

## **PART B - STRATEGIC DIRECTIONS**

### **3. ENVIRONMENT**

#### **3.1. GOALS:**

- a) To enhance and protect the quality of the natural environment within the City.
- b) To support water conservation, energy conservation, air quality protection through programs and land use patterns that encourage energy efficiency and conservation.
- c) To protect and where possible, enhance the ground and surface water resources throughout the City.

#### **3.2. OBJECTIVES:**

- a) Utilize an “Environment First Principle” which recognizes that the environment is the base upon which all land use activities take place and that it should be considered in all land use planning decisions.
- b) Recognize and protect the natural heritage features and resources and provide for updating of the natural heritage features inventory throughout the City.
- c) Recognize that the conservation of the natural environment within the Natural Heritage System, will take precedence over development when the two are in conflict.
- d) Maintain a high level of bio-diversity by protecting natural areas and the connections between them.
- e) Encourage development in areas that are not environmentally sensitive.
- f) Recognize that wetlands are extremely important habitats and perform a myriad of essential ecological, hydrological, and social functions. These include the provision of habitat for a wide range of plants and animals; groundwater discharge; flood attenuation through the storage and control of water; stabilization of shorelines and reduction in damage caused by erosion; water quality improvement; and recreational and tourism opportunities such as hunting, fishing, boating and bird watching.
- g) To protect, manage and where possible, improve the forest resources throughout the City.
- h) Development should also provide as pleasing an environment as possible to all residents of the City through proper management of man-made and natural environmental features.
- i) Work co-operatively with Conservation Authorities, Provincial Ministries, Trent-Severn Waterway and other agencies in protecting the natural environment.

### **3.3. WATER RESOURCES**

- 3.3.1.** Development and site alteration that maintains the hydrological functions and minimizes direct alteration to groundwater flows shall be encouraged. Any development and site alteration must demonstrate that the existing hydrologic function of surface and ground water features and any relationship to natural heritage features and areas will be maintained or enhanced.
- 3.3.2.** Extraction of water beyond personal use is considered a commercial operation and requires commercial/industrial land use zoning (except wetland restoration projects and agricultural operations). Applicants for a Permit to Take Water under the Ontario Water Resources Act shall be accompanied by a Water Budget verifying that there will not be an adverse effect on water systems and natural heritage features prior to consideration of the requested zoning. As a condition of approval, Council may also require the proponent to enter into a monitoring and financial agreement to ensure that neighbouring drinking water supplies are not affected by the extraction.
- 3.3.3.** The City will encourage property owners to properly abandon wells that are no longer in use in keeping with the Ministry of Environment regulations.
- 3.3.4.** Prior to the development of land on individual services for multiple residential development and significant water users, a hydrogeological study will be required to ensure that there is sufficient quality and quantity of potable water to service the development and the land is suitable for the disposal of sewage without impacting on the groundwater supply and causing cross contamination with the water source. For the purpose of the Plan, the residential development occurring in DP8 (Longford Reserve) is not considered multiple residential developments.
- 3.3.5.** Individual lake plans and lake stewardship programs are encouraged and will be utilized as a method to identify important local values, environmental features and individual lake characteristics. The plans shall be developed in consultation with appropriate stakeholders.
- 3.3.6.** Communal water systems should not be allowed to distribute raw untreated surface water.
- 3.3.7.** Council shall consider the adoption of a Site Alteration by-law in conformity with the Lake Simcoe Plan.
- 3.3.8.** The City supports reducing stormwater runoff volume and pollutant loadings from major development and existing settlement areas by:
- a) encouraging implementation of a hierarchy of source, lot-level, conveyance and end-of-pipe controls;
  - b) encouraging the implementation of innovative stormwater management

- measures;
- c) allowing for flexibility in development standards to incorporate alternative community design and stormwater techniques, such as those related to site plan design, lot grading, ditches and curbing, road widths, road and driveway surfaces, and the use of open space as temporary detention ponds;
  - d) supporting implementation of programs to identify areas where source control or elimination of cross connections may be necessary to reduce pathogens or contaminants; and
  - e) supporting implementation of source control programs, which are targeted to existing areas that lack adequate stormwater controls.
- 3.3.9.** Where applicable, an application for major development shall be accompanied by a stormwater management plan that demonstrates:
- a) consistency with completed stormwater management master plans;
  - b) consistency with completed subwatershed evaluations and water budgets;
  - c) an integrated treatment train to minimize stormwater management flows and reliance on end-of-pipe controls through measures including source controls, lot-level controls and conveyance techniques, such as grass swales;
  - d) through an evaluation of anticipated changes in the water balance between pre-development and post-development, how such changes shall be minimized; and
  - e) through an evaluation of anticipated changes in phosphorus loadings between pre-development and post-development, how the loadings shall be minimized.
- 3.3.10.** Stormwater management works that are established to serve new major development in the Lake Simcoe watershed shall not be permitted unless the works have been designed to satisfy the Enhanced Protection level specified in Chapter 3 of the MOE's "Stormwater Management Planning and Design Manual 2003", as amended from time to time.
- 3.3.11.** Every owner and operator of a new stormwater management works in the Lake Simcoe watershed shall be required to inspect and maintain the works on a periodic basis and be required to monitor the operation of works, including monitoring the quality of the effluent from the works, on a periodic basis.
- 3.3.12.** The following measures are to be incorporated into subdivision agreements and site plan agreements where appropriate:
- keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;

- removal of vegetation shall not occur more than 30 days prior to grading or construction;
- put in place structures to control and convey runoff;
- minimize sediment that is eroded offsite during construction;
- seed exposed soils once construction is complete and seasonal conditions permit; and
- ensure erosion and sediment controls are implemented effectively.

**3.3.13.** An application to establish or expand a major recreational use shall be accompanied by a recreation water use plan that demonstrates:

- water use for maintenance or snow-making or both are kept to a minimum;
- grassed, watered and manicured areas are limited to sports fields surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures;
- grass mixtures that require minimal watering and upkeep will be used for sports fields and golf fairways where applicable;
- crossings of intermittent and *permanent streams* are kept to a minimum;
- water-conserving technologies (such as low-flow toilets and shower heads) are used in clubhouses and restaurants where applicable;
- water-conserving technologies (such as timed irrigation systems designed to reduce evaporation losses, and recycling of water from under greens) are used in the irrigation and watering of sports field surfaces, golf fairways, tees and greens, and landscaped areas around buildings and structures, where applicable;
- other water conservation technologies (such as rainwater harvesting or reuse of stormwater) will be used to reduce water use;
- stormwater treatment facilities are used to capture and treat runoff from areas with impervious surfaces;
- and the measures described in Section 3.3.12.

**3.3.14.** No structures, including boathouses, shall be permitted in lakes or in any permanent or intermittent streams, within the Lake Simcoe Watershed, if the structure impedes the natural flow of water along the shoreline or in the stream, if the structure is intended to be used as a dwelling, or if the structure or its construction harmfully alters fish habitat. This policy does not prohibit drainage works such as those permitted under the Drainage Act, those required for *infrastructure* or those structures required for the purposes of stewardship, conservation, restoration or remediation undertakings.

- 3.3.15.** The alteration of the shore of lakes or any permanent or intermittent streams, within the lake Simcoe Watershed, for the purpose of establishing or altering drainage works such as those works under the Drainage Act, *infrastructure* or for stabilization, erosion control or protection purposes shall only be permitted if it is demonstrated that natural shoreline treatments (e.g. planting of natural vegetation, bioengineering) that maintain the natural contour of the shoreline will be used where practical, and a vegetative riparian area will be established to the extent feasible. In relation to such works, lands used for agricultural purposes do not require the establishment of a vegetative riparian area if the land is, and will continue to be, used for agricultural purposes.
- 3.3.16.** Where a proposal for development or site alteration is permitted within 30 metres of a lake or a permanent or intermittent stream or wetland in the Lake Simcoe watershed, in accordance with Section 3.5.38 of this Plan, the proposal for development or site alteration shall comply with the following where applicable:
- maintain, and where possible, increase or improve fish habitat in the lake, stream or wetland, and any adjacent riparian areas;
  - to the extent possible, enhance the ecological features and functions associated with the lake, stream or wetland;
  - minimize erosion, sedimentation, and the introduction of excessive nutrients or other pollutants and utilize planning, design, and construction practices that maintain and improve water quality; and
  - integrate landscaping and habitat restoration into the design of the proposal to enhance the ability of native plants and animals to use the area as both wildlife habitat and a movement corridor.
- 3.3.17.** Within the lake Simcoe Protection Plan area, development proposals outside of settlement areas that requires an increase in the existing rated capacity of a sewage treatment plant or the establishment of a new sewage treatment plant, an environmental assessment of the undertaking shall be completed or approved prior to giving any approvals under the Planning Act or the Condominium Act.
- 3.3.18.** Within the Lake Simcoe Protection Plan area, no new municipal sewage treatment plant shall be established unless the new plant will provide reduced sewage services to,
- a development that is on partial services, or
  - a development where one or more subsurface sewage works or on-site sewage systems are failing.
- 3.3.19.** A significant groundwater recharge area is an area identified,
- a) as a significant groundwater recharge area by any public body for the purposes of implementing the PPS;
  - b) as a significant groundwater recharge area in the assessment report required under the Clean Water Act, 2006 for the Lake Simcoe Source Protection Area; or

c) by the LSRCA in partnership with MOE and MNR as an ecologically significant groundwater recharge area.

