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Official Plan for the United Counties of Leeds and Grenville

OFFICE CONSOLIDATION
SEPTEMBER 1, 2022

COUNCIL ADOPTION: July 23, 2015
MINISTERIAL APPROVAL: February 19, 2016

Athens
August
Edwardsburgh Cardinal
Elizabethtown-Kitley
Front of Yonge
Leeds and the Thousand Islands
Merrickville-Wolford
North Grenville
Rideau Lakes
Westport

This Office Consolidation was prepared by Counties staff, the approved Official Plan prepared by:



Foreword

The United Counties of Leeds and Grenville Official Plan was adopted by Counties Council on July 23, 2015 by By-law No. 15-47.

The Counties were notified that the Official Plan, as modified by the Minister of Municipal Affairs and Housing, was approved on February 19, 2016.

There were eight appeals to the Official Plan filed with the Local Planning Appeal Tribunal (formerly the Ontario Municipal Board). The Tribunal organized the appeals into two streams – a Growth Management Policy stream and a Provincially Significant Wetland/Coastal Wetland stream.

The Growth Management Policy appeal stream was resolved by a Decision/Order from the Tribunal, dated March 15, 2017. The Provincially Significant Wetlands/Coastal Wetlands appeal stream was resolved by a Decision/Order, dated November 14, 2019.

The Official Plan was amended via Official Plan Amendment No. 1, which was adopted by Counties Council on January 21, 2021 by By-law No. 21-02, Official Plan Amendment No. 2, adopted on January 20, 2022 via By-law 22-02 and Official Plan Amendment No. 4 adopted on June 23, 2022 by By-law No. 22-41.

This consolidation of the Official Plan includes all approvals to September 1, 2022. This consolidation has been prepared for convenience. For questions regarding any policies or schedules contained within the Plan, please consult with Counties Planning staff.

This foreword does not form part of the Official Plan.

Table of Amendments

No	By-law & Adoption Date (m/d/y)	Purpose	Policy/Schedule	Details
OPA 1	B/L 21-02 01/21/2021	Amend	6.6 d, Definition 101 7.8.1 a, c, d, e All Schedules & Appendices Schedule A & C Schedule B Schedule D	Delete references to Green Energy Act Clarify interpretation clauses Refine Brockville & Westport boundaries Add Provincially Significant Wetlands (TLTI, FOY, EK, MW, AUG) Revise pit & quarries (TLTI, ATHENS, RL, EK, AUG, MW, EC, MNG) Add two waste disposal sites (RL) & add karst area (RL & WEST)
OPA 2	B/L 22-02 01/20/2022	Amend	2.7.4 Title 2.7.4 a 2.7.4.b	Change from Second Unit terminology to Additional Residential Unit (ARU) terminology Permit 1 ARU in single, semi-detached or rowhouse & 1 in ancillary structure (total 2) Require local detailed policy and guidance on matters to be considered
OPA 3	Deferred			
OPA 4	B/L 22-41 06/23/2022	Redesignate	Schedule A	Change from Agricultural Area to Rural Lands for Ferguson/Gibbons Lands, Pt. Lot 15, Concession 8, Geographic Township of Kitley, Township of Elizabethtown-Kitley

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- Schedule B – Mineral and Mineral Aggregate Resources
- Schedule C – Natural Heritage Features and Areas
- Schedule D – Natural and Human-made Hazards
- Schedule E – Transportation

APPENDICES

- Appendix 1 – Conservation Authorities
- Appendix 2 – Natural Heritage System Strategy
- Appendix 3 – Source Water Protection Areas
- Appendix 4 – Wildland Fire Hazard Areas

1.0 INTRODUCTION

The Official Plan for the United Counties of Leeds and Grenville (the “Counties Official Plan” or “Plan”) provides over-arching policy direction on matters of County-wide significance. The Counties Official Plan directs County growth management and land use decisions by providing upper-tier land use planning guidance for the Counties’ ten member municipalities. Detailed land use planning and local decision making is managed and administered locally through the local municipal Official Plans, which will conform to the policies of this Plan. The policies of this Plan intend to ensure a balanced approach to growth management and the protection and conservation of the Counties’ natural and cultural heritage, while encouraging development opportunities in a way that respects the Counties’ unique character and sense of place.

The Plan guides Counties Council and local municipal Councils in the consideration of their responsibilities, and provides direction and certainty to the citizens and businesses of the Counties on land use planning matters.

