake in North Kawartha. Waterfront access may be achieved by:

- developing lands dedicated to the local Municipality or other public agency for parks purposes;
- purchasing land and developing parkland using monies dedicated to the local Municipality for park purposes; and/or
- utilizing existing municipal road allowances.

9.3.1 New Lots

For all new lots, a set back of at least 30 metres from the high water mark of all waterbodies is required, with minimal disturbance of the native soils and very limited removal of shoreline vegetation. Applications for new lots must illustrate that the lot to be created can accommodate the 30 metre setback and a suitable building envelope outside the setback. The illustration must include sufficient area for the siting of well and septic services, as well as any applicable yard setback required by the Municipal Zoning By-Law.

Where a new lot is proposed with an existing structure and the 30 metre setback requirement is not met, there is no conflict with the intent of this policy provided that the effect of the application does not further reduce the existing water setback; Peterborough Public Health or the appropriate authority has no concerns with regards to the existing septic system; and, provided any vacant parcel resulting from the application can accommodate a 30 metre setback from the high water mark as outlined above.

9.3.2 Existing Lots

For existing lots of record, new *development* and septic systems must be setback 30 metres from the high water mark of all waterbodies, if feasible. Where it has been demonstrated that the 30 metre setback cannot be achieved due to topography, environmental features or required separation from adjacent uses, new *development*

must be set as far back from the high water mark as the lot permits. Any proposed reduction to the 30 metre minimum setback will:

- be consistent with any applicable policies in the Provincial Planning Statement and related implementation guidelines
- maximize the setback through building design and orientation, and the siting of the septic system
- minimize disturbance to native soils and shoreline vegetation in accordance with other policies of this Plan, and
- strengthen lake and river environments by ensuring that shorelines are enhanced and preserved.

9.3.3 Existing Structures

Expansions to, or replacements of existing structures and/or septic systems that further reduce the existing water setback shall not be permitted. Such expansions or replacements must meet the requirements of the local Municipal Zoning By-Law.

Existing structures that are demolished and not reconstructed on the same footprint must meet the policies of Section 9.3.2.

When rebuilding on the same footprint, expansion may be permitted together with the rebuild at the existing setback provided no part of the expansion further reduces this existing setback. The local Municipal Zoning By-Law may further limit the size of proposed expansions.

9.3.4 Setback Not Applicable

Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses and other marine facilities as outlined in the local Municipal Zoning By-Law.

9.4 Sensitive Waterbodies

Cold water lake trout lakes are extremely vulnerable to the impacts of human activities and *development* including harvesting, increased phosphorus inputs from waterfront septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction.

The classification of lakes in this Official Plan is subject to change and may change in the future based on factors such as an assessment of new water quality data and/or changes in water quality standards. Therefore, the possibility exists that a lake trout lake

that is classified in this Plan as “moderately sensitive” or “at capacity” at a certain point in time may change during the planning horizon of this Plan. Where new information is made available from the Province that a lake classification has changed, an Official Plan Amendment is not necessary in order to apply the relevant policies. Likewise, should any existing identified lake no longer be determined to be ‘at capacity’ by the Province following the adoption of this Plan, the policies of this section will not apply to such lakes and the listing of the lake as ‘at capacity’ may be removed without need for an Official Plan Amendment.

It is the responsibility of the property owners, including proponents of *development* proposals, to ensure that they are aware of the current classification of a lake at all times and in particular prior to submitting a planning application involving shore lands on lakes.

The Province and the local municipalities have information on the current classification of a lake and it is recommended that either or both the Province and the local Municipality be consulted prior to any actions being taken which may be affected by the classification of a lake.

Where a Lake Assessment or Lake Plan has been completed, and the study has determined that a lake is at or nearing *development* capacity, it shall be submitted to the Province for review. Should the Province agree with the findings of the study and a lake is then determined to be at *development* capacity, the relevant policies of this section will apply to the lake without the need for an Official Plan Amendment.

9.4.1 Lakes at Capacity

The following lakes are highly sensitive lake trout lakes and have been determined to be ‘at capacity’ by tests and studies reviewed by the Province. These lakes are also identified on environmental schedules attached to this Plan. Where new lakes have been determined to be ‘at capacity’ by the Province following adoption of this Plan, the policies of this section will be applied to such lakes without the need for an Official Plan Amendment.

In Havelock-Belmont-Methuen:

- Sharpe’s Bay (in Jacks Lake)

In North Kawartha:

- Gilmour Bay (in Chandos Lake)
- Cox Lake
- Long Lake
- Cherry Lake
- Eels Lake (West)
- Loucks Lake

- McGee Lake
- Triangle (Silver) Lake
- Sucker Lake
- Tallon Lake
- Stoplog Lake
- Little Anstruther Lake
- Buzzard Lake
- Sharpe's Bay (in Jacks Lake)

In Trent Lakes:

- Beaver Lake
- Fortescue Lake
- Cavendish Lake
- Concession Lake
- Pencil Lake
- Crystal Lake
- Bottle Lake
- Salmon Lake

1) Existing lots of record may be issued a building permit since vacant lots have been included as part of the lot inventory used to determine capacity.

2) Creation of new lots or the construction of an *additional residential unit* in accordance with Section 5.6.2 is prohibited on capacity reached lakes and applies to all lands within 300 metres of the ordinary high water marks of capacity reached lakes, regardless of their land use designation.

3) In unique or special circumstances, the creation of new lots may be considered by the approval authority in consultation with the Province where it can be demonstrated that one or more of the following conditions exist:

    a) The creation of a new lot is to separate existing habitable dwellings, each of which is on a lot that is capable of supporting water and septic services, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake.
    b) Drainage of the proposed lot flows into a separate, non-sensitive *watershed* as a result of the physical features of the property.
    c) Detailed site-specific hydrogeological studies show that the drainage of effluent will effectively result in a circuitous flow path that extends for at least 300 metres before reaching the lake.
    d) That new technologies in sewage disposal systems intended to serve any proposed *development* have been accepted by the Province and will result in no adverse affects on lake water quality.
    e) Where all new sewage disposal systems will be set back a minimum of 300 metres from the high water mark.
    f) Where a detailed site-specific hydrogeological and soil study has been undertaken which assesses phosphorus distribution, migration velocity and long-term soil retention capabilities demonstrating that that phosphorus can be retained in deep, native, acidic soils on-site.

9.4.2 Moderately Sensitive Lakes

The following lakes are moderately sensitive lake trout lakes and are considered to have limited capacity for additional *development* or *site alterations*.

In North Kawartha:

- Anstruther Lake
- Rathburn Lake

In Trent Lakes:

- Catchacoma Lake
- Gold Lake
- Mississauga Lake

1) Creation of new lots on moderately sensitive lakes and within 300 metres of the ordinary high water mark of moderately sensitive lakes will require a site-specific Lake Impact Assessment to be prepared by a qualified professional. Site-specific Lake Impact Assessments are to be based on water quality parameters established by the Province and consist of a “best management” approach to the *development* of a lot. Biophysical information such as the siting of the building, septic system and buffer zone, and an evaluation of the soil type, depth and slope of the land shall be included in the Assessment. The Province may be consulted when requesting these types of assessments.

2) In cases where a lake-wide lake capacity assessment has been undertaken for a moderately sensitive lake, the municipality will use the information to determine whether the lake can support additional *development*.

9.4.3 Lakes with Special Policy Areas

As a result of lake assessments, lake capacity studies, lake water quality and quantity monitoring, and/or subwatershed studies, special policies have historically been developed for lakes identified in this subsection.

Local Municipalities may develop new special policy areas or amend existing special policy areas based on new or updated information through an Amendment to this Plan and where the study used to develop such policies is peer reviewed in accordance with the policies of this Plan.

New or updated lake plans or assessments should follow any Provincial guidelines or standards such as the Lakeshore Capacity Assessment Handbook and include, but are not necessarily limited to, the following matters:

- location within any First Nations treaty or traditional territory and potential impact on Aboriginal or treaty rights
- location within the watershed
- size and shape of lake
- characteristically distinct areas for large lakes
- number and location of islands
- locations of steep slopes, erosion prone areas and narrow waterbodies/channels
- the topography, landscape, and shoreline features
- size and location of any wetlands and significant wildlife habitat
- water quality and the relationship to lake sensitivity
- existing land uses, built form and means of servicing such development
- review of existing land use policy environment and recommendations for future development and/or changes to land use policy.

9.4.3.1 Julian Lake, North Kawartha

Any proponent of a development or redevelopment proposal within 300 metres of Julian Lake is required to review the implications of the proposed development or redevelopment on the lake with respect to water quality, fish habitat and water-oriented activity. For new major development requiring a plan of subdivision or a change in zoning for a non-residential use, the local Municipality shall require a review and update by qualified consultant of the most recent lake capacity study, which shall include water quality and fish habitat and shall have regard for water-oriented activity to reflect both the current lake situation and improvements in lake capacity study techniques. All sampling of water quality shall be provided to the Municipality and shall be maintained as a historic record of the status of the lake.

9.4.3.2 Lasswade Lake, North Kawartha

Lasswade Lake already has a significant amount of shoreline residential development. The water quality study carried out for the lake indicated that those areas are sensitive to additional shoreline development. Further measurement of a lake's sensitivity to additional development has resulted in policies for lakes that are managed for lake trout and have water quality protected by the Province.

Infilling of and/or minor extensions to existing developed areas around Lasswade Lake by way of consent shall be permitted without an amendment to this Plan but will require a water quality impact assessment in addition to meeting the requirements of Section 3.5.

Applications for new major development requiring a plan of subdivision or condominium outside of existing developed areas on Lasswade Lake shall require an Official Plan Amendment. In addition to the requirements in Sections 3.4 and 3.6 of this Plan, the

applications must be supported by a lake capacity study that demonstrates that the water quality of the adjacent lake has sufficiently improved to accommodate the proposed development and an environmental impact study. The environmental impact study shall include a description of the environment affected, an analysis of the effects of the development, a description of the actions necessary to prevent or mitigate the effects upon the environment and an evaluation the advantages and disadvantages of the development proposal in terms of the environment.

9.4.3.3 Picard, White, Trounce/Birch Bark Lakes, Trent Lakes

Certain lakes in the Municipality of Trent Lakes have been the subject of previous water quality studies or lake capacity studies, including Picard Lake, White Lake and Trounce or Birch Bark Lake. In addition, some lake communities are preparing lake management plans to identify specific environmental and social values such as lake character that is a result of its location, size and natural attributes and historic development. The Municipality may have regard to these studies, lake plans, or new approved studies that are available when evaluating development proposals, in consultation with the Province or other applicable agency. The recommendation of such studies, lake plans, and approved lake capacity studies or water quality studies may be incorporated into this Official Plan by amendment, in consultation with the Province or other applicable agency and policies of this Plan.

9.4.3.4 Pigeon Lake, Trent Lakes

In reviewing development proposals for lands on or in close proximity to the Pigeon Lake shoreline, the Municipality shall require a Environmental Impact Study as set out in Section 6.3.8 of the Plan to assess the impacts of development on the waterbody.

9.5 Source Water Protection

Source protection planning is the first line of defense in a multi-barrier approach that seeks to prevent the contamination and overuse of surface water and groundwater sources of municipal drinking water. This is achieved by evaluating threats to drinking water sources and establishing policies to prevent, manage, or eliminate the threats.

The County of Peterborough is located within the Trent Conservation Coalition Source Protection Region and is subject to the policies of the Trent Source Protection Plan. As such, the County has been mandated to provide direction through the following land use planning policies to ensure that developments within the County do not negatively impact our municipal drinking water sources.

The goal of this section is to implement the land use planning component of the Trent Source Protection Plan, and to identify, protect, improve and restore the quality and quantity of surface water and ground water resources within *vulnerable areas* as identified within the Trent Source Protection Plan.

9.5.1 General Policies

Policies in the Trent Source Protection Plan apply within *vulnerable areas* which have been identified in Appendix E to this Official Plan. In addition, there are other *vulnerable areas* defined under the Clean Water Act, 2006, which are discussed in Section 9.8.

Local Municipalities shall include zones and/or mapping and zone provisions within their comprehensive Zoning By-Laws to identify *vulnerable areas* and implement the approved Trent Source Protection Plan and this Plan.

1) The following land use activities shall be prohibited in *vulnerable areas* where they would constitute a *future significant drinking water threat* unless otherwise stated in the Trent Source Protection Plan:

    a) The application or storage of *agricultural source material*.
    b) The management of *agricultural source material*.
    c) The application, handling, or storage of *non-agricultural source material*.
    d) The application, handling, or storage of commercial fertilizer.
    e) The application, handling or storage of pesticide.
    f) The handling or storage of road salt.
    g) The storage of snow.
    h) The handling or storage of fuel.
    i) The handling or storage of dense non aqueous phase liquid.
    j) The handling or storage of an organic solvent.
    k) The use of land as livestock grazing or pasturing land, an outdoor confinement area or a farm-animal yard.
    l) *Waste disposal sites*.
    m) The establishment and operation of a liquid hydrocarbon pipeline.

2) During pre-consultation and *development* application review, County Planning, Conservation Authority, Risk Management Official and local Municipal Staff will provide information related to source water protection to the proponent, to identify where low, moderate and *significant drinking water threats* can occur, and identify if the property is located in a highly vulnerable aquifer or *significant groundwater recharge area*.

3) *Development* applications within identified *vulnerable areas,* as shown on Appendix E, shall be accompanied by a Notice issued by the Risk Management Official under Section 59(2) of the Clean Water Act, 2006, as amended.

4) New land use activities, including those associated with the creation of new lots, and new or expanding land use activities, shall not be permitted within *vulnerable areas* unless it can be demonstrated that the activities do not pose a *significant drinking water threat*.

5) Existing land uses which support an associated *significant drinking water threat* activity shall be managed pursuant to the Trent Source Protection Plan.

6) Persons undertaking land use activities that are, or may be, a *significant drinking water threat* may be required to comply with a Risk Management Plan.

7) Existing septic systems that are a *significant drinking water threat* shall connect to the municipal sewage collection system where it is feasible to do so, given financial and technical constraints.

8) Future septic systems that are a *significant drinking water threat* shall only be permitted where it is not feasible to connect to the municipal sewage collection system and must comply with applicable Ontario Building Code construction standards.

9) The installation of any future municipal wastewater collection system(s) must comply with construction standards that will ensure that the collection system is not a *significant drinking water threat*.

9.5.2 Road Salt

The application of road salt is a *significant drinking water threat* as shown on Appendix E to this Plan.

Road salt application within this area may be required to comply with a Risk Management Plan.

The construction of roads and other impervious land surfaces such as parking areas, access routes, and pedestrian and cycling paths shall be designed to minimize the amount of impervious surface area.

Grading, maintenance activities and drainage designs that reduce ponding and direct any run-off outside of *vulnerable areas* is encouraged.

9.5.3 Sewage and Stormwater Threats

Planning approvals shall not be given to proposed land uses dependent upon large sewage systems (more than 10,000 L/day) such as wastewater treatment plants, communal sewage systems, some types of industrial sewage treatment systems,

stormwater management ponds and industrial wastewater where they would constitute a *significant drinking water threat*. Exceptions to this policy may be made where all of the following conditions are met:

- The proposed system is intended to replace an existing activity or activities;
- The proposed system would be more protective of drinking water; and
- The Province is satisfied that the system is not a *significant drinking water threat*.

9.5.4 Waste Disposal

Future *waste disposal sites* within the meaning of Part V of the Environmental Protection Act that require a *Prescribed instrument* are prohibited where they would be a *significant drinking water threat*, except a PCB waste destruction unit where that unit will be used for the sole purpose of the on-site destruction of PCB waste that originated on that site.

9.5.5 Transport Pathways

1) If a person applies to the County or local Municipality for approval of a proposal to engage in an activity in a *vulnerable area* that may result in the creation of a new *transport pathway* or the modification of an existing *transport pathway*, the County or local Municipality shall give the Source Protection Authority and the Trent Conservation Coalition Source Protection Committee notice of the proposal.

   When informing the Source Protection Authority and the Trent Conservation Coalition Source Protection Committee about a new or modified *transport pathway*, notice must include:

   - A description of the proposal;
   - The contact information of the person responsible for the proposal; and
   - A description of the approvals the person requires to engage in the proposed activity.

2) Local Municipalities may establish a by-law prohibiting the approval of a proposal to engage in an activity that will result in the creation of a new *transport pathway* within a *vulnerable area*.

3) *Transport pathway* means a condition of land resulting from human activity that increases the vulnerability of a raw water supply of a drinking water system

contained in the Trent Source Protection Plan. *Transport pathway*s may include, but are not limited to, the following:

a) For groundwater systems:

- Wells or boreholes;
- Unused or abandoned wells;
- Pits and quarries;
- Mines;
- Construction activities involving deep excavations (such as building foundations, basements, parking garages);
- Underground storm sewer, sanitary sewer & water distribution system infrastructure.

b) For surface water systems:

- Storm drainage infrastructure (e.g. storm sewer lines, culverts, ditches);
- Tile drains.

9.5.6 Stewardship

The local Municipality, in collaboration with the Province, the Conservation Authority, and the County, will promote good stewardship practices through education and outreach to anyone that is or would be engaging in a *significant drinking water threat*.

Local Municipalities may consider the use of alternative protection measures within the most vulnerable on an ongoing bases. These measures may include land acquisition, land management and/or entering into conservation easements, agreements and *development* of stakeholder partnership programs to minimize or eliminate *significant drinking water threats*.

9.5.7 Monitoring

1) A report shall be prepared by Municipalities by February 1 each year, an annual summary of actions taken to protect source water for the preceding calendar year. This report must be made available to the applicable Source Protection Authority. It is recommended that the contents of the report include, but are not limited to:

- A summary of any land purchases within a *vulnerable area* and how *significant drinking water threats* were eliminated as a result of the purchase.

2) Where the County and/or local Municipalities have required a Section 59 Notice as part of a complete application under the Planning Act, a report shall be prepared by February 1 each year describing how this requirement was met for the preceding calendar year. This report must be made available to the applicable Source Protection Authority, and where the approval authority is not the lower or single tier municipality, the report will be copied to all applicable municipalities. It is recommended that the contents of the report include, but are not limited to:

   - The Official Plan policy requiring the Notice;
   - The number of pre-consultation meetings and stakeholders at each meeting;
   - The number and type of application(s);
   - The status of all applications

3) Where a Municipality has required by by-law that sewage systems which are a *significant drinking water threat* be connected to a municipal servicing system, an annual report shall be prepared by February 1 each year, describing the actions it has taken to meet this requirement during the preceding calendar year. This report must be made available to the applicable Source Protection Authority. It is recommended that the contents of the report include, but are not limited to:

   - A summary of how the by-law was implemented;
   - A summary of any systems connected to municipal sewage collection

4) Where a Municipality has required by by-law that the creation of a new *transport pathway* within a *vulnerable area* is prohibited, an annual report shall be prepared by February 1 each year, describing actions it has taken to meet this requirement during the preceding calendar year. This report must be made available to the applicable Source Protection Authority. It is recommended that the contents of the report include, but are not limited to:

   - Any activities that are undertaken as part of an education and outreach program;
   - A summary of the by-law(s) created

9.6 Highly Vulnerable Aquifers and Groundwater Recharge Areas

Highly vulnerable aquifers and *significant groundwater recharge areas* cover most of the County and, as such, these areas have not been identified on Schedules to this Plan but are illustrated on maps contained in the Trent Assessment Report. However, impacts of *development* applications on groundwater will be considered in planning decisions. Where a major *development* application within these areas could have an

effect on the ground water quality or quantity, studies may be required to demonstrate that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved, or restored. The requirement for, and scope of, these studies will be determined in consultation with the local conservation authority and/or the Province. Mitigative measures and/or alternative *development* approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrological functions.