Once a significant groundwater recharge area is identified, the City shall incorporate significant groundwater recharge areas into the official plan together with policies to protect, improve or restore the quality and quantity of groundwater in these areas and the function of the recharge areas.

**3.3.20.** Outside of the Oak Ridges Moraine area, an application for major development within a significant groundwater recharge area shall be accompanied by an environmental impact study that demonstrates that the quality and quantity of groundwater in these areas and the function of the recharge areas will be protected, improved or restored.

**3.3.21. Lake Trout Lakes**

There are three lake trout lakes in the City of Kawartha Lakes:

Big Trout Lake – Longford Township – at capacity  
Crotchet Lake– Longford Township  
South Anson Lake– Anson Township – at capacity

Big Trout Lake is considered to be “at capacity” until water quality sampling is undertaken to determine its status in terms of sustaining a lake trout population. South Anson Lake is an “at capacity” lake trout lake. This means that generally, the creation of new lots, through the consent process or by plan of subdivision will not be permitted within 300 metres of an “at capacity” lake trout lake, except on existing lots of record and under strict conditions where a proponent can demonstrate that there will be no impacts on lake water quality. This requires consultation with the Ministry of the Environment and the Ministry of Natural Resources. The following conditions must be met:

- a) the severance is to separate existing habitable dwellings, each of which has a separate septic system, provided the land use would not change; or
- b) all new septic system tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- c) all new tile fields are set back at least 300 metres from the shoreline of the lake or permanently flowing tributary to the lake; or
- d) the effluent pathway from a tile field would flow in a manner for a distance of at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional that is a licensed member of the Association of Professional Geoscientists of Ontario or a licensed member of the Professional Engineers of Ontario who is qualified to practice geoscience.

- 3.3.22.** Crotchet Lake is not at capacity. The following policies are recommended for this lake and all other recreational lakes within the City of Kawartha Lakes:
- a) development, including the septic system tile bed, must be set back a minimum of 30 metres from the high water mark of the lake with non-disturbance of the native soils and very limited removal of shoreline vegetation;
  - b) location of the septic system tile field as far back as possible from the lake;
  - c) storm water management will be via infiltration galleries, grassed swales and ditches and other best management practices;
  - d) large development proposals (ie. greater than 5 lots) must be supported with a site evaluation report in consultation with the Ministry of the Environment. This is to ensure water quality protection. The study should take into consideration the existing water quality of the water body, surface water runoff, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.
- 3.3.23.** 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 Official Plan as “not at capacity” or “at capacity” at a certain point may change during the life of this Official Plan.
- 3.3.24.** 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.
- 3.3.25.** The Ministry of the Environment and the City have information on the current classification of a lake and it is recommended that either or both the Ministry and the City be consulted prior to any actions being taken which may be affected by the classification of a lake.
- 3.4. WELLHEAD PROTECTION ZONES:**
- 3.4.1.** The City recognizes the importance of its groundwater resource in maintaining the quality of life across the City. The City has a long-term commitment to manage and protect this resource. The protection of water resources from sources of contamination associated with certain land uses is the first, and one of the most important steps, in the City’s environment first approach to maintaining a high quality drinking water supply.

**3.4.2.** To ensure the maintenance of high quality groundwater wellhead protection (capture) zones have been identified for each municipal water supply. Four wellhead protection zones are generally established around each water supply well as shown on Schedule C.

**3.4.3.** The City's water supply systems provide potable water from drilled wells drawing groundwater. The City groundwater-based water supply systems serve the following communities:

- Birch Point (Emily);
- Canadiana Shores (Mariposa);
- Janetville (Ops);
- King's Bay (Mariposa);
- Mariposa Estates (Mariposa);
- Pleasant Point (Mariposa);
- Pinewood (Pontypool)
- Sonya (Mariposa);
- Victoria Glen (Omeme);
- Victoria Place (Verulam);
- Western Trent/ Palmina (Eldon);
- Woodfield-Sundance / Manorview – Bethany (Manvers);
- Woods of Manilla (Mariposa); and
- Woodville

Municipal wellhead protection zones are shown on Schedule C. The City may undertake studies to refine the wellhead protection zones. As a result of such studies, the wellhead protection zones on Schedule C may be updated without the need for an amendment to this Plan. The City may require studies for development proposed within the various zones to determine if there is a risk to groundwater. For land uses that pose a risk to the quantity or quality of groundwater the study shall determine if the risk can be mitigated to the City's satisfaction. If the risk cannot be mitigated to the City's satisfaction, the proposed land use will be prohibited. In addition the prohibitions or restrictions will apply:

### **Zone 1a – BACTERIAL CONTAMINANT RESTRICTION ZONE**

**3.4.4** This zone extends from the immediate vicinity of the well to the 50-Day time of travel.

**3.4.5** Groundwater contamination within this zone is problematic since there would be no effective way of addressing the problem. To address the concern of contamination of the groundwater system by bacteria or viruses, the following land use policies are suggested.

**3.4.6** The following land uses will not be permitted within the Zone 1a Areas:

- the construction of new sanitary sewer systems;
- the storage and spreading of manure including biosolids; and
- the installation of new septic systems.

### **ZONE 1 – HAZARDOUS AND TOXIC CONTAMINANT RESTRICTION ZONE**

**3.4.7** This zone extends from the well to the 2-Year time of travel. Within this zone, dissolved contaminants such as petroleum hydrocarbons or industrial solvents could arrive at the municipal well within a short time frame.

**3.4.8** As a risk avoidance strategy, it is an unacceptable risk to permit many types of industrial land uses to establish within this zone, even where the owner is committed to preventing groundwater contamination.

**3.4.9** In addition, even large residential developments being greater than 20 units will be required as a condition of draft plan approval to install shallow monitors and to monitor groundwater quality for a period of no less than five years subsequent to the completion of all development including final landscaping. This is required to ensure no impairment of the resource and to permit appropriate remediation should there be degradation through the development process. The monitors will be installed prior to the commencement of development construction and will be monitored by the development proponent for a period of five years subsequent to the development completion.

### **ZONE 2 – CONTAMINANT CONSTRAINT ZONE**

**3.4.10** This zone extends from the 2 Year to the 10 Year time of travel.

**3.4.11** Further from the water supply wellhead, any groundwater contamination within this area would have some time to be attenuated and diluted in the ground as it moves towards the water supply well. Contamination detected within this zone would be sufficiently far removed from the well that a new water supply could be secured or remedial action could be undertaken prior to the contamination arriving at the water supply well. Certain land uses can be permitted with Best Management Practices. As a condition of zoning approval, certain land uses could be required to monitor shallow groundwater quality on a regular basis to monitor for degradation of the resource.

### **ZONE 3 – CONTAMINANT CONTROL ZONE**

**3.4.12** This zone is beyond the 10 Year Time of Travel to Extent of Capture Zone. The furthest removed from the water supply well, this zone generally extends to the top of, or slightly beyond the surface watershed divide. Certain land uses will be permitted

but will require Best Management Practices to be implemented for groundwater protection.

- 3.4.13** Landfill sites would not be proposed within the entire capture zone regardless of the time of travel to the water supply well. Land owners within the entire capture zones should be aware that their land is within a more significant hydrogeological setting.

### **3.5. NATURAL HERITAGE SYSTEM**

- 3.5.1.** The Official Plan incorporates broad general principles protecting and enhancing natural heritage areas and features. These principles include themes of biodiversity and connectivity. Development will be restricted in sensitive areas and assessed for impacts on adjacent lands, in accordance with this Plan.