1.1 Basis and Context of the Plan

1.1.1 United Counties of Leeds and Grenville Context

The United Counties of Leeds and Grenville is located in Eastern Ontario in an area of rich natural and cultural heritage comprised of significant landscapes and waterways, and *settlement areas* rich in history. These include the Canadian Shield; the St. Lawrence River and 1000 Islands Region; the Rideau Canal UNESCO World Heritage Site, National Historic Site of Canada, and Canadian Heritage River; the Algonquin to Adirondacks region; and the Frontenac Arch Biosphere Reserve, a UNESCO World Biosphere Reserve. Maintaining and enhancing the high quality of life in the local municipalities afforded by the Counties’ natural landscape, cultural history, and rural beauty will continue to play a major role in the management of growth and economic development across the Counties.

The Counties are bordered to the east by the United Counties of Stormont, Dundas and Glengarry, to the north by the County of Lanark and City of Ottawa, and to the west by the County of Frontenac and the City of Kingston. The Counties are also situated between the City of Kingston and the National Capital Region and City of Ottawa, important economic centres in eastern Ontario.

The Counties has an area of 3,384 square kilometres and contains the following ten member municipalities:

- Township of Athens
- Township of Augusta
- Township of Edwardsburgh/Cardinal
- Township of Elizabethtown-Kitley
- Township of Front of Yonge
- Township of Leeds and the Thousand Islands
- Village of Merrickville-Wolford

- Municipality of North Grenville
- Township of Rideau Lakes
- Village of Westport

The City of Brockville, Town of Gananoque, and Town of Prescott are separated partner municipalities that are geographically part of the Counties, but not administratively part of the Counties. The Town of Smith Falls is another separated municipality on the northwestern boundary of the Counties. While the policies of this Plan are not directly applicable to these separated municipalities, they are intended to address planning matters which may require cross-jurisdictional coordination.

1.1.2 Provincial Context

Planning at the Official Plan level is carried out within a framework primarily established through the *Planning Act*. The Provincial Policy Statement, 2014 is issued under Section 3 of the *Planning Act*, which requires municipalities to be “consistent with” the provincial policy statements, and conform or not conflict with provincial plans, as the case may be, when exercising their authority on planning matters.

The Counties Official Plan incorporates provincial policy and directions in a locally-appropriate manner, and considers the more detailed planning frameworks already established in the local municipal Official Plans.

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

1.1.3 Basis of the Plan

The Province amended Regulation 352/02 of the *Planning Act* which requires the Counties to adopt an Official Plan. The following summarizes the planning and policy context which forms the basis for the preparation of the Counties Official Plan:

- 1) This Plan establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environments of the Counties in accordance with the *Planning Act*.
- 2) This Plan implements the policies of the Provincial Policy Statement, 2014, and has been developed within the context of provincial policies to support the creation of strong communities, the wise use and management of resources and the protection of public health and safety.

- 3) This Plan is based on information and analysis presented in the Background Report – Policy Options and Directions, prepared by MMM Group Limited in August 2014, relating to growth management, community settlement structure, transportation, housing, *infrastructure* and servicing, land use, economic development, commercial and industrial activities, cultural heritage resources, and the natural environment.
- 4) This Plan is based on achieving orderly *development*, *redevelopment*, infill and *intensification*, and the optimized use of existing municipal services, and where necessary the efficient and economical expansion of urban boundaries and extension of services where this is justified in accordance with the policies of this Plan.

1.1.4 Purpose of the Plan

The Official Plan for the Counties provides upper-tier land use planning policies to manage growth and *development* within the Counties over the planning horizon. This Plan establishes the criteria for evaluating proposals for change and growth, based on a policy-led system that focuses on the Counties' long-term goals and objectives.

The purpose of this Official Plan is to:

- 1) Establish an upper-tier planning framework for all land within the Counties.
- 2) Set out an approximately 20-year planning horizon and growth management framework for the Counties to accommodate the anticipated population and employment forecasts over the planning horizon to 2031.
- 3) Promote orderly growth and appropriate *development* in the Counties through the logical, efficient and cost-effective distribution of land uses and deployment of *infrastructure*.
- 4) Set out policies to encourage economic *development* in the Counties, including policies for employment, agriculture, tourism and recreation based uses and natural resources.
- 5) Guide private investment through land use and *development* policies to ensure efficient *development* approvals and administrative processes consistent with the Counties' goals and objectives.
- 6) Provide policies to improve the quality of life, health, safety, and welfare for the present and future residents of the Counties.
- 7) Provide policies for identifying and protecting *natural heritage features and areas*, and the *natural heritage system*.
- 8) Implement provincial policies, statements and guidelines that affect the Counties.
- 9) Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan.

