

## **28. PART F - SUBORDINATE PLANS AND SPECIAL POLICY AREAS**

### **28.1. SECONDARY PLANS**

**28.1.1.** A Secondary Plan is a freestanding official plan that covers a geographic area that has its own land use designations and policies completely separate but complimentary to the City Official Plan. When a secondary plan is amended, it must conform to the goals and objectives, general policies, development control and implementation policy of the City Official Plan. The current Lindsay and Fenelon Falls Official Plans will transition to Secondary Plans to this Official Plan. Secondary plans for the Urban *Settlement areas* of Bobcaygeon, Omemee and Woodville will be prepared to provide detailed policies addressing the growth management of the specific urban settlements areas.

#### **The Secondary Plan shall have regard to the following criteria:**

- the physical suitability of the land for development based on the policy guidelines of Policy 4 of this Plan;
- the impact that development may have on surrounding areas;
- the adequacy of and impact on services and facilities;
- the potential effect of development on the financial position of the municipality;
- the convenience, accessibility and safety of the site for vehicular and pedestrian traffic;
- the adequacy of the road system which will provide access to the development;
- in shoreline areas, the capacity of the waterbody to sustain further development and a justification for any development based on the number, extent, and location of similar situations on the entire lake or river and how the development ranks against them based on policies contained in this Plan;
- consideration shall be given to the adequacy of the soil and groundwater to sustain the development without having an adverse impact on the surrounding areas or uses;
- the protection of natural heritage features and their biodiversity and connectivity;
- where land is designated as *Environmental Protection* or is considered to be subject to flooding, the potential impact of the flooding shall be determined along with the methods by which these impacts may be

overcome in a manner consistent with accepted engineering techniques and resource management practices; and,

- for those secondary plans areas abutting or in close proximity to a provincial highway, the MTO requires comprehensive traffic impact studies be undertaken at the preliminary stages of development or in the preparation of the secondary plan in order to properly identify and assess long term implications to the provincial highway system.

**28.1.2.** The broad policy and Land Use Designations contained in such Secondary Plans will be incorporated into this Plan by amendment. In the development of secondary plans, the City will work with MMAH through One Window and various other agencies to receive comments on the proposed plans along with input from ratepayers. The following are the Secondary Plans:

**28.2. OAK RIDGES MORaine PLAN**

**28.2.1.** The City of Kawartha Lakes brought the Victoria County Official Plan into conformity with the Oak Ridges Moraine Conservation Plan (ORMCP) (Ontario Reg. 140/02), by adopting Amendment #104 to the Victoria County Official Plan on September 20, 2004. The amendment was approved by the Minister of Municipal Affairs on May 11, 2005.

**28.2.2.** Because of the unique nature of the area covered by the ORMCP and subsequently Amendment #104 to the Victoria County Official Plan, the entirety of Amendment #104 is incorporated and forms a part of this Official Plan as Schedule "G" to this plan.

**28.2.3.** The policies and schedules associated with the ORMP are self-sufficient and do not correspond or rely on any policies within this plan. Any amendment to the ORMP shall be in conformity with the ORMCP.

**28.2.4.** The zoning of all property with the Oak Ridges Moraine Planning Area shall be in conformity with the ORMP.

**28.3. FOUR MILE LAKE - SPECIFIC LAKE POLICY AREA (REFER TO SCHEDULE SP-1)**

**28.3.1.** Four Mile Lake is a relatively shallow warm water lake (758 hectares) that is located in the sub watershed of Corben Creek (Former Township of Somerville area). Four Mile Lake is a closed lake system that has no navigable access to or from the Trent River System or other lakes. The volume of water in Four Mile Lake has a very slow flushing rate of once in five years and its small drainage area directly influences it. The current health of the lake and quality of life in the community is linked to the undeveloped rural character of the watershed.

- 28.3.2.** The lake is split by two significant geological landforms. The northern one-third of the lake is located on the Canadian Shield dominated by granite shorelines. The southern two thirds of the lake is located on the Carden plain, characterized with sedimentary limestone cliffs along the shoreline and consisting of unusual shale and other sedimentary rock formations located on an expansive plain dotted with scrub-like vegetation. The lakebed is primarily limestone, which provides a natural alkaline buffer to counter the damaging effects of acid rain.
- 28.3.3.** Four Mile Lake is a shoreline residential community that is 'at capacity' for new recreational development and activities. The entire shoreline of Four Mile Lake has been heavily developed with over 450 single-family residential dwellings. Existing dwellings have been constructed on lots with shoreline frontages of 30 m or less, and with shoreline setbacks of 15 m. There is no commercial or industrial development along the shoreline and the backlands are sparsely developed. There are only two significant portions of the lake that are undeveloped.
- 28.3.4.** The character and geology of the shorelines and surrounding watershed is unique and quite diverse and provide for a wide range fish and wildlife species and landscapes. However, it is recognized that this diversity is fragile and may be threatened from any new development. The diversity of shoreline landforms includes limestone cliffs, exposed Canadian Shield, and wetlands. The diversity of the lake substrates include bedrock, limestone, gravel, sand and weedy areas.
- 28.3.5.** Four Mile Lake is considered to be 'at-capacity' for Residential *Cluster* and all commercial developments. In order to protect the integrity and character of this residential community, new shoreline and backlot residential development must occur in accordance with the following standards and new Residential *Cluster* or commercial development shall not be permitted.

