

# MEMORANDUM



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TO: Township of Beckwith  
Rob Wittkie, Planning Administrator

DATE: January 6, 2010

JOB NO.: JLR 11039-01

FROM: Wes Paetkau, MCIP, RPP  
Senior Planner

CC: Tim Chadder, JLR

RE: Beckwith Official Plan Review  
Draft Official Plan Amendments

## I. DETAILS OF THE DRAFT OFFICIAL PLAN AMENDMENTS

Item (1): Section 1.2 (Title, Components and Administration) is hereby amended by adding the following at the end of this section:

“The Township is located on the most easterly side of Lanark County, bounded by the Townships of Montague and Drummond-North Elmsley, the Towns of Carleton Place and Mississippi Mills and the City of Ottawa.”

Item (2): Section 1.5 (Title, Components and Administration) is hereby amended by deleting and replacing the second sentence of this section with the following:

“The principal duties will be the review of all development applications for conformity to the Official Plan including severances, subdivisions and zoning amendments; the review of all applications for amendments to the Official Plan and the review of the Official Plan at least every five years to ensure its relevancy.”

Item (3): Section 2.1 (Purpose and Objectives) is hereby deleted in its entirety and replaced by the following:

“2.1 This Official Plan is a statement of policies which will provide guidance and direction for development and planning decisions within the Township of Beckwith over a 20-year planning horizon to the year 2029.”

- Item (4): Section 2.2 (iv) (Purpose and Objectives) is hereby deleted in its entirety and replaced by the following:
- “(iv) Land that is suitable for long-term agricultural production will be protected for agricultural uses.”
- Item (5): Section 2.2 (vii) (Purpose and Objectives) is hereby deleted in its entirety and replaced by the following:
- “(vii) The policies of this Plan are intended to either ensure compatibility between land uses or facilitate mitigation measures that minimize adverse impacts between land uses to acceptable levels.”
- Item (6): Section 2.2 (Purpose and Objectives) is hereby amended by adding the following after clause (xi) of this section:
- “(xii) Development will be managed in a manner that maintains the natural heritage system as a healthy ecosystem.
- (xiii) The conservation of cultural heritage resources will be encouraged so they may be enjoyed by present and future generations.
- (xiv) Energy conservation and sustainable forms of energy production, particularly alternative energy and renewable energy systems, will be encouraged, provided they are appropriate in type, scale, and location.”
- Item (7): Section 3 (Basis of the Plan) is hereby amended by deleting and replacing the first paragraph in its entirety with the following:
- “Since the late 1960’s, the Township of Beckwith has evolved from being a predominantly rural community to a community consisting of settlement centre developments in Black’s Corners, Franktown, Prospect, Ashton and Gillies Corners as well as a mix of rural, agricultural and rural residential development in the rural areas. The population in the Township has increased from 3 to 5 percent per year over this period and has consistently exceeded the growth rates in the adjacent Townships and the Town of Carleton Place. This has been due to a number of factors, including:
- 1) the proximity of the Township to the City of Ottawa;

- 2) the varied landscape and attractive rural character of many areas of the Township for residential development, including the areas surrounding Mississippi Lake; and
- 3) the presence of:
  - (a) Highway 15 and County Road 17 that run north-south through the community; and
  - (b) Highway 7, which is being converted into a limited access freeway throughout the Township and County Road 10 that run east-west through the community,  
which have provided ease of access to the City of Ottawa and other adjacent communities and increased the appeal of the Township for employment-related development.

The Township is projected to grow by 4,586 people to 11,230 people by the 2029 planning horizon based on historical growth rates. It is anticipated that approximately 1,900 new housing units will be needed in the Township by the 2029 planning horizon, based on a projected growth rate of 3 percent per year and the declining trend in average household size in the Township since 1996. It is further expected that low density single detached dwellings will continue to account for the majority of these new housing starts, based on the lack of municipal sewer and water services in the Township, which will remain unchanged over the 20-year planning horizon.

The 1997 inter-municipal agreement that resulted in the annexation of commercial lands along Highway 7 in the Township by the Town of Carleton Place has subsequently impacted the local employment land base and resulted in the expansion of a large format retail node in the annexed area. Though this has impacted consumer and employment trends in the surrounding region, it is likely that employment development pressures will re-emerge with the expansion of Highway 7 through the Township of Beckwith.

The policies of the Official Plan are therefore based on the following assumptions:"

- Item (8): Section 3.1 (Basis of the Plan) is hereby amended by deleting and replacing the first two sentences of this section with the following:

"The future development of the Township will be focused primarily on the Community Development Areas of Black's Corners, Franktown, Prospect, Ashton, and Gillies Corners."

Item (9): Section 3.3 (Basis of the Plan) is hereby deleted in its entirety and replaced with the following:

“3.3 The provision of planned areas for future employment-related development, particularly along major transportation corridors, is essential to increase the Township’s local resident labour force and regional market competitiveness and to create a ‘gateway’ to the Township.”