9.7 Low and Moderate Drinking Water Threats

Vulnerable areas where low and moderate drinking water threats can occur cover most of the County and, as such, these areas have not been identified on Schedules to this Plan but are illustrated on maps contained in the Trent Assessment Report. However, impacts of development applications on groundwater will be considered in planning decisions.

10 Transportation and Infrastructure

10.1 Objectives

This section is intended:

- To ensure a coordinated and integrated approach to infrastructure planning so that such facilities are financially viable over their life cycle and are sufficient to meet current and projected needs.
- To facilitate the movement of people and goods by means of a safe, integrated and balanced transportation system.
- To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including private and commercial vehicles, public transit, agricultural equipment and methods of active transportation.
- To develop a transportation system that protects transportation corridors and air transportation and is compatible with and supportive of future land uses.
- To encourage the use of public transit and active transportation as sustainable, energy efficient, affordable and accessible forms of travel for people of all ages, abilities and incomes.
- To ensure that new roads in urban *settlement areas* are constructed safely, designed in a manner that helps to distribute car and truck traffic evenly.
- To encourage greater accessibility to, and growth of the active transportation system and provide for linkages where they are feasible.
- To protect the future operation and expansion of the Peterborough Airport.

10.2 Transportation Network

The road network is designed to facilitate the efficient and safe movement of both people and goods to and from the various land uses within the County and to provide for the movement of through traffic. The road network is classified by function to facilitate the planning and implementation of road improvements and maintenance.

Through the pre-consultation process outlined in Section 3.1, road authorities may request the completion of studies such as a Traffic Impact Study, Noise Impact and/or Vibration Study, Stormwater Management or Drainage Plan.

In reviewing *development* proposals, the road authority having jurisdiction may require a Traffic Impact Study to be completed to determine the nature and extent of impacts to the road network. These studies will be reviewed by the appropriate road authority and

will be prepared to their satisfaction. Conditions of *development* may include but are not limited to:

- Increased building setbacks
- 0.3 metre reserves
- Closing multiple entrances
- Increased frontages
- Road and/or intersection improvements
- Reverse frontage lots
- Road widening dedications
- Daylighting triangles
- Engineering works
- Infrastructure
- Landscaping

New *development* shall not be granted approval where a traffic hazard would be created, the *development* would worsen an existing traffic hazard as a result of limited sight lines, curves or grades, or the requirements of the road authority have not been met.

The County and local Municipalities shall not permit *development* in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

In the design, refurbishment, or reconstruction of the existing and planned street network, a complete streets approach will be adopted where appropriate that ensures the needs and safety of all road users are considered and appropriately accommodated.

Through updates to the County and/or local Municipality's Transportation Master Plan or Active Transportation Master Plan, transportation demand management policies may be added to this Official Plan or other planning documents which:

1) reduce trip distance and time

2) increase the modal share of alternatives to the automobile, which may include setting modal share targets

3) prioritize active transportation, transit, and goods movement over single-occupant automobiles

4) expand infrastructure to support active transportation, and

5) consider the needs of major trip generators.

10.2.1 Private Roads

There is an extensive network of private roads in the County, particularly in the Townships of Havelock-Belmont-Methuen, North Kawartha and Trent Lakes. Private roads have been historically developed to provide seasonal access to cottage development in waterfront areas.

This Plan recognizes private roads as travelled routes which are generally not maintained by a public authority and are capable of carrying limited volumes of traffic. There is no commitment or requirement by any public authority to assume responsibility for ownership or maintenance of any private road.

Municipal services such as emergency response, waste collection, maintenance and school bussing may be limited or non-existent on private roads. There is no commitment or requirement by any public authority to increase the levels of service on any private road or assume liability for such road.

Lots with access from a private road may be zoned in a separate zoning category to recognize the limited service.

Minor extensions not exceeding a total of 180 metres may be permitted to existing private roads from the last lot on the road. Any extension to a private road shall be designed by a professional engineer and constructed by a person competent in road construction. The construction and maintenance of the road may be governed by an agreement which may be registered on title against the lands to which it applies.

10.2.2 Local Municipal Roads

Local roads are existing or proposed roads of two traffic lanes which provide access to abutting properties and which are designed to facilitate predominantly local traffic movements at low operating speeds. The design right-of-way width shall be in accordance with local Municipal roads by-laws, and new entrances must be approved by the local Municipality.

Local Municipalities may stop up and close existing local roads, shoreline road allowances and road related facilities subject to the provisions of the Municipal Act, as amended, without the need to amend the Official Plan. Prior to the closure of Municipal road allowances, consideration should be given to the Active Transportation polices in Section 10.2.5 of this Plan and the use of the lands for active transportation purposes.

10.2.3 County Roads

County roads serve as arterial/collector roads and are existing or proposed roads having two or more traffic lanes which are primarily intended to function as strategic connecting road links between Provincial Highways, local roads and other County roads. Generally, these roads are designed to carry reduced traffic volumes relative to Provincial Highways. For the purposes of this section, proposed County By-Passes and protected corridors as shown on Schedules to this Plan shall be treated as a County road.

1) Access to County roads should be limited, particularly in areas of new *development* outside the urban core area. New entrances will require a permit and must meet the requirements of the County roads entrance by-law. The County roads by-law may also specify building setbacks from a County road or setbacks from an intersection with a County road.

2) Where a new lot is proposed that has frontage on both a County road and a local Municipal road, access will not be permitted from the County road unless there is no safe access available from the local road.

3) Where an existing lot of record has frontage on both a County road and a local Municipal road, access shall be from the local road.

4) The County maintains a Transportation Master Plan which is intended to guide decision making related to infrastructure improvements and enhancements, safety updates and *development* of policy and standards. The Transportation Master Plan is periodically updated, and any new recommendations will be implemented through this Official Plan as necessary.

5) County roads have been classified through the Transportation Master Plan based on their traffic volumes. Each classification (Class A, B and C) has a different function and specific design standards and entrance criteria that are to be applied at the time of *development* application. The recommended design standards can be found in Appendix B.

6) When designing and reconstructing the road network, consideration will be given to the means in which to balance the needs of all road users, including pedestrians, cyclists, transit and vehicles. Pedestrian laneways within road allowances are encouraged wherever feasible.

7) When considering *development* within *settlement areas* and *rural settlement areas*, local Municipalities shall promote transit and active transportation routes along County roads.

10.2.4 Provincial Highways

Provincial Highways 7, 7a, 28 and 115 are under the jurisdiction of the Province. For the purposes of this section, the proposed Peterborough By-Pass as shown on Schedules to this Plan shall be treated as a Provincial Highway.

Provincial highways should have as few access points as possible to permit through traffic to move quickly and safely. All access points will be designed to provide optimum safety and minimum traffic congestion. *Development* adjacent to or impacting on Provincial Highways requires approval and permits from the Province so that the long term function of the highway is maintained. The Provincial areas of permit control is depicted in Appendix C.

1) Where safe access is available from a local Municipal road, access will not be permitted from a Provincial Highway.

2) No *development*, redevelopment, extension or enlargement of an existing use shall be permitted where the subject property fronts on a Provincial Highway and does not meet Provincial guidelines with respect to setbacks and entrance requirements. Proposals which might cause a traffic hazard due to limited sight lines on curves or grades will not be permitted.

3) A permit may be required from the Province when constructing a building, entrance or road, placing a sign, or for new or expanding major land uses within a permit control area.

4) When designing and reconstructing the road network, consideration will be given to the means in which to balance the needs of all road users, including pedestrians, cyclists, transit and vehicles. Pedestrian laneways within road allowances are encouraged wherever feasible.

5) When considering *development* within *settlement areas* and *rural settlement areas*, local Municipalities shall promote transit and active transportation routes along Provincial Highways.

10.2.5 Active Transportation

Multi-use trails are preferred and shall be prioritized in greenfield situations within *settlement areas*. However, given the rural nature of the majority of lands within the County, the active transportation system will consist primarily of paved shoulders which will be added when feasible or when road improvements are scheduled. The addition of new paved shoulders will take place in strategic locations as identified in the County of Peterborough Active Transportation Master Plan and/or in the Active Transportation or Parks and Recreation Master Plans of local Municipalities.

1) Where new developments are proposed, linkages to the existing active transportation network will be made, where feasible, and proponents are encouraged to use a '*complete streets*' approach to design that can be supported by the local Municipality and/or approval authority, and is in accordance with any local Municipal design guidelines.

2) Bicycle parking facilities/amenities should be considered as a requirement in new buildings, through Site Plan Control, as part of the *development* application process where appropriate.

3) Where new developments are located adjacent to a waterway, proponents are encouraged to provide greenspace along the waterway and public access to the waterway.

4) Municipalities, including the County, are encouraged to secure new lands for the active transportation network through land purchases, land exchanges, land leases, dedication of lands through the *development* approvals process, and through other means.

5) Municipalities, including the County, should consider the opportunity and benefit of protecting future cycling and pedestrian linkages prior to disposing of any unopened road allowances and rights-of-way.

6) Utility corridors, municipal easements and former rail lines will be incorporated into the trail network, where meaningful and feasible connections and linkages can be established.

7) To improve attractiveness, continuity, and accessibility to public spaces and parks, the County and/or local Municipalities may identify and develop linkages between public spaces and parks through Active Transportation Master Plans. Where lands have been identified in an Active Transportation Master Plan and are proposed to be developed, the proponent may be required to provide such linkages or active transportation facilities as a condition of *development* approval.

8) The County maintains an Active Transportation Master Plan which is intended to guide decision making related to active transportation infrastructure improvements and enhancements, safety updates and *development* of policy and standards. The Active Transportation Master Plan is periodically updated, and any new recommendations will be implemented through this Official Plan as necessary.

9) Local Municipalities are encouraged to develop Active Transportation Master Plans to further guide the *development* of the active transportation system, including trails, parks and recreational facilities.

10) The Lang-Hastings Trail is a part of the TransCanada Trail which has been developed on the abandoned Canadian National Railway rail bed in the local Municipalities of Asphodel-Norwood and Otonabee-South Monaghan. This 33-kilometer multi-purpose, four season recreational trail is owned by the Province of Ontario and leased by the Peterborough-Hastings Trans Canada Trail Association. A Management Plan for the Lang-Hastings Trail governs the use of the trail.

    The County and/or Municipality shall consult with the Trail Association in relation to any new *development* or land use applications or road maintenance or reconstruction adjacent to the Trail and shall work cooperatively with the Management Board to promote the use of this community asset by residents and visitors to the community.

10.2.6 Railway Corridors

New *development* within 300 metres of a railway right-of-way may be required to undertake noise studies to the satisfaction of the County, local Municipality and/or Province in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse impacts from noise that were identified.

New *development* within 75 metres of a railway right-of-way may be required to undertake vibration studies to the satisfaction of the County, local Municipality and/or Province, in consultation with the appropriate railway, and shall undertake appropriate measures to mitigate any adverse impacts from vibration that were identified.

New *development* adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the County and/or local Municipality in consultation with the appropriate railway.

10.2.7 Airports

This Plan recognizes the air traffic activity associated with Peterborough Municipal Airport. In accordance with the policies of the Provincial Planning Statement, the airport shall be protected from incompatible land uses and *development* by:

- Prohibiting new residential *development* and other *sensitive land uses* in areas near the airport above the 30 Noise Exposure Forecast (NEF) or Noise Exposure Projection (NEP) line that is shown on Schedules to this Plan;
- Considering redevelopment of existing residential uses and other *sensitive land uses* or *infilling* of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport;

- Building heights will be limited in accordance with Federal height restrictions associated with the airport; and
- Discouraging land uses which may cause a potential aviation safety hazard.

A Noise Impact Study shall be undertaken for proposed *development* involving *sensitive land uses* that are within the 25 and 30 Noise Exposure Forecast (NEF) contour of the airport.

The local Municipality and/or County will have regard to the operations of the airport when reviewing proposals for new *development*, and will consult with the City of Peterborough with respect to new land uses within the area covered by the Peterborough Airport Zoning regulations, as amended, and Peterborough Airport Obstacle Limitation Surfaces for AGN IIIB, Non-Precision Runway in accordance with Appendix G of this Plan.

Where lands are located within the Peterborough Airport Obstacle Limitation Surfaces as shown on Appendix G to this Plan, the following provisions shall apply:

1) Inner Surface – consultation with the Peterborough Airport is required for any proposed construction.

2) Approach Surfaces – consultation with the Peterborough Airport is required for any proposed construction above 208.5 metres above sea level.

3) Outer Surface – Peterborough Airport Zoning Regulations established by Transport Canada apply. Construction above 234.9 metres above sea level is prohibited. There are limited exceptions where obstacles can be constructed above the outer surface. Consultation with Peterborough Airport is required. An Official Plan Amendment is not required to construct above 234.9 metres above sea level, provided that the Peterborough Airport is satisfied that the proposed *development* will not adversely affect Airport interests.

10.3 Infrastructure

Access to utilities such as water, sewers, natural gas, and hydro is crucial to the health and financial wellbeing of our residents and businesses. The movement of data and information within and beyond the County is another important consideration for the future of the County and its local Municipalities.

In planning for the *development*, optimization, or expansion of existing and planned infrastructure corridors and supporting facilities, the Province, other public agencies and upper-tier Municipalities will, where applicable, demonstrate through an environmental assessment, that any impacts on Water Resource Systems and the Natural Heritage

System have been avoided or, if avoidance is not possible, minimized and to the extent feasible mitigated.

This Plan recognizes the need for cross-jurisdictional collaboration and a coordinated, integrated and comprehensive approach to managing growth and *development* that is integrated with infrastructure planning. The County, its local Municipalities and the City of Peterborough will work together in this regard. The Corporation of the City of Peterborough shall not extend or increase capacity of any sanitary sewer services or infrastructure, nor extend or increase the size or capacity of any water service beyond its Municipal boundary without support from both County Council and the Council of the local Municipality where the services are/will be situate. In seeking support, the City of Peterborough shall provide sufficient information and adequate justification that any extension of sanitary or water service beyond its Municipal boundaries constitutes orderly, sequential and appropriate planning. A local Municipality may require the City to proceed with an Official Plan Amendment to obtain such support if the local Municipality deems it necessary.

10.3.1 Stormwater

1) Applications for large-scale *development* shall be supported by a Stormwater Management (SWM) report unless waived by the appropriate agencies through a pre-consultation process in accordance with Section 3.1 of this Plan. The content and scope of the SWM report shall be determined when the *development* is proposed.

   Where it has been determined that a stormwater management plan is required, such plan:

   - will be informed by a subwatershed plan or equivalent, where applicable;
   - will incorporate an integrated treatment approach to reduce stormwater flows and reliance on stormwater ponds, and minimize change in water balance including appropriate *low impact development* and *green infrastructure*;
   - shall establish planning, design and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces; and
   - will align with any applicable stormwater master plan or equivalent for the *settlement area*.

   The SWM Report shall be prepared by a qualified professional to the satisfaction of the local Municipalities, Conservation Authorities and other appropriate agencies and be prepared in accordance with Provincial guidelines.

2) In considering an application for *development* or *site alteration*, the local Municipality shall seek to reduce areas with impervious surfaces and increase

areas retained in a natural undisturbed state, in order to minimize stormwater volumes and contaminant loads and increase capacity to adapt to *climate change*.

3) For *development* proposals located within a *vulnerable area*, and which require the construction of roads, other impervious land surfaces used for vehicular traffic and parking, and including impervious pedestrian paths, consideration shall be given to design strategies and alternative surfacing which minimizes the amount of impervious surface area.

   Parking area design that minimizes the amount of impervious surface area to which road salt may be applied is encouraged.

4) Grading, maintenance activities and drainage designs that reduce ponding and direct any run-off outside of *vulnerable areas*, where possible, are encouraged.

5) All stormwater management facilities in a plan of subdivision or condominium shall be zoned to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained.

6) In serviced *settlement areas*, local Municipalities will develop a stormwater master plan or equivalent plan, as funding becomes available, that:

   - Is informed by *watershed planning* or equivalent;
   - Assesses existing stormwater facilities and systems;
   - Characterizes existing environmental conditions;
   - Examines the cumulative environmental impacts of stormwater from existing and planned *development*, including an assessment of how extreme weather events will exacerbate these impacts and the identification of appropriate adaptation strategies;
   - Incorporates appropriate *low impact development* and *green infrastructure*;
   - Identifies the need for stormwater retrofits, where appropriate;
   - Identifies the full life cycle costs of the stormwater infrastructure, including maintenance costs, and develop options to pay for these costs over the long-term; and
   - Includes an implementation and maintenance plan.

10.3.2 Waste Management

1) To ensure that new *development* will not be negatively impacted by *waste disposal sites*, a 500 metre waste management assessment area surrounding known *waste disposal sites* has been identified on the schedules to this Official Plan, and shall be subject to a Holding provision in the local Municipal Zoning By-

Law. New *development* within these assessment areas must be in accordance with Section 4.1.14.

2) Re-use of former *waste disposal sites* will require approval in accordance with Section 46 of the Environmental Protection Act.

3) Any proposal for a new Waste Management facility shall require an Official Plan Amendment, in accordance with Section 4.1.14 and other applicable policies of this Plan.

4) New *waste disposal sites* and facilities and organic soil conditioning sites are prohibited in Natural Core Areas, *key natural heritage features* and *key hydrologic features* and related *vegetation protection zones*.

5) Future *waste disposal sites* within the meaning of Part V of the Environmental Protection Act and that require Provincial approval are prohibited where they would be a *significant drinking water threat*, except a PCB waste destruction unit where that unit will be used for the sole purpose of the on-site destruction of PCB waste that originated on that site.

6) The County and local Municipalities may protect the supply of natural resources and energy, and minimize the impact of solid waste disposal on the environment by employing resource recovery and recycling techniques. A program to initiate resource recovery facilities, compatible with the financial means of the County and/or local Municipality and available markets for recovered resources, is encouraged.

7) The County will cooperate with the Provincial and Federal governments in the *development* of programs which are aimed at reducing the quantities of solid waste generated at source, and which are to the mutual benefit of all parties.

8) The capturing of energy from waste to reduce greenhouse gas emissions is encouraged.

9) Integrated waste management to enhance waste reduction, composting and recycling and the identification of new opportunities for source reduction, reuse and diversion is encouraged.

10) Waste management sites and facilities, including recycling facilities, transfer stations, processing sites and disposal sites shall be planned for and provided that are of an appropriate size, type, and location to accommodate present and future requirements, and facilitate integrated waste management.

10.3.3 Water Supply and Sanitary Sewage Disposal

Planning for sewage and water services shall promote efficient use and optimization of existing water and sewage infrastructure. These systems should be provided in a manner that can be sustained by the water resources upon which such services rely, prepares for the impacts of changing climate, is feasible and financially viable over their lifecycle and protects human health and safety and the natural environment.