1.1.5 Strategic Directions

The planning framework and policies of this Plan are based on a number of strategic directions which have been derived based on a reflection and interpretation of provincial policy and its application to the United Counties of Leeds and Grenville, and other strategic initiatives including the Integrated Community Sustainability Plan, 2012. The goals of the Counties Official Plan include:

- 1) Foster the creation of complete, healthy, and sustainable communities to maximize quality of life for all residents.
- 2) Focus population and employment growth to *settlement areas*, to preserve and protect *prime agricultural areas* and the rural and natural character of the Counties and make efficient use of existing and planned *infrastructure*. Growth and *development* in *rural areas* will be limited, and in keeping with the scale, character, and service levels of the area as well as the objectives detailed in the local municipal Official Plans.
- 3) Recognize the importance of agriculture in the Counties and ensure its continued viability by protecting *prime agricultural areas* and promoting a range of *agricultural uses*, activities and complementary uses.
- 4) Protect *mineral, mineral aggregates, and petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.
- 5) Protect, enhance and restore natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and contribute to maintaining a high quality of life and a healthy environment.
- 6) Protect the environment and natural heritage features, including locally significant features as discussed in this Plan, and foster the creation of an enhanced and connected *natural heritage system* which recognizes the importance of provincially significant features and the recommendations of the Sustaining What We Value project.
- 7) Direct *development* away from human-made and natural hazards to avoid risks to human health and safety and avoid property damage.
- 8) *Conserve significant* cultural heritage, *archaeological resources* and *areas of archaeological potential* and the history and defining character of the Counties, including historical connections to Aboriginal communities and early settlers.
- 9) Increase the number and diversity of regional and local employment opportunities to encourage steady, diversified and balanced economic growth and the retention of a robust workforce within the Counties.
- 10) Encourage the growth and vitality of the core commercial areas and historic downtowns through infill, *intensification* and *redevelopment* which is appropriate to the local context and character.

- 11) Encourage the provision of a range of housing opportunities of varying densities and tenures, including the construction of *affordable* housing and *special needs* housing.
- 12) Maintain and enhance the Counties' *Rural Areas* and character and significant environmental features and resources.
- 13) Promote the Counties' natural heritage and recreational assets to support economic development and tourism.
- 14) Promote healthy lifestyles by supporting *active transportation* through a variety of means, including the future development of an integrated and connected trail, parks and open space system.
- 15) Promote a safe, integrated *transportation system* which meets the needs of the residents and tourists and fosters economic development opportunities.
- 16) Promote modern and robust telecommunications and utilities *infrastructure* which meets the needs of the Counties and growing businesses in a cost-effective manner which recognizes *development* priorities and ensures the protection of the natural environment.
- 17) Ensure the coordination of planning and land use matters amongst the local municipalities and adjacent municipalities.

1.2 Organization and Structure of the Official Plan

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

The Official Plan is organized into seven sections:

- 1) **Section 1 – Introduction** provides the background and the basis for the preparation of the Plan. Within this section, important over-arching land use goals are provided which establish the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies.
- 2) **Section 2 – Growth Management and Settlement Areas** provides policies related to growth management, the Counties' community settlement structure, housing and affordability, community revitalization, and conservation of cultural heritage resources.
- 3) **Section 3 – Rural Areas** provides policies related to uses within the Counties agricultural areas and *rural lands*, including *mineral*, *mineral aggregates* and natural resources.

- 4) **Section 4 – Natural Heritage and Water Resources** provides policies related to natural heritage features, water resources, and *source water protection*.
- 5) **Section 5 – Natural and Human-Made Hazards** provides policies related to the protection of public health and safety associated with risks of flooding, erosion, waste disposal sites, contaminated lands and other potential hazards.
- 6) **Section 6 – Transportation, Infrastructure and Servicing** provides policies related to physical *infrastructure*, including water and wastewater systems, the *transportation systems*, as well as *active transportation*, utilities and telecommunication networks, energy efficiency and conservation, and the coordination of *infrastructure*.
- 7) **Section 7 – Implementation and Interpretation** provides policies which describe the mechanisms and processes to implement the policies of the Plan, and an understanding of how the Official Plan should be read including how certain words should be interpreted and how they are defined.

The Plan is supported by the following schedules, which are described in the policies in order to enhance the understanding of the Plan:

Schedules:

- Schedule A – Community Structure and Land Use
- Schedule B – Mineral and Mineral Aggregate Resources
- Schedule C – Natural Heritage Features and Areas
- Schedule D – Natural and Human-made Hazards
- Schedule E – Transportation

Appendices:

- Appendix 1 – Conservation Authorities
- Appendix 2 – Natural Heritage System Strategy
- Appendix 3 – Source Water Protection Areas
- Appendix 4 – Wildland Fire Hazards Areas

1.2.1 Relationship with Local Member Municipalities

The Counties Official Plan provides general County-level policy direction and a planning framework to guide the physical, social, economic, and environmental management of the Counties and address matters of County-wide and provincial significance. The policies of this Plan are further implemented through more detailed land use and *development* policies in the local municipal Official Plans. All local municipal Official Plans and zoning by-laws are required to conform to the Counties Official Plan.