Item (10): Section 3.4 (Basis of the Plan) is hereby deleted in its entirety and replaced with the following:

“3.4 The policies of the Plan recognize that the Township has a varied physical land base and that there will be a need to:

- 1) protect land that is suitable for long-term agricultural production for agricultural uses;
- 2) preserve major elements of the natural heritage system as a valued visual, environmental, and recreational resource;
- 3) manage cultural heritage resources as part of the Township’s identity and history; and
- 4) protect land that contains identified mineral resources and is suitable for current or future mining or quarry operations.”

Item (11): Section 3 (Basis of the Plan) is hereby amended by adding the following after Section 3.5:

“3.6 The policies of the Plan will either restrict development in areas having servicing or environmental constraints or delay development approval until identified constraints are resolved to the satisfaction of the Township and other appropriate approval authorities.

3.7 As a result of technological advances and energy deregulation, various forms of alternative energy and renewable energy are now able to provide thermal and electrical power on a site-specific basis, district basis, or as part of a more expansive utility grid system. The policies of the Plan will balance the social, economic, and environmental benefits of using alternative energy and renewable energy technologies with whether the functionality of the technology and its compatibility with the natural environment and adjacent land uses can be assured.”

Item (12): Section 4.5 (General Development Policies – Division of Land) is hereby amended by deleting and replacing the third section of this section with the following:

“The consent process shall be used for creating new lots in the Community Development Areas and Rural Lands designation in accordance with the relevant polices of this Plan and the following:

- 1) a maximum of:
  - (a) three consents may be considered if the area of an original Township lot is 40 hectares (100 acres) or greater; or
  - (b) two consents may be considered if the area of an original Township lot is from 20 hectares (50 acres) up to but not including 40 hectares (100 acres);
- 2) a lot created through the consent process shall have:
  - (a) a minimum area of 0.6 hectares (1.5 acres) in the Community Development Areas and 0.8 hectares (2 acres) in the Rural Lands designation; and
  - (b) a minimum frontage as per the Zoning By-Law;
- 3) the retained parcel shall have a minimum frontage as per the Zoning By-Law;
- 4) consents within approved subdivisions shall be prohibited; and
- 5) despite the above, a consent may be granted in addition to the consent policies outlined above for a technical severance as follows:
  - (a) to correct lot boundaries;
  - (b) to convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized lot for the purpose for which it is being or will be used;
  - (c) to clarify title to the land;
  - (d) where the effect of the consent does not create an additional lot;
  - (e) to permit an easement; or
  - (f) to permit a consent for municipal or other public purposes.”

Item (13): Section 4.5.1 (General Development Policies – Division of Land – General Policies) is hereby amended by adding the following after the last sentence in Section 4.5.1 (iv):

“Where upgrading and additional maintenance may be required for new roads as part of any division of land, the Township will assess the financial impact of these additional expenditures and may request a contribution from the developer to offset these costs.”

Item (14): Section 4.5.3 (General Development Policies – Division of Land – Additional Policies for Plans of Subdivision) is hereby amended by deleting and replacing the second sentence of Section 4.5.3 (i) with the following:

“Where necessary for design purposes or where there is no other alternative available, access to lots in a subdivision may be considered on an existing road of an appropriate standard where the Township and the authority having jurisdiction are satisfied that such access is appropriate.”

Item (15): Section 4.5.3 (General Development Policies – Division of Land – Additional Policies for Plans of Subdivision) is hereby amended by adding the following after Section 4.5.3 (iv):

"(v) Plans of subdivision shall be designed to allow for the appropriate integration of the affected lands with adjacent lands.

(vi) Where necessary for design purposes or where there is no other alternative available, access to a subdivision may be considered on a provincial highway or a county road where the Township and the authority having jurisdiction are satisfied that such access is appropriate.”

Item (16): Section 4.6 (General Development Policies – Forest Management and Deer Yards) is hereby amended by replacing the title of this section with the following:

“4.6 Forest Management”

Item (17): Section 4.6 (General Development Policies – Forest Management and Deer Yards) is hereby further amended by deleting and replacing the second section of this section in its entirety with the following:

“Proposed developments shall retain as much natural vegetation as possible, especially along watercourses, on steep slopes, in valued

woodlots, in areas linking green spaces and along roadways and may be subject to the preparation of a Landscaping Plan at the discretion of the Township.”

Item (18): Section 4.8 (General Development Policies – Historic Sites) is hereby deleted in its entirety and replaced with the following:

“4.8 Cultural Heritage Resources

- 1) The Township shall encourage the identification, conservation, maintenance, and enhancement of cultural heritage resources.
- 2) The Township may participate in the conservation, maintenance, and enhancement of cultural heritage resources by:
  - (a) establishing a Municipal Heritage Committee in accordance with the Ontario Heritage Act;
  - (b) designating heritage properties or heritage conservation districts in accordance with the Ontario Heritage Act;
  - (c) public acquisition;
  - (d) entering into public-private joint ventures or agreements;
  - (e) providing incentives to private owners; or
  - (f) using available government and non-government funding programs to assist in the implementation of cultural heritage policies.
- 3) Where a cultural heritage property is designated under the Ontario Heritage Act:
  - (a) no on-site alteration, removal or demolition shall be undertaken that would adversely affect its designation except in accordance with the Ontario Heritage Act; and
  - (b) development, site alteration or demolition may be permitted on adjacent lands if a Heritage Impact Statement, prepared by a qualified professional, demonstrates to the satisfaction of the Township that the integrity of the cultural heritage property will be preserved.
- 4) The Township shall co-ordinate its cultural heritage plans and programs with those of senior levels of government.