1) The requirements of the Province, the County, local Municipalities and/or other public agencies authorized to grant approvals respecting sanitary sewage disposal facilities must be met by all developments and redevelopments.

2) In planning for sanitary sewage and water systems, a hierarchical approach to the provision of such services is supported. This approach will recognize that:

    a) full municipal sewer and water services are the preferred form of servicing for *settlement areas*;
    b) private communal services are the preferred means of servicing for multi-unit/lot *development* where municipal sanitary sewage and water services are not available, planned or feasible, and where site conditions are suitable for this method of servicing over the long-term;
    c) individual services may be used where municipal and communal water and sewage systems are not available, planned or feasible, provided the site conditions are suitable for the long-term provision of such services with no negative impacts;
    d) *partial services* shall only be permitted where:
        i) it is required to address failed individual on-site sewer and water services in existing *development*; and
        ii) within *settlement areas*, to allow for *infilling* and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with no negative impacts or
        iii) Within rural settlement areas where new development will be serviced by individual on-site water services in combination with municipal sewage services or private communal sewage services.

    Where *partial services* have been provided to address failed services in accordance with subsection (i), *infilling* on existing lots of record in rural areas in municipalities may be permitted where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In accordance with subsection (i), the extension of *partial services* into rural areas is only permitted to address failed individual on-site sewage and individual on-site water services for existing *development*.

3) Where appropriate, an investigation of servicing options shall accompany all subdivision and Official Plan Amendment proposals to ascertain the most appropriate form of servicing. The servicing options investigation shall consider the assimilative capacity of the ground water for surface water to absorb effluent without adversely impacting the natural environment.

4) New *development* on municipal, communal or partial services may be required to undertake a functional serving report or obtain confirmation from the local Municipality to ensure there is sufficient reserve capacity within the system.

   Subject to the hierarchy of services provided in this Plan lot creation may be permitted only if there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

5) Where it has been determined by the local Municipality and/or County that a supporting servicing options and/or hydrogeological study is required, the following information should be included:

   - a description of the proposed use;

   - a site plan showing surrounding land uses, and any existing or proposed buildings on the property as well as existing or proposed services, parking and loading areas, and any natural heritage features and their buffers;

   - for sanitary servicing:

     - a calculation of the design flows
     - design of treatment system and leaching beds;
     - supporting figures showing the preliminary design;
     - supporting documentation from Peterborough Public Health or its designate, or soils consultant;
     - if average daily flows are of 4,500 L/day, a hydrogeological assessment is also required

   - for water services:

     - a calculation of the design flows;
     - identification of the applicable legislation (small system versus large);
     - description of the water supply source, and the suitability to service the proposed *development*;
     - description of any water treatment, testing and monitoring;

    - supporting documentation from Peterborough Public Health or its designate, drilling contractors, hydrogeology etc.;

- if deemed necessary, a description and the design of the water supply for fire protection

6) Municipalities are encouraged to prepare comprehensive master servicing plans for the planning, expansion and on-going operation of sewage treatment and water treatment facilities, pumping stations, force mains and trunk distribution and collection systems. Where appropriate, joint servicing plans are encouraged to ensure that infrastructure is built and maintained in a cost-effective, environmentally sound and co-ordinated manner that meets the long-term needs of the communities affected.

7) Municipalities that share an inland water source or receiving water body will co-ordinate their planning for potable water, stormwater, and wastewater systems based on *watershed planning* or equivalent to ensure that the quality and quantity of water is protected, improved, or restored.

8) Municipal and non-municipal communal water works shall be subject to the requirements of the Safe Drinking Water Act (SDWA) and its associated regulations.

9) Ownership/operation and responsibility agreements are no longer required for regulated non-municipal systems serving more than 5 private residences. These systems do not require an approval but must comply with the requirements of the SDWA. Written consent of the municipality is required for non-municipal systems that will serve more than 5 private residences or for an existing system that is extended to serve a major residential *development*. The local Municipality may require financial assurances as a condition of *development*.

10) Where municipal ownership of communal services cannot be achieved, a Responsibility Agreement between the developer and the municipality will be requested by the planning authority. Such agreements will include provisions for municipal assumption of the communal services in the event of default and the provision of up-front secured funds.

11) Planning approvals shall not be given to proposed land uses dependent upon large sewage systems (more than 10,000L/day) such as wastewater treatment plants, communal septic systems and some types of industrial sewage treatment systems where they would be a *significant drinking water threat*. Exceptions to this policy may be made where the Province has determined that all of the following conditions are met:

    - the proposed system is intended to replace an existing sewage system;
    - the proposed system would be more protective of drinking water; and

- the Province is satisfied that the system is not a *significant drinking water threat*.

12) The correction of individual sewage disposal systems or the supply of municipal sewers of limited size and/or municipal water, where feasible, to areas that do not have an adequate supply of potable water and a suitable sewage collection and disposal system is encouraged where:

- potential health hazards exist; and/or
- environmental degradation is occurring; and/or
- inadequate supplies are causing undue hardship on the residents; and/or
- a *significant drinking water threat* exists.

10.3.4 Utilities

Utilities include facilities and corridors for the transmission and distribution of water, oil, natural gas, hydro/electricity, telephone/cable and broadband/fibre.

1) The location of new utility facilities and/or corridors is generally permitted within any land use designation provided:

- Proposed utility *development* satisfies the policies for infrastructure *development* within the Natural Heritage System;
- Such facilities do not adversely impact any adjacent use;
- New utility corridors are located adjacent to existing utility and/or transportation corridors, wherever possible;
- Communication towers for radio, internet, television and phone transmissions are not located within or adjacent to any residential area; and,
- New electrical generating stations proposed by private corporations shall only be permitted by amendment to this Plan and shall be subject to all applicable provincial approvals unless such uses are exempt from Planning Act approvals through the provisions of the Environmental Assessment Act.

2) To improve the visual appearance of the streetscape, utilities such as hydro, telephone and television shall be provided in-ground within all new *development* and where feasible, within the road allowances abutting the external limit of the new *development*. In the case of redevelopment, conversion of overhead service to in-ground service shall be installed wherever technically and economically feasible.

3) Subject to approval of Hydro One, the use of lands within power transmission corridors is encouraged for:

- Recreational uses such as hiking trails and bicycle paths;

- Market or allotment gardens;
- Agricultural cultivation; and,
- Other uses, save and except buildings, compatible with adjacent land uses and consistent with the intent and policies of this Plan.

4) In the planning of any major new utility or corridor, including expansions, the proponent shall satisfy the local Municipality with respect to possible impacts as it relates to environmental, economic, social, cultural, transportation and other concerns as determined by the local Municipality. The proponent may be required to enter into an agreement with the local Municipality, which includes but is not limited to such matters as compensation and mitigation of adverse impacts.

5) Large-scale renewable energy projects and alternative energy systems shall be permitted throughout the County in accordance with Provincial and Federal requirements. Such uses are generally permitted in any land use designation with the exception of the Agriculture, Employment, Rural Employment and Natural Core Area designations, must not be located within a flood plain or on other hazardous lands, and must avoid negative impacts on adjacent land uses. Proponents of large-scale renewable energy projects are encouraged to attempt the highest levels of cooperation, consideration, and communication with the County, local Municipalities, host property owners, and the local community during all phases of project *development* and operation.

6) Local Municipalities are encouraged to enter into agreements with renewable energy proponents to address emergency response, dispute resolution, use and alterations to municipal drains, community benefit funds or securities for the provision of same, and after-project site decommissioning and rehabilitation.

7) Privately owned, small-scale renewable energy facilities are encouraged and may be permitted where deemed appropriate by the local Municipality. Ground mounted solar facilities may be permitted as an on-farm diversified use. All such uses may be regulated through the local Municipal Zoning By-Law and must be designed in accordance with all applicable federal and provincial legislation, regulations and licensing requirements.

10.4 Excess Soil

Excess soil is soil that has been dug up, typically during construction activities and must be moved off-site because it can't or won't be reused at the *development* site.

Development proposals shall incorporate best practices for the management of excess soil generated and fill received during any *development* or *site alteration* in accordance with any applicable local Municipal By-Law and/or Provincial legislation.

Excess soil is to be reused on-site or locally to the maximum extent possible and, where feasible, excess soil reuse planning is to be undertaken concurrently with *development* planning and design. Appropriate sites for excess soil storage and processing are permitted close to areas where proposed *development* is concentrated or areas of potential soil reuse.

The quality of fill received and the placement of fill at the site will not cause an adverse effect to the current or proposed use of the property, the natural environment or cultural heritage resources and is compatible with adjacent land uses

11 Local Component

The Local Component includes primarily site-specific policies that are applicable to a particular property or area within a local Municipality. Other policies throughout this Official Plan may also be specific to a local Municipality and together reflect the unique character and values of the community.

11.1 Asphodel-Norwood

The following policies are specific to the Township of Asphodel-Norwood and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.1.1 Norwood – Flood Plain Management

Development in Norwood has historically occurred adjacent to the Ouse River. The Ouse River is a tributary of the Trent River and has an upstream drainage area of greater than 125 hectares. According to the original flood plain mapping, a significant portion of the community is located within the regulatory flood plain. Based on the flood plain characteristics of the Ouse River and the policies of the Provincial Planning Statement, the Conservation Authority and the local Municipality agreed that a two-zone approach to flood plain management is feasible.

The purpose of implementing the two-zone approach is to facilitate land use planning and flood plain management. To implement this approach, the Conservation Authority and the local Municipality studied the flood characteristics and flood plain of the Ouse River. The results of the study indicated that a two-zone approach to flood plain management could be applied, dividing the flood plain into two zones: the floodway and flood fringe.

11.1.1.1 The Floodway

The floodway for the Ouse River is identified as an overlay on land use schedules to this Official Plan. The floodway is the channel of the watercourse and the inner portion of the flood plain where flood depths and velocities are generally higher than those experienced in the flood fringe. The floodway represents that area required for the safe passage of flood flow or that area where flow depths or velocities are considered to pose a potential threat to life and property. The floodway must be preserved to pass flood waters. Notwithstanding any other policy of this Plan to the contrary, including those of the underlying land use designation, the following policies apply within the floodway overlay:

a) Permitted uses within the floodway shall be limited to conservation, passive public parks, low intensity outdoor recreation activities, fish and wildlife management, flood or erosion control works, existing sewage treatment facilities and municipal and public uses and utilities.

b) The placing or removal of fill of any kind, whether originating on the site or elsewhere, shall be prohibited unless written approval of the Otonabee Region Conservation Authority has been obtained.

c) Redevelopment of existing uses which are considered non-conforming uses within the Floodway shall be discouraged. In cases where redevelopment is considered the only viable option, the following criteria shall be met:

    i) The *development* shall not obstruct the passage of floodwaters, ice or debris.

    ii) Flood-proofing to the regulatory flood elevation as determined by the Conservation Authority shall be undertaken, subject to the approval of the Township and the Conservation Authority.

    iii) The expansion of existing legal non-conforming uses shall be prohibited.

    iv) The applicant shall enter into a site plan agreement with the Township regarding matters such as the siting and the flood-proofing of all buildings and structures, access and drainage.

d) Where lands within the Floodway are under private ownership, it shall not be construed that the lands are free and open to the general public nor will they be purchased by the local Municipality or any other public agency. There is no public obligation to re-designate or to purchase any land if there is an existing or potential hazard that would be difficult or costly to overcome, or not be in the public interest.

e) Whenever flood control or other remedial works are undertaken which result in significant changes the Floodway, those changes shall be reflected in updates to the overlay shown on land use schedules. In accordance with Section 1.6, an Official Plan Amendment may not be necessary.

f) Where new *development* is proposed on a site, part of which is within the Floodway, those lands shall not necessarily be acceptable as part of the conveyance for park purposes under the Planning Act. Where a conveyance would augment and/or provide further public access to the banks of the Ouse River or the ponds, those lands may be accepted in part or whole as the required dedication.

g) Building setbacks shall be imposed from edges of the Floodway area and shall be set out in the implementing Zoning By-Law.

h) Lands within the Floodway shall be managed to complement adjacent land uses and protect them from any physical hazards or their effects. Landowners are

encouraged to consult with the Otonabee Region Conservation Authority to ensure the proper use of this valuable natural resource.

i) Floodway areas shall be zoned in a separate category in the implementing Zoning By-Law.

11.1.1.2 The Flood Fringe

The flood fringe is identified as an overlay on land use schedules to this Official Plan.

The Flood Fringe recognizes the flood fringe portion of the Ouse River. The flood fringe is the outer portion of the flood plain, between the floodway and the limit of regulatory flood. Flood depths and velocities are generally less severe in the flood fringe than those experienced in the floodway. Generally, new *development* should be located outside of the regulatory flood plain. However, *development* may be permitted in the flood fringe as provided for in the underlying land use designation and in accordance with the following policies:

a) Essential emergency services and the disposal, manufacture, treatment or storage of hazardous substances shall not be located within the flood fringe.

b) The following criteria shall be addressed for all *development* proposals within the flood fringe:

    i) Uses permitted within the flood fringe shall be flood-proofed to the regulatory flood standard.

    ii) Uses permitted within the flood fringe shall be approved by the Township in consultation with the Conservation Authority.

    iii) Upstream and downstream lands shall not be adversely affected by *development* within the flood fringe.

    iv) Any *development* requiring an amendment to the Official Plan or Zoning By-Law or a proposal for draft plan of subdivision, condominium or any major *development* requiring site plan approval shall require an analysis of the cumulative impact that the *development* will have on the hydraulics of the Ouse River flood plain. It shall be the responsibility of the developer to provide the analysis which will be reviewed by the local Municipality in consultation with the Conservation Authority. The local Municipality in consultation with the Conservation Authority may determine that an analysis is not required for minor *development* proposals. Minor *development* shall include the *development* of a single detached dwelling or duplex on a lot, the conversion of an existing single detached dwelling into two dwelling units and the expansion of an existing building or

structure by up to approximately 25% of the size of the original building or structure.

v) New *development* shall possess safe ingress/egress such that vehicular and pedestrian movement is not prevented during flood events.

c) Lands subject to the flood fringe policies shall be zoned in the implementing Zoning By-Law. The details of those requirements shall be set out in the implementing Zoning By-Law

11.1.2 Norwood – Setback from Sewage Treatment Facility

The Province requires that a buffer or setback be maintained between a sewage treatment facility and any proposed residential *development*. The required separation distance is generally 150 metres. New residential *development* and other sensitive uses shall not be permitted within 150 metres of the sewage treatment facility.

11.1.3 Rural Site Specific Policy – Lot 6, Con. 9, Asphodel Ward

Outdoor Skating Rink, Roll No. 1501-010-004-19701

Notwithstanding the provisions of Section 4.1.3.1, on those lands located at Part of Lot 6, Concession 9, Asphodel Ward, as shown on Schedule “AN-11”, the permitted use shall be an outdoor skating rink with roof structure and cement foundation for personal use of the owner. The size of the foundation and roof shall be described in the implementing Zoning By-law. All other relevant provisions of Section 4.1.3 – Rural shall apply and be complied with.

11.1.4 Norwood Park Phase 4

Permitted uses on lands comprising of Part of Lot 19, Concession 8 (Asphodel) and having roll number 1501-010-003-05700, as shown on Schedule ‘Norwood’ shall include those uses permitted within the Residential land use designation at a minimum density of 12 units per net hectare.

One (1) consent for severance may be permitted for the purposes of facilitating an expansion of the Norwood Settlement Area. The severed parcel shall comprise all lands designated Residential Special Policy and the retained parcel shall comprise the balance of the property that will remain designated Rural. Notwithstanding Section 3.5 of this Plan to the contrary, both the severed and retained parcels may be created without direct frontage on a municipally maintained road.

11.2 Douro-Dummer

The following policies are specific to Douro-Dummer and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.2.1 Development Adjacent to Scenic River Road Trail

It is recognized that there may be properties in Douro-Dummer located between the City of Peterborough and the village of Lakefield which have no direct frontage onto County Road 32, but instead directly abut the Scenic River Road Trail. Notwithstanding the requirement for direct public road frontage, new *development* on these properties may be considered provided County roads requirements can be met, a right-of-way for access over the trail can be obtained, and all other requirements of this Plan can be met.

11.2.2 Commercial Site Specific Policy – Lot 1, Con. 10, Douro Ward

Within the Commercial designation located in part of Lot 1, Concession 10, Douro Ward and shown on Schedule “DD-1”, the total gross leasable floor area of all commercial *development* shall be limited to 4,500 square metres, and single uses shall be limited to 1,500 square metres of gross leasable floor area.

11.2.3 Agriculture Site Specific Policy – Lot 15, Con. 6, Douro Ward

Notwithstanding any other provision of the "Agriculture" designation and associated policies as set forth under this Plan to the contrary, on lands located in part of Lot 15, Concession 6 of the Douro Ward, as identified on Schedule “DD-3” and having an area of approximately 4 hectares, the uses permitted shall include a retail commercial sales establishment for the sale of farm produce, baked goods, confectionary products, crafts, and antiques, a motor vehicle gasoline bar, an eating establishment and accessory entertainment or recreational uses and activities. It shall further be the policy of this Plan that no building, structure or use of the subject property shall be permitted until the owner has entered into a Site Plan agreement with the Township of Douro-Dummer and the lands have been zoned in a separate classification in the implementing Zoning By-law.

11.2.4 Rural Site Specific Policy – Lots 19-21, Con. 7, Douro Ward

Notwithstanding any other provision of this Plan to the contrary, on lands designated as Rural in part of Lots 19, 20 and 21, Concession 7 of the Douro Ward, as identified on Schedule “DD-3”, the uses permitted shall include a school and associated or related uses and activities. It shall further be a policy of this Plan that no *development* and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner.

No subsequent use of this property for an alternative form of *development* such as residential, commercial or industrial shall be permitted without an amendment to this Official Plan.

11.2.5 Rural Site Specific Policy – Lot 2, Con. 9, Douro Ward

Notwithstanding any other provision of this Plan to the contrary, on lands designated as Rural in part of Lot 2, Concession 9 of the Douro Ward, having roll number 1522-010-004-04700, as identified on Schedule “DD-2”, the uses permitted shall include a farm market store for the sale of locally grown agricultural produce and agricultural products which are unique to this area of the province, home baked goods, jarred goods, woodworking products, crafts and sewing, which are the products of people in the surrounding rural community. It shall further be the policy of this Plan that no building, structure or use of the property shall be permitted until the lands have been zoned in a separate classification in the implementing Zoning By-law.

11.2.6 Wildfire Golf – Lots 30 and 31, Con. 6 and 7, Dummer Ward

Notwithstanding any other provision of this Plan to the contrary, on lands designated Parks and Conservation and located in Part of Lots 30 and 31, Concessions 6 and 7 of the Dummer Ward, as identified on Schedule “DD-10” and “DD-11” and having an area of approximately 85 hectares, the uses permitted shall include a golf course, driving range, a golf club house, and a maintenance and golf cart storage facility together with accessory uses. It shall further be the policy of this Plan that no *development* and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner.