- 3.5.2.** The Natural Heritage System is comprised of the following natural heritage features: wetlands, fish habitat, significant woodlands, significant valleylands, habitat of threatened and endangered species, significant wildlife and areas of natural and scientific interests. The general locations of most natural heritage features are identified on Schedule B. The location and extent of the features may be further confirmed through studies. Schedule B does not identify all natural heritage areas and features. Some natural heritage features and areas will be determined by the Conservation Authority, the Ministry of Natural Resources, local studies and through the review of development applications.

#### **WETLANDS**

- 3.5.3.** The Ministry of Natural Resources has identified the Provincially Significant Wetlands (PSW). Locally Significant Wetlands (LSW) includes all other non PSW and are based on Ecological Land Classification (ELC) mapping prepared by Conservation Authorities and unevaluated wetlands.
- 3.5.4.** All *wetlands* shall generally be protected. Development and site alteration shall not be permitted in PSW. Any development or site alteration proposed on or adjacent to a LSW shall not occur unless it has been demonstrated that there will be no negative impact on the features or functions of the wetland or alternatively it has been demonstrated that there will be a net environmental gain to the satisfaction of the City.
- 3.5.5.** Environmental Impact Study (EIS) shall be prepared by a qualified person for development within 120 m. of a PSW and within 30 m. of a LSW. The EIS must assess the impacts the development could have on the wetland. If the EIS can demonstrate that the wetland can be protected without loss of function and it proves that an alternate width would be appropriate, a buffer from PSW and LSW of less than 120 metres and 30 metres respectively may be permitted.

- 3.5.6.** Within a PSW or LSW, peat extraction will not be permitted.
- 3.5.7.** If a development is proposed on or within 120 metres of an unevaluated wetland that has characteristics or contains components that are typical of a PSW, as determined through a scoped environmental impact study, an evaluation prepared by a qualified person and submitted to MNR for approval to determine if it is a PSW. Once the significance is determined the appropriate policies of this Plan apply.

### **Fish Habitat**

- 3.5.8.** The City's fisheries and fish habitat will be protected, enhanced and restored from any harmful alteration, disruption and/or destruction. Increased setbacks from critical spawning areas and warm and cold-water streams will be secured.
- 3.5.9.** For development and site alteration proposals adjacent to a lake, river or watercourse where the land is within 120 metres of the waters edge, a review of available information from the *Conservation Authority*, MNR, TSW and DFO shall be undertaken to determine if the water in the area is a known fish habitat.
- 3.5.10.** If it is found to be fish habitat, then a study shall be undertaken to determine what impacts could occur to fish habitat and recommend mitigative measures to minimize impacts. If fish habitat is present and may be altered, disrupted or destroyed, the applicable agency (TSW, DFO or CA) shall be consulted to determine if there could be Harmful Alteration, Disruption or Destruction (HADD) of the fish habitat. If it is not a HADD then the project can proceed subject to the applicant obtaining all necessary permits and approvals.
- 3.5.11.** If it is a HADD and DFO determines the HADD is not acceptable, then the development cannot proceed as presented and must be altered so as not to impact on the fish habitat.
- 3.5.12.** If it is a HADD and DFO determines that development can be modified or altered to mitigate the impact, then it can proceed subject to any applicable conditions being obtained from DFO and all required permits and approvals be obtained.

### **Significant Woodlands**

- 3.5.13.** The City has four distinct woodland areas:
- Oak Ridges Moraine in the southern part of the City and is within the Oak Ridges Moraine Conservation Plan as defined by provincial legislation;

- The Carden Plain, which lies primarily north of the Trent Severn Waterway
- The Canadian Shield in the northern most part of the City; and
- The area between the Carden Plain and the ORM consisting of predominately agricultural and rural lands.

**3.5.14.** The City shall promote Best Management Practices to ensure that woodlands are maintained in a sustainable manner. The City shall encourage development to be located such that it will have minimum impact on woodlands.

**3.5.15.** Within the Carden Plain the total woodland covers 39% of the area and based on the Ontario Nature Guidelines, a significant woodland is a wooded area that is 25 hectares or larger.

**3.5.16.** In the agricultural and rural area, the total woodland coverage represents 25% of the area and based on the Ontario Nature Guidelines, a significant woodland is 15 hectares or larger.

**3.5.17.** The significant woodlands as described above are generally identified on Schedule B as part of the Natural Heritage System.

**3.5.18.** Development and site alteration within or adjacent to significant woodland area may be permitted if it is demonstrated that there will be no *negative impacts* on the natural features or on the *ecological functions* for which the area is identified or alternatively it has been demonstrated that there will be a net environmental gain to the satisfaction of the City.

**3.5.19.** The City in consultation with MNR and the CA shall assess and identify significant woodlands and develop appropriate polices for stewardship and protection.

**3.5.20.** Development and site alteration that is inconsistent with good forestry practices will not be permitted in the woodlands areas. Sustainable forestry practices to foster regeneration of native species should be undertaken.

**3.5.21.** The Forest Management Plan for City owned forests should be followed to manage the forests in order to protect the environment, use them for recreational trails and for the protection of wildlife habitat. Forest management practices on the Canadian Shield portion of the City are encouraged to retain large blocks of contiguous forest cover.

**3.5.22.** The City will consider developing a tree cutting by-law in order to protect woodlands from destruction.

### **Significant Valleylands**

- 3.5.23.** Although the City of Kawartha Lakes does not have an abundance of significant valleylands outside of the Oak Ridges Moraine, the City will commit to an assessment of the existence of these areas in consultation with the Ministry of Natural Resources and the *Conservation Authority*. Within the ORM, they are addressed with appropriate policies in the ORM portion of this Plan. In the interim, significant valleylands will be identified through the development approval process in consultation with the Conservation Authority and Ministry of Natural Resources.
- 3.5.24.** Where these areas are identified, development and site alteration may be permitted within or adjacent to (within 50 metres) these areas if it is demonstrated by way of an EIS, that there will be no *negative impacts* on the natural features or on the *ecological functions* within the area identified.

### **Habitat of Threatened Species and Endangered Species**

- 3.5.25.** Applications for development and/or site alteration will be considered within significant habitat of Threatened and Endangered Species and will be subject to the discretion of the Ontario Ministry of Natural Resources.
- 3.5.26.** The known Threatened and Endangered Species (TES) found within the City is catalogued by the MNR Natural Heritage Information Centre (NHIC). The City will accept information regarding Threatened and Endangered Species habitat from the Ministry of Natural Resources as it becomes available and will, accordingly, use this information to screen all planning applications for potential development constraints.
- 3.5.27.** The City shall be consulted to determine the location of TES habitat when development and site alteration proposals are presented since most of this information is not readily available to the public in order to protect threatened species and *endangered species* and their habitat. In order to determine the presence of Threatened and Endangered species and to assess the impacts the proposal may have on the Threatened and Endangered species, a site assessment is required. The assessment shall also propose appropriate mitigation. MNR may be contacted for further direction regarding site specific proposals.
- 3.5.28.** Development and site alteration may be permitted in adjacent areas generally being within 120 metres, but dependent on species, provided an EIS shows that the proposed development or site alteration will have no negative impact on the species or habitat.

### **Significant Wildlife Habitat**

- 3.5.29.** Significant wildlife habitat including, areas of seasonal concentrations, specialized habitats and habitats of special concern species are generally identified on Schedule B as part of the Natural Heritage System.
- 3.5.30.** Development and site alteration may only be permitted in areas identified as Significant Wildlife Habitat if it has been determined through an EIS that there will be no *negative impacts* on the natural features or on the *ecological functions* for which

the area is identified. Development may only be permitted in the adjacent area, being within 120 metres if it has been determined through an EIS that there will be no negative impacts on the features or on the ecological functions for which the area is identified.

- 3.5.31.** Additional significant wildlife habitat may be identified as additional information becomes available or upon site inspection. If additional habitat has been identified an EIS will be required prior to development within or adjacent to the significant wildlife habitat.

### **Alvars**

- 3.5.32.** Alvars are naturally open areas of thin or no soils over essentially flat limestone, dolostone or marble rock, supporting a sparse vegetation cover of mostly shrubs and herbs. Development or site alteration is not permitted within or adjacent to (within 50 metres) an Alvar unless it has been demonstrated by the completion of an EIS, that the alvar is not significant or, that there will be no negative impact on the features or functions of the Alvar area.