- 5) The Township may require archaeological assessments conducted by archaeologists licensed under the Ontario Heritage Act and prepared in compliance with Ministry of Culture guidelines as a condition of any proposed development in areas containing a known archaeological site or considered to have archaeological potential.”

Item (19): Section 4.11 (General Development Policies – Institutional Uses) is hereby amended by deleting and replacing the first sentence of this section with the following:

“Institutional uses such as schools, day care centres, hospitals, museums, churches, libraries, community centres, service clubs and similar public or quasi-public uses will generally be permitted in all land use designations except Agriculture, Flood Plain, Mineral Aggregate, Wrecking Yard and Waste Disposal provided that the design and siting of the buildings and structures are in keeping with the character of the surrounding area and the institutional use will not detract from the primary function and use of the area.”

Item (20): Section 4.12 (General Development Policies – Land Use Compatibility) is hereby amended by deleting and replacing the first sentence of this section with the following:

“In reviewing any development application, Council will be satisfied that the proposed use will be compatible with surrounding uses or can be made to be compatible in a manner that either eliminates or minimizes to an acceptable level any adverse effects from the proposed use. Adverse effects may include, but are not limited to:

- (i) shadowing;
- (ii) loss of privacy;
- (iii) loss of neighbourhood or streetscape character;
- (iv) increased levels of noise, odour, dust or vibration that exceed Ministry of Environment Guidelines;
- (v) increased levels of traffic that exceed the capacity of the affected road network or its intended function;
- (vi) environmental damage or degradation;
- (vii) a decline in public health or safety; or
- (viii) incompatibility in terms of scale, style and massing of associated buildings or structures.”

Item (21): Section 4.22 (General Development Policies – Wayside Pits and Quarries) is hereby deleted in its entirety and replaced with the following:

“4.22 Wayside Pits, Wayside Quarries, Portable Asphalt Plants and Portable Concrete Plants

- 1) Wayside pits, wayside quarries, portable asphalt plants and portable concrete plants are generally permitted throughout the Township without the need to amend this Plan or the Zoning By-law, provided that:
  - (a) no severe environmental disruption will occur; and
  - (b) the site is not within existing residential areas or designated Wetlands or in proximity to any waterbody or watercourse.
- 2) Prior to the establishment of a wayside pit, wayside quarry, portable asphalt plant or portable concrete plant for provincial purposes, Council will be advised by the Ministry of Natural Resources that the proposed operation qualifies as a wayside pit, wayside quarry, portable asphalt plant or portable concrete plant.
- 3) Prior to the establishment of a wayside pit, wayside quarry, portable asphalt plant or portable concrete plant for municipal purposes, Council will be advised by Township staff and the Ministry of Natural Resources that the proposed operation qualifies as a wayside pit, wayside quarry, portable asphalt plant or portable concrete plant.
- 4) A rehabilitation plan shall be prepared to the satisfaction of the Township as a condition of approval.”

Item (22): Section 4 (General Development Policies) is hereby amended by adding the following after Section 4.22:

“4.23 Secondary Units

- 1) Secondary units may be permitted as-of-right in certain zones of the By-Law or by amendment to the Zoning By-Law.
- 2) The development of a secondary unit within a principal dwelling shall further be subject to the other relevant policies in this Plan and the following criteria:

- (a) no more than 40 percent of the gross floor area of the principal dwelling may be developed for a secondary unit;
- (b) the secondary unit shall comply with the Ontario Building and Fire Codes;
- (c) safe access, parking and private amenity areas for all residents shall be provided;
- (d) the secondary unit shall be designed and located in such a manner so as to not have an adverse effect on servicing requirements, the environment, the streetscape, traffic levels, the character of the surrounding neighbourhood or privacy of adjacent residential properties;
- (e) a maximum of one secondary unit shall be permitted:
  - (i) within a detached dwelling; or
  - (ii) within each half of a semi-detached dwelling; or
  - (iii) for the whole of a duplex dwelling;
- (f) a secondary unit within the principal dwelling shall not be permitted where there is a pre-existing secondary unit within an accessory building on the lot; and
- (g) as a condition of approval:
  - (i) the secondary unit shall be subject to site plan control approval; and
  - (ii) the Township may require that the secondary unit is registered in accordance with the provisions of the Municipal Act.

3) The development of a secondary unit within an accessory building shall further be subject to the other relevant policies in this Plan and the following criteria:

- (a) the secondary unit shall be limited to a single bedroom only with no sanitary, kitchen or cooking facilities;
- (b) the secondary unit shall comply with the Ontario Building and Fire Codes;
- (c) safe access and parking shall be provided;
- (d) the secondary unit shall be designed and located in such a manner so as to not have an adverse effect on the environment, the streetscape, traffic levels, the character of the surrounding neighbourhood or privacy of adjacent residential properties; and
- (e) a maximum of one secondary unit shall be permitted;

- (f) a secondary unit within an accessory building shall not be permitted where there is a pre-existing secondary unit within the principal dwelling on the lot; and
- (g) as a condition of approval:
  - (i) the secondary unit shall be subject to site plan control approval; and
  - (ii) the Township may require that the secondary unit is registered in accordance with the provisions of the Municipal Act.