11.2.7 Recreation Commercial Site Specific Policy – Lot 29, Con. 6, Dummer Ward

In addition to the policies of Section 4.1.7, and notwithstanding the policies of Section 5.6.2, a second accessory dwelling unit in the form of an apartment unit shall be permitted in Part Lot 29, Concession 6, Dummer Ward (roll no. 1522-020-005-24100, identified on Schedule DD-11), provided:

- the property is the subject of an amendment to the Zoning By-law.
- there is an adequate source of potable water for year-round use.
- a sanitary waste disposal system suitable for year-round use is approved by the Peterborough Public Health.
- the conversion of existing or new rental cabins or cottages for permanent occupancy or the construction of a single detached dwelling are not permitted as the second accessory permanent residence.

11.2.8 Employment Site Specific Policy – Lot 2, Con. 11, Douro Ward

On lands located in part of Lot 2, Concession 11, Douro Ward, as identified on Schedule “DD-1”, the use of property shall be limited to a manufacturing operation restricted to the wood production of building truss and floor components.

11.2.9 Employment Site Specific Policy – Lots 4-6, Con. 6 and 7, Douro Ward

On lands designated as Employment in Part Lots 4 and 5, Concession 7, and Part Lot 6, Concession 6 of the Douro Ward, as identified on Schedule “DD-2”, a range of employment and related uses shall be permitted subject to the following servicing requirements. In the absence of municipal piped supply system, only those commercial and industrial establishments which do not require piped water will be permitted provided that a satisfactory engineering report is obtained to this effect. Industrial and commercial *development* will be limited to dry industrial and commercial uses unless full municipal servicing is available or approval of the Ministry of Environment for the specific effluent disposal needs is obtained. Dry industrial and commercial uses are limited to uses, other than restaurant and food services uses, which only produce the domestic effluent of employees and staff. No wash processing, heating, cooling or water used likewise will be permitted in a dry industrial or commercial use.

Uses permitted may include industrial, office and business facilities, research and *development*, public uses, conference and hotel accommodations, education and training; highway commercial and building supply uses.

Retail and service uses associated with an industrial use, shall be restricted to products produced and/or assembled on the premises and which may be retailed from the premises; and shall remain accessory to the principle use.

Support services such as restaurants and fitness facilities shall also be permitted.

Lands within this Special Policy area may be zoned with a holding provision. All other policies of Section 4.1.5 and any other relevant policy of this Plan applies.

11.2.10 Innovation Cluster Project Special Policy Area

The local Municipality of Douro-Dummer recognizes and supports the Innovation Cluster Project and the importance of this unique form of *development* to the region. The Township of Douro-Dummer also anticipates that the *development* project may ultimately involve lands within the Municipality in primarily a peripheral capacity as illustrated on Schedule “DD-2”.

Uses contemplated as being associated with the Innovation Cluster Project may include residential, commercial, institutional and recreational forms of *development*. Until such time as lands within the Special Policy Area are required for the Innovation Cluster Project, the underlying land use designations and policies corresponding to those designations will continue to apply.

The preparation of a secondary plan in accordance with the provisions of Section 2.10 of this Plan, shall be completed for the “Innovation Cluster Project Special Policy Area” prior to *development* of those lands proceeding.

11.2.11 Rural Site Specific Policy – Lot 10, Con. 9, Douro Ward

Notwithstanding any other policies of this Plan to the contrary, on lands designated as Rural in Part Lot 10, Concession 9, Douro Ward, as identified on Schedule “DD-2” and having an area of approximately 0.281 hectares, a permanent single detached dwelling may be constructed on the subject property which fronts onto an unopened/unassumed Municipal road allowance. It shall further be the policy of this Plan that the lands are subject to a Site Plan and Site Plan Agreement to the satisfaction of the Township of Douro-Dummer.

11.2.12 1842 South Bayshore Road East

Notwithstanding any other provision of this Plan to the contrary, on lands located in Part of Lots 32 and 33, Concession 11, Township of Douro-Dummer and having Roll No. 1522-020-005-57900 and identified on Schedule DD-11, an application for a Zoning By-

law Amendment shall be permitted for a new seasonal cottage with a minimum water yard setback of less than 30 metres. The minimum water yard setback for a seasonal cottage shall be as set out in the associated amendment to the Township of Douro-Dummer Zoning By-law.

11.2.13 Rural Site Specific Policy – Lots 31-32, Con. 9, Dummer Ward

Notwithstanding the provisions of this Plan to the contrary, on those lands located in Part Lots 31 and 32, Concession 9, Dummer Ward, as identified on Schedule “DD-11”, the maximum number of single detached dwellings permitted on one lot shall be two.

11.2.14 Waterfront Residential Site Specific Policy - Lot 32, Con. 9, Dummer Ward

Notwithstanding the provisions of this Plan to the contrary, on those lands located in Part Lot 32, Concession 9, Dummer Ward, as identified on Schedule “DD-11”, the maximum number of dwelling units in a single building shall be three.

11.2.15 Rural Site Specific Policy – Lots 23-24, Con. 5, Douro Ward

Notwithstanding any other provision of the “Rural” designation and associated policies as set forth under this Plan to the contrary, on lands designated as Rural in part of Lots 23 and 24, Concession 5, in the Douro Ward, and having roll number 1522-010-001-33700, as identified on Schedule “DD-4”, permitted uses may also include a satellite school campus including a retreat/residence, classrooms, studio/theatre and educational programming. All other permitted uses of the “Rural” designation shall continue to apply. It shall further be a policy of this Plan that no development and/or redevelopment of the subject property shall be permitted except in accordance with the implementing Zoning By-law and a Site Plan Agreement entered into by the Township of Douro-Dummer and the owner.

11.2.16 Section Number Reserved

Section number reserved.

11.2.17 Agriculture Site Specific Policy – 185 Douro Fifth Line

Notwithstanding any other provision of the "Agriculture" designation and associated policies as set forth under this Plan to the contrary, on lands located at 185 Douro Fifth

Line, as identified on Schedule DD-2, permitted uses shall include but not be limited to low intensity recreational uses, public and private parks, conservation uses inclusive of educational facilities, forestry, public access areas and trailheads, picnicking, cross country skiing, conservation areas, and other outdoor recreational activities.

New development intended for the use of the general public or private members shall have regard for the compatibility of the proposed use with adjacent land uses and shall be regulated by suitable provisions in the local Municipal Zoning By-Law.

11.3 Havelock-Belmont-Methuen

The following policies are specific to Havelock-Belmont-Methuen and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.3.1 Havelock – Setback from Sewage Treatment Facility

Sewage Treatment Facility (Roll No. 1531-010-001-02601)

The sewage treatment facility for the village of Havelock is designated Waste Management. A 150 metre separation distance, as shown on Schedule ‘HBM-2', is required by the Province in accordance with Guideline D-2 between the treatment plant odour producing source-structure(s) and the property/lot line of the *sensitive land use*.

11.3.2 739 Old Norwood Road

Mixed Uses – Old Norwood Road (Roll No. 1531-010-001-02600)

Notwithstanding any other provision of the Rural designation and associated policies of this Plan, those lands shown on Schedule ‘HBM-2’ and located in Part Lot 5, Concession 9, Belmont Ward and appropriately zoned for mixed land uses as of the date of the adoption of this Plan are hereby recognized for *development* in accordance with the relevant policies of this Plan.

11.3.3 Kawartha Ethanol Inc.

Kawartha Ethanol Inc. (Roll No. 1531-010-002-20350)

The policy provisions as set out in this section have specific application to certain lands located in Lots 6 and 7, Concession 6 of the Belmont Ward. It is the intent of this Plan that these lands be utilized primarily for industrial purposes, while retaining provisions which would alternatively allow the property to be utilized for the purposes related to aggregate extraction. Within this context, if industrial type uses are being conducted within the "Kawartha Ethanol Inc." area as identified on Schedule 'HBM-2', then the policies of Section 4.1.5 and Section 4.1.8 shall prevail, except where otherwise specifically prohibited in this section. Conversely, if aggregate extraction type uses are being conducted within the "Kawartha Ethanol Inc." area as identified on Schedule

'HBM-2', then the policies of 4.1.10 shall prevail except where otherwise specifically prohibited in this section. The lands may be zoned accordingly in the local Zoning By-Law.

11.3.4 Havelock Country Jamboree

A portion of the lands designated Future Development in the village of Havelock, and designated Rural adjacent to the village, shown on Schedule ‘HBM-1’, comprise lands which are occupied and otherwise feature the Havelock Country Jamboree. Notwithstanding the permitted uses in the Future Development designation, the Township acknowledges and recognizes the on-going and continued importance of the Havelock Country Jamboree as a core component of the local and regional economy and tourism industry.

11.3.5 Lomax

Notwithstanding the provisions of this Plan to the contrary, a reduction of the shoreline setback for a non-complying seasonal residential dwelling to 6.9 metres shall be permitted for lands located on Island No. 31, Cameron’s Plan of Islands in Jack Lake, Part Lot 24, Concession 9 in the Methuen Ward as identified by roll number 1531-010-007-76000 and shown on Schedule ‘HBM-8’.

11.4 North Kawartha

The following policies are specific to North Kawartha and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.4.1 The Landing Condominiums

The Landing Condominiums Resort uses permitted to locate on lands comprising Part Lot 13, Concessions 2 and 3, Anstruther Ward as shown on Schedule 'NK-3', may consist of freehold condominium ownership units designed for year-round occupancy and such units may also be made available as guest accommodations on a rental basis.

11.4.2 Rural Site Specific Policy – Lot 25, Con. 9, Chandos Ward

On lands designated as Rural in part of Lot 25, Concession 9, Chandos Ward as shown on Schedule 'NK-4' and having property roll number 1536-010-003-20501, a parcel of land that is the remnant parcel from an abutting plan of subdivision and plan of condominium also in Lot 25, Concession 9, may front on and have vehicular access on a privately-owned road.

11.4.3 Cottage Conversion on Private Roads

The conversion of a seasonal cottage to permanent a residence may be permitted for a cottage with frontage on a private road or with direct access to a private road along a private driveway in accordance with the following:

- recognition of the conversion on a private road in the implementing Zoning By-law;
- the Township is satisfied, through information submitted by the applicant, that road access, as provided for by the applicant, will provide the applicant and emergency vehicles with ready access to the property year round, particularly in the winter months;
- the Township is satisfied that the conversion will not require the extension of a public road to the site; and

- the policies in Section 6.2.6.3(b) are addressed, notwithstanding 6.2.6.3(b)(i). Where the Township is concerned that access may not be adequate or that other problems may arise, they may choose to apply a temporary zone to a property permitting a conversion for a limited period only.

11.4.4 Waterfront Residential Site Specific Policy – Lot 3, Con. 8, Burleigh Ward (South)

Notwithstanding the provisions of Section 9.3, an application for a Zoning By-Law Amendment shall be permitted to address the location of an existing porch enclosure with an area of 50.1 square metres on the ground level, and a proposed deck enclosure on the upper level not having a maximum floor area of more than 22 square metres, for lands located in Part Lot 3, Concession 8, Burleigh Ward as shown on Schedule 'NK-1' and having property roll numbers 1536-020-001-77400 and 1536-020-001-77500.

11.4.5 Waterfront Residential Site Specific Policy – Lot 19, Con. 7, Chandos Ward

Notwithstanding the provisions of Section 9.3, an application for a Zoning By-Law Amendment shall be permitted to allow the location of an existing elevated porch enclosure with an area of 33 square metres, and an attached open deck not having a total maximum floor area of more than 126.5 square metres, for lands located in Part Lot 19, Concession 7, Chandos Ward as shown on Schedule 'NK-4' and having property roll number 1536-010-202-11022.

11.4.6 Waterfront Residential Site Specific Policy – Lot 11, Con. 2, Burleigh Ward

Notwithstanding the provisions of Section 9.3, on lands located in Part of Lot 11, Concession 2, Burleigh Ward as shown on Schedule 'NK-1' and having property roll number 1536-020-001-17603, an application for a Zoning by-law Amendment shall be permitted to recognize building additions/expansions made to the existing dwelling that further reduce the minimum water yard setback.

11.4.7 Waterfront Residential Site Specific Policy – Lot 3, Con. 11, Burleigh Ward

Notwithstanding the provision of Section 9.3, on lands located in Part of Lot 3, Concession 11, Burleigh Ward as shown on Schedule 'NK-1' and having property roll number 1536-020-003-07600, an application for a Zoning by-law Amendment shall be

permitted to recognize building alterations made to the existing secondary dwelling that further reduce the minimum water yard setback.

11.4.8 Waterfront Residential Site Specific Policy – Lot 3, Con. 8, Burleigh Ward

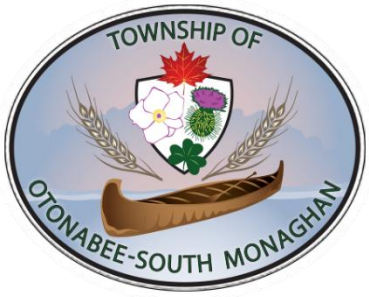
Notwithstanding the provisions of Section 9.3, on lands located in Part of Lot 3, Concession 8, Burleigh Ward as shown on Schedule 'NK-1' and having property roll number 1536-020-001-82300, an accessory garage shall be permitted to encroach into the 30 metre setback by 8.7 metres.

11.4.9 Recreation Commercial Site Specific Policy – Lot 4, Con. 1, Burleigh Ward

Permitted uses on lands comprising part of Lot 4, Concession 1 (Burleigh) and having roll number 1536-020-001-02100, shown on Schedule 'NK-1', shall consist of commercial docks and a parking lot associated with the commercial uses on the adjacent property to the south having roll number 1536-020-001-01500. Limits on the size and number of boat slips shall be implemented through site-specific zoning.

11.4.10 Waterfront Residential Site Specific Policy Lots 23 & 24, Con 10, Chandos Ward

Notwithstanding the provisions of this Plan to the contrary, on lands located in Part of Lots 23 & 24, Concession 10, Chandos Ward, having property roll number 1536-010-003-23300, and with the municipal address of 14 Bluebird Lane, an application for a Zoning By-law Amendment shall be permitted to recognize a building addition/expansion made to the existing dwelling that further reduces the minimum water yard setback to 16.6 metres.



11.5 Otonabee-South Monaghan

The following policies are specific to Otonabee-South Monaghan and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.5.1 Waste Disposal Special Policy

In addition to those uses permitted in Section 4.1.14, on those lands in Part Lot 15, Concession 14, of the Otonabee Ward as identified on Schedule “OSM-3”, a landfill gas electricity generating facility shall be permitted as an accessory use to the (active or closed) landfill operation on the site.

11.5.2 Shady Acres Trailer Park

Policy applicable to Shady Acres Trailer Park, located in Part of Lots 7 and 8, Concession 7, Otonabee Ward with roll number 1506-010-003-14900, as shown on Schedule ‘OSM-8’. Notwithstanding any other policy in this Plan to the contrary, the following applies to these lands:

1) It is the policy of this Plan that within Shady Acres Trailer Park, a limited number of existing mobile home sites may be used and occupied as permanent, year-round dwellings.

2) For the purpose of these policies for Shady Acres Trailer Park a “mobile home” means a dwelling that is designed to be made mobile, has been constructed or manufactured to provide a permanent residence for one or more persons, and may include a mobile home or a park model trailer as defined by the Canadian Standards Association, but does not include a travel/tourist trailer, tent trailer or tourist vehicle.

3) The use and occupation of mobile home sites in accordance with these policies shall not be deemed to be a major land use or infrastructure.

4) It is intended that the year-round mobile home sites within the Shady Acres Trailer Park shall be operated collectively as a seniors lifestyle community. As such, the mobile home sites shall be marketed exclusively to retirees and the “snowbird” population. Children are not expected to reside in the mobile homes on a permanent basis.

5) The Shady Acres Trailer Park, including permitted seasonal and permanent trailer and mobile home sites, shall be owned, operated and managed as a single unit by

the owner/operator. Mobile homes may be individually owned, and mobile home sites for permanent occupancy will be subject to land lease tenure.

6) Mobile home sites shall front onto private internal streets, which shall be owned and maintained on a year-round basis by the owner/operator of the Trailer Park. The Municipality shall not assume or be responsible for the maintenance of any of the private internal streets. Internal private streets shall be maintained to a standard acceptable to the Municipality, particularly with respect to emergency vehicle access.

7) The owner/operator of the Trailer Park shall be responsible for the provision of services such as, but not limited to, snow removal from internal streets and walkways, garbage collection and stormwater management facilities, and the provision and maintenance of facilities such as indoor or outdoor recreation facilities, open space areas and common-use areas and buildings.

8) Mobile home sites approved for permanent occupancy shall be serviced by communal water and sewage disposal systems. All such facilities and related infrastructure shall be constructed and maintained in accordance with standards acceptable to the applicable government agencies and/or ministries. The owner shall be required to demonstrate to the satisfaction of any applicable government agency or ministry and the Municipality that the communal services are appropriate for the nature and extent of the *development*.

9) It is the policy of this Plan that the communal water and sewage disposal systems shall be owned, operated and maintained by the owner. The owner and the Municipality shall enter into a Responsibility Agreement providing, among other things, for matters such as the identification of acceptable standards for the operation and maintenance of the systems; the posting of appropriate financial securities by the owners; inspection and reporting procedures pertaining to the operation and maintenance of the systems; the right of entry and inspection; the actions to be undertaken by the Municipality in the event of default on the part of the owner (including the definition of default); and other matters deemed appropriate by the Municipality and the Ministry of the Environment.

10) The implementing zoning by-law shall identify the number and location of mobile home sites that may be occupied on a permanent basis. Under no circumstances shall more than 83 mobile home sites be zoned to permit occupancy as permanent year-round dwellings.

11) No mobile home, tourist trailer or tourist vehicle that is not identified in the implementing zoning by-law for permanent occupancy shall be used for permanent occupancy or be converted from seasonal occupancy to permanent year-round occupancy.

12) The area of the permitted mobile home sites shall be placed in a separate zone category pursuant to Section 34 of the Planning Act. Special regulatory provisions for the new zone category may include matters such as, but not necessarily limited to the following: permitted uses, special definitions, the maximum number of permitted mobile home sites that may be used for permanent occupancy, height, size and floor area of mobile homes, minimum frontage and area of individual mobile home sites, minimum front, side, flank and rear yards for individual mobile home sites, minimum building separations, maximum coverage for individual mobile home sites, minimum parking requirements, provisions for accessory buildings, structures and uses; and open storage areas, provisions for buildings and structures used for indoor/outdoor recreation facilities and common-use buildings; and open space areas, provisions for restricting *development* below the flood elevation of Rice Lake.

13) Holding provisions in accordance with Section 36 of the Planning Act and Section 2.4 of the Official Plan shall be applied in the implementing zoning by-law. The implementing zoning by-law shall identify the conditions to be satisfied prior to the removal of the Holding symbol, and shall include as a minimum the following:

    a) The execution and registration on title of a site plan agreement.

    b) The provision of approvals from the appropriate agencies for the communal sewage and water systems necessary to support the proposed permanent occupancy of mobile homes.

    c) A Responsibility Agreement being executed and being in full force and effect.

14) Site plan control provisions in accordance with Section 41 of the Planning Act and Section 2.2 of the Official Plan shall apply to the Shady Acres Trailer Park.