### **Areas of Natural and Scientific Interest**

- 3.5.33.** *Areas of Natural and Scientific Interest (ANSIs)* are important because they represent the best examples of the vegetation – landform features of the area based on five criteria being: representation, diversity, *ecological functions*, site condition and special features. For this reason, they should be identified and protected.
- 3.5.34.** Life and Earth Science ANSIs shall be protected equally. Development and site alteration may be permitted in ANSIs and areas adjacent to them within 50 m., if it can be demonstrated that there will be no *negative impacts* on the features or functions for which the area is identified.

### **Lake Simcoe Watershed**

- 3.5.35.** Notwithstanding any policy to the contrary, the following policies apply within the Lake Simcoe Watershed.
- 3.5.35.1** Natural heritage features are defined as wetlands, significant woodlands, significant valleylands, and permanent and intermittent streams and lakes. Development and site alteration is not permitted within natural heritage features and within a related vegetation protection zone, except in relation to the following:
- a) Forest, fish, and wildlife management;

- b) Stewardship, conservation, restoration and remediation undertakings;
- c) Existing uses;
- d) Flood or erosion control projects but only if the projects have been demonstrated to be necessary in the public interest after all alternatives have been considered;
- e) Retrofits of existing stormwater management works (i.e. improving the provision of stormwater services to existing development in the watershed where no feasible alternative exists) but not new stormwater management works;
- f) New mineral aggregate operations and wayside pits and quarries pursuant to policies in Section 22;
- g) Infrastructure, but only if the need for the project has been demonstrated through an Environmental Assessment of other similar environmental approval and there is no reasonable alternative; and
- h) Low-intensity recreational uses that require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following:
  - i. non-motorized trail use,
  - ii. natural heritage appreciation;
  - iii. unserviced camping on public and institutional land, and
  - iv. accessory uses to existing buildings or structures.

**3.5.35.2** The minimum vegetation protection zone for all natural heritage features is the area within 30 metres of the natural heritage feature, or larger if determined appropriate by an environmental impact study (EIS).

**3.5.35.3** An application for development or site alteration within 120 metres of a natural heritage feature shall be accompanied by an EIS, unless the development or site alteration is for a permitted use.

**3.5.35.4** A proposal for new development or site alteration within 120 metres of a natural heritage feature shall provide for the establishment and maintenance of natural self-sustaining vegetation to the extent and width of the associated vegetation protection zone required.

**3.5.35.5** Where, through an application for development or site alteration, a buffer or vegetation protection zone is required to be established as a result of the application of the policies in this Plan, the buffer or vegetation protection zone shall be composed of and maintained as natural self-sustaining vegetation.

**3.5.35.6** If the natural self-sustaining vegetation is removed from a natural heritage feature or from any related vegetation protection zone, as a result of any development or site alteration, the natural self-sustaining vegetation shall be re-established to the extent feasible following completion of that activity.

**3.5.35.7** An application for development or site alteration shall, where applicable:

- a) increase or improve fish habitat in streams, lakes and wetlands, and any

- adjacent riparian areas;
- b) include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;
- c) seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
- d) establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

**3.5.35.8** No new pit, wayside pit or quarry, or any ancillary or accessory use thereto shall be permitted in the following natural heritage features:

- a) *significant wetlands*;
- b) *significant habitat of endangered species and threatened species*; and
- c) *significant woodlands* unless the woodland is occupied by young plantation or early successional habitat (as defined by the MNR).

**3.5.35.9** An application for a pit or quarry or a new wayside pit or quarry may only be permitted in a natural heritage feature or its related vegetation protection zone, other than a feature listed in policy 3.5.35.8, where the application demonstrates the following:

- a) the health, diversity and size of these natural heritage features will be maintained or restored and, to the extent possible, improved to promote a net gain of ecological health; and
- b) any permitted extraction of mineral aggregates that occurs in a feature will be completed, and the area will be rehabilitated, as early as possible in the life of the operation.

**3.5.35.10** Every application for a new pit or quarry must demonstrate:

- a) how the *connectivity* between natural heritage features will be maintained before, during and after the extraction of mineral aggregates; and
- b) how the operator could immediately replace or restore any habitat that would be lost from the site with equivalent habitat on another part of the site or on adjacent lands.

### **Environmental Impact Studies**

**3.5.36.** An Environmental Impact Study (EIS) shall be required for development or site alteration proposals on or adjacent to natural heritage features as outlined in section This policy is applicable whenever an application is made under the Planning Act. The terms of reference for the EIS are outlined in Appendix – J – for reference purpose.

**3.5.37.** An EIS, when prepared for the City in accordance with this Official Plan will:

- confirm the boundaries of the natural feature and *adjacent lands* to be protected and define the limits of all hazards including erosion, flooding and slope instability hazards where not already determined;
- carry out a detailed inventory, at the appropriate time of year, of the natural feature including the verification of constituent vegetation communities and their respective floral and faunal compositions, physical site characteristics, and identification of its *ecological functions* and attributes, including habitats of any threatened or *endangered species*, and species and communities of concern to the *Conservation Authority* and MNR having regard to habitat, type, diversity, size and configuration, the degree of connection to other environmental resources;
- assess the degree of sensitivity of the environmental conditions, including an evaluation of such conditions in relation to the proposed development;
- assess the potential cumulative impacts of the proposed development on the natural area's *ecological functions* and attributes.
- define the need for, and nature of any mitigating measures required to protect the feature and ecosystem from the impacts of the proposed development; and
- include a tree inventory, assessment, management and preservation plan prepared by a qualified practitioner which outlines specific methods of tree preservation, mitigation and, if necessary, compensation.

**3.5.38.** The City in consultation with the Conservation Authority and MNR shall identify the appropriate scope and study area for each required EIS.

**3.5.39.** The City in consultation with the Conservation Authority and MNR may alter the requirements for an EIS where appropriate studies and fieldwork have been prepared and accepted by the City in connection with a previous development application or a previous development approval for the subject lands, or where site conditions warrant. In such cases, the City may impose a buffer area requirement.

### **3.6. AIR QUALITY**

**3.6.1.** In the planning and development of the City, consideration shall be given, to improving air quality.

**3.6.2.** Council supports incremental reduction of overall greenhouse gas emissions and other air pollutants generated by the City's own corporate activities and functions.

**3.6.3.** Council shall recognize the potential implications of climate change and will investigate potential mitigation and adaptation measures.

**3.6.4.** City Council shall promote energy efficient development and *infrastructure*.

### **3.7. POTENTIALLY CONTAMINATED SITES**

Potentially contaminated properties are properties where the environmental condition of the site (soil and/or groundwater) may have potential for adverse effects on human health, ecological health or the natural environment

- 3.8.1.** Open and closed landfill sites and sewage treatment facilities have been shown on Schedule D; and appropriate policies for buffering these uses from sensitive uses are incorporated in this plan.
- 3.8.2.** Where it is known that a property was formerly or currently used for industrial or commercial uses, or as a transportation corridor and it is proposed to use the land for residential, institutional, parkland or other *sensitive land uses*, a Record of Site Condition (RSC) as per Ontario Regulation 153/04 shall be prepared and submitted with the application under the Planning Act. Prior to the zoning by-law taking effect, the site, if required, shall be remediated to a standard in keeping with Provincial regulations and standards acceptable for the proposed use.

**3.8. SEPARATION AND BUFFERING OF USES**

- 3.8.1.** In order to foster compatibility between sensitive uses and to prevent *adverse effects*, distance separation, building design, screening and/or topographical buffering techniques shall be required.
- 3.8.2.** For determining the most appropriate buffering techniques to be utilized, industrial uses are categorized based upon their potential effects upon *sensitive land uses*.