#### 4.24 Lands Adjacent to Natural Heritage Features

- 1) The Province of Ontario's Natural Heritage Reference Manual specifies adjacent lands as buffer areas that are intended to protect natural heritage features that are identified on Schedule 'A' of this Plan, either on the effective date of this Plan or in consultation with the appropriate government agency and incorporated into this Plan through an Official Plan Amendment. In considering any development or site alteration, an environmental impact assessment will be required as follows:
  - (a) within 120 metres of a provincially significant wetland;
  - (b) within 30 metres of a locally significant wetland;
  - (c) within 30 metres of fish habitat;
  - (d) within 50 metres of an ANSI;
  - (e) within 50 metres of significant habitat of endangered and threatened species; and
  - (f) within 50 metres of significant woodlands, valleylands and significant wildlife habitat.
- 2) The scope and scale of the environmental impact assessment shall be determined by the Township in consultation with the appropriate government agency.
- 3) The Township may consider reducing an environmental impact assessment to a scoped study if the proposed development is:
  - (a) minor in nature; or
  - (b) located in an area where previous studies are sufficient to provide the necessary technical information to assess a proposal.

If the scoped study indicates that there may be some potential impacts that warrant a more complete review, a full environmental impact assessment shall be required.

- 4) Where a full environmental impact assessment is required, it shall:
  - (a) be prepared by a qualified professional with expertise in environmental science;
  - (b) define the nature and boundaries of any significant features and ecological functions on or adjacent to the site;
  - (c) describe the location and nature of the proposed development;
  - (d) describe the relationship of adjacent lands to any significant features or ecological functions;
  - (e) describe the relationship of the significant features or ecological functions to the proposed development and adjacent lands;
  - (f) demonstrate how and where development can proceed without negative impacts on the significant features or ecological functions; and
  - (g) describe any mitigation measures that either alleviate or eliminate the negative impacts of the proposed development on the significant features or ecological functions.
- 5) Agricultural uses, as existing on the effective date of this Plan and operating on lands adjacent to an identified natural heritage feature, shall not be subject to the requirement for an environmental impact assessment and shall be allowed to continue.

#### 4.25 Renewable Energy Systems

- 1) For the purposes of this Section, renewable energy systems shall include, but not be limited to, wind energy, solar energy, and biomass energy systems.
- 2) The Township shall:
  - (a) promote development that explores opportunities for the use of renewable energy infrastructure; and
  - (b) support public education, pilot projects and demonstration programs that explore ways to use renewable energy infrastructure in development.

- 3) The development of wind energy systems or solar energy systems at a scale consistent with providing electrical or thermal power on an on-site basis to a single dwelling, business or agricultural use shall be permitted throughout the Township without the need to amend this Plan but shall be subject to the Zoning By-Law and site plan control approval which will establish appropriate land use controls such as, but not limited to, height and setbacks.
- 4) The development of a biomass energy system at a scale consistent with providing electrical or thermal power on an on-site basis shall be limited to agricultural uses only, and shall be subject to the following:
  - (a) the affected lands shall be designated Agriculture or Rural Lands;
  - (b) the majority of the biological material used shall come from the farm on which the biomass energy system is located; and
  - (c) the proposed biomass energy system shall require a Zoning By-Law Amendment and site plan control approval.
- 5) The development of wind energy systems, solar energy systems or biomass energy systems at a scale consistent with providing electrical power on a district basis or as part of a more expansive utility grid system:
  - (a) shall be permitted only in the Agriculture and Rural Lands designations;
  - (b) are not permitted in proximity to Community Development Areas or adjacent to identified natural heritage features or sensitive uses unless an environmental impact assessment demonstrates the functionality and compatibility of the proposed development to the satisfaction of the Township;
  - (c) shall be subject to:
    - i. a Dispute Resolution Protocol, which shall be prepared by the proponent to the satisfaction of the Township and outline the process for resolving areas of potential land use conflict associated with the proposed development;
    - ii. emergency management, decommissioning and site rehabilitation plans prepared by the proponent to the satisfaction of the Township;