11.5.3 Kawartha Trails Resort

Policy Applicable to Kawartha Trails Resort, located in Part of Lots 10 and 11, Concession 17, Otonabee Ward as shown on Schedule ‘OSM-6’. Notwithstanding any other policy in this Plan to the contrary, the following special policies apply to these lands:

1) It is the policy of this Plan that within the Kawartha Trails Resort, a limited number of existing mobile home sites may be used and occupied as permanent, year-round dwellings.

2) For the purpose of these policies for the Kawartha Trails Resort a “mobile home” means a dwelling that is designed to be made mobile, has been constructed or manufactured to provide a permanent residence for one or more persons, and may

include a mobile home or a park model trailer as defined by the Canadian Standards Association, but does not include a travel/tourist trailer, tent trailer or tourist vehicle.

3) The use and occupation of mobile home sites in accordance with these policies shall not be deemed to be major land use or infrastructure.

4) It is intended that the year-round mobile home sites within the Kawartha Trails Resort shall be operated collectively as a seniors lifestyle community. As such, the mobile home sites shall be marketed exclusively to retirees and the “snowbird” population. Children are not expected to reside in the mobile homes on a permanent basis.

5) The Kawartha Trails Resort, including permitted seasonal and permanent trailer and mobile home sites, shall be owned, operated and managed as a single unit by the owner/operator. Mobile homes may be individually owned, and mobile home sites for permanent occupancy will be subject to land lease tenure.

6) Mobile home sites shall front onto private internal streets, which shall be owned and maintained on a year-round basis by the owner/operator of the Kawartha Trails Resort. The Municipality shall not assume or be responsible for the maintenance of any of the private internal streets. Internal private streets shall be maintained to a standard acceptable to the Municipality, particularly with respect to emergency vehicle access.

7) The owner/operator of the Kawartha Trails Resort shall be responsible for the provision of services such as, but not limited to, snow removal from internal streets and walkways, garbage collection, stormwater management facilities, and the provision and maintenance of facilities such as indoor or outdoor recreation facilities, open space areas and common-use areas and buildings.

8) Mobile home sites approved for permanent occupancy shall be serviced by communal water and sewage disposal systems. All such facilities and related infrastructure shall be constructed and maintained in accordance with standards acceptable to the applicable government agencies and/or ministries. The owner shall be required to demonstrate to the satisfaction of any applicable government agency or ministry and the Municipality that the communal services are appropriate for the nature and extent of the *development*.

9) It is the policy of this Plan that the communal water and sewage disposal systems shall be owned, operated and maintained by the owner of the Kawartha Trails Resort. The owner and the Municipality shall enter into a Responsibility Agreement providing, among other things, for matters such as the identification of acceptable standards for the operation and maintenance of the systems; the posting of appropriate financial securities by the owners; inspection and reporting procedures pertaining to the operation and maintenance of the systems; the right of entry and inspection; the actions to be undertaken by the Municipality in the event of default on

the part of the owner (including the definition of default); and other matters deemed appropriate by the Municipality and the Ministry of the Environment.

10) The implementing zoning by-law shall identify the number and location of mobile home sites that may be occupied on a permanent basis. Under no circumstances shall more than 32 mobile home sites in Kawartha Trails Resort be zoned to permit occupancy as permanent year-round dwellings.

11) No mobile home, tourist trailer or tourist vehicle that is not identified in the implementing zoning by-law for permanent occupancy shall be used for permanent occupancy or be converted from seasonal occupancy to permanent year-round occupancy.

12) The area of the permitted mobile home sites shall be placed in a separate zone category pursuant to Section 34 of the Planning Act. Special regulatory provisions for the new zone category may include matters such as, but not necessarily limited to the following: permitted uses, special definitions, the maximum number of permitted mobile home sites that may be used for permanent occupancy, height, size and floor area of mobile homes, minimum frontage and area of individual mobile home sites, minimum front, side, flank and rear yards for individual mobile home sites, minimum building separations, maximum coverage for individual mobile home sites, minimum parking requirements, provisions for accessory buildings, structures and uses; and open storage areas, provisions for buildings and structures used for indoor/outdoor recreation facilities and common-use buildings; and open space areas, provisions for restricting *development* below the flood elevation of the Otonabee River.

13) Holding provisions in accordance with Section 36 of the Planning Act and Section 2.4 of the Official Plan shall be applied in the implementing zoning by-law. The implementing zoning by-law shall identify the conditions to be satisfied prior to the removal of the Holding symbol, and shall include as a minimum the following:

    a) the execution and registration on title of a site plan agreement.

    b) the provision of approvals from the appropriate agencies for the communal sewage system necessary to support the proposed permanent occupancy of a maximum of 32 mobile homes

    c) acceptance by the Municipality of the design of the communal water system in accordance with all applicable regulations.

    d) a Responsibility Agreement being executed and being in full force and effect.

14) Site plan control provisions in accordance with Section 41 of the Planning Act and Section 2.2 of the Official Plan shall apply to the Kawartha Trails Resort.

11.5.4 Loucks Trailer Park

Policy applicable to Lots 9 and Lot 10, Concessions 4 & 5, Otonabee Ward as identified on Schedule 'OSM-9' to this Plan. Notwithstanding any other policy in this Plan to the contrary, the following special policies apply to these lands:

1) In addition to the uses permitted by Section 4.1.4 of this Plan, the lands affected by this site-specific policy may be used for a trailer camp for the temporary (seasonal) accommodation of park model trailers (CSA Z-241) and rental cabins for occasional occupation by visitors, and related uses such as facilities for a resort centre with a camp store, café, office, fitness facilities, vacation rentals sign-in, and one accessory dwelling unit, and a recreation area and recreation facilities. For the purposes of this section, "temporary (seasonal) accommodation" shall be subject to the following restrictions and regulations:

   a) No person shall operate or permit a trailer camp to be operated except in accordance with the regulations and performance standards set out in a municipal regulatory by-law for trailer camps/trailer parks.

   b) No person shall occupy or be present in a trailer camp or in a park model trailer or rental cabin located therein for any length of time except during the trailer camp's operating season as may be set out in a municipal regulatory by-law for trailer camps/trailer parks.

2) Under no circumstances shall any trailer camp site or any park model trailer or rental cabin be used for permanent year-round human habitation or occupancy or be converted from seasonal occupancy to permanent year-round occupancy.

3) The subject lands shall not be used or occupied by a mobile home or any other building or structure that is intended to be used for permanent (year-round) human habitation, other than one accessory dwelling or dwelling unit that is specifically permitted by the implementing Zoning By-law.

4) The subject lands shall be serviced by private communal water services and private communal sewage services. All such services and related infrastructure shall be constructed and maintained in accordance with standards acceptable to the applicable government agencies and/or ministries.

5) It is the policy of this Plan that the private communal water services and private communal sewage services shall be owned, operated and maintained by the owner of the lands. Under no circumstances shall the Municipality assume responsibility for, or ownership of the private communal water and/or private communal sewage services.

6) The lands shall be placed in a separate zone category pursuant to Section 34 of the Planning Act. Special regulatory provisions for the new zone category shall include matters such as, but not necessarily limited to, the following: permitted uses, maximum number of permitted park model trailer sites that may be used for the temporary (seasonal) accommodation of park model trailers (CSA Z-241 Standard). The number shall not exceed 160 sites for park model trailers, plus up to 14 sites (for a total of 174 sites) which may be used for park model trailers or rental cabins for occasional use by visitors. This maximum number of sites shall be identified in the implementing Zoning By-law.

7) Holding provisions in accordance with Section 36 of the Planning Act and Section 2.4 of the Official plan shall be applied in the implementing zoning by-law. The implementing zoning by-law shall identify the conditions to be satisfied prior to the removal of the Holding symbol on a phase by phase basis, and shall include as a minimum the following matters for each phase:

   a) A site plan agreement under the provisions of Section 41 of the Planning Act has been approved by the Municipality and registered on title. The Site Plan Agreement shall include the requirement for security fencing around wellheads, protection of the areas identified as having archaeological potential and a storm water management plan acceptable to the Municipality and the Otonabee Region Conservation Authority. A Site Plan Agreement may be implemented based on an approved *development* phasing plan.

   b) The Owner has obtained from the Municipality easements for the private water system, pedestrian walkways, internal roads or other works associated with the trailer camp over the unopened road allowance, as may be required.

   c) An Environmental Compliance Approval (ECA) be issued by the approval authority and a copy provided to the Municipality to permit construction and operation of the private sewage works.

   d) The owner shall obtain such approvals as may be required for the operation of the private water system, including a Permit to Take Water if required under Section 34 of the Ontario Water Resources Act.

   e) The Owner has prepared an implementation plan for wellhead protection measures as outlined in the Hydrogeological and Servicing Assessment, Oakridge Environmental Ltd., November 2012, including an easement arrangement to ensure no fuels or chemicals are stored within 15 metres of the wellhead area and no application of fertilizers or pesticides within 30 metres of the wellhead area.

   f) The owner has registered the *development* with the Ministry of Natural Resources and Forestry (MNRF) in accordance with the applicable regulations under the Endangered Species Act, 2007 for Bobolink and Eastern Meadowlark

Habitat and has provided proof of registration to the Municipality. The owner shall be responsible for ensuring implementation of the *development* activities are in compliance with the applicable regulation.

11.5.5 Bellmere Winds Resort

Policy applicable to Lots 12, 13 & 14, Concession 2, Otonabee Ward as identified on Schedule 'OSM-9' to this Plan. Notwithstanding any other policy in this Plan to the contrary, the following special policies apply to these lands:

1) The permitted uses shall be limited to a Resort Complex in accordance with the policies of this Plan, including up to 251 park model trailer sites located in the northern part of the subject property in Lot 14, Concession 2, and related facilities including a golf course, a link/cart path network, club house and owners' discovery centre, recreational uses, and related facilities. The club house facility may include recreational facilities and amenities such as a gymnasium, laundry facilities and a café.

2) The use of park model trailers for permanent year-round habitation or accommodation shall be prohibited, and no park model trailer maybe occupied during a time other than an operating season as may be established from time to time by Council under the Trailer Camp/Trailer Parks By-law or other regulating by-law.

3) The Bellmere Winds (Phase 2) Resort shall be operated as part of the broader Resort Complex that includes the Bellmere Winds (Phase 1) Resort located in the Shoreline designation in part of Lots 12 and 13, Concession 2, Otonabee Ward.

4) Under no circumstances shall this Official Plan or the implementing Zoning By-law be further amended to permit new park model trailer sites or a new phase of park model trailer *development* in addition to the Bellmere Winds "Phase 2" Resort Complex *development*.

11.5.6 Servicing Requirement – Lots 20 & 21, Con. 16, Otonabee Ward

Notwithstanding the requirements for municipal ownership and operation of communal sewage for six or more private residences, the lands legally described as Part of Lots 20 and 21, Concession 16, Part of Block B and all of Block C, Otonabee Ward, Township of Otonabee-South Monaghan as shown on Schedule 'OSM-3', may be permitted to be serviced by private communal sewage systems owned, operated, administered and maintained by a Condominium Corporation established for said lands. Where such system is proposed to service a plan of condominium, the Township may require the owner to enter into a municipal responsibility agreement and such requirement may also

be imposed as a condition of draft (condominium) plan approval. The Municipality will not assume responsibility for these private services except in default of the responsibility agreement.

11.5.7 Keene Special Policies

11.5.7.1 Cultural Preservation

The preservation and restoration of buildings of historic or architectural merit shall be a priority. A program should be undertaken to encourage the owners of these buildings to restore and maintain their original appearance. This policy applies to the entire Hamlet of Keene.

11.5.7.2 New Building Character

To enhance the unique character of Keene, preference for any new *development* will be given to projects which replicate the period of the heritage buildings and which are architecturally compatible with them. Buildings which combine stores, craft workshops or other commercial activities with housing will be encouraged. This policy applies to the entire Hamlet of Keene.

11.5.7.3 Environmental and Hazardous Lands

For lands within in the Hamlet of Keene and designated Natural Core Area as shown on Schedule ‘OSM-12’ of this Plan, the following special policies apply:

a) These areas of the Hamlet include lands that may be subject to environmental constraints. The Municipality, in consultation with the Conservation Authority, may require the preparation of a Environmental Impact Study and/or floodplain mapping by property owners/applicants on a site-by-site basis for planning application and in accordance with Section 4.3.1 and Section 6 of this Plan.

b) *Development* within the Natural Core Area is limited may only be permitted in accordance with Section 4.3.1 and Section 6 of this Plan. It is recognized that there may be certain areas within the Hamlet of Keene where applications for *development* may not be approved due to the nature and extent of natural hazards.

c) Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the

Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

d) Lands within the Natural Core Area designation may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.

11.5.8 Lang Special Policies

11.5.8.1 Cultural Preservation

The preservation and restoration of buildings of historic or architectural merit shall be a priority. A program should be undertaken to encourage the owners of these buildings to restore and maintain their original appearance. This policy applies to the entire Hamlet of Lang.

11.5.8.2 New Building Character

To enhance the unique character of Lang, preference for any new *development* will be given to projects which replicate the period of the heritage buildings and which are architecturally compatible with them. Buildings which combine stores, craft workshops or other commercial activities with housing will be encouraged. This policy applies to the entire Hamlet of Lang.

11.5.8.3 Hazardous Lands

The Special Policy Area policies apply to only the portion of the lands within the Hamlet of Lang as identified as Special Policy Area 11.6.8 on Schedule 'OSM-5' of this Plan as follows:

a) *Development* will generally be directed to areas outside of hazardous lands that are impacted by flooding and/or erosion. "Hazardous lands" means lands that could be unsafe for *development* due to naturally occurring processes, including lands to the furthest landward limit of the flooding and/or erosion hazard limits associated with the Indian River. Prior to the approval of an application for *development* under the Planning Act, for example, a land severance, a plan of subdivision, a zoning by-law amendment or a minor variance, the applicant shall undertake a site-specific engineering study to determine the suitability of the site for *development*. The study shall be completed at the applicant`s expense, and shall be subject to the approval of the Conservation Authority. The engineering study should address the following matters, and any additional matters identified by the Conservation Authority and the Municipality:

i. Confirmation that the hazards can be safely addressed and the *development* and *site alteration* will be carried out in accordance with established standards and procedures.

ii. New hazards will not be created and existing hazards will not be aggravated.

iii. No adverse environmental impacts will result.

iv. Vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

It is recognized that there may be certain areas within the Hamlet designation in Lang where applications for *development* may not be approved due to the nature and extent of floor and/or erosion hazards.

b) Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the Conservation Authority's *Development*, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

c) Lands may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.

11.5.9 South Monaghan – Site Specific Special Policy

The following Special Policies apply to the lands identified in Lot 1, Concession 2, South Monaghan Ward as shown on Schedule 'OSM-10'.

11.5.9.1 Permitted Uses

A "waste transfer/processing facility" operated with an approval under the Environmental Protection Act. Accessory uses, including an office, material testing laboratory, off-street parking, and an open storage area, shall be a permitted use.

For the purposes of this section, a "waste transfer/processing facility" shall mean a facility where off-specification products, recyclable materials and wastes are received, sorted, bulked, stored, processed to facilitate shipping (but not disposed of on-site), transferred and/or offered for transport for off-site disposal, re-use, recycling or use as waste-derived fuel. Such facility shall be approved under the Environmental Protection Act. It is the intent of the inclusion of this Special Policy Area that any new or expanded waste transfer/processing facility as defined above shall be dealt with as a Special Policy Area in this Plan. A waste transfer/processing facility shall not be a permitted use

on any other lands designated as Hamlet, or in any other land use designation of this Plan. Industrial uses which do not use large quantities of water nor generate significant quantities of liquid waste. Such uses may include wholesale outlets; building products and materials storage, manufacture and sale; farm feed processing, storage and sales; a bus or transport terminal; service industrial establishments related to the waste transfer/processing facility or transport terminal. A retail commercial sales and display facility or area may also be permitted provided that it is an integral part of the service industrial establishment.

11.5.9.2 Other Permitted Uses

Upon termination of approvals related to a waste transfer/processing facility under the Environmental Protection Act, the following uses may be permitted:

Industrial uses which do not use large quantities of water nor generate significant quantities of liquid waste. Such uses may include warehousing or storage uses; manufacturing, fabricating and assembly establishments; service establishments related to industrial manufacturing, contracting and transportation uses. A retail commercial sales and display facility or area may also be permitted provided that it is an integral part of the service industrial establishment. For absolute clarity, uses permitted in subsection 11.6.9.1 shall only be permitted when approvals under the Environmental Protection Act related to the waste transfer/processing facility, as defined in subsection 11.6.9.2, have been terminated.

11.5.9.3 Access Points

Access points shall be limited in number and designed to minimize danger or traffic congestion due to vehicular turning while accessing and exiting the subject site.

11.5.9.4 Buffering

Adequate buffering, including noise attenuation and visual screening measures, shall be provided for the purpose of reducing or eliminating the adverse effects of a permitted use on existing or proposed adjacent land uses.

11.5.9.4 Zoning

The lands that are subject to this special policy shall be zoned in a separate zone category in the implementing Zoning By-law.

Council may apply a Holding provision in accordance with Section 2.4 of this Plan. The holding provision shall not be removed from the lands and no development shall be permitted until such time as any necessary agreements have been registered on title.

11.5.9.5 Site Plan Control

The subject lands shall be designated as a Site Plan Control Area and shall be subject to the policies of Section 2.2 of this Plan and to Site Plan Control By-laws passed by the Municipality.

11.5.10 Special Policies for Donwood (Burnham Meadows Subdivision)

Notwithstanding any other policy of this Plan, a village commercial centre located south of Old Norwood Road and east of Television Road in the Rural Settlement designation in Donwood, having a maximum floor area of 7,933 square metres (85,390 square feet), is permitted as a commercial use generally supplying local commercial needs in accordance with the policies of Section 4.1.1, and shall be developed as part of a registered plan of subdivision.

11.5.11 Special Policies for Donwood

The following special land use policies apply to a portion of the lands in Donwood as identified on Schedule 'OSM-1' of this Plan.

Development involving the creation of new lots within the Special Policy Area shall only be permitted subject to confirmation from Township Council and the City of Peterborough that there is sufficient reserve sewage system capacity and sufficient water system capacity available and allocated for any such new *development*, including financial contributions to the City and the Township as may be applicable. Any lot creation, either by consent or plan of subdivision/condominium, must also conform to all other applicable policies of this Plan.

Lands may be placed in a zone category or zoned for their existing or proposed use followed by a Holding symbol until such time as servicing capacity is available and agreements have been entered into with the Township and the City in relation to financial contributions for same.

11.5.12 Special Policies for Woodview

The following special land use policies apply to a portion of the lands in the rural settlement of Woodview as identified on Schedule "OSM-1" of this Plan. These areas of Woodview include lands that may be subject to environmental constraints and may be captured in the Natural Core Area designation. The local Municipality, in consultation with the Conservation Authority, may require the preparation of an Environmental Impact Study and/or floodplain mapping by property owners/applicants on a site-by-site basis for planning applications.

11.5.12.1 Development Policies

Development within Woodview may be permitted without an amendment to this Plan, subject to the policies under the provisions of Section 6 of this Plan and only after written approval has been obtained from the Conservation Authority. It is recognized that there may be certain areas within the Special Policy Area where applications for *development* may not be approved due to the nature and extent of natural hazards.

11.5.12.2 Conservation Authority Regulations

Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

11.5.12.3 Zoning

Lands may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.