These categories are:

- *Light Use*
- *Medium Use*
- *Heavy Use*

- 3.8.3.** Classification of an existing or proposed use shall be based on the following Use Scoring Checklist:

<b>Impact</b>	<b>Evaluation Criteria</b>	<b>Score</b>
Noise	Sound not audible at property line	5
	Sound occasionally audible at property line	10
	Sound frequently audible at property line	15
Dust	Infrequent and not intense dust at property line	5
	Frequent and occasionally intense dust at	10

<b>Impact</b>	<b>Evaluation Criteria</b>	<b>Score</b>
	property line	
	Persistent and/or intense dust at property line	15
Odour	Infrequent and not intense odour at property line	5
	Frequent and occasionally intense odour at property line	10
	Persistent and/or intense odour at property line	15
Vibration	No ground born vibration	5
	Vibration but not felt off property	10
	Vibration frequently felt off property	15
Storage	No outside storage permitted	5
	Limited outside storage permitted	10
	Outside storage of raw and finished products	15
	Bulk storage of hazardous materials	50
Process	Wholly enclosed within a building	5
	Combined outside/open and enclosed operations	10
	Majority of operations outside or open	15
Operational Intensity	Daytime operations only	5
	Shift operations but in enclosed building	10
	Continuous open operations	15
Traffic	Infrequent traffic or heavy trucks	5
	Frequent traffic or heavy trucks confined to week day, day time operations	10
	Frequent traffic or heavy trucks not confined to week day, day time operations	15

The proposed use is evaluated and scored for each impact identified in the table above and the sum of all the scores is determined. The sum of the scores, will determine the category of industry as follows:

Score	Category
40 to 45	Light Use
50 to 85	Medium Use
90 to 120	Heavy Use

Distance separation shall be the preferred buffering technique and the following minimum separation distances shall apply:

Light Use	20 metres from the site boundary
Medium Use	70 metres from the site boundary
Heavy Use	300 metres from the site boundary

For the purposes of Policy, Class 'B' sand and gravel pits and quarries where dimensional landscaping and armour stone is extracted by mechanical means only, shall be considered Medium uses. Those dimensional landscaping and armour stone operations which involve crushing or blasting, should be considered Heavy uses, and the policies for heavy uses should apply.

**3.8.4.** These minimum separation distances shall not apply to:

- vacant lands currently zoned for industrial or *sensitive land uses* and which will not be further subdivided or rezoned to permit a more intensive use or are not subject to a draft approved plan of subdivision;(However Guideline D-6: Compatibility between industrial facilities and *sensitive Land Use* must be followed);
- a residence located on the same lot as a home industry;
- minor expansions or reconstruction of permitted uses, buildings or structures; and
- development that is supported by a study that recommends alternative separation distance acceptable to the City.

**3.8.5.** Where the foregoing exemptions apply, the City shall reduce potential conflicts through use of site planning and zoning measures to address:

- building orientation, design and setbacks;

- landscaping and screening;
- access controls;
- the range of permitted uses; and
- restrictions on outside storage.

**3.8.6.** Notwithstanding the Hamlet or Urban Settlement designation, development which represents *infilling*, redevelopment and/or a transition to a mixed use area, may be considered with lesser separation distances provided that:

- the proposal conforms with the Official Plan policies;
- there is site specific zoning to limit the permitted uses to the proposed industrial category or separation distances are based on the smallest setback permitted in the industrial zone; and,
- the proponent provides an impact assessment report, carried out by a qualified professional, assessing the potential for off-site impacts and mitigation measures.

Use of these exceptions for *infilling*, redevelopment or a mixed-use area shall be at Council's discretion.

**3.8.7.** For the purposes of this policy, *infilling* means development on a vacant lot or underdeveloped lot within a built up area but not redevelopment or reuse. Redevelopment refers to a planned, phased change in the type of land use that requires redesignation of the land. A transitional mixed-use area is an area of redevelopment where the type of land use is changing to allow for different types of uses in an area.

**3.8.8.** For any proposal to establish a *sensitive land use* designation or zoning or to further subdivide land within the potential influence area of an existing Light, Medium or Heavy Use, the separation distances specified by this Policy shall apply unless a detailed evaluation which identifies the potential for impacts from noise, vibration, odour, dust or other emissions related to these operations and/or associated traffic has been completed to the satisfaction of the City. Such evaluation shall be carried out at the proponent's expense by qualified persons and include recommendations relative to proposed separation distances and any mitigative measures necessary to support the separation distances recommended by the impact evaluation.

**3.8.9.** Any proposal to establish a Light, Medium or Heavy Use or to further subdivide such lands, where *sensitive land uses* would be located within the potential influence area of the proposed land use change, shall be subject to the separation distances specified in this Policy, unless a detailed evaluation is carried out to justify a reduced separation distance. Similarly, there may be situations, such as where federal or provincial guidelines may apply, where in the opinion of the City a greater separation is required than the minimum according to the Plan. In such cases, the City may require a detailed evaluation to assess the adequacy of the minimum separation distance.

**3.8.10.** The potential influence area for each category of Light, Medium or Heavy Use is as follows:

Light Use	70 metres from the site boundary
Medium Use	300 metres from the site boundary
Heavy Use	500 metres from the site boundary

**3.8.11.** The distances indicating the potential influence area specified in this Policy shall be considered absolute minimums for each use category. It is recognized, however, that mitigative measures may result in a change in the industrial use category permitting the use of a reduced separation distance. Where an impact evaluation has been completed, the recommendations of such evaluation shall be implemented by the municipality, through use of development agreements, site plan approvals and zoning.

**3.8.12.** Residential uses accessory to an industrial use shall be discouraged.

**3.8.13.** For development proposals in areas where physical constraints and/or specific soil constraints exist, a site evaluation report may be required.

### **3.9. NOISE STUDIES**

**3.9.1.** A detailed noise study will be required if sensitive development is proposed within 250 m. from a provincial highway, 100 m. from the right of way of arterial roads and 500 m. from a principal main railway line or airport.

**3.9.2.** Detailed noise studies are required for proposals that are located at or above Noise Exposure Forecast/Noise Exposure Projection (NEF/NEP) 25.

**3.9.3.** Noise Feasibility Studies as well as detailed noise studies are generally required whenever the proposed use is within the influence area of a stationary noise source such as outside loading facilities, industrial facilities, aggregate extraction facilities, sewage treatment facilities. The extent of the influence area is case specific depending on factors such as the type and scale of the stationary source, intervening topography and intervening land uses.

### **3.10. MINE HAZARDS/ FORMER MINERAL MINING OPERATION**

**3.10.1.** Known mine hazards / former mining operations have been identified on Schedule "A". The Abandoned Mines Information System (AMIS) of MNM has two sites within the Plan area;

- File 06937-Lot 1, Conc.11, in Laxton Township; and,
- File 06753- Lot 2, Conc.5, in Somerville Township.

- 3.10.2.** For any development proposed on or within 1000 meters of these sites, a geotechnical study shall be prepared by a qualified professional, to the satisfaction of MNDM and Council, to confirm that the site is suitable for the proposed use.

## 4. GROWTH MANAGEMENT

### 4.1. GENERAL PRINCIPLES

It is the policy of this Plan that population and employment growth will contribute to the overall sustainability of the City and will be accompanied by:

- directing a significant portion of new growth to the built-up areas of the community through *intensification*;
- focusing *intensification* in *intensification* areas;
- building compact, transit-supportive communities in *designated greenfield* areas;
- reducing dependence on the automobile through the development of mixed-use, transit-supportive, pedestrian-friendly urban environments;
- providing convenient access to intra- and inter-city transit;
- ensuring the availability of sufficient land for employment to accommodate forecasted growth to support the City's economic competitiveness;
- planning and investing for a balance of jobs and housing in communities across the City to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling;
- encouraging development of a complete community with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open space and easy access to local stores and services;
- directing development to *settlement areas*, except where necessary for development related to the management or use of resources, resource-based recreational activities, and rural land uses that cannot be located in *settlement areas*;
- directing multiple lots and units for residential development which constitutes the creation of more than three units or lots through either a plan of subdivision, consent or plan of condominium to *settlement areas*, and may be allowed outside of settlements areas in rural areas in site-specific locations with approved zoning or designation that permits this type of development as June 16, 2006;
- directing major growth to *settlement areas* that offer municipal water and wastewater systems and limiting growth in *settlement areas* that are serviced by other forms of water and wastewater services;
- prohibiting the establishment of new *settlement areas*.

For lands within the Oak Ridges Moraine Conservation Area, the applicable policies of the Oak Ridges Moraine Conservation Plan applies.

#### 4.1.1. Population and Employment Projections

The population and employment projections for the City at 2031 are 100,000 and 27,000 jobs respectively.

#### 4.1.2. Settlement Area Boundary Expansion

*Settlement area* boundary expansions may only occur as part of a municipal comprehensive review where it has been demonstrated that:

- a) sufficient opportunities to accommodate forecasted growth through *intensification* and in *designated Greenfield* areas, using the *intensification* target and *density targets*, are not available within the regional market area, as determined by the City.
- b) the expansion makes available sufficient lands for a time horizon not exceeding 20 years, based on the analysis provided for in the policy above;
- c) the timing of the expansion and the phasing of development within the *designated greenfield* area will not adversely affect the achievement of the *intensification* target and *density targets*, and the other policies of this Plan;
- d) where applicable, the proposed expansion will meet the requirements of the Oak Ridges Moraine Conservation Plan;
- e) the existing or planned *infrastructure* required to accommodate the proposed expansion can be provided in a financially and environmentally sustainable manner;
- f) in *prime agricultural areas*:
  - the lands do not comprise specialty crop areas;
  - there are no reasonable alternatives that avoid prime agricultural areas;
  - there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
  - impacts from expanding settlement areas on agricultural operations which are adjacent or close to the settlement areas are mitigated to the extent feasible;
- g) in determining the most appropriate location for expansions to the boundaries of settlement areas, the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS, 2005 are applied; and
- h) the land will be serviced by both municipal water and wastewater systems.