- iii. an Official Plan Amendment and Zoning By-Law Amendment that recognizes the proposed development on a site-specific basis;
  - iv. site plan control approval; and
  - v. all applicable provincial and federal regulations.
- 6) In cases where an application for an Official Plan Amendment for a proposed wind energy system is required, the application shall not be considered complete, until the studies and information required by Section 9 of this Plan, and/or any other study identified in the Official Plan, are completed to the satisfaction of the Township. At a minimum, the proponent shall be required to undertake and provide the Township with:
- (a) a noise impact study to determine setbacks and other mitigation measures, so that noise levels will not exceed the current Ministry of Environment noise standards for sensitive uses;
  - (b) a visual impact study to demonstrate that the shadow or reflection of light coming from any part of the wind turbine on all points of reception of non-participating sensitive receptors satisfies the most current provincially accepted upper limit for number of hours under a worst case scenario for shadow flicker;
  - (c) a visual impact study to determine the impact and mitigation measures required for wind turbines on the landscape as observed from key vistas, waterbodies, municipal roads, or other public access lands;
  - (d) an environmental impact assessment, including an analysis of any impacts on bird migration or raptor and bat populations and feeding activities;
  - (e) a micro-climatic impact assessment, including an analysis of any impacts on meteorological stations or towers either in the immediate or surrounding area;
  - (f) an electromagnetic interference assessment, including an analysis of any impacts on telecommunications stations or towers either in the immediate or surrounding area;
  - (g) an agricultural impact analysis if proposed to locate on lands designated as Agriculture to demonstrate that there are no reasonable alternative locations that avoid Agriculture lands, and that there are no

- reasonable alternative locations in the Agriculture designation with lower priority agricultural lands;
- (h) a mineral or aggregate impact assessment if located in proximity to a current or future mining or quarry operation to demonstrate that the proposed wind energy system will not compromise resource extraction activities; and
  - (i) a safety study to determine the appropriate setbacks from all points of reception for sensitive uses, property lines, municipal roads, shorelines, and public access lands to protect against ice throw and blade throw.
- 7) In cases where an application for an Official Plan Amendment for a proposed solar energy system is required, the application shall not be considered complete, until the studies and information required by Section 9 of this Plan, and/or any other study identified in the Official Plan, are completed to the satisfaction of the Township. At a minimum, the proponent shall be required to undertake and provide the Township with:
- (a) a visual impact study to determine the impact of glare on adjacent sensitive uses, and to identify any appropriate mitigation measures;
  - (b) an environmental impact assessment;
  - (c) a noise impact study to address electrical transformers and any other equipment that may emit noise;
  - (d) an agricultural impact analysis if proposed to locate on lands designated as Agriculture to demonstrate that there are no reasonable alternative locations that avoid Agriculture lands, and that there are no reasonable alternative locations in the Agriculture designation with lower priority agricultural lands; and
  - (e) a mineral or aggregate impact assessment if located in proximity to a current or future mining or quarry operation to demonstrate that the proposed solar energy system will not compromise resource extraction activities.
- 8) An application for an Official Plan Amendment or Zoning By-Law Amendment for a proposed biomass energy system shall not be considered complete, until the studies and information required by Section 9 of this Plan, or any other study identified in the Official Plan, are completed to the

satisfaction of the Township. At a minimum, the proponent shall be required to undertake and provide the Township with:

- (a) an air quality study and odour impact study to determine the impact of the proposed development on adjacent sensitive uses, and to identify any appropriate mitigation measures;
- (b) an environmental impact assessment;
- (c) a nutrient management plan, if the proposed development is part of an agricultural use;
- (d) if the proposed development is not part of an agricultural use:
  - i. an agricultural impact analysis if proposed to locate on lands designated as Agriculture to demonstrate that there are no reasonable alternative locations that avoid Agriculture lands, and that there are no reasonable alternative locations in the Agriculture designation with lower priority agricultural lands; and
  - ii. a mineral or aggregate impact assessment if located in proximity to a current or future mining or quarry operation to demonstrate that the proposed biomass energy system will not compromise resource extraction activities.”

Item (23): Section 5.1 (Land Use Policies – Community Development Areas – Residential) is hereby amended by adding the following after Section 5.1.5:

“5.1.6 Residential development shall be accommodated through development of vacant lands, evaluating surplus municipal lands for their suitability for housing developments, converting non-residential structures, infill and redevelopment.

5.1.7 The Township may assist, where required by legislation, the federal and provincial governments in the administration of housing programs.

5.1.8 Residential developments that offer innovative design features, construction techniques or tenure arrangements; which are consistent with the objectives of the Plan, and which broaden the range of housing alternatives, including affordable housing, shall be encouraged.

5.1.9 Council may establish affordable housing targets without an amendment to the Official Plan.”

Item (24): Section 5.5 (Land Use Policies – Community Development Areas – Black’s Corners Community) is hereby amended by deleting and replacing the second section of this section with the following:

“In recent years, over 60 percent of the Township’s growth has occurred in Black’s Corners. It is assumed that this ratio will continue over the twenty-year planning horizon to 2029.”

Item (25): Section 6.1.1 (Land Use Policies – Rural Areas – Agriculture) is hereby deleted in its entirety and replaced with the following:

“6.1.1 Permitted uses in the Agriculture designation will be limited to:

- 1) agricultural uses, including the growing of crops, including nursery and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment;
- 2) agriculture-related commercial and agriculture-related industrial uses that are small scale and directly related to the farm operation and are required in close proximity to the farm operation; and
- 3) secondary farm occupations, including home occupations, home industries, bed and breakfast operations, agri-tourism uses and uses that produce value-added agricultural products from the farm operation on the property.”