11.5.13 Special Policies for Stewart Hall

The following special land use policies apply to a portion of the lands in the Hamlet of Stewart Hall west of Wallace Point Road and south of Hanbidge Road as identified on Schedule 'OSM-13' of this Plan. These areas of the Hamlet include lands that may be susceptible to flooding. There is no detailed floodplain mapping that would accurately define the extent of flood prone lands in the Hamlet of Stewart Hall. The Municipality, in consultation with the Conservation Authority, may require the preparation of floodplain mapping by property owners/applicants on a site-by-site basis for planning applications.

11.5.13.1 Development Policies

Development within the Hamlet designation may be permitted without an amendment to this Plan, subject to the following policies and only after written approval has been obtained from the Conservation Authority. *Development* will generally be directed to areas outside of hazardous lands that are impacted by flooding. "Hazardous lands" means lands that could be unsafe for *development* due to naturally occurring processes, including lands to the furthest landward limit of the flooding and/or erosion hazard limits associated with the Otonabee River. Prior to the approval of an application for *development* under the Planning Act, for example, a land severance, a plan of subdivision, a zoning by-law amendment or a minor variance, the applicant shall

undertake a site-specific engineering study to determine the suitability of the site for *development*. The study shall be completed at the applicant's expense and shall be subject to the approval of the Conservation Authority. The engineering study should address the following matters, and any additional matters identified by the Conservation Authority and the Municipality:

- Confirmation that the hazards can be safely addressed, and the *development* and *site alteration* will be carried out in accordance with established standards and procedures.
- New hazards will not be created, and existing hazards will not be aggravated.
- No adverse environmental impacts will result.
- Vehicles and people will have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies.

It is recognized that there may be certain areas within the Hamlet designation in Stewart Hall where applications for *development* may not be approved due to the nature and extent of flood hazards.

11.5.13.2 Conservation Authority Regulations

Where there is no requirement for an approval under the Planning Act, an assessment of flood susceptibility, erosion susceptibility and/or slope stability may also be required by the local Conservation Authority prior to the issuance of a permit under Section 28 of the Conservation Authorities Act, and the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation.

11.5.13.3 Zoning

Lands may be placed in an environmental protection zone category or zoned for their existing or proposed use followed by a Holding symbol.

11.5.14 Special Policy Area – Lot 26, Con. 11, Otonabee Ward

Notwithstanding the provisions of Section 4.1.8 and any other provision of this Plan to the contrary, the following special policies shall apply to lands identified on Schedule "OSM-1" of this Plan, located in part of Lot 26, Concession 11, Otonabee Ward.

In addition to the uses otherwise permitted by this Plan, a bulk storage of propane facility shall be permitted on the subject property and shall operate in conjunction with a water storage pond located on the adjacent lands subject to Section 11.6.15.The maximum volume of all fixed and transient propane storage on the Subject Property shall be limited to 215,440 US water gallon ("USWG") equivalents as set out in an approved Risk and Safety Management Plan ("RSMP") completed in accordance with

the Technical Standards and Safety Association (“TSSA”).The maximum volume of propane shall be contained in bulk storage tanks, delivery trucks and a retail propane dispenser with a combined maximum design capacity of 269,300 USWG equivalents.

The zoning by-law for the Subject Property shall provide specific regulations to limit the overall size of all tanks used for fixed and transient propane storage to 269,300 USWG equivalents, to provide a limit on the number and size of large, fixed bulk storage of propane tanks and delivery vehicles. The bylaw shall allow for an accessory fire control building to be located within 30 metres of the watercourse located on the adjacent property, developed with a water storage pond built for fire suppression purposes of the bulk storage of propane facility on the subject property. In addition, the zoning bylaw shall limit the outdoor storage of tested empty propane tanks and cylinders and/or never been in service propane tanks and cylinders for delivery and use off-site in the rear yard only of the subject property.

11.5.15 Special Policy Area – Lot 26, Con. 11, Otonabee Ward

Notwithstanding the provisions of Section 4.1.8 and any other provision of this Plan to the contrary, the following special policies shall apply to lands as identified on Schedule “OSM-1” of this Plan, located in part of Lot 26, Concession 11, Otonabee Ward.

In addition to the uses otherwise permitted by this Plan, a water storage pond and underground and servicing connections between the pond and a bulk storage of propane facility on the adjacent lands subject to Section 11.6.14 shall be permitted on the lands subject to this subsection. The water storage pond is to be used in conjunction with the bulk storage of propane facility for the purposes of emergency fire suppression.

11.5.16 Special Policy Area – Lot 26, Con. 10, Otonabee Ward

Notwithstanding the policies outlined in Section 4.1.5, for lands located in part of Lot 26, Concession 10, Otonabee Ward, and identified on Schedule “OSM-1”, the only permitted use on the subject lands shall be for the open storage of culverts.

11.5.17 Agriculture Special Policy Area – Lot 1, Con. 2, South Monaghan Ward

Notwithstanding the policies of Section 4.1.2 to the contrary, lands located in part of Lot 1, Concession 2, South Monaghan Ward, and identified on Schedule “OSM-10”, shall be used solely as a nitrate dilution area for the associated adjacent *development*.

11.5.18 Agriculture Special Policy Area – Lot 12, Con. 11, Otonabee Ward

Notwithstanding the policies set out in Section 4.1.2, on lands located in Part Lot 12, Concession 11, Otonabee Ward, as indicated on Schedule “OSM-7”, a Farm Product Market and a Farm Product Processing and Distribution Centre shall be permitted uses, subject to the following policies:

A “Farm Product Market” means a building or portion thereof as specified, wherein the retail sale of the following products are offered to the general public:

- Canadian grown produce including meat and poultry (a minimum of 70 percent of the retail floor area)
- Imported produce
- Bakery items including processed fruit farm commodity, related specialty products prepared on the premises, deli products for consumption off the premises only, dairy products and Canadian made crafts (a maximum of 50 square metres retail floor area)
- Canadian grown greenhouse and nursery products
- Canadian made floral products
- Products complimentary to the above (maximum of 30 percent of retail floor area).

A “Farm Product Processing and Distribution Centre” means a building or portion thereof wherein farm products are processed, packaged and prepared for wholesale distribution.

All other policies and provisions of this Plan shall apply and be complied with.

11.5.19 Agricultural Special Policy Area – Lot 27, Con. 3, Otonabee Ward

For those lands in part of Lot 27, Concession 3 of Otonabee Ward, identified on Schedule “OSM-2”, a retirement residence shall be recognized as a permitted use and recognized through zoning. The property shall be subject to a holding provision stipulating that the number of units for the retirement residence shall be determined by a hydrogeological study, and the said holding provision shall be capable of removal after such study is approved by Council.

11.5.20 Rural Special Policy Area – Lot 27, Con. 8, Otonabee Ward

On lands designated as Rural and Natural Core Area in part of Lot 27, Concession 8, in the Otonabee Ward, as identified on Schedule “OSM-1” of this Plan, in addition to other permitted uses of this Plan, the following permitted uses shall also be permitted: a single detached dwelling and business office, a retail outlet for pet foods and related products, two warehouses for pet foods and related food products, a maintenance

garage, a commercial garage, an equipment storage building, a hide processing building, a salt shed, and processing, storage and sale of firewood. All uses shall be limited to existing buildings and structures. A commercial garage shall be limited to a maximum of two repair bays. Any new *development* or *site alteration* shall require the approval of Otonabee Conservation and the Ontario Ministry of Transportation.

11.5.21 Parks and Conservation Special Policy Area – Lot 17, Con. 11, Otonabee Ward

Notwithstanding Section 4.3.3 of this Official Plan, on lands shown on Schedule 'OSM-4', in addition to the uses permitted in the Parks and Conservation designation, an existing single detached dwelling shall be permitted as a principal use on a lot created by consent. For the purpose of this policy, "existing" shall mean existing as of May 2, 2011.

11.5.22 On-Farm Diversified Uses

On-farm diversified uses are permitted to be established on an active farm with the expectation of gain or reward. The intent is to provide a balance between protection of productive agricultural land and an opportunity for diversification of income streams for the farm owner. The agricultural use must remain the primary use of the property, such that the on-farm diversified use remains secondary to that use, both temporally and spatially. On-farm diversified uses must be compatible with surrounding agricultural operations and shall not inhibit ongoing farming operations, or the expansion of those operations.

On-farm diversified uses that are directly related to agriculture, such as agri- tourism uses, value-added uses (food processing, cidery, meadery, winery, and micro-brewery) are permitted without further approval under the *Planning Act,* provided that the farm owner can demonstrate that appropriate servicing is available to the satisfaction of the Township's Chief Building Official or Peterborough Public Health.

In those instances where an existing on-farm diversified use is proposed to be expanded to a scale that exceeds the requirements of the provisions of the applicable Agricultural (A) Zone or Rural (RU) Zone, the Township's Committee of Adjustment may authorize a minor variance from the provisions of the Zoning By- law, provided the Planning Act requirements are met and meets the intent of the Province's *Guidelines for Permitted Uses in Prime Agricultural Areas,* as may be amended from time to time.

Where the use meets the intent of this Plan and provisions and regulations of the Zoning By-law, further approvals under the *Planning Act* will not be required.

11.5.22.1 Establishing an On-Farm Diversified Use

Prior to establishing an on-farm diversified use, a farm owner is required to pre- consult with the Municipality to determine whether the proposed use is consistent with Provincial policies and the policies of this Official Plan and its implementing Zoning By-law.

The farm owner is expected to provide the municipality with a clearly written plan for development of the proposed on-farm diversified use. A site sketch must accompany the written submission. This site sketch will include the following:

a) the location and size of the farm parcel;

b) the location and area of the portion of the farm to be utilized for the On-farm Diversified Use;

c) the location of existing and proposed uses, together with existing and proposed, including existing or new buildings and structures;

d) the area of the farm in agricultural production;

e) type of agriculture and agriculturally-related activities on the existing farm operation;

f) neighbouring adjacent land uses (other farms, non-farms residences, commercial businesses, etc.);

g) location of access entrance to the site and laneways for the On-farm Diversified Use for customers and for emergency vehicles, including the width and type of surface

h) a profile of traffic generation (number of cars, trucks, delivery vehicles, frequency of traffic, e.g. Traffic Management Plan);

i) detail regarding areas proposed for parking (number, type, size);

j) provisions for waste collection and recycling;

k) type and location of any exterior lighting (both on the buildings and freestanding);

l) type and location of signage on buildings and at gateway;

m) location and type of washroom facilities;

n) Fire protection measures to meet the Ontario Building Code;

o) Studies conducted by professionals may be requested by the Authority with jurisdiction;

Where the use meets the intent of this Plan and provisions and regulations of the Zoning By-law, further approvals under the *Planning Act* will not be required. Notwithstanding, Site Plan Control may be applied to any new on-farm diversified use at the discretion of the Township.

11.5.22.2 Municipal Considerations

In considering the suitability of the proposed use, the Municipality will consider:

a) Location

The On-farm Diversified Use may be located:

i) within an existing dwelling on the farm property, with the exception of a Home Industry, which must be located in an accessory building or structure;

ii) within a surplus farm building, if such structure can reasonably be repurposed to accommodate the use;

iii) within a replacement building that occupies the same footprint as the existing surplus farm building. In cases where a replacement building occupies a larger footprint than the existing building, its lot coverage, for the purposes of Section 11.5.22.2(c), will be calculated at 100%;

iv) within a new, purpose-built structure(s) to accommodate the On-farm Diversified Use; or

v) within a temporary structure erected for the On-farm Diversified Use.

b) Use of Existing Farm Structures

To retain the agricultural character of the property and the rural landscape, reuse of existing structures for on-farm diversified uses is encouraged. It will be necessary for a farm owner to pre-consult with the Township's Chief Building Official to discuss the suitability of the structure to accommodate the proposed use. Where the suitability of an existing farm building is uncertain, due to Ontario Building Code or Fire Code requirements, it will be necessary for the proponent to provide satisfactory documentation to the Chief Building Official demonstrating its suitability.

c) Size and Scale

The intent of this policy is to limit the area taken out of agricultural production, ensuring that the on-farm diversified use remains secondary to the main farm

operation. The Municipality will consider the total footprint of the use, on a lot coverage basis.

i) Up to 2% of the farm parcel on which the use is proposed to be located, to a maximum of 1 hectare may be permitted to be utilized for an on-farm diversified use, as of right.

ii) The area of existing, repurposed agricultural buildings will be calculated at 50%, when determining area of the proposed On-farm Diversified Use, provided the repurposed building remains within the same location and is not expanded, in accordance with Section 11.5.22.2(b).

iii) The area of new buildings, outdoor storage, septic systems, landscaped areas, berms, laneways and parking will be calculated at 100%. Where more than one On-farm Diversified Use is proposed on a property, the total lot area dedicated to the On-farm Diversified Uses shall not exceed 2%, to a maximum of 1 hectare.

iv) The use of existing laneways and parking areas shared with agricultural uses are not included in area calculations.

v) The gross floor area of all buildings dedicated to the On-Farm Diversified Use shall be limited to the scale outlined in the applicable Zoning By-law.

vi) Notwithstanding Section 11.5.22.2(c) to the contrary, a minor exceedance of the maximum size requirements of an On-Farm Diversified Use may be permitted through an application for minor variance, in accordance with Section 45(1) of the *Planning Act.*

d) Compatibility

In determining the compatibility of the proposed use within the surrounding agricultural areas, the proposed On-farm Diversified Use will be assessed on a case-by-case basis. The following considerations are applicable:

i) Would the proposed On-farm Diversified Use hinder surrounding agricultural operations, such as timing of the planting and harvest, manure spreading, pesticide use, etc.? If so, can the farm owner alter the On-farm Diversified Use to mitigate or address this conflict?

ii) Is the use appropriate to available rural services and infrastructure, including access for emergency services?

iii) Does the use maintain the agricultural/rural landscape of the area?

iv) Does the use meet applicable environmental standards for emissions and discharges related to air, noise, waste or sewage?

v) Will the proposed use generate reasonable traffic levels which can be accommodated by the available infrastructure? Is the farm entrance (existing or proposed) suitable for the proposed use?

vi) Will the proposed use require an adequate supply of potable water for its operation and is the water supply available?

vii) Will the proposed use require on-site sewage disposal for its operation and are adequate services currently available or able to be installed?

viii) Will the proposed use require approvals with other legislation? (i.e. the creation of a farmer's market, food processing facility or food store may require inspections and compliance with O.Reg 493/17: Food Premises).

e) Administration

This policy shall be administered by the Zoning Administrator, based on advice from the CBO, Fire Chief, Peterborough Public Health, road authority having jurisdiction, planning administrator/planning consultant, or other qualified person, in consultation with representatives of OMAFRA where appropriate.

The Municipality may, from time to time, utilize by-laws, regulations and permitting, authorized by the *Municipal Act, 2001* to assist in the effective management of on- farm diversified uses.

The local Municipality shall require the applicant demonstrate that they are a bona-fide farmer by providing their Farm Business Registration number.

11.5.23 Cannabis Production and Processing

Applicants proposing cannabis production or processing facilities are required to appear before Council or the Municipal Director of Planning to undertake pre-consultation to review the proposal for Cannabis Production and Processing prior to making an application. Such facilities are subject to the following:

1) All proposed Cannabis Production and Processing facilities shall ensure, to the satisfaction of the Municipality, that the appropriate measures are implemented in building and site design to ensure the preservation of human health and safety for any facility with micro-cultivation or standard processing licenses.

2) All proposed Cannabis Production and Processing will be required to undertake detailed hydrogeological and site servicing studies, to the satisfaction of the

Municipality, to ensure the proposed development can be adequately serviced without negatively impacting municipal water servicing capacity, surface or ground water supply, municipal wastewater facilities, watershed health and fish habitat. Development of Cannabis Production and Processing may not be permitted if adequate water or wastewater servicing cannot be provided. Development of Cannabis Production and Processing shall undertake appropriate measures to mitigate, to the greatest extent possible, any adverse impacts identified.

3) Where ecological and hydrologic features are present, all proposed Cannabis Production and Processing shall undertake an Environmental Impact Study (EIS), which includes an assessment of impacts of wastewater on the ecological and hydrological integrity of the watershed including fish habitat. Development of Cannabis Production and Processing in these situations shall undertake appropriate measures to mitigate to the greatest extent possible, any adverse impacts identified.

4) All proposed Cannabis Production and Processing shall implement dark sky friendly lighting and building design. All exterior and interior lighting (e.g., in greenhouses) shall be directed downward and deflected away from the night sky and adjacent lots. Greenhouses must be designed to prevent interior lights from illuminating the night sky.

5) All Cannabis Production and Processing facilities may be required to undertake odour screening studies, at the discretion of the Municipality, to assess potential impacts on sensitive receptors and mitigate as appropriate through recommended odour control measures.

6) All proposed Cannabis Production and Processing facilities may be required to undertake noise impact studies, at the discretion of the Municipality, to assess potential impacts on adjacent sensitive receptors and mitigate as appropriate.

7) All proposed Cannabis Production and Processing facilities are subject to the Township's Zoning By-law and Site Plan Control By-law and any buildings or structures with permanent foundations associated with Cannabis Production and Processing shall be limited in gross floor area according to the implementing zoning by-law.

11.5.24 Agricultural Special Policy Area – Lot 16, Con. 14, Otonabee Ward

Notwithstanding Section 4.1.2 and any other policies of this Plan to the contrary, on lands located in part of Lot 16, Concession 14, Otonabee Ward, and identified on Schedule 'OSM-3', a facility that accepts and processes leaf and yard waste and source

separated organics shall be permitted, subject to the policies of this Plan and the provisions of the implementing Zoning By-law.

Land uses within the Special Policy Area shall be subject to Site Plan Control.

11.5.25 Waterfront Residential Special Policy Area – Lot 19, Con. 16. Otonabee Ward

Notwithstanding provisions of this Plan to the contrary, on the lands located in part of Lot 19, Concession 16, Otonabee Ward, a maximum of four (4) severances shall be permitted, subject to the policies of this Plan and the provisions of the implementing Zoning By-law.

Holding provisions in accordance with Section 36 of the Planning Act shall be applied in the implementing Zoning By-Law. The implementing zoning by-law shall identify the conditions to be satisfied prior to the removal of the Holding symbol, and shall include:

- A development agreement has been approved and executed by the Municipality and registered on title. The development agreement shall include the requirement for addressing additional groundwater monitoring to inform the design and construction of the future on-site sewage systems and basements for the proposed dwellings.

- The development agreement shall also include wording requiring a letter from the Ministry of Citizenship and Multiculturalism indicating the Stage 1 and 2 Archaeological Assessment prepared by S&G Archaeological Consulting, dated May 15, 2025, has been entered into the public register.

11.6 Selwyn

The following policies are specific to Selwyn and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.6.1 Lakefield Special Policy Area – Water, Bridge and Queen Streets

Redevelopment of lands in the vicinity of the Otonabee River and Water, Bridge and Queen Streets shall be encouraged to anchor the Community Core. Redevelopment of lands adjacent to the river shall apply urban design measures that will help promote the economic viability of the area as a whole.