The combined natural, social and physical values coupled with the relative segregation of the lake from other nearby bodies of water and lack of commercial/industrial development produces a residential lake community with a quality of life that is truly unique and worth preserving.

#### **28.4. Four Mile Lake Objectives**

- 28.4.1.** There is a strong community desire to maintain the unique status and residential life on the lake. Some of the values that support this character include:
- Good water quality,
  - Safe living *environment*,
  - Peaceful and quiet ambience,
  - Unique Alvar areas, fish and wildlife habitat,
  - Good fishing, and
  - The lack of commercial, industrial, and residential *cluster* and backlot development.

**28.4.2.** The community of Four Mile Lake adopts the principles and objectives of the City of Kawartha Lakes Official Plan, and establishes the following objectives in order to protect and improve the health and diversity of the watershed, the lake and its shoreline areas:

- To preserve the uniqueness of Four Mile Lake and its watershed.
- To ensure that new or expanded development in the watershed does not alter the natural, social and physical elements that contribute to the uniqueness of the lake and the surrounding watershed.
- To maintain the current density of development and intensity of surface water activities on the lake.

## **28.5. Scope of Four Mile Lake Policies**

**28.5.1.** The scope of these policies applies to all lands with the Corben Creek Watershed and specifically to those lands within the Waterfront Designation as described and shown on the attached schedule (SP1). The Waterfront Designation shall apply to all lands within 300 m. of the shoreline of Four Mile Lake. In addition, all development and major site alteration beyond the Four Mile Lake Waterfront Designation and within the sub watershed of Corben creek shall be consistent with the following policies, where applicable.

## **28.6. Specific Policies**

**28.6.1.** The following policies are intended to preserve the unique character of Four Mile Lake and are to be read in conjunction with entire CKL Official Plan. In situations where the policies are in conflict, the more restrictive policies are to be applied.

## **28.7. Four Mile Lake Waterfront Designation**

### **28.7.1. Permitted Uses:**

- Single family residential dwellings, and accessory uses and structures
- Existing commercial, rural and industrial uses

### **Specific Policies:**

**28.7.2.** All new shoreline residential lots shall require a minimum lot frontage of 60 m on Four Mile Lake and a lot area of 0.4 hectares. No new residential “*infilling*” as per Section 19 will be permitted on smaller sized lots. New shoreline residential

development shall only be in the form of single family dwellings on separate lots that directly front on Four Mile Lake. New residential *cluster* developments on the shoreline will not be permitted.

- 28.7.3.** New single family residential dwellings will be permitted on backlots (i.e. lands with no lake frontage) on existing lots of record that have a minimum lot frontage of 60 m on a publicly maintained road and have a lot area of 0.4 ha.
- 28.7.4.** All development shall have a minimum setback from the road of 30 m. New backlots may not be created except to separate two existing residential dwellings. Residential *cluster* development on backlots with access to the lake through private or publicly owned lands will not be permitted.
- 28.7.5.** Recreational trailers and vehicles may only be used on a temporary basis when a building permit for a main residential building has been issued.
- 28.7.6.** Home industries are not a permitted use in the Waterfront Designation. New *Bed and Breakfast* operations may be considered provided they meet all requirements for home occupations and do not exceed 2 guest rooms per dwelling and are located on lots with a minimum lot frontage of 60 m of lot frontage and a minimum lot area of 0.4 ha.

## **28.8. DEVELOPMENT WITHIN THE CORBEN CREEK WATERSHED**

- 28.8.1.** The following policies apply to development and site alteration within the watershed:

No aggregate/quarrying development within 1000 m of Four Mile Lake (Refer to Schedule SP-1). Aggregate/quarrying sites outside of this 1000 m area will require specific site *rehabilitation* as required under the Aggregate Resources Act and an *Environmental Assessment Report* to ensure no direct or indirect impacts on Four Mile Lake's natural, social and physical character. Such a report will meet all government guidelines, and peer reviewed by the CKL.