2.0 GROWTH MANAGEMENT AND SETTLEMENT AREAS

Growth in the Counties will be managed by focusing and promoting growth within *settlement areas*, in addition to other appropriate rural areas as detailed in the local municipal Official Plans, thereby optimizing the use of existing *infrastructure*, developing complete communities, and protecting the natural environment and *prime agricultural areas*. Growth will be directed to the settlement areas that are able to accommodate additional growth, with limited growth in *rural areas* in keeping with the scale, character and service levels of the area as well as the objectives detailed in the local municipal Official Plans.

The Counties' *settlement areas* will be the focus of growth and support a range of land uses and opportunities for *intensification*, infill and *redevelopment* that can accommodate the anticipated growth. The intent of this section is to establish the policy framework that will provide the basis for coordinating and managing growth in the Counties. **Schedule A** and the related policies identify the fundamental community settlement structure of the Counties and provide guidance for long-term growth over the planning horizon.

2.1 Objectives

The Counties' growth management objectives include:

- a) Foster the creation of complete, healthy and vibrant communities and enhance the quality of life for all residents by focusing growth and *development* to *settlement areas*. Growth in *rural areas* will be limited and in keeping with the scale, character, and service levels of the area, as well as the objectives detailed in the local municipal Official Plans in order to conserve and protect natural heritage features and areas and *prime agricultural areas*.
- b) Provide a settlement structure for directing and managing growth and *development* in the Counties over the planning horizon.
- c) Promote a settlement structure which focuses growth to the Counties' *urban* and *rural settlement areas*. Growth in *rural areas* will be limited, and in keeping with the scale, character, and service levels of the area, as well as the objectives detailed in the local municipal Official Plan.
- d) Promote *development* patterns in *settlement areas* that efficiently use land, resources, *infrastructure*, and *public service facilities*, through compact urban forms, a mix of land uses and appropriate densities.
- e) Encourage opportunities for *redevelopment*, revitalization and *intensification* in appropriate locations and of a scale and character of *development* that is compatible with the community.

- f) Encourage economic development opportunities through the protection of *employment areas* and support of water- and tourism-based employment (e.g. associated with the Rideau Canal and other prominent waterways located within the Counties), and providing an appropriate range and mix of uses to meet long-term needs and attract businesses to the Counties.
- g) Encourage the provisions of a broad range of housing types and affordability to meet the needs of the existing and future residents of the Counties.

2.2 Growth Forecasts and Allocations

The Counties' population and employment growth forecasts guide planning decisions over the planning horizon. The Counties and local municipalities should plan to accommodate a total population of 75,960 persons and 16,760 jobs to 2031.

Recent population growth in the Counties has been modest, while employment has recently declined as a result of the recent recession and a shift away from manufacturing in eastern Ontario and throughout the Province.

While generally stable, the growth in population and housing that has been occurring in the Counties is largely tied to its location within the Ottawa region, with related growth resulting in increased development activity, particularly in the northeastern part of the Counties. The Counties-wide growth forecast indicates moderate growth in population and relatively stable employment over the Plan horizon.

The Counties is responsible for the allocation of growth to the local municipalities, which is based on a combination of local factors including: local planning policy; historic and recent growth trends; market demand; and the capacity to accommodate growth from land supply and servicing perspectives. Key considerations in this regard include the following:

- The distribution of recent growth in permanent population and housing within the Counties has been strongly influenced by proximity to the City of Ottawa, which has contributed to high levels of growth in North Grenville relative to other local municipalities.
- Proximity to natural amenities also has an influence on housing demand in the Counties, with seasonal housing growth an important planning consideration for many local municipalities, most notably in Rideau Lakes and Leeds and the Thousand Islands.
- All local municipalities have been experiencing net out-commuting, largely to job opportunities in the separated City of Brockville and in the City of Kingston, City of Ottawa and the United Counties of Stormont, Dundas and Glengarry. Out-commuting from the United Counties of Leeds and Grenville residents is anticipated to continue over the Plan horizon.
- The extent of commuter-sheds relative to employment opportunities is an important consideration in the forecasts and represents a key determinant of the distribution of future population and housing growth within the Counties.