11.6.2 Commercial Site Specific Policy – Lot 23, Con. 5, Smith Ward

On those lands located in Part Lot 23, Concession 5, Smith Ward as shown on Schedule 'SEL-2', any commercial uses conducted on the property shall be limited to uses of a low-impact commercial nature, in order to blend in with the surrounding rural area, and not to impose any added significant impact on local traffic routes. Any additional amendments to the Zoning By-law for the inclusion of additional uses on the site may require further studies to be undertaken to indicate that the site is capable of handling the impacts of new uses. Such studies may include, but are not limited to, hydrogeological studies and traffic impact studies.

11.6.4 Commercial Site Specific Policy – Lot 25, Con. 7, Smith Ward

On lands located in Part of Lot 25, Concession 7, Smith Ward and shown on Schedule 'SEL-7', permitted uses shall be limited to the following:

- Building Supply/Home Improvement Outlet and Outdoor Display and Sales Area as defined in implementing Zoning By-law.
- Manufacturing/fabricating uses related to construction and home improvement products (for example trusses).
- Lumber yards, warehousing, and outside storage of goods and materials.
- Accessory uses including storage buildings and one accessory dwelling.

All *development* on the subject lands will be serviced by private water and sewage disposal systems and will be subject to municipal site plan control.

11.6.5 Commercial Site Specific Policy – Lot 6, WCR, Smith Ward

In addition to the permitted uses outlined in Section 4.1.8, a truss manufacturing plant shall be permitted on certain lands shown on Schedule 'SEL-1' and located in part of Lot 6, Concession West of Communication Road.

11.6.6 Agriculture Site Specific Policy – Lot 7, Con. 3, Smith Ward

On those lands located on Part of Lot 7, Concession 3, Smith Ward, Township of Selwyn as shown on Schedule 'SEL-1', a tea room, gift shop, day spa, professional office space, and an assembly area shall be permitted.

11.6.7 Agriculture Site Specific Policy – Lot 9, WCR, Smith Ward

On those lands located at Part of Lot 9, West Side of Communications Road, former Township of Smith as shown on Schedule 'SEL-1' and 'SEL-3', a seasonal wedding and *event venue* with a maximum capacity of 138 persons shall be permitted as an "*on-farm diversified use*" and "agri-tourism use", as defined in the Provincial Planning Statement.

In addition to the hosting of weddings, other events for smaller gatherings may be held and may include private parties, charitable fundraisers, farm to table dinners, and corporate functions. No accommodation is permitted. In addition to the seasonal wedding and *event venue*, a seasonal storage facility for cars, boats and recreational trailers shall be permitted as an "*on-farm diversified use*" as defined in the Provincial Planning Statement.

The *on-farm diversified uses* must be secondary to the principal agricultural use of the property.

It is included in this Amendment that operations of each use (i.e. wedding and *event venue*/storage facility) shall not conflict nor overlap with regard to seasonal times of each operation nor interfere with the *agricultural uses* on the property. The maximum number of guests, maximum number of events and operating season for the wedding and *event venue* shall be outlined in the implementing Zoning By-law. Furthermore, and notwithstanding any other provision of this Plan, adequate off-street parking for guests/patrons attending the wedding and *event venue* will not be provided on the subject lands. Alternate means to arrive and depart the venue as outlined in the Traffic Management Plan prepared by EcoVue Consulting dated September 12, 2018, will be required.

Specific provisions, *development* standards and operating standards related to the seasonal storage facility and wedding and special *event venue* shall be outlined in the implementing Zoning By-law and/or Development Agreement.

11.6.8 Rural Site Specific Policy – Lots 41 - 42, Con. 14, Smith Ward

In addition to the permitted uses outlined in Section 4.1.3.1, self-storage rental units, outside storage of boats, trailers, recreational vehicles, all-terrain vehicles and similar uses, a business administration office, and one accessory dwelling unit in the office building shall be permitted on lands located within part of Lots 41 and 42, Concession 14, Geographic Township of Smith as shown on Schedule 'SEL-12'.

11.6.9 Rural Site Specific Policy – Lot 7, Con. 6, Ennismore Ward

Notwithstanding the provisions of Section 4.1.2, on those lands located in Part Lot 7, Concession 6 (Ennismore Ward), as identified by roll number 1516-010-100-07600 and shown on Schedule 'SEL-5', a seasonal live theatre may also be permitted in an existing barn facility.

11.6.10 Rural Site Specific Policy – Lot 5, ECR, Smith Ward

Notwithstanding the provisions of Section 4.1.4, on those lands located in Part Lot 5, Concession ECR, Smith Ward as shown on Schedules 'SEL-1' and 'SEL-2', known municipally as 1591 Hilliard Street, a small scale business office may also be permitted. Such use shall be utilized in accordance with the Township's Zoning By-Law.

11.6.11 Rural Site Specific Policy – Lots 25 and 26, Con. 8, Smith Ward

Notwithstanding the provisions of Section 4.1.4, on certain lands located in part of Lots 25 & 26, Concession 8; RP 45R-3218 Part 2 and RP 45R-6751 Part 2, in the Geographic Township of Smith as shown on Schedule 'SEL-7', the permitted use will consist of a residential structure consisting of twelve (12) rental apartment dwelling units.

11.6.12 Commercial Site Specific Policy – Lot 6, WCR, Smith Ward

Property Roll Number 1516 020 001 47702 – Smith Ward

In addition to the permitted uses outlined in Section 4.1.8, bulk fuel storage tanks for furnace oil, and a related business and sales office and garage/shop shall be permitted on lands located within part of Lot 6, Concession West of Communication Road.

11.6.13 Commercial Site Specific Policy – Lot 8, Con. 4, Ennismore Ward

On those lands located in Part Lot 8, Concession 4, Ennismore Ward as shown on Schedule “SEL-3” and “SEL-5”, the permitted uses on the lands shall be limited to the following small scale rural commercial and rural industrial uses:

- All-terrain vehicle service and sales establishment
- Building supply outlet including outside storage and display of goods and materials
- Business, professional or administrative offices, provided such use is accessory and incidental to a permitted non-residential use on the same lot
- Craft shop
- Custom copy centre
- Custom workshop
- Dry cleaners distribution station
- Equipment sales and rentals, light
- Farm produce retail outlet
- Farm implement and equipment sales and service establishment
- Flea market
- Garden centre
- General contractor’s/tradesman’s yard
- Marine sales and service establishment
- Motor vehicle body shop, motor vehicle dealership, or motor vehicle repair garage, in accordance with the provisions of the Townships Zoning By-law
- Outside storage of goods and materials where such use is accessory and incidental to a permitted non-residential use otherwise specified hereunder
- Public use or utility in accordance with the provisions of the Townships Zoning By-law
- Retail commercial establishment where such use is accessory and incidental to a permitted non-residential use otherwise specified hereunder
- Self-storage facility
- Service shop
- Vocational training facility
- Warehouse (related to the rural/agricultural economy, either as a stand-alone use or a secondary component of a use permitted on the property)
- Welding shop
- Workshop

11.6.14 Employment Site Specific Policy – Central Smith Creamery

Property Roll 1516-020-001-32900 – Central Smith Creamery

The uses permitted are limited to existing uses and the expansion of existing uses, being the Central Smith Creamery and related accessory uses and activities.

11.6.15 Natural Core Area Site Specific Policy

Notwithstanding the policies of this Plan, where appropriate the Township may request that creek and stream corridors in the Lakefield South Development Area that are designated "Natural Core Area" on the Land Use Schedules be dedicated into public ownership. The intent of this policy is to ensure the long-term protection and stewardship of those lands. Those lands are not intended to satisfy the Township's requirements for parkland and shall not constitute a parkland dedication to Selwyn under the Planning Act.

11.6.16 Urban Employment Site Specific Policy

Notwithstanding any other provision in this Plan, on those lands designated Urban Employment to the north of D'Eyncourt Street and to the east of Clementi Street, the permitted uses shall be limited to a builder's supply outlet and related ancillary uses.

11.6.17 Parks and Conservation Site Specific Policy - Lakefield

It is the intent of this Plan to promote the redevelopment and use of those lands between the Trent Canal and the Otonabee River, south of Bridge Street for recreational open space purposes in accordance with the relevant policies of this Plan. Regard shall be had for public access and safety and the provision of adequate off-street parking facilities. Good urban design shall be encouraged to reinforce the function of this area for recreational open space purposes.

Notwithstanding any other provision of this Plan, a limited commercial component of *development* shall be permitted until such time as the lands are acquired by a public authority. The permitted commercial uses shall be restricted to a general store, furniture exchange, antique sales and business and professional offices; and, a natural health care clinic and a shop for the fabrication and assembly of chiropractic equipment and related mechanical equipment and accessories. It shall further be the policy of this Plan that the permitted uses be zoned in a separate category in the implementing Zoning By-law. The Zoning By-law shall contain appropriate provisions to regulate the location and massing of buildings and structures in conformity with the intent of the Parks and Conservation designation and other relevant policies of this Plan.

11.6.18 Parks and Conservation Site Specific Policy – Lakefield

Notwithstanding any other provisions of this Plan, on those lands designated Parks and Conservation to the north of D'Eyncourt Street, described as Block "U" Registered Plan 15, the uses shall be restricted to that of park land with associated conservation and recreation uses. Activities shall be limited to passive, non-consumptive uses which protect and/or enhance the natural environment. In addition, a small not for- profit operation may be permitted as an accessory use where revenue from that operation is used for the *development*, maintenance and upkeep of the park.

11.6.19 Parks and Conservation Site Specific Policy – Lakefield

Notwithstanding any other provision to the contrary, on those lands designated Recreational Open Space located adjacent to the westerly shoreline of the Otonabee River, south of Katchawanooka Lake and north of Hague Boulevard, the permitted uses shall include a campground owned and operated by the Township of Selwyn, or its delegate.

11.6.20 Parks and Conservation Site Specific Policy – Lakefield

Notwithstanding any other provision of this Plan to the contrary, on those lands located adjacent to the westerly shore of the Otonabee River, immediately north of Smith Street, the uses permitted shall include a works depot operated by Parks Canada.

11.6.21 Lakefield South Development Area - Parks

The Township shall make an effort through the *development* approvals process and other mechanisms to develop a linked parks/open space system in the Lakefield South Development Area comprising the proposed central neighbourhood park, a linear open space system associated with Ray's Creek, the Otonabee River, the small tributary watercourses and other open space areas.

11.6.22 Lakefield South Development Area - Parks

It shall be the policy of this Plan that a neighbourhood park will be provided in the Lakefield South Development Area to serve the needs of neighbourhood residents for local level active and passive outdoor recreational space. Neighbourhood park facilities shall be provided in the Development Area in accordance with the parkland standards and policies of the Township of Selwyn contained in this section as updated

by the Township Parks and Recreation Master Plan. It is the intention of the Municipality to locate a neighbourhood park in the centre of the Lakefield South Development Area. The neighbourhood park shall be located either adjacent to or in close proximity to the Lakefield Fairgrounds and the proposed speed skating complex. The actual location, size and shape of the neighbourhood park shall be defined through the plan of subdivision approval process for developing lands in Lakefield South. The land for the neighbourhood park shall be acquired by the Township at the time of plan of subdivision review and approval of the properties located in the centre of the Development Area. The Township shall use a combination of the 5% parkland dedication and cash-in-lieu provisions of the Planning Act as well as other mechanisms available to the Municipality to secure through the subdivision approval process the necessary lands from those properties for the neighbourhood park. The Township shall ensure that the neighbourhood park has adequate street frontage to make it visible to potential users and that walkways are provided to facilitate access to the park by neighbourhood residents.

11.6.23 Recreation Open Space Site Specific Policy – Speed Skating Oval

In addition to the permitted uses outlined in Section 4.3.3, a privately-owned and operated speed-skating oval and related buildings and facilities, including a main multi-purpose community-use building, shall be permitted.

11.6.24 Institutional Exception Policy

Institutional uses, except schools, may be permitted to locate in the Community Core designation in Lakefield where there is a demonstrated need and where the location and integration of the proposed use will not have a negative impact on either established or proposed commercial *development*.

11.6.25 Lakefield South Development Area Special Policy

Notwithstanding provisions of this Plan to the contrary, permitted uses on lands comprising of Part of Lots 26 and 27, Concession 7 (Smith) and having roll numbers 1516-030-003-31400, 1516-030-003-31100, 1516-030-003-31600 and 1516-030-003-31500 shall include residential uses up to a maximum of 50 units per hectare.

Low-rise apartments within this Special Policy Area shall have a maximum height of four (4) storeys.

Local commercial uses shall also be permitted within this Special Policy Area, in accordance with the implementing zoning by-law. The total floor area dedicated to local commercial uses shall not exceed 4,000 square metres.

11.6.26 Agriculture Site Specific Policy – Lot 18, Con. 4, Smith Ward

Notwithstanding the policies of Section 4.1.2 to the contrary, on those lands located on part of Lot 18, Concession 4, Smith Ward, Township of Selwyn as shown on land use schedule ‘SEL-2’, a rental music hall, administrative office space, and an accessory residential unit shall be permitted uses

11.6.27 AON Property, Lakefield

Notwithstanding any other provision of this Plan to the contrary, on lands designated Residential in part of Lot 27, Concession 7, and generally described as Roll No. 1516-030-003-31000 and shown on schedule ‘SEL-7’, the following uses and densities are permitted:

- 26 residential subdivision lots for single detached dwellings (Lots 1 through 26 and Blocks 32, 33 and 34 of the plan of subdivision)
- 60 garden homes and an 80 suite Long Term Care/Retirement facility on Block 27 of the plan of subdivision, representing 90 units of density as herein defined
- A 60 unit residential apartment on Block 28 of the plan of subdivision
- A 180 suite Long Term Care/Retirement Facility representing 90 units of density as herein defined on Block 29 of the plan of subdivision or a 128 suite Long-Term Care/Retirement Facility representing 64 units of density on Block 29 together with a medical centre/lab facility on a maximum 2-acre site in the southeast corner of Block 29.

Furthermore, a residential unit of density is defined as a dwelling unit containing bathroom and complete kitchen facilities.

A residential suite means a room or a suite of rooms providing separate and independent residential occupancy but is not a self-contained dwelling unit because of the limited kitchen and dining facilities and in which the occupants require access to other parts of the facility for centralized eating and dining areas and services.

For the purposes of establishing density, a residential suite as herein defined shall constitute ½ of a residential unit of density.

11.6.28 Ermatinger and Strickland Site Specific Policy

Through previous environmental studies completed in this area and through site visits conducted by Otonabee Region Conservation Authority, the presence of wetlands on

the site have been confirmed. Prior to development taking place, an Environmental Impact Study must be completed and it must include the delineation of wetland boundaries together with a recommended minimum vegetation protection zone. Development on site must be located outside of the wetland boundaries and its vegetation protection zone in accordance with the applicable policies of this Plan. Additional studies including hydrogeological and/or geotechnical studies may also be required to assess groundwater and soil conditions on site.

11.6.29 Kildeer Lane

Notwithstanding any policies in this Plan to the contrary, on lands comprising Part of Lot 3, Concession 9, Ennismore Ward, having the roll number 1516-010-1020-6700, and with the municipal address of 187 Kildeer Lane, a maximum of one (1) lot (plus one (1) retained) may be created by way of consent.

11.6.30 Residential Site Specific Policy – Bridgenorth

Notwithstanding the policies of Section 4.2.2.1, on those lands located at 1291 Mann Road, property roll 1516-020-202-21700 and identified on Schedule SEL-3, a motor vehicle repair shop shall be a permitted use.

11.6.31 Site Specific Policy – Hubble Subdivision

Notwithstanding any other policy of this Plan to the contrary, on lands designated Residential and located in the north half of Lot 9, West of Communication Road, in Smith Ward, identified on Schedule SEL-1, lots within a 22-lot residential plan of subdivision are permitted outside of a settlement area as the lands have historically been designated for development. New development is not permitted within the areas of the subdivision that are Natural Core Area and these areas will be zoned accordingly in the Township's Zoning By-Law.

11.7 Trent Lakes

The following policies are specific to Trent Lakes and should be read in conjunction with the remainder of the County Official Plan. Should there be any conflict between these policies and those of the County Plan, the more restrictive policies shall apply.

11.7.1 Oak Orchard Special Policy Area

Special Policy Area: Part of Lots B and C, Concession 16 - Harvey Ward (Oak Orchard)

Notwithstanding any other provision of this Plan to the contrary, land identified on Schedule “TL-1” shall be subject to the following:

1) The lands within the Special Policy Area are designated as Waterfront Residential, and the policies of Section 4.1.4 shall apply except as provided below.

2) The lands within Special Policy Area may be developed as vacant land condominium pursuant to Part XII of the Condominium Act, 1998.

3) Notwithstanding Section 4.1.4, permitted uses may include single unit permanent dwellings, single unit recreational uses, a communal docking/boat mooring facility, open space and recreational uses, private access roads, and a club house for use by the members of the condominium corporation. The club house building may contain a condominium administration office, a condominium manager’s dwelling unit, a maximum of three accessory dwelling units for visitors (but not for public, commercial occupation), a coffee shop, a common dining room, a multi-purpose meeting room, a wellness centre or fitness spa, and small-scale commercial uses catering to the residents of the condominium *development* such as a small-scale retail facility, a personal service establishment and a studio.

4) For the purposes of this Special Policy Area the following definitions shall apply:

   “Private Communal Sewage and Water Services” means *development* that is serviced by:

   - A sewage works within the meaning of Section 1 of the Ontario Water Resources Act that serves six or more lots (including units in a vacant land condominium) or private residences and is not owned by a municipality.

- A non-municipal drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that serves six or more lots (including units in a vacant land condominium) or private residences.

"Private Non-communal Sewage and Water Services" means *development* that is serviced by:

- An individual on-site sewage disposal system within the meaning of S.8.1.2, O. Reg. 403/97 under the Building Code Act, for a single detached dwelling situated on a unit in a vacant land condominium, and which does not serve more than one single detached dwelling. This definition shall include an on-site sewage system approved by the applicable approval authority for a club house and related uses.

- An individual on-site water system, meaning an individual autonomous water supply system that is owned, operated and managed by the owner of the property on which the system is located, and which does not serve more than one single detached dwelling located on one unit in a vacant land condominium. This definition shall include an on-site water system for a club house and related uses.

5) Notwithstanding any provisions of this Plan to the Contrary, *development* in a vacant land condominium may be serviced by private non-communal sewage and water services, subject to the approval of the appropriate approval authority

6) Notwithstanding any provision of this Plan to the contrary, *development* in a vacant land condominium shall not be serviced by private communal sewage and water services where the Township would be required to assume the ownership and or responsibility of such services. Under no circumstances shall any sewage or water servicing arrangement be permitted where the Township would be required to enter into a Responsibility Agreement

7) A Declaration made pursuant to the Condominium Act shall contain provisions respecting the servicing of residential lots/units with private non-communal water services in the form of drilled wells, or, where well supply is not possible, with a surface water source subject to the recommendations of a Professional Engineer for water quality treatment and security of the source. Such Declaration shall be acceptable to the Township.

8) Notwithstanding any provision of this Plan to the contrary, residential lots (units) and common elements within a vacant land condominium may be created and develop which are accessible by private roads forming part of the common elements, and which are managed and maintained by the condominium corporation. Such private roads shall be designed, constructed and maintained to a standard acceptable to the Township, and shall be adequate for access by

public emergency service vehicles. Under no circumstances shall the Township assume or maintain a private road that forms part of the common elements in a vacant land condominium.