## **28.9. DEVELOPMENT PLANS**

- 28.9.1.** Development Plans cover site-specific areas with detailed policies for the development of that area. The following Development Plans (DP-1 to DP-6) are carried forward from the former County of Victoria Official Plan and were considered and approved under that Plan. They do not represent the policy framework established under this Plan and as such are not to be taken as precedent or as an acceptable form of development under this Plan. The Cranberry Lake area in Dalton was previously included along with QE II Wildlands provincial park under "Open space" Designation has been now included as "Development Plan –DP 7 and Longford Reserve area with its unique geographic situation has been included as a "Development Plan –DP8. The area designated as "Rural Estate" under previous

Official Plan and not yet developed are covered under “Development Plan-9” to maintain status-quo.

**28.9.2.** The lands covered by Development Plans are shown on Schedules DP-1 to DP-10.

**28.9.3.** Development Plans carried forward from the former Victoria County Official Plan (DP-1 to 6) or included as new (DP-7, 8, 9 & 10) are as follows:

**28.10. Development Plan Area One (DP-1) - Moore Subdivision; Verulam**

**28.10.1.** This policy is applied to the east part of Lot 13, Concession 2 and part of the west half of Lots 13 and 14, Concession 3, in the Township of Verulam, as shown on Schedule DP-1. A detailed *Environmental* Evaluation was carried out on the land to determine the suitability of the land for development and the impact on the surrounding area and in particular the wetland and the capacity of Sturgeon Lake to accommodate further development adjacent to it.

**28.10.2.** Within the area shown on Schedule DP-1 as Residential, a maximum of 29 single family detached dwelling lots shall be permitted which may also include parkland.

**28.10.3.** The land shown as a Nature Reserve on Schedule DP-1 shall be kept in its natural state to protect the wetland. No dredging, filling or clearing of vegetation should be undertaken, unless as a management function, it will enhance and not destroy the natural *environment*. Such work should only be undertaken in consultation with the Ministry of Natural Resources, the Trent-Severn Waterway and the Kawartha Region Conservation Authority.

**28.10.4.** The Recreation Area shall be used for an access road to parking facilities for a limited number of motor vehicles for individuals using the boat mooring facilities. A buffer strip having a minimum width of 30 metres shall be maintained between the maximum controlled high water mark for Sturgeon Lake and the Recreation Area.

**28.10.5.** A dredged boat slip or canal is not permitted within the Recreation Area or the Nature Reserve.

**28.10.6.** All lands below the elevation of 248.7 metres CGD shall be zoned so as not to permit any buildings or structures other than for flood or erosion control. Boat mooring facilities of a design suitable to the Trent-Severn Waterway shall be permitted only within the confines of the area shown as Water Block A as shown on Schedule DP-1.

**28.10.7.** The Nature Reserve above the maximum controlled high water mark for Sturgeon Lake and the Recreation Areas shall be held in public ownership or held as a common area to be jointly owned by all property owners in the area shown as Residential.

**28.11. Development Plan Area Two (DP-2) - Black Bear Subdivision; Somerville**

- 28.11.1.** On part of Lots 20 and 21, Concession 1, Township of Somerville, as shown on Schedule DP-2, a two zone, floodway/flood fringe zoning by-law may be used where detailed flood plain mapping exists, satisfactory to the City, which clearly delineates the extent of the floodway and flood fringe.
- 28.11.2.** Where a two-zone approach is implemented, efforts shall be made to ensure public safety both through flood proofing requirements and through contingency preparations in the event that flood-proofing efforts fail or are overcome.
- 28.11.3.** Where a two-zone flood plain exists, no site alteration, no filling or new buildings or structures, other than those required for flood and erosion control or necessary for safe property access shall be permitted in the floodway. Buildings and structures may only be permitted in the flood fringe and no site alteration shall be flood proofed to 0.3 metres above the maximum flood elevation at the building site and no building opening should be below the elevation of 258.0 metres. Driveways to lots will be installed to allow drainage (i.e. culverts) and will be raised to the flood elevation of 257.68, the regulatory flood elevation, to ensure dry access to these lots. Implementing zoning by-laws shall specify flood-proofing requirements that are to apply to all new buildings in the flood fringe areas. The implementing zoning by-laws will prohibit structural development within the floodway except as noted herein. The flood fringe line will be surveyed and plotted prior to any development or site alteration.
- 28.11.4.** The area shown as Residential on Schedule DP-2 shall be considered to include the flood fringe portion of the flood plain. Within the area shown as Residential, lots for single detached residential dwellings and the placement of fill to the extent necessary for the development of the lots shall be permitted. Final lot grading will provide for the adequate drainage of all lots. Notwithstanding the foregoing, the placement of fill (both its location and depth) for raised septic tile bed systems must receive the prior written approval of the Haliburton Kawartha Pine Ridge District Health Unit or any subsequent authority having jurisdiction for septic system approvals.
- 28.11.5.** The area shown as Flood Reserve on Schedule DP-2 shall be considered as encompassing the Floodway. Within the Flood Reserve area the policies of Section 19 of this plan shall apply and, except as otherwise provided for herein, the placement of fill or unauthorized removal of vegetation shall not be permitted. The retention of natural vegetation on all shore lands especially those in the flood fringe, is encouraged.
- 28.11.6.** Notwithstanding the preceding paragraph, where the Flood Reserve is located on an individual lot between a public road and the Residential portion of the lot the following forms of development are permitted:
- 28.11.7.** One private driveway, provided it is flood proofed and engineered to provide safe access any time that the "Maximum flood elevation" is achieved; and