Item (26): Sections 6.1.2 and 6.1.3 (Land Use Policies – Rural Areas – Agriculture) are hereby deleted in its entirety and replaced with the following:

“6.1.2 Land may be removed from the Agriculture designation for the following purposes:

- 1) the expansion of Community Development Area boundaries at the time of a comprehensive review of the Official Plan;

- 2) mining or quarry operations, subject to the policies in Section 6 of this Plan; or
- 3) limited non-residential uses, provided that:
  - (a) the land does not comprise a specialty crop area;
  - (b) there is a demonstrated need for additional land to be designated within the planning horizon for the proposed use;
  - (c) there are no reasonable alternative areas that avoid Agriculture lands; and
  - (d) there are no alternative areas in the Agriculture designation consisting of lower capability agricultural soils to accommodate the proposed use.

Item (27): Section 6.1.7 (Land Use Policies – Rural Areas – Agriculture) is hereby deleted in its entirety and replaced with the following:

“6.1.7 Agriculture-related commercial and agriculture-related industrial uses will be encouraged to consolidate into groups and locate within, or adjacent to Community Development Areas or on lower quality agricultural land. Such uses will be zoned appropriately in the Zoning By-Law.”

Item (28): Section 6.1.8 (Land Use Policies – Rural Areas – Agriculture) is hereby deleted in its entirety and replaced with the following:

“6.1.8 Farm-related severances will only be permitted for the following:

- 1) an existing residence that is surplus to a farming operation resulting from a farm consolidation, provided that the minimum lot area is 0.6 hectares (1.5 acres) and no new residential dwelling is permitted on any additional vacant remnant parcel that may be created by the severance;
- 2) an agricultural related business and service use, provided that any new lot is limited to the minimum size needed to accommodate the proposed use and appropriate private water and sewage services; and
- 3) public uses and utility corridors in cases where easements or rights-of-way are not appropriate.”

- Item (29): Section 6.1 (Land Use Policies – Rural Areas – Agriculture) is hereby amended by adding the following after Section 6.1.9:
- “6.1.10 Impacts from any new or expanding non-agricultural use on an agricultural operation shall be mitigated to protect the viability of the agricultural operation.
  - 6.1.11 Notwithstanding the policies in Section 6.1.8 of this Plan, the creation of non-farm residential lots in the Agriculture designation shall be prohibited.”
- Item (30): Section 6.2.8 (Land Use Policies – Rural Areas – Mineral Aggregate) is hereby amended by deleting and replacing the first sentence of this section with the following:
- “The Township is designated under the Aggregate Resources Act.”
- Item (31): Section 6.2.12 (ii) and Section 6.2.12 (iii) (Land Use Policies – Rural Areas – Mineral Aggregate) are hereby deleted in their entirety and replaced with the following:
- “(ii) location of access routes, including consideration of upgrading of existing roads and truck traffic impacts on Community Development Areas or the residents along those routes;
  - (iii) reports from qualified professionals regarding noise, blasting, hydrogeology, drainage, environmental impact, archaeological assessment and any other relevant matters;
  - (iv) mining or quarry site plans.”
- Item (32): Section 6.2.13 (Land Use Policies – Rural Areas – Mineral Aggregate) is hereby deleted in its entirety and replaced with the following:
- “6.2.13 In the Agriculture designation, the extraction of mineral aggregates may be permitted as an interim use provided that the site is rehabilitated with substantially the same area and soil capability for agriculture being restored. Complete agricultural rehabilitation may not be required only if it is demonstrated that:
- 1) there is a substantial quantity of mineral aggregate below the water table warranting extraction;
  - 2) the depth of planned extraction in a quarry makes

restoration of pre-extraction agricultural capability  
unfeasible;

- 3) other alternatives have been considered by the applicant and found to be unsuitable; and
- 4) agricultural rehabilitation in the remaining areas will be maximized.”

Item (33): Section 6.5.2 (Land Use Policies – Rural Areas – Wetlands) is hereby deleted in its entirety and replaced with the following:

“6.5.2 Wetlands are evaluated by the Ministry of Natural Resources and, based on wetland functions and features, classified according to their significance. All the wetlands identified on Schedule ‘A’ to this Plan are classified as provincially significant, except for the McGibbon Creek Wetland, which is classified as locally significant.”

Item (34): Section 6.5.3 (v) (Land Use Policies – Rural Areas – Wetlands) is hereby deleted in its entirety.

Item (35): Section 6 (Land Use Policies – Rural Areas) is hereby amended by adding the following after Section 6.11 (Land Use Policies – Rural Areas – Hauled Septage Disposal Site):

“6.12 Highway 7 Corridor

- 1) Permitted uses on lands designated Highway 7 Corridor shall include:
  - (a) agricultural related business and service uses;
  - (b) research and development, technology, office, administrative, professional and technical service uses;
  - (c) limited highway commercial uses that require large sites and have extensive parking, loading and storage requirements; and
  - (d) accessory retail and service commercial uses.
- 2) Prior to future developments being considered, a secondary plan shall be prepared by the Township in partnership with affected landowners and in consultation with the Ministry of Transportation that addresses such matters as:
  - (a) land assembly requirements;