## **5. HOUSING GOAL**

### **5.1. GOAL**

- 5.1.1.** To accommodate the present and future population of the City by providing a wide choice of *affordable* housing proportionate to the overall growth of the City.

### **5.2. OBJECTIVES**

- Encourage the provision of a wide range of residential types and tenures to ensure access to housing for all segments of the population. This includes housing for families, persons with disabilities, long-term care facilities and other housing options, which encourage independent living.
- Promote residential growth in areas that can provide full municipal services and minimize potential conflicts with other land uses.
- Ensure that residential development occurs at density levels that are appropriate based on integration with the existing community, adequacy of services, roads, parks and recreation and education facilities.
- Seek out and participate in Provincial, Federal and public-private partnership programs that serve the housing needs of the residents of the City.
- Promote innovation and excellence in housing design and architecture, site planning, and urban design to foster vibrant neighbourhoods which encourage walking and cycling.
- Promote high quality, well linked public open spaces in residential areas.
- Provide for the rehabilitation and renewal of the existing housing stock in a manner which maintains the community structure and which places special emphasis on the preservation of historically significant houses and residential areas.
- Provide opportunities for residential development in rural *settlement areas* and require non-farm residential development to locate in these areas.

### **5.3. POLICIES**

- 5.3.1.** Council, in co-operation with all levels of government, will encourage the provision and rehabilitation of housing to meet the needs of residents. Particular attention will be given to senior citizens and low-income families that are unable to find adequate housing through the private market. Council will attempt to ensure that City residents receive the maximum possible benefit offered by Provincial and Federal Housing Assistance Programs.

- 5.3.2.** Council will review the need for accommodation for the aged and low-income persons and maintain contact with other agencies to help fulfil this need.

- 5.3.3.** Council, wherever possible, will encourage homes for the aged, higher density, *affordable* rental accommodation and senior citizen accommodation to be located in close proximity to retail uses, personal services, community facilities and available public transportation.
- 5.3.4.** In order to ensure that an adequate supply of land is available to meet the housing objectives of this Plan, Council will review the housing market from time to time to determine if the mix of housing types and prices is consistent with the changing needs of City residents.
- 5.3.5.** A housing strategy will be developed in consultation with the Minister of Municipal Affairs and Housing and other appropriate stakeholders. The housing strategy will set out a plan, including policies to meet the needs of all residents, including the need for *affordable* housing – both home ownership and rental housing. A minimum *affordable* housing target will be established and implemented through the Official Plan. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the *intensification* target and *density targets*.
- 5.3.6.** The predominant form of housing in the City will continue to be single detached dwellings where municipal or communal water or sanitary sewer services are unavailable.
- 5.3.7.** Higher density, multiple residential dwellings will be encouraged where full municipal or communal services are available.
- 5.3.8.** Increasing the supply of *affordable* housing in fully serviced *settlement areas* through housing *intensification* is permitted without amendment to this Plan provided there is capacity in the water and sanitary sewer facilities; the housing stock has the physical potential for *intensification*, the character of immediately surrounding areas is maintained; and there is adequate parking available.
- 5.3.9.** The assembly and development of land by the City, non-profit organizations or partnerships with the private sector will be encouraged to address the housing needs identified by the Municipal Housing Statement.
- 5.4. GARDEN SUITES**
- 5.4.1.** Where a garden suite is a permitted use within a land use designation, it must comply with the following provisions:
- to ensure the garden suite is a temporary use and does not become a permanent use or become recognized as a existing non-conforming use, a temporary use zoning by-law shall be passed;
  - an agreement is completed between the property owner and the City which specifies the conditions for removal or rehabilitation of the garden suite;

- the garden suite is connected to municipal services or shares the same water supply and sanitary sewage disposal facilities as the principal dwelling;
- the septic system may need upgrading which will require a permit under the Building Code;
- the lot has frontage on and direct access to a year-round maintained public road;
- the lot is of an adequate size to accommodate the additional dwelling and if it is not on full municipal services, that it is of a sufficient size to accommodate the garden suite and the sewage disposal system;
- a holding tank is not an acceptable sewage disposal system for a garden suite;
- the garden suite will not adversely affect the character of the area and is designed to be in keeping with the character of the surrounding area.
- the garden suite must be a detached unit separate from the existing dwelling on the lot; and
- adequate parking on the lot for the use must be provided.

## **5.5. GROUP HOMES**

**5.5.1.** Group homes will be directed to urban areas and larger hamlets where access to community facilities and transportation services are more readily available. They may be permitted throughout such areas where residential uses predominate and may be established by either site specific rezoning or as-of-right in a specific zone in a comprehensive zoning by-law but should not occur in such concentration as to change the character of the existing community.

**5.5.2.** The lot on which the group home is to be located must be of an adequate size to accommodate the use and if it is not on full municipal services the sewage disposal system is adequate to accommodate the use and there is an adequate supply of potable water.

**5.5.3.** Group homes may only be permitted in the rural area by site specific zoning by-law amendment where the lot fronts onto a year-round maintained public road and it is demonstrated, to the satisfaction of the City, that:

- a rural setting is necessary or beneficial for the residents;
- there will be no special public transportation needs;
- there will be no need for additional school bussing; and
- there will be no demand for additional services.

**5.6. ROOMING OR BOARDING HOUSES**

- 5.6.1.** Rooming or boarding houses may be permitted in *settlement areas* and should be directed to areas of higher density and multiple residential development immediately adjacent to a core commercial area or with access to public transportation.
- 5.6.2.** They may be permitted by site specific zoning amendment or as-of-right in a specific zone and must be serviced by full municipal or communal water and sanitary sewers.
- 5.6.3.** Respite care shall not be provided in any rooming or boarding houses.

## **6. ECONOMIC DEVELOPMENT**

### **6.1 GOALS:**

- 6.1.1 To promote the growth and enhance the industrial base of the City in an environmentally, social and economically responsible manner.
- 6.1.2 To promote and enhance the commercial activities within the City to serve the needs of the residents and vacationing public.
- 6.1.3 To promote and enhance the tourism opportunities within the City.

### **6.2 OBJECTIVES**

#### **Industry**

- Guide the City towards maximizing employment opportunities by striving to obtain a wide industrial base while ensuring that a high level of environmental and servicing standards are maintained.
- Create a planning and community development environment that promotes a competitive, flexible and adaptable economy to encourage investment and a broad range of employment opportunities.
- Promote and support the economic well being of existing industrial development.
- Work in conjunction with higher education facilities to encourage incubator industries and economic spin-off activities.
- Provide and maintain an inventory of serviced industrial land with a variety of lot sizes and access to major transportation corridors.
- Provide the opportunity for compatible commercial and office uses to locate in selected industrial areas.

#### **Commerce**

- Guide the maintenance and growth of commerce in the City through the development of proactive and flexible land use policies for all areas of economic activity.
- Provide an adequate supply of land for commercial activities to serve the varying needs of the City.
- Promote the development of new businesses and economic activities that are not currently available in the City and encourage the expansion of existing businesses.

- Encourage employment opportunities which will produce products that will be used by existing businesses in the municipality and in turn will also utilize products and services from existing businesses.
- Encourage highway commercial development, intended to serve the travelling public, to locate in areas of high accessibility where conflict with through traffic is minimized.
- Encourage the improvement and revitalization of downtown cores as healthy and vibrant areas for mixed commercial, residential, cultural, social, live/work and entertainment uses.
- Recognize the downtown area of each community as the “central places” and focal point of activity and commerce, and ensure that other nodes of commercial activity reinforce and complement the role of each of the downtown areas.