- 28.11.8.** Fill associated with the mantle area of a private sewage system where it is demonstrated that no alternative location is available on a specific lot.
- 28.11.9.** All access roads within DP-2 shall be constructed so as to be flood proofed and in a manner that establishes the final grade of the traveled surface above the "Maximum flood elevation."
- 28.11.10.** All filling, actions, measures, or methods of flood proofing shall be carried out in accordance with established and accepted engineering standards and practices and certified by a qualified professional engineer licensed to practice in the Province of Ontario and shall include, but not be limited to, such actions, measures or methods necessary to ensure the structural integrity of buildings and septic tile bed systems is maintained and that the safe and continuous pedestrian and vehicular ingress and egress to new buildings is not prevented during any time that the "Maximum flood elevation" is achieved.
- 28.11.11. For the purpose of this policy, the following definitions apply:**

"Flooding hazard elevation" means the maximum flood elevation.

"Maximum flood elevation" means the maximum flood hazard elevation of a Regulatory Flood based on lands that would be flooded as a result of an event equivalent to the Timmins Storm of 1961, as shown on the Flood Risk Maps prepared by MacLaren Plan search as signed and stamped by D.B. Hodgins, P. Eng., on April 4, 1990 or as confirmed by a flood plain encroachment report for a specific development site as undertaken by a qualified professional engineer licensed to practice in the Province of Ontario.

**28.12. DEVELOPMENT PLAN AREA THREE (DP-3) - KINGS BAY; MARIPOSA**

- 28.12.1.** These policies are applied to those lands located on Part of Lot 2, Concession B and Part of Lots 1 and 2, Concession C, Township of Mariposa, as shown on Schedule DP-3.
- 28.12.2.** The land shown as Shoreline on Schedule DP-3 may be developed for a maximum of 107 single detached residential lots, a resort containing 25 units, a nine-hole golf course, parks and recreational facilities and *infrastructure*. Permitted development shall be on full communal sewer and water services. A buffer strip having a minimum width of 15 metres shall be maintained in a natural state between the maximum controlled high-water mark for Lake Scugog of 249.8 metres CGD and the shoreline designation. Only boat docking and boat launching facilities and *infrastructure* to serve the lands designated Shoreline will be permitted within this setback.
- 28.12.3.** The land shown as Nature Reserve on Schedule DP-3 shall be retained in its natural state in order to preserve its natural *ecological functions*. No dredging, filling or removal of vegetation shall be undertaken, unless done as a management tool to

enhance the natural functions. Limited trail and boardwalk access may also be provided for interpretative purposes. Any work or alterations of any kind, within such designation must have the prior written approval of the Trent Severn Waterway, the Kawartha Region *Conservation Authority* and the City.

**28.12.4.** A dredged boat slip or canal is not permitted within the Nature Reserve designation.

**28.12.5.** Roads shall not be permitted in the Nature Reserve designation. *Infrastructure* such as irrigation, stormwater management and non-potable water intakes shall be permitted in both the Shoreline and Nature Reserve designations subject to the necessary *environmental* approvals.

**28.12.6.** All lands below the maximum flood elevation of 251.04 metres CGD shall be zoned to prohibit habitable buildings or structures. Only buildings and structures required for flood and erosion control, boat launching and docking or ancillary to the provision of municipal services shall be permitted.

**28.12.7.** It is not intended that lands within the Nature Reserve designation, above the maximum controlled high water level for Lake Scugog be held in private ownership by individual residential property owners, however, it may be held as a common area owned jointly by all property owners in the area designated Shoreline or portions incorporated within the golf course or resort ownerships.

**28.12.8.** Prior to development proceeding, the development proponent shall undertake a flood plain analysis for the Nonquon River to determine the effects of a Regional Storm upon the lands included in Schedule DP-3. The recommendations of such study shall be implemented through conditions of draft plan approval and or site plan control.