9) Notwithstanding any other provisions of this plan to the contrary, vehicle access to lands in this Special Policy Area may be provided over a private right-of-way leading from County Road 37 (Lakehurst Road) to the boundaries of the Special Policy Area.

10) The implementing zoning bylaw shall contain, among other matters, regulations pertaining to the maximum floor area for a condominium corporation club house building, and *development* setbacks from the shoreline of Buckhorn Lake to protect the shoreline environment and identified archaeological sites adjacent to the shoreline.

11) Holding provisions in accordance with Section 36 of the Planning Act and Section 2.4 of the Official Plan shall be applied in the implementing Zoning By-Law. The implementing Zoning By-Law shall identify the conditions to be satisfied prior to the removal of the Holding symbol.

11.7.2 Tecasy Ranch

The purpose of this special policy is to recognize an outdoor recreational trail facility known as Tecasy Ranch. This policy will establish long-term land use and development policies for lands utilized by this facility shown on Schedule 'TL-3' to this Plan. This policy does not make a distinction on whether this facility is operated for private use or as a private club with members or as a commercial business, rather the intent of this policy is to recognize and permit a recreational trail facility together with accommodation facilities and other accessory uses that will be regulated through zone regulations and site plan control.

11.7.2.1 Permitted Uses

In addition to uses permitted in the Rural designation, the primary use of lands located in Part of Lot 10 and 11, Concession 3 (Harvey) shall be a recreational trail facility for non-motorized, active uses including mountain biking, walking, skiing and snowshoeing.

Accessory uses that may be permitted in conjunction with the use and operation of the recreational trail facility include:

a) Accommodation facilities in the form of cabins without plumbing or kitchen facilities.

b) Buildings and facilities to serve members and users of the trail facility including food preparation and eating, outfitting, comfort stations, recreation-based education and training facilities and subordinate recreational facilities and structures such as a climbing wall.

c) Maintenance and storage buildings.

d) Office space for a manager or caretaker.

e) One detached dwelling for a manager or caretaker.

11.7.2.2 Special Events and Races

Special events and races for schools and organizations are permitted but will be limited in duration and will also be limited to daytime activities. Special events shall not include concerts, amusement parks or attractions not related to trail usage.

11.7.2.3 The Trail System

The existing trail system located on the lands subject to this Amendment may be modified or expanded based on the needs of the facility. Trail development and maintenance shall employ erosion control measures, limited tree removal and the alteration of watercourses shall not be permitted. Existing trails located in lands zoned Environmental Protection shall be permitted but no new trails shall be permitted within any lands located in an Environmental Protection (EP) Zone unless authorized by a zoning by-law amendment which is accompanied by an Environmental Impact Study.

11.7.2.4 Servicing and Access

The facility shall be serviced by a private water supply and septic system constructed, used and maintained in accordance with applicable Provincial regulations.

The primary access to the facility shall be from Bolton's Road.

11.7.2.5 Zoning By-law and Site Plan Control

Lands subject to this Special Policy will be subject to a site-specific zoning by-law amendment, which will distinguish between the recreational use and the accessory activity area, comprised of lands used for parking, accommodation, education, training, staging, preparation, and related hospitality uses. Lands subject to this Special Policy will also be subject to site plan control.

11.7.3 92 Peninsula Drive

The following special policy has been carried forward from the former Trent Lakes Official Plan and applies to lands known municipally as 92 Peninsula Drive, located in Part Lot 16, Concession 11, Harvey Ward and shown on Schedule 'TL-2'.

A replacement dwelling constructed in non-compliance with the Official Plan and site-specific zoning may be permitted at a reduced water yard setback. No further development, building or structure shall be authorized by this Special policy beyond that which existed on the day this policy was approved (February 25, 2022). The subject lands shall be subject to Site Plan Control.

11.7.4 Extractive Industrial Special Policy Area - Lot 21, Con. 8, Harvey Ward

On lands located in Part of Lot 21, Concession 8 (Harvey) and Part of Part 2, Plan 45R-16269, and identified on Schedule TL-3 as being subject to this policy, such lands are located within a Category 4, Class A, Aggregate Resources Act license however the extraction limit will be the outer western boundary of the boundary subject to this Special Policy. Lands subject to this policy shall be zoned to a Rural Exception 58 (RU-58) Zone, which will not permit mineral aggregate extraction.

11.7.5 Gallery on the Lake – Lots 9 and 10, Con. 7, Harvey Ward

Notwithstanding provisions of this Plan to the contrary, on lands located in Part Lots 9 and 10, Concession 7, Harvey Ward and described legally as Lot 3, Block 11 and 18, Plan 45M-184 and identified on schedule 'TL-3', the minimum setback from the high water mark for one new lot to be occupied by the former gallery building shall be 25 metres to the dwelling and 24 metres to the attached deck and no further expansion shall be permitted to the dwelling or deck within the established water yard. At the time of this Amendment, the gallery building was no longer operational as a commercial art gallery and under no circumstances shall the gallery or any other commercial use be permitted on the lands. Furthermore, notwithstanding the policies of this Plan, the maximum number of new lots that may be created from the lands subject to this policy shall be one (1).

11.7.6 Additional Residential Units – Municipality Specific Policies

An additional residential unit is an accessory self-contained residential dwelling unit located within a single detached dwelling or accessory building which is capable of functioning as an independent dwelling unit. Additional residential units are a permitted housing type in the Municipality subject to the following policies:

a) Given that the Municipality is rural in nature and generally all development must be sustained by a private sewage system and water supply, a maximum of one additional residential unit shall be permitted per residential lot.

b) The Zoning By-law will define and regulate additional residential units and will permit additional residential units only within residential zone categories that are suitable for the use.

c) There are a number of partially serviced residential lots in the Municipality serviced by municipal water systems. These municipal water systems have limited capacity and were not designed to accommodate the demand that would be caused by additional residential units. On this basis, additional residential units will not be permitted in residential areas of the Municipality serviced by municipal water systems. This policy will be re-assessed subsequent to the full build-out of all residential lots serviced by municipal water systems to determine if there is residual capacity available to serve additional residential units.

d) Additional residential units are not permitted on land accessed by private roads or unopened municipal roads, or on water access only lands, or on lands within 300 metres of a highly sensitive lake trout lake or a moderately sensitive lake trout lake described in Section 9.4.

e) Additional residential units may be permitted in shoreline areas abutting warm water lakes (described as being all lakes not identified in Section 9.4 in the Municipality of Trent Lakes) subject to the lot being located on and directly accessed by a Township maintained, year-round public road and the approval of a zoning by-law amendment which shall be subject to the following policies:

    i) The submission of a septic system assessment confirming the existing Class 4 septic system on-site is in good condition;

    ii) The submission of an Environmental Impact Study and Shoreline Restoration Plan providing recommendations to protect natural features and habitat and maintain and/or restore the riparian zone of the shoreline in the interest of improving lake water quality and lake trout habitat;

    iii) Any other technical study or assessment deemed necessary by the Municipality, which may include a current plan of survey;

    iv) The subject lot having a minimum lot area of 0.4 hectares and shall not be occupied by a guest cabin;

    v) Existing buildings and structures on the lot being lawful and no other accessory building on the lot shall contain plumbing facilities or be connected to a septic system;

vi) The floor area of the additional residential unit shall not exceed the floor area of the principle dwelling to a maximum of 85 square metres including any deck, balcony, sunroom or porch;

vii) The additional residential unit shall comply with the minimum 30 metre water yard and where the unit is located in a detached accessory building shall be located within 15 metres of the principal dwelling and be confined to one floor or level; and,

viii) The subject lot shall have only one dock.

The approval of any zoning by-law amendment to permit an additional residential unit in a shoreline area shall require the owner to enter into a site plan agreement.

f) Additional residential units must be connected to a Class 4 septic system and should share a water supply with the principal use.

g) Under no circumstances will an additional residential unit be authorized by this Official Plan for a consent to sever from the land occupied by the principal dwelling.

h) Additional residential units must comply with the Zoning By-law, the Ontario Building Code, Fire Code, the Trent Lakes Building By-law, the Short-Term Rental Accommodation By-law and all other applicable law.

i) Additional residential units are intended to help address the need for housing in the Municipality. Nothing in this policy is intended to permit or facilitate the development of additional residential units for the purpose of short-term rental accommodation

12 Definitions

Additional residential unit – an accessory residential unit as referred to in subsection 16(3) of the Planning Act. Such units may be occupied by any person regardless of whether they are related to the person who occupies the primary residential unit, or whether they are the owner of the lot.

Affordable – in the case of:

a) Ownership housing, the least expensive of:

- Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

- housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;

b) Rental housing, the least expensive of:

- a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or

- a unit for which the rent is at or below the average market rent of a unit in the municipality.

Agricultural Source Material – a variety of materials that may be sources of nutrients or pathogens such as:

- Manure produced by farm animals, including bedding materials;
- Runoff from farm-animal yards and manure storages;
- Wash water that has not been mixed with human body waste;
- Organic materials produced by intermediate operations that process the above materials (e.g., mushroom compost);
- Anaerobic digestion output that does not include sewage biosolids or human body waste;
- Materials produced by aquaculture; and,
- Regulated compost that is derived from compost containing dead farm animals.

Agricultural uses – 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.

Agriculture-related uses – farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

Agri-tourism uses – farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

Backlot – refers to applications for consent where a new lot is to be created as a second tier behind lots that have direct frontage on a waterbody shoreline or a shoreline road allowance, if one exists. For clarity, if a right-of-way, private road or laneway separates the new lot from the first tier of development/lots on the waterfront, the new lot is still considered backlot development. However, if a public road separates the new lot from the first tier of development/lots that have direct frontage on the waterfront, it is not considered to be backlotting.

Brownfield sites – undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource - a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Such resources are generally designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Climate change – a long-term change in the average weather patterns that have come to define local, regional and global climates, attributed largely to human activities, particularly the use of fossil fuels.

Cluster development – refers to plans of subdivision or condominium where the subject lands have water frontage, but non-waterfront lots form part of the development and are provided access to the water via a common waterfront area.

Complete communities – places such a mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to areas for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Complete streets – roads that are designed to be safe for drivers, bicyclists, transit vehicles and users, and pedestrians of all ages and abilities. Typically, complete streets balance the use of cars, bicycles, pedestrians and public transit vehicles on a right-of-way and are designed to function at a slower, safer speed than automobile oriented streets.

Composting facilities – lands or buildings used for composting non-hazardous organic materials for the purpose of producing a humus-like material intended for use as a soil conditioner but does not include individual backyard composters or on-farm composting of agricultural wastes.

Cultural heritage landscape – a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community.

Designated growth areas – lands within settlement areas designated for growth or lands added to settlement areas that have not yet been fully developed. Designated growth areas include lands which are designated and available for residential growth in accordance with policy 2.1.4(a) of the Provincial Planning Statement, as well as lands required for employment and other uses.

Development - creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the Planning Act, but does not include activities that create or maintain infrastructure authorized under an environmental assessment process; works subject to the Drainage Act; or underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential.

Drinking water threat - an activity or condition that adversely affects or has the potential to adversely affect the quality or quantity of any water that is or may be used as a source of drinking water and includes an activity or condition that is prescribed by the regulations as a drinking water threat under the Clean Water Act, 2006. Drinking water threats may be low, moderate or significant, based on circumstances prescribed under the Clean Water Act, 2006.

Event venue – a building or part thereof which is intended to host large events such as weddings and private parties but may also host smaller gatherings such as charitable fundraisers, farm to table dinners, corporate functions and other gatherings.

Fish habitat – as defined in the Fisheries Act, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

Green infrastructure – natural and human-made elements that provide ecological and hydrologic functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

Ground water feature – water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Habitat of endangered species and threatened species – means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

Hazardous lands – property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes -St. Lawrence

River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

Hazardous sites – property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

Highly vulnerable aquifer - a type of Vulnerable Area defined under the Clean Water Act, 2006, that is related to an aquifer on which external sources have or are likely to have a significant adverse effect and includes the land above the aquifer.

Infilling – the creation of one new lot to be located between two existing lots of record which are separated by a distance of no more than 100 metres, or where one new lot is to be created between two currently abutting lots where the distance between existing dwellings is not more than 150 metres.

Intake protection zone - a type of Vulnerable Area defined under the Clean Water Act, 2006, that is related to a surface water intake and within which it is desirable to regulate or monitor drinking water threats.

Intensification – the development of a property, site or area at a higher density that currently exists through a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas; b) the development of vacant and/or underutilized lots within previously developed areas; c) infill development; and d) the expansion or conversion of existing buildings.

Interim land use – for mineral aggregate operations, interim means for the life of the Aggregate Resources Act license.

Key hydrologic areas – significant groundwater recharge areas, highly vulnerable aquifers, and significant surface water contribution areas that are necessary for the ecological and hydrologic integrity of a watershed.

Key hydrologic features – permanent streams, intermittent streams, inland lakes and their littoral zones, seepage areas and springs, and wetlands.

Life science areas of natural and scientific interest (ANSIs) – an area that has been identified as having life science values related to protection, scientific study, or education; and further identified by the Province using Provincial evaluation procedures, as amended from time to time.

Low and moderate income households – in the case of:

- ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.

Low impact development – An approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems. Local Municipalities may have approved Stormwater Management Master Plans to provide additional direction.

Low-intensity recreation uses – uses that have minimal impact on the natural environment and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following: non-motorized trail uses, natural heritage appreciation, unserviced camping on public and institutional land, and accessory uses.

Mine hazard – any feature of a mine as defined under the Mining Act, or any related disturbance of the ground that has not been rehabilitated.

Mineral aggregate operation – lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*; for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal Zoning By-Laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products.

Mineral aggregate resources – means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

Mineral mining operation – mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Natural heritage features – features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E, 6E and 7E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative impact – in regard to:

- potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive groundwater features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through

environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

- fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where an exemption to the prohibition has been authorized under the Fisheries Act;

- other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.

- Degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities.

Non-agricultural source material – a variety of materials that may be sources of nutrients or pathogens and are intended to be applied to land as nutrients, but are not necessarily produced on a farm. Such materials may include pulp and paper biosolids; sewage biosolids; anaerobic digestion output; and, materials from dairy product or animal food manufacturing.

Non-significant wetland – a wetland that has been evaluated and is not considered a provincially significant wetland.

On-farm diversified uses – uses that are secondary to the principal agricultural use of the property and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

Partial services – means municipal sewage services or private communal sewage services combined with individual on-site water services; or municipal water services or private communal water services combined with individual on-site sewage services.

Portable asphalt plant – a facility with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant – a building or structure with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

Prescribed instrument – an instrument that is issued or otherwise created under a provision prescribed by the regulations of: the Aggregate Resources Act, Conservation Authorities Act, Crown Forest Sustainability Act, Environmental Protection Act, Mining Act, Nutrient Management Act, Oil, Gas and Salt Resources Act, Ontario Water Resources Act, Pesticides Act, or any other Act or regulation.

Protected heritage property – a property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Public service facilities – land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post-secondary, long-term care services and cultural services. Public service facilities do not include infrastructure.

Redevelopment – the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites.

Renewable energy source – an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

Renewable energy system – a system that generates electricity, heat and/or cooling from a renewable energy source.

Rural settlement – existing hamlets that are long-established and identified in this Official Plan. These communities are serviced by partial services, or individual private on-site water and/or private wastewater systems, and contain a limited amount of undeveloped lands that are designated for development.

Salvage yard – a place where disused vehicles or other machinery is broken up and the parts saved and processed for resale.

Seepage areas and springs – sites of emergence of groundwater where the water table is present at the ground surface.

Sensitive land use – buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Settlement area –Municipally serviced villages that have a mix of land uses and densities.

Significant drinking water threat – means an activity which poses or has the potential to pose a significant risk to the source of a municipal drinking water system.

Significant drinking water threat, existing – as defined in the Trent Source Protection Plan.

Significant drinking water threat, expansion – an increase in the scale of an activity already taking place on a property. The increase in scale may include, but is not limited to:

- Increasing the amount of effluent or discharge from an activity.
- Increasing the area of land where an activity is taking place.
- Increasing the quantity of chemical or pathogen containing material handled or stored.
- Increasing the quantity of chemical or pathogen containing material applied.

Significant drinking water threat, future – an activity that is to commence after the date the Trent Source Protection Plan takes effect and is not an existing activity, or as otherwise established by the Trent Source Protection Plan.

Significant groundwater recharge area – a type of Vulnerable Area defined under the Clean Water Act, 2006, within which it is desirable to regulate or monitor drinking water threats that may affect the recharge of an aquifer.

Significant valleylands – a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year and is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system.

Significant wetland – a wetland that has been identified as provincially significant by the Province.

Significant wildlife habitat – a wildlife habitat that is ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. These are to be identified using criteria established by the Province.

Significant woodland – a woodland which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Province.

Site alteration – activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Surface water features – water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Transport pathway – a condition of land resulting from human activity that increases the vulnerability of a raw water supply of a drinking water system contained in the Trent Source Protection Plan. Transport pathways may include, but are not limited to, the following for groundwater systems: wells or boreholes, unused or abandoned wells, pits and quarries, mines, construction activities involving deep excavations (such as building foundations, basements, parking garages), underground storm sewer, and sanitary sewer & water distribution system infrastructure. For surface water systems transport pathways include but are not limited to: storm drainage infrastructure (e.g. storm sewer lines, culverts, ditches), and tile drains.

Vegetation protection zone (VPZ) – a vegetated buffer area surrounding a key natural heritage feature or key hydrologic feature.

Vulnerable area – an area defined under the Clean Water Act for the purpose of protecting the quality and quantity of drinking water sources, now and in the future. These areas are shown on the applicable Official Plan Schedules.

Waste disposal site – sites and facilities to accommodate solid waste from one or more municipalities and includes landfill sites, recycling facilities, bioremediation sites such as soil farms, transfer stations, processing sites, hazardous waste depots, incinerators, and composting facilities.

Water resource system – a system consisting of ground water features and areas and surface water features (including shoreline areas), and hydrologic functions, which provide the water resources necessary to sustain healthy aquatic and terrestrial ecosystems and human water consumption. The water resource system will comprise key hydrologic features and key hydrologic areas.

Watershed – an area that is drained by a river and its tributaries.

Watershed planning – planning that provides a framework for establishing goals, objectives, and direction for the protection of water resources, the management of human activities, land, water, aquatic life, and resources within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts.

Watershed planning typically includes: watershed characterization, a water budget, and conservation plan; nutrient loading assessments; consideration of *climate change* impacts and severe weather events; land and water use management objectives and strategies; scenario modelling to evaluate the impacts of forecasted growth and servicing options, and mitigation measures; an environmental monitoring plan; requirements for the use of environmental best management practices, programs, and performance measures; criteria for evaluating the protection of quality and quantity of water; the identification and protection of hydrologic features, areas, and functions and the inter-relationships between or among them; and targets for the protection and restoration of riparian areas.

Watershed planning is undertaken at many scales, and considers cross-jurisdictional and cross-watershed impacts. The level of analysis and specificity generally increases for smaller geographic areas such as subwatersheds and tributaries.

Wellhead protection area - a type of Vulnerable Area defined under the Clean Water Act, 2006, that is related to a wellhead and within which it is desirable to regulate or monitor drinking water threats.