### **Tourism**

- Recognize and promote tourism as one of the most important components of the City of Kawartha Lakes’ economic growth.
- Promote and maintain the City as an attractive community to visit through community beautification, improvement and redevelopment.
- Generate greater retention of tourism activities, which make use of local facilities, including four-season tourism.
- Encourage new high quality tourism attractions, accommodations, facilities and services, including the Kawartha Lakes Municipal Airport, to promote the City as a tourist destination.
- Promote the use of *natural heritage* resources in the development of tourism and facilitate the development of eco-tourism and agri-tourism opportunities.
- Encourage the continued operation and development of tourist related commercial establishments.
- Promote the development of the City as a cultural, multi-functional community and encourage the use of cultural heritage resources in tourist facilities. Concentrate forms of economic activity into nodes of interest, specifically highlighting the arts community and the City’s significant cultural heritage attributes.
- Recognize the significance of the City’s waterways and the Trent-Severn Waterway and co-operate with the Provincial and Federal Governments to ensure that both the natural amenities and economic benefits associated with the waterways are realized.

### **Agriculture**

- Recognize and promote the agricultural sector and its sustainability for future generations to continue farming;
- Support a healthy and productive agricultural industry as an important element to the City's heritage, identity and its economic base;
- Prevent infiltration of conflicting uses that will restrict or hinder its expansion or flexibility on the agricultural community;
- Raise awareness of the quality of the agriculture and agri-business sector in the City
- Recognize that sustainable agriculture allows for flexibility of production, strong, financially viable farms that adapt to market fluctuations and other factors that may change over time;
- Promote educational programs that provide training for agricultural leadership expertise and innovation;
- Promote the provision of skilled jobs and agricultural career opportunities in the industry as opportunities for younger farmers and new agri-business operators;
- Identify and explore the development of new markets, crops, agricultural products, value-added processing and value-chain partnerships, locally, regionally and internationally;
- Protect the right-to-farm without overly onerous restrictions; and
- Protect long-term food security for Canadians with an emphasis on locally produced food.

## 7. COMMUNITY FACILITIES

### 7.1.1 GOAL:

To promote and enhance the community facilities throughout the City to serve the residents.

### 7.1.2. OBJECTIVES:

- Foster a vibrant City that takes pride in its heritage, culture and resources, embraces all members of the community and celebrates its strengths.
- Provide open space, recreational, educational and cultural facilities for City residents, either through the City's own efforts or through the efforts of other public/private agencies.
- Provide an adequate level of police, fire protection and ambulance services to all City residents and businesses.
- Encourage the continued growth and development of early childhood and higher educational facilities in the City.
- Support and accommodate quality and cost effective community health care and delivery systems.
- Ensure coordination where community services are provided by organizations, which are distinct from the City or other levels of government.
- Encourage community facilities to locate in *settlement areas* to ensure the location of community services are convenient and physically accessible for all City residents and enhance appropriate access to recreational assets such as lakes, rivers and the Trent-Severn Waterway.
- Provide a four-season system of parks, recreation and open space facilities and linkages easily accessible to residents. Link open space and park areas to achieve an integrated park/open space system for both pedestrian and bicycle activities. Establish reasonable standards for the provision of parks and open space for City residents.
- Encourage and promote the development of linear multi-purpose trail systems to connect with the Trans Canada Trail and inter-municipal trail systems.
- When considering secondary plans and development applications, the City shall pursue the connection of trails among local communities and beyond City boundaries.
- Support and encourage the development of art and cultural facilities in the City.

## 8. OPEN SPACE, PARKS AND CROWN LANDS

### 8.1. GOAL:

To provide for open space, parks, and crown lands within the City that protects natural areas and recreational needs of the City's residents.

### 8.1.2. OBJECTIVES:

- Provide for a continuous system of open space and hierarchy of parks throughout the City. The hierarchy will include City Parks, Community Parks, Neighbourhood Parks and Greenbelt lands.
- Provide for sufficient lands to meet the recreational needs of the population.
- Existing trail systems will be recognized with provisions to expand and improve as a linear park system throughout the City. The trail system will be based on input from residents and will be developed to accommodate various uses such as pedestrians, cyclists, wheelchairs, horseback riding and motorized uses such as trail bikes, ATV's and snowmobiles. The types of permitted uses on the various segments of the trail will depend on the location and how the trail is developed based on public input received.
- Municipal trailer parks to serve the vacationing public shall be recognized and designed to accommodate both short stays and day usage.
- Provincial parks and crown land will be identified. Since a municipality has very limited control when the lands are provincially owned, these lands will be identified for public awareness. If the province decides to patent or dispose of these lands, policies will be incorporated to guide future development or by requiring an amendment to the official plan. *Natural heritage* features within this area will be recognized within this Plan.
- The land within former Longford Township is entirely held in private ownership. The existing development will be recognized, with potential for new residential and private recreational development at a density consistent with the existing form of development recognizing the *natural heritage* features.

## 9. COMMUNITY IMPROVEMENT

### 9.1. GOAL:

To provide and improve hard and soft services and facilities to improve and protect the health, safety and living environment of the residents of the City.

### 9.2. OBJECTIVES

- 9.2.2. Encourage *community improvements*, which encompass both public and private sector opportunities for the maintenance, improvement, rehabilitation and redevelopment of community structure.
- 9.2.3. Seek funding for the provision and improvement of *infrastructure* through Provincial/Federal funding and public private partnerships.
- 9.2.4. Undertake public investment in the improvement of community services, which promote the development, and maintenance of an attractive atmosphere for private sector investment.
- 9.2.5. Give a high priority to services, which resolve existing environmental or health problems.

### 9.3. POLICIES

- 9.3.1 *Community Improvement* Plans are for the purpose of upgrading, redeveloping and rehabilitating the physical environment of older neighbourhoods, recreational areas, commercial centres and industrial areas.
- 9.3.2. *Community Improvement* Project Areas may be identified by Council and enacted by way of a *Community Improvement* Project Area by-law.
- 9.3.3. The implementing and project specific *Community Improvement* Project Area by-laws may be passed by the Council pursuant to the provisions of this Plan and in accordance with the provisions of section 28 of the *Planning Act*.
- 9.3.4. Any further amendments to this Plan and the preparation of any implementing *Community Improvement* Project Area by-laws will be based on the following criteria:
  - Evidence exists of a need to improve municipal services such as roads, sidewalks, street lighting, parking, sewers, water supply, parks and recreation, community facilities, the waterfront areas or streetscaping. Improvements may apply to some or all of the listed services.
  - The cleanup and redevelopment of brownfield properties (if applicable) will be facilitated.

- The phasing of improvements corresponds to the timing of improvements by the City and/or senior governments and is within the financial capability of the local municipality.
- A significant number of buildings in an area show signs of deterioration and need of repair. Buildings in an area would benefit from improvements in energy efficiency.
- Improvement to the visual appearance or aesthetics is required.
- Improvements will have a significant impact on strengthening the economic base of the community.

9.3.5. Where a *Community Improvement Plan* is in effect, Council may make grants or loans to registered owners, assessed owners and tenants of land and buildings within the *Community Improvement Project Area*, to pay for the whole or any part of the cost of rehabilitating such lands and buildings.

9.3.6. In the development of *Community Improvement Plans*, the municipality will involve the residents of the affected areas in the identification of service level deficiencies and the evaluation of priorities.

9.3.7. Council will encourage the continuation and formation of Business Improvement Areas to enhance and maintain the viability of the commercial areas.

9.3.8. The municipality will enforce Property Standards By-laws to maintain and rehabilitate existing buildings and structures.

9.3.9. The municipality will participate in senior government programs that provide financial assistance to implement *Community Improvement Plans*.

## **10. CULTURE AND HERITAGE**

### **10.1. GOAL**

Encourage the conservation and enhancement of cultural heritage resources.

### **10.2. OBJECTIVES**

10.2.1 To conserve and enhance the City's cultural and heritage resources. Features of particular interest include buildings, structures and significant structural remains, areas of unique or rare composition, landscapes of scenic value, artifacts, archaeological sites, cemeteries and burial grounds.

10.2.2 To raise public awareness and celebrate the history of the community.

10.2.3 To encourage participation and involvement in preservation and restoration efforts and foster the community's understanding and appreciation of the area's heritage resources.

### **10.3 ARCHAEOLOGICAL CONSERVATION**

- The City will continue to notify recognized archaeological conservation agencies and First Nations of relevant requests for planning approvals with respect to such matters as Official Plan and zoning amendments, subdivision and condominium applications, and applications for site plan approval;
- The City intends to allow recognized archaeological conservation agencies an opportunity to comment on the archaeological potential of development and redevelopment sites;
- The City intends to facilitate dialogue among the agencies, private interests and the City with respect to the discovery and identification of archaeological resources.