**28.12.9.** Prior to any development occurring within the lands included in Schedule DP-3 the development proponent shall enter into agreements, with the municipalities having jurisdiction, for: the design, construction, assumption, operation and maintenance of the communal services; the upgrading of River Street, Sun Valley Road and any other municipal roads, between the site and its interpolicy with Durham Regional Road 2; all interpolicy and traffic control improvements; and the provision of fire protection services.

**28.12.10.** Amendments to this Development Plan will not be required in order to make minor adjustments to the approximate land use boundaries or the location of roads, provided the overall intent of this Development Plan is preserved.

**28.13. DEVELOPMENT PLAN AREA FOUR (DP-4) - GILSON POINT, MARIPOSA**

**28.13.1.** These policies are applied to those lands located in Part of Lot 5, Concession A, geographic Township of Mariposa, as shown on Schedule DP-4. A detailed *Environmental* Evaluation was carried out on the land to determine the suitability of the land for development, the impact on the surrounding area and, in particular, the

wetland, and the capacity of Lake Scugog to accommodate further development adjacent to it.

- 28.13.2.** The land shown as Shoreline on Schedule DP-4 can be developed with a maximum of 22 single detached residential lots on individual private sewer and water services.
- 28.13.3.** The land shown as Open Space on Schedule DP-4 can be developed with a small parking area, an anchor for a docking facility, dock maintenance access and a storage area for boats.
- 28.13.4.** Land shown as *Environmental Protection* on Schedule DP-4 shall be retained in its natural state in order to preserve its natural *ecological functions*. No dredging, filling or removal of vegetation shall be undertaken, unless done as a management tool to enhance the natural functions. Any work or alterations of any kind, within such designation must have the prior written approval of the Kawartha Region *Conservation Authority* and the City of Kawartha Lakes. A dredged boat slip or canal is not permitted within the *Environmental Protection* area.
- 28.13.5.** Notwithstanding the above, within the *Environmental Protection* area a stormwater pond is permitted provided it is outside the 30-metre setback from the Provincially Significant Wetland Boundary as identified by the Ministry of Natural Resources. Drainage easements within the *Environmental Protection* are permitted with the approval by the City of Kawartha Lakes.
- 28.13.6.** It is not intended that lands within the Open Space or *Environmental Protection* areas, above the maximum controlled high water level for Lake Scugog, be held in private ownership by individual residential property owners; however, it may be held as a common area owned jointly by property owners in the Shoreline area.
- 28.13.7.** The land shown as Agricultural on Schedule DP-4 may be used for agricultural purposes.
- 28.13.8.** *Infrastructure* such as irrigation, stormwater management and non-potable water intakes shall be permitted in the Shoreline, Open Space and *Environmental Protection* areas subject to the necessary *environmental* approvals.
- 28.13.9.** All lands below the maximum flood elevation of 250.9 metres CGD shall be zoned to prohibit habitable buildings or structures. Only buildings and structures required for flood and erosion control, boat launching and docking, or ancillary to the provision of municipal services, shall be permitted.
- 28.13.10.** Prior to any development occurring within the lands included in Schedule DP-4, the development proponent shall enter into agreements with the municipality for the design, construction, assumption, operation and maintenance of municipal roads.
- 28.13.11.** Amendments to this Development Plan will not be required in order to make minor adjustments to the approximate land use boundaries or the location of roads,

provided the overall intent of this Development Plan is preserved.

**28.14. DEVELOPMENT PLAN AREA FIVE (DP-5) - SZAKACSI SUBDIVISION, VERULAM**

- 28.14.1.** The following policies are applicable to those lands located on Part of Lot 1 Concession 19 in the former Township of Harvey, formerly in the Municipality of Bobcaygeon/Verulam and Part of Lot 2, Concession 10 in the Geographic Township of Verulam, formerly in the Municipality of Bobcaygeon/Verulam as shown on Schedule DP-5.
- 28.14.2.** The land shown as Residential (R) on DP-5 may be developed for a maximum of 17 lots for single detached dwellings based on a rate of one lot for every 4.5 metres of shoreline in the Open Space classification. The density was also based on having a total shoreline frontage that represented one lot per 27 metres of total shoreline and with land set aside in the open space and nature reserve areas with a ratio of one dwelling per 745 square metres of land within the open space and nature reserve areas.
- 28.14.3.** Land shown as Nature Reserve (NR) on DP-5 shall remain undisturbed in order to protect and preserve its *ecological functions* and processes and there shall be no dredging, filling, removal of vegetation or installation of walkways except under management practices deemed necessary or compatible with the preservation and protection of the *ecological functions* or processes on the lands within the Nature Reserve area. The Nature Reserve area shall be protected through the provisions of the implementing Zoning By-law and any subdivision agreement shall include provisions requiring the prior written consent of the municipality and approvals from the Trent-Severn Waterway and the *Conservation Authority* before any alterations or management actions are taken within the lands classified as Nature Reserve.
- 28.14.4.** Land shown as Open Space (OS) on DP-5 shall only be used for passive recreational purposes with no buildings or structures other than those necessary for stormwater management, flood and erosions control or access walkways, except that the southerly Open Space area may also be used for the purpose of common boat docking and boat launching facilities. Any subdivision agreement shall include provisions requiring the prior written consent of the municipality and approvals from the Trent-Severn Waterway and the *Conservation Authority* before any excavating, dredging, filling, removal of vegetation or the construction of any structure within the areas classified as Open Space.
- 28.14.5.** The implementing Zoning By-law and any subdivision agreement shall provide for a buffer area not less than 15 metres wide along the common boundary between lands in either the Nature Reserve classification or the Open Space classification and lands in the Residential classification where such common boundary is within 35 metres of the shoreline. There shall be no structures or site alteration activities within the buffer area and provisions shall be made for establishing, protecting and maintaining indigenous vegetation in the buffer area.