- (b) proposed lot patterns, land uses and zoning considerations;
  - (c) service road access to individual landholdings;
  - (d) traffic circulation patterns and impacts;
  - (e) compatibility with existing, planned or adjacent land uses;
  - (f) on-site and off-site servicing requirements and impacts;
  - (g) provisions for landscaping, buffering, exterior lighting, parking, loading, fencing, storage and signage;
  - (h) architectural design treatments; and
  - (i) timing and phasing of proposed development.
- 3) The preparation of the secondary plan and the consideration of future proposed developments shall be guided by the following:
- (a) rationalization of land ownership patterns is encouraged to create appropriately sized parcels and lot patterns;
  - (b) service road access to individual landholdings is a primary consideration in the context of reorganizing ownership patterns and facilitating future development;
  - (c) plans of subdivision shall be the preferred means of land division;
  - (d) proposed developments shall be of a high quality in terms of building and site design, which shall be established through architectural design and landscaping plans and guidelines;
  - (e) adequate buffering in the form of fencing, berming and landscaping shall be required to minimize potential impacts between existing, planned or adjacent land uses;
  - (f) adequate parking and loading facilities shall be provided;
  - (g) exterior lighting of any building or parking area shall be designed to deflect glare from adjacent properties; and
  - (h) servicing shall meet the requirements of the appropriate approval authority.
- 4) The Township shall not consider any development applications for Zoning By-Law Amendments or draft plans of subdivision within the Highway 7 Corridor until the

secondary plan has been approved and implemented either through an Official Plan Amendment, Zoning By-law amendment, or a combination of both.”

Item (36): Section 9.11 (Implementation – Review Procedure) is hereby deleted in its entirety and replaced with the following:

“9.11 Review Procedure

- 1) Council shall, not less than every five years after the Official Plan comes into effect, undertake a review of the Official Plan, hold a separate meeting open to the public and revise the Plan, as required, in accordance with the Planning Act. The revisions shall ensure that the Official Plan conforms to provincial plans, has regard to matters of provincial interest, and is consistent with the policy statements issued under Section 3 of the Planning Act.”

Item (37): Section 9 (Implementation) is hereby amended by adding the following after Section 9.14 (Implementation – Strategy):

“9.15 Community Improvement

- 1) As set out in Section 28 of the Planning Act, Council intends to use Community Improvement Policies to plan for and coordinate physical improvements to the quality of existing development, community facilities and public services.
- 2) The Township shall be considered a Community Improvement Area, focusing particularly on the Community Development Areas in this Plan.
- 3) The objectives in designating Community Improvement Project Areas and preparing Community Improvement Plans are to:
  - (a) upgrade physical services as well as social and recreational facilities;
  - (b) stimulate private property maintenance and reinvestment activity for unused or underused lands or buildings;
  - (c) facilitate the clean-up and redevelopment of environmentally contaminated properties;
  - (d) recognize and protect cultural heritage resources;
  - (e) enhance land use compatibility;

- (f) promote energy efficiency standards for existing land uses;
  - (g) integrate improvement projects with other local programs and senior government initiatives;
  - (h) support the creation of affordable housing by considering any municipally-owned, undeclared surplus land for affordable housing before any other use is considered;
  - (i) support the implementation of measures that will assist in achieving sustainable development and sustainable living;
  - (j) support the recognition and protection of heritage buildings or areas; and
  - (k) where feasible, acquire lands or buildings to carry out improvement projects.
- 4) The designation of a Community Improvement Project Area, preparation of a Community Improvement Plan and provision of financial assistance in a Community Improvement Plan shall be at the sole discretion of the Township.

#### 9.16 Interim Control By-laws

- 1) As set out in Section 38 of the Planning Act, Council may pass Interim Control By-laws to prevent or limit the use of land, buildings or structures within designated areas of the Township until detailed planning studies for the area are completed and approved by the Municipality.
- 2) An Interim Control By-law shall initially be in effect for a period of up to one year from the date of its passing but may be extended for a maximum of one additional year.

#### 9.17 Temporary Use By-laws

- 1) As set out in Section 39 of the Planning Act, Council may pass Temporary Use By-laws to permit the temporary use of land, buildings or structures for any purpose that is otherwise prohibited by the Zoning By-law.
- 2) In considering an application for a temporary use, Council shall be satisfied that:
  - (a) the proposed use:
    - i. shall be temporary in nature;

- ii. shall be compatible with surrounding land uses; and
    - iii. shall not have adverse effects on the future development of the area; and
  - (b) the amending By-law contains appropriate controls to regulate the temporary use.
- 3) A Temporary Use By-law may initially be authorized for a period of up to three years from the date of its passing, except in the case of garden suites which may:
- (a) be authorized for a period of up to ten years; and
  - (b) be subject to an agreement between the owner of the garden suite and the Municipality in accordance with the Municipal Act.
- 4) A Temporary Use By-law may be extended by By-law for further periods of not more than three years each. Upon expiry of a Temporary Use By-law, the use authorized by the said By-law shall cease.

## 9.18 Consultation and Application Requirements

### 9.18.1 Pre-Consultation

- 1) The Township shall make staff available for pre-consultation for all development applications for which it is the approval authority, and will also be available for pre-consultation for subdivisions.
- 2) Township Council shall require that all applications for subdivision and consents receive pre-consultation approval from Planning Committee prior to submission to the County.