### **10.4 HERITAGE VICTORIA:**

- The Ontario Heritage Act provides for the creation of a Municipal Heritage Committee. Within the City of Kawartha Lakes, it is known as Heritage Victoria (formerly the City of Kawartha Lakes Local Architectural Conservation Advisory Committee). Heritage Victoria advises and assists Council on matters concerning conservation and designation of buildings of historic or architectural value. This may include the designation of individual properties as well as the designation of a group of properties as a Heritage Conservation District. In addition, the committee will undertake a public education initiative and establish criteria to manage an inventory database of the City's current and candidate heritage resources.

### **10.5 HERITAGE:**

- The City shall encourage the conservation and preservation of its significant built heritage resources, significant cultural heritage landscapes and significant archaeological resources.
- Through the review of development applications, the City shall require archaeological assessment by an archaeologist licensed by the Province where identified archaeological resources exist or where the potential for such resources exist.
- Development in areas considered to be of architectural or historical value shall have regard for the conservation and preservation of architecture or historic buildings, features or sites therein.
- The City recognizes that the City's heritage resources include individual buildings, group of buildings, streetscapes, neighbourhoods, landscaping and landmarks. For the purpose of this section, the term "building" is considered to include both buildings and structures and the term "conserve" is generally considered to mean retention of the existing form, material and integrity of site.
- The City shall consider a range of conservation and preservation tools if significant archaeological sites are to be protected in-situ, including the

use of archaeological zoning bylaws, site plan control agreements and conservation easements.

- The City shall require development proponents to conserve such resources through preservation in-situ, documentation, avoidance and/or removal.
- The City shall ensure land development adjacent to protected heritage properties are not adversely impacting identified heritage attributes of these properties.
- The City shall apply the provisions of the Cemeteries Act and its regulations when marked and unmarked cemeteries or burial places are encountered during development, assessment or any excavation activity.
- The City shall encourage comprehensive cultural heritage resource mapping, archaeological resource mapping, heritage master planning and other heritage site inventories for the City;
- The City shall seek the advice of the Province regarding cultural heritage conservation matters when appropriate.

## **11 HOME BASED BUSINESSES**

The City recognizes the emerging importance of live/work relationships and as such, unless otherwise stated in this Plan, home based businesses are permitted in all designations where a dwelling is a principal permitted use. Home based businesses include home occupation and home industry uses and shall be subject to the following requirements:

11.1 A home occupation must comply with the following provisions:

- it must be wholly contained within the dwelling unit;
- adequate parking on the lot for the use must be provided;
- the dwelling and lot must maintain a residential character and appearance;
- the uses must be compatible with the residential function of the on-site dwelling;
- it shall not occupy more than 25 percent of the floor area of the dwelling; and,
- if the use is food related, the proposed use should comply with the Health Unit's requirements with respect to the potability of the water and the protection of food from contamination with respect to the handling and storage.
- It must have safe ingress/egress to a property especially for those businesses located along a Provincial Highway
- Signage will be minimal and unobtrusive in accordance with the City's Signage By-law.

11.2 A home industry must comply with the following provisions:

- it must be located in an accessory building that is detached from the on-site dwelling;
- adequate parking on the lot for the use must be provided;
- the dwelling and front and side yards of the lot must maintain a residential character with no outside storage of goods or materials;
- the use shall not be obnoxious and adjacent residential uses shall not be affected by noise, vibration, dust or odour from the use;
- the building shall not have a floor area greater than 80 sq. m. nor occupy more than 10 percent of the lot area (whichever is lesser); and,
- if the use is food related, the proposed use should comply with the Health Unit's requirements with respect to the potability of the water and the protection of food from contamination with respect to the handling and storage.

11.3 The implementing Zoning By-law shall further detail the conditions under which a home based business may be permitted

## **12. RENEWABLE ENERGY SYSTEMS**

12.1. The following policies for renewable energy systems will apply:

- a) Provide energy supply by promoting and providing opportunities for renewable and alternative energy systems to contribute to current and projected needs.
- b) Support energy efficiency through land use and development patterns which promote siting, orientation and design that maximizes the use of alternative or renewable energy sources.
- c) Provide for the location of renewable energy systems in appropriate areas in the City, recognizing other objectives of this Plan.
- d) Protect natural heritage resources, cultural heritage landscapes and built heritage sites.
- e) Ensure there is a special emphasis on land use compatibility.
- f) Ensure that renewable energy and alternative energy systems are appropriately located, designed, buffered and/or separated from sensitive land uses to prevent adverse effects from odour, noise and other contaminants, and minimize risk to public health and safety.
- g) Ensure that renewable energy systems and supporting components/facilities are designed to minimize the use of land and interference with agriculture and subsurface resources.
- h) Provide appropriate standards and establish a review process for renewable energy systems.

- 12.2. Unless otherwise specified energy systems are generally defined as larger scale systems with a capacity equal to or greater than 10kW. In addition to the general objectives for renewable energy systems, the following additional objectives apply to wind energy systems.
- a) To ensure that wind energy systems are planned in a manner that compliments and supports the natural heritage system.
  - b) That the location of the wind energy system will not negatively impact on the orderly progression of planned development and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- 12.3. Wind energy systems shall be sited in a manner that maximizes the use of the wind resource (including the minimization of air turbulence on abutting properties) while minimizing the potential for off-site land use impacts
- 12.4. Wind energy systems may be considered in the Prime Agricultural, Rural, and Longford Reserve designations of this Plan subject to the following criteria
- a) be sited and constructed to minimize the impact on agricultural lands;
  - b) not be located closer than 1000 metres from a sensitive land use
  - c) Wind energy systems constructed within 10 km of the Lindsay airport or private airstrip registered with Transport Canada, will require the written approval of Transport Canada. Such approval will provide assurance that there will be no adverse effect on the approach corridors to the airport
- 12.5. A wind energy system that does not produce electrical energy for a period greater than one year, and for which the operator has not identified a reasonable plan to bring that system back into operation, shall be decommissioned and the site re-instated to its pre-development condition. Decommissioning procedures and the source(s) of funding for decommissioning shall be determined based on the results of a decommissioning study which will form part of a Management Plan for large scale energy systems. The developer shall demonstrate that appropriate funding mechanisms are secured to cover decommissioning costs, which may include decommissioning securities, to ensure there is no residual liability to the City to remove the systems.
- 12.6. The use of small scale solar energy facilities is encouraged and the City will be supportive of innovative solar energy systems that can be integrated into existing/proposed buildings while minimizing off-site land use impacts
- 12.7. All biomass energy systems will be sited in a manner that minimizes visual impacts and is complementary to other uses that may already be established on the site in addition to the surrounding neighbourhood/landscape character. This shall be achieved through siting, architectural design, and/or landscape/buffer treatments. All outdoor storage areas will be adequately buffered, maintained, and managed to minimize land use impacts associated with fires, pests, odour and appearance. The management and

operation of the facility will recognize the potential for off-site impacts and seek to minimize these impacts.

12.8. To ensure that energy systems do not result in adverse impacts, the following technical reports may be required:

- a) Environmental Impact Assessment
- b) Noise report
- c) Shadow Flicker report
- d) Risk Assessment report
- e) Electro Magnetic Interference report
- f) Visual Impact Assessment
- g) Management Plan including but not limited to:

Procedures for rehabilitation/reinstatement of temporary disturbance areas.

Construction details concerning staging, access, silt control, Construction areas, hours of construction, and any temporary structures.

Decommissioning procedures and the source(s) of funding for decommissioning.

Emergency management which includes details concerning on-site safety, measures to ensure emergency services personnel are adequately trained, and fire prevention measures.

Preventative maintenance, including an identification of treatments to the blades to prevent icing, insect or other accumulations.

- h) Mineral Aggregate Resource Assessment if located in an area of high aggregate potential the applicant must demonstrate that the wind energy system serves a greater long-term public interest during the lifetime of the system than the aggregate resources and does not compromise future extraction of the aggregate resource.
- i) Archaeological Assessment.
- j) Growth Management Assessment to ensure that the location of the energy system will not negatively impact on the orderly progression of development and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.
- k) Agricultural Impact Assessment.
- l) Reflectivity analysis

- m) Stormwater management report
- n) Haul Route Analysis & Traffic Impact Assessment.
- o) Emissions analysis
- p) An analysis demonstrating to the satisfaction of the City that the emissions from the proposed biomass facility, including but not necessarily limited to, dust, noise contaminants, odour, water, wastewater, storm drainage and solid waste disposal, will not have an adverse effect.