**28.15. DEVELOPMENT PLAN AREA SIX (DP-6) – 564711 ONTARIO INC., FENELON**

- 28.15.1.** Within this designation, up to half the land area designated may be developed for commercial uses with the balance being developed for residential or community facility uses.
- 28.15.2.** All uses within the Development Plan Area Six (DP-6) shall be developed on full municipal services.
- 28.15.3.** Within the DP-6 area, the land may be placed in a holding category within a specific zone category when a specific use is proposed and after preliminary studies have been undertaken with respect to pipe and plant capacity with respect to both sanitary sewage and water services, a stormwater management plan and a traffic study. The zoning shall only proceed if the preliminary studies demonstrated that there is sufficient servicing capacity for the proposed uses requested in the zoning by-law. For any commercial use, other than a highway commercial use that is specifically listed in the opening paragraph of Policy 6.8 highway Commercial Designation, a retail market study shall also be prepared to clearly demonstrate to Council that the proposed use will not have a negative impact on existing commercial uses within Fenelon Falls. Prior to the removal of the holding category, the owner shall enter into a development agreement, with appropriate financial securities, to address the installation of municipal water and sanitary services, the entrance and required road work and storm water management, erosion and sedimentation plan, all of which shall be to the satisfaction of the City. The *Conservation Authority* shall be satisfied with the stormwater management, erosion and sedimentation plan prior to the City entering into the development agreement.
- 28.15.4.** The preliminary studies that must be undertaken prior to rezoning shall indicate the availability of servicing capacity for the proposed uses. Allocation of servicing capacity is not given until the development agreement is finalized. The development agreement and the site plan agreement shall both be finalized prior to the removal of the holding category. Prior to completion of the site plan agreement, the City must be in receipt of the building and site plans in sufficient detail to meet the building code requirements.
- 28.15.5.** Within the Development Plan Area Six (DP-6) commercial uses may be permitted in one or more separate buildings, provided that the total gross floor area of all commercial buildings does not exceed 2,325 square metres. Permitted commercial uses shall include a Department Store Type Merchandise store, a use that is specifically listed in Policy 6.8.2 of the Highway Commercial Designation, or a retail use that in the opinion of Council will complement the retail uses in the core area of Fenelon Falls but which, by virtue of its size, parking and storage requirements, cannot be located in the core of the Village. No more than one commercial use shall be located in a separate building. If however, all the commercial uses are those specifically listed in Policy 6.8.2 of the Highway Commercial Designation, then they

may be within one building. A grocery store or food store is not a permitted use within the DP-6 area.

**28.15.6.** All development within the DP-6 area shall be subject to site plan control. The site plan control requirements shall, among other matters, address stormwater management and road entrance requirements to the satisfaction of the City. Notwithstanding this requirement, any single detached dwellings within a plan of subdivision or condominium will not be subject to site plan control.

**28.16. DEVELOPMENT PLAN AREA SEVEN (DP-7) - CRANBERRY LAKE, DALTON**

**28.16.1.** This policy is applied to the area on the Cranberry Lake & delineated as follows (Total area approximately 1240 ha.) within former Dalton Township area:  
West of Victoria Road  
South of road allowance between conc.7 & 8  
East of road allowance between Lot 10 & 11, and  
North of Lot line between conc.4 & 5  
(As shown on Schedule A-8 & DP -7, the area is surrounded on all sides by the Queen Elizabeth II –Wildlands Provincial Park)

**28.16.2.** The land shown within the DP-7 may be developed subject to following:  
The predominant uses of land in this Designation shall be agriculture and passive recreation. The lands designated have been identified as large scale areas possessing significant ecological features, and surrounded on all sides by the QE II provincial park, having considerable potential for recreational use.