### 9.18.2 Development Applications: Required Information and Material

- 1) As per the Planning Act, Council or its designated approval authorities may require applicants to provide additional information or material to accompany the following development applications:
  - (a) Official Plan Amendments;
  - (b) Zoning By-Law Amendments;
  - (c) Applications for Plan of Subdivision or Condominium;
  - (d) Applications for Site Plan Control;

- (e) Consent Applications; and
- (f) Applications for Minor Variance.

2) In addition to the information and materials required under the Planning Act and any other legislation or regulation, as amended, the Township shall confirm which of the following must be provided by the applicant at the time of the pre-consultation regarding a development proposal for a planning approval listed in Section 9.18.2 (1) of this Plan:

- (a) description of the applicant's interest in the land (owner, tenant, purchaser);
- (b) identification of the registered land owner, if different from the applicant;
- (c) the owner's authorization / consent to apply for the Planning Approval, if the owner is not the applicant;
- (d) identification of the agent for the applicant, if any, with written authorization from the applicant;
- (e) identification of the applicant's planner, if any;
- (f) the owner's authorization / consent to use and disclose personal information and to allow site visits;
- (g) written confirmation of pre-consultation with Planning Committee for all subdivision and consent applications;
- (h) the Assessment Roll Number of the subject land(s);
- (i) the existing Official Plan designation and Zoning By-Law classification for the property;
- (j) description and sketch of any existing or proposed easements and/or rights-of-way;
- (k) description and/or sketch of existing uses, previous uses and a complete description (e.g. frontage and depth) of the subject lands;
- (l) description and/or sketch of the existing land uses adjacent to and within 500 metres of the subject lands;
- (m) description and/or sketch of the natural and artificial features on the subject lands and within 500 metres of the subject lands (e.g. buildings, railways, wells, roads, watercourses, drainage ditches, banks of rivers or streams, wetlands, wooded areas, etc.); and
- (n) any studies identified by the Township under Section 9.18.3 of this Plan.

9.18.3 Development Applications: Additional Studies and Assessments

- 1) In addition to the requirements of Section 9.18.2 of this Plan, additional information in the form of the studies or assessments listed in this Section may be required in order to consider a planning application complete.
- 2) The additional information will be required as part of a complete application in order to ensure that all the relevant and required information pertaining to a planning application is available at the time of submission to enable Council and/or its designated approval authorities to make informed decisions within the prescribed time periods, and also ensure that the public and other stakeholders have access to all relevant information early in the planning process.
- 3) The number and scope of studies and assessments to be required for the submission of a complete application shall be in keeping with the scope and complexity of the application.
- 4) The additional information or material that may be required includes, but is not limited to, the studies and assessments listed below:
  - i. Aggregate Studies;
  - ii. Agricultural Soils Assessment / Impact Analysis;
  - iii. Air Quality / Dust / Odour / Noise Study;
  - iv. Archaeological Assessments;
  - v. Compatibility Assessments;
  - vi. Concept Plans;
  - vii. Construction Management Plans;
  - viii. Decommissioning Plans;
  - ix. Electromagnetic Interference Reports;
  - x. Emergency Management Plans;
  - xi. Environmental Impact Assessments / Audits / Previous Land Use Inventories / Site-Specific Risk Assessments;
  - xii. Financial Impact Assessments / Analyses;
  - xiii. First Nations Consultation;
  - xiv. Floodplain Management / Slope Stability Reports;
  - xv. Forest Management Plans;
  - xvi. Geotechnical Studies;
  - xvii. Heritage Impact Statements;

- xviii. Hydrogeological Reports;
- xix. Ice Throw Reports;
- xx. Influence Area Studies;
- xxi. Lake Capacity Assessments;
- xxii. Landscaping Plans;
- xxiii. Market Justification / Impact Assessments;
- xxiv. Minimum Distance Separation Formulae;
- xxv. Natural Heritage Evaluation / Impact Studies;
- xxvi. Nutrient Management Plans;
- xxvii. Parking and/or Loading Studies;
- xxviii. Planning Justification / Rationale;
- xxix. Servicing Reports;
- xxx. Shadow Impact / Flicker Studies;
- xxxi. Site Rehabilitation Plans;
- xxxii. Stormwater Management / Master Drainage Plans;
- xxxiii. Structural Engineering Analyses;
- xxxiv. Transportation / Traffic Impact / Access Analyses;
- xxxv. Tree Inventory / Tree Preservation / Tree Protection Plans;
- xxxvi. Urban Design Study/Guidelines; and
- xxxvii. Visual Impact Studies.

- 5) Notwithstanding the required studies and assessments listed above in Section 9.18.3 (4), Council may ask for any additional information that is considered reasonable and necessary in order to make a decision on a development application.
- 6) The Township may require any of the studies or assessments noted in Section 9.18.3 (4) to be peer reviewed on behalf of the Township at the proponent's expense."

Yours truly,

**J.L. RICHARDS & ASSOCIATES LIMITED**

Wes Paetkau, MCIP, RPP  
Senior Planner