**28.16.3.** At the CKL Council's discretion, consideration may be given to permitting limited seasonal residential development provided that the subdivision of land is not required. Notwithstanding the above, where lands front on a public road, Consents to sever may be considered.

**28.16.4.** Prior to any intensive development in this Designation, an amendment to this Plan shall be required. Background material will include a detailed development plan based on the findings of an *Environmental* Evaluation and sound Resource Management Policies.

**28.16.5.** Within this Designation, areas prone to flooding and other *environmental* hazards have not been depicted on Schedule A. Detailed *Environmental* Land mapping will be required for any area within this Designation which is subject to an amendment to this Plan.

**28.17. DEVELOPMENT PLAN AREA EIGHT (DP-8) - LONGFORD AREA**

**28.17.1.** The purpose of the Longford Area –DP 8, is to recognize the uniqueness of the geographic township of Longford. It is owned by Longford Reserve Limited. The

members or shareholders can enter into an agreement with Longford Reserve Limited for the exclusive use of a defined site within the township. On each site, a member may build one or more dwellings along with accessory buildings or structures.

**28.17.2.** This area is predominantly forested and interspersed with various lakes, rivers and wetlands.

### **28.18. Land Uses Permitted**

The following uses will be permitted within the Longford Area:

- Dwellings
- Hunt camps
- Resource management
- Active and passive private recreation uses and facilities
- One private lodge with up to 10 guest rooms or suites
- Staff accommodation

### **28.19. Special Policies**

**28.19.1.** A maximum of 100 dwellings will be permitted within the entire Township.

**28.19.2.** The following types of dwellings will be permitted:

- Single detached dwellings owned by members/shareholders, that may or may not contain a bathroom.
- Single detached dwellings owned by Longford Reserve Limited for member/shareholder use or staff accommodation, that may or may not contain a bathroom.
- As an accessory use to a dwelling, bunkies or sleeping *cabins* will be a permitted use. A bunkie or sleeping *cabin* may contain a bathroom but no kitchen facilities.

**28.19.3.** The zoning by-law may zone the area where the various types of dwellings and the lodge are permitted. The by-law may also zone land prohibiting buildings or structures on wetlands, land subject to flooding and areas known as habitat for endangered or threatened species.

**28.19.4.** If Longford Reserve Limited conveys or proposes to convey all or part of this township, resulting in a consent, subdivision, or condominium application for the lands subject to conveyance, a detailed plan for the lands subject to the conveyance will be submitted to the City. The detailed plan will be at a level equivalent to a secondary plan showing the location of all existing and proposed buildings and uses, roads and services. The detailed plan will also identify the *natural heritage* features.

Prior to approval of a consent, subdivision or condominium, this Plan will be amended to incorporate specific policies related to the proposed development plan including detailed *natural heritage* mapping for the area.

**28.19.5.** Nothing in this Plan will be construed as requiring or encouraging any public access to be provided to or within the area of DP8.

**28.20. DEVELOPMENT PLAN AREA NINE (DP-9) HISTORIC RURAL RESIDENTIAL DESIGNATION**

**28.20.1.** The predominant use of land in the areas shall be relatively large, single family detached homes on large lots. There are four locations denoted as DP-9 (1) to (4) on Schedule "A" which have additional site specific special policies.

**28.20.2.** In evaluating any development proposal, attention should be given to the extent of development proportionate to housing demands and the economic and financial capabilities of the City to provide appropriate levels of service.

**28.20.3.** To ensure that the health, welfare, safety and satisfaction of future residents is protected and the City will not be faced with expensive servicing costs in the future, development should only be established where soil and drainage conditions ensure a suitable water supply and an adequate means of waste disposal. Special attention will be given to the impact that the development may have on recharge areas and related water quality in the surrounding area.

**28.20.4.** The site should be reasonably close to community facilities.

**28.20.5.** Any development will be directed away from areas with high potential for agriculture or aggregate extraction. It will also be directed away from *Environmental Protection and Sensitive Areas* unless a review of the impact reveals that such development will not be detrimental to the unique characteristics of the area.

**28.20.6.** An assessment of the forest potential of the proposed site should be undertaken to ensure that significant prime forests are not taken out of production.

**28.20.7.** The principle of low density rural estate type development shall be maintained by establishing a minimum lot area consistent with the natural characteristics of the site, having particular regard for tree cover, topography and a sense of privacy on individual lots. The lot size may range from four-tenths (0.4) to two (2) hectares (1 to 5 acres).

**28.20.8.** The proposed development should be near a "black topped" public road maintained on a year-round basis or alternatively, the developer must be prepared to rebuild and/or resurface the connecting road at his cost, to the satisfaction of the road authority concerned.

**28.20.9.** The development should be serviced by an internal road network. If it is clearly not necessary in the public interest to have all lots front onto an internal road network,

then a limited amount of development may be permitted to front onto City or low traffic volume local Road. The criteria to determine if access should be onto existing roads are: the shape of the land holding; topography; vegetation; and, the existing and proposed road network.

**28.20.10.** The site should be serviced by existing school bus routes. The capacity of local schools should be shown to be sufficient to accommodate the needs of the new development.

**28.20.11.** Rural estate type development should be directed to locations where the natural landscape can assimilate the residential structures without the loss of the natural features of the site. Sites should contain wooded areas, special landforms and interesting topography. Building location and landscaping should complement existing topography and vegetation and ensure privacy between dwelling units. The design should ensure that unique qualities of the landscape are preserved for the visual enjoyment of the entire community.

**28.20.12.** The development of a site should not produce an undesirable impact on the City by increasing the demand for local services beyond an acceptable level.

**28.20.13.** Notwithstanding standard mentioned elsewhere the minimum lot area shall be 2,950 square metres for those lots within a Plan of Subdivision within DP-9(1) area on part of Lot 25, Concession 10, in the Township of Fenelon. The subject property has a total lot area of approximately 11.3 hectares and lot frontage of 447.5 metres along the road which extends northerly from Louisa Street of the Village of Fenelon Falls.

**28.20.14.** Within the DP-9(2) area on part of Lots 17 and 18, Front Range, Township of Somerville, west of Highway 35, any zoning by-law permitting habitable development shall establish the minimum elevation for external openings of 257.0 metres G.S.C.

**28.20.15.** Lands under DP-9(3), on Part of Lot 11, Concession 10 in the former Township of Fenelon, more specifically described as being those lands bounded by the municipal boundary between Fenelon Township and the Village of Sturgeon Point parallel to Irene Avenue to the south, Forest Road to the west and County Road 25 to the east, but excluding existing lots of record and Victoria County Land Division Consents B-441/90 to B-445/90 all inclusive, no development shall be permitted and no zoning by-law amendment, plan of subdivision or consent application approved, until a secondary plan has been prepared and incorporated into this Official Plan by amendment.

**28.20.16.** Recognizing that the development of these lands could have a significant impact on the unique character of the former Village of Sturgeon Point, as well as its service *infrastructure* and general *environmental* integrity, the secondary plan shall have regard to the policies and criteria delineated in Sections 30 and 31 including the potential impact of new development on the Village's heritage resources and atmosphere and the potential impact of new permanent residential development on the Village's predominantly seasonal residential makeup.

**28.20.17.** Should the lands located in Part of Lot 26, Concession 1, geographic Township of Verulam, shown as DP-9(4) on Schedule 'A' be developed by a plan of subdivision, the following policies shall apply to ensure that each water system is installed in compliance with all pertinent regulations and has acceptable water quality.

**28.20.18.** The subdivision shall be zoned utilizing a holding provision. The holding provision shall only be removed on a lot by lot basis when the City is satisfied that each lot has a well that has been constructed utilizing a well certification program and all other requirements with respect to hydrogeology as set out in the conditions of draft approval of the subdivision as incorporated into the subdivision agreement based on comments from the Ministry of the *Environment*, the recommendations within the Hydrogeological Reports and peer review recommendations as it pertains to this development.

**28.20.19.** If the reasons for removing the holding provision have been met for a number of lots at one time, one by-law to remove the holding provision for those lots may be passed.

**28.21. DEVELOPMENT PLAN AREA TEN (DP-10) – ANGELINE ST. S. AND HWY. 7, OPS**

**28.21.1.** In addition to the Highway Commercial policies of this plan, the area shown as DP-10 on Schedule "A" and described as Part Lot 16, Concession 5, Ops, north east corner of Angeline Street South and Highway #7 shall be subject to the following provisions:

**28.21.2.** The subject lands shall not be rezoned to any Highway Commercial Zone save and except one with a Holding (H) designation until:

**28.21.3.** Council is satisfied that there is sufficient capacity in the Lindsay water supply and distribution system, and sufficient capacity in the Lindsay sewage treatment plant and collection system to permit the subject lands to be serviced.

**28.21.4.** Council is satisfied that an on-site stormwater management system can be provided which satisfies City standards and the requirements of the Ministry of Transportation of Ontario.

**28.21.5.** Council is satisfied that the lands can be adequately accessed meeting the requirements of the Ministry of Transportation for only a right in, right out access on Angeline Street, with no access off Highway 7.

**28.21.6.** Arrangements have been completed for the transfer of any required road widenings along the Angeline Street and Highway 7 frontages of the subject lands.

**28.21.7.** An archaeological review of the site has been completed.