- Servicing capacity may place limits on growth for many local municipalities.

Based on the identified growth forecasts, this Plan allocates population and employment growth to each of the local municipalities based on the growth management framework and community settlement structure policies of this Plan.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The population and employment forecasts and allocations in Table 2.1 and Table 2.2, respectively, will form the basis for planning and growth management activities, in particular the establishment of land needs in the local municipal Official Plans to accommodate growth over the planning horizon.
- b) The Counties and local municipalities will monitor population and employment growth in relation to the forecasts and land supply absorption on an on-going basis in accordance with policies of Section 7.3 of this Plan, and maintain a Counties-wide land budget to ensure an appropriate supply of land.
- c) The majority of employment growth will be directed to designated *employment areas* within the *urban settlement areas*, and Regionally Significant Employment Areas. *Rural settlement areas* and designated rural *employment areas* will continue to provide opportunities for a range of employment uses of a *dry industrial* nature, where *municipal sewage services* and *municipal water services* are not available. Employment and economic opportunities, including *on-farm diversified uses*, will be encouraged in Agricultural Areas and Rural Areas.
- d) The Counties and local municipalities are encouraged to undertake long-range planning for *infrastructure* and *public service facilities* beyond the 20-year planning horizon established in this Plan.
- e) The Counties' *urban and rural settlement areas* will be the focus of growth, subject to appropriate servicing.

Table 2.1 – Population Forecasts and Allocations to Local Municipalities

Historical & Forecast Total Population by Member Municipality United Counties of Leeds Grenville, 2011-2031			
Municipality	Total Population		
	2011	2021	2031
Athens	3,195	3,220	3,240
Augusta	7,615	7,720	7,820
Edwardsburg/Cardinal	7,130	7,470	7,700
Elizabethtown-Kitley	9,965	9,960	10,010
Front of Yonge	2,745	2,790	2,830
Leeds & The Thousand Islands	9,505	9,770	9,990
Merrickville-Wolford	2,920	3,010	3,100
North Grenville	15,455	17,150	19,340
Rideau Lakes	10,460	10,900	11,220
Westport	645	680	710
Leeds Grenville	69,635	72,670	75,960

Source: Statistics Canada National Household Survey 2011, Hemson Consulting Limited.

Table 2.2 – Total Place of Work Employment Forecasts and Allocations to Local Municipalities

Historical & Forecast Total Place of Work Employment by Member Municipality United Counties of Leeds Grenville, 2011-2031			
Municipality	Total Employment		
	2011	2021	2031
Athens	910	950	890
Augusta	1,130	1,170	1,100
Edwardsburg/Cardinal	1,390	1,470	1,390
Elizabethtown-Kitley	2,580	2,680	2,500
Front of Yonge	530	550	510
Leeds & The Thousand Islands	1,860	1,960	1,840
Merrickville-Wolford	910	980	900
North Grenville	5,270	5,730	5,690
Rideau Lakes	1,620	1,720	1,630
Westport	320	330	310
Leeds Grenville	16,520	17,540	16,760

Source: Statistics Canada National Household Survey 2011, Hemson Consulting Limited.

2.3 Settlement Structure

The settlement structure for the Counties promotes the *development* of complete communities, which meet immediate and future needs by providing access to a full range and mix of housing, employment and shopping opportunities, a range of local community services and facilities, recreational and open space opportunities, convenient transportation choices, and the protection and enhancement of agricultural areas, *rural lands* and natural resources.

2.3.1 General Settlement Area Policies

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties' *settlement areas* will be the focus of growth. Growth is encouraged in built-up areas to maximize public and private infrastructure investment and to preserve the agricultural area, *rural lands* and conserve the *natural heritage features and areas*.
- b) *Settlement areas* will provide for *development* patterns that efficiently use land, resources, *infrastructure*, and *public service facilities*. *Settlement areas* will promote the *development* of healthy and *sustainable* communities through compact urban forms, efficient use of *infrastructure*, and the provision of a range of land uses.
- c) The Counties supports and promotes healthy, diverse and vibrant *settlement areas* within each of the local municipalities where all residents can live, work and enjoy recreational opportunities.
- d) **Schedule A** illustrates the planned settlement structure for the Counties over the planning horizon. Table 2.3 identifies the Counties' *settlement areas* which are categorized as *urban settlement areas* and *rural settlement areas*, and are subject to the General Settlement Area policies of Section 2.3.1 and the policies of Section 2.3.2 and 2.3.3 where applicable.

Table 2.3: Settlement Areas within the Counties

Municipality	Urban Settlement Area	Rural Settlement Area
Athens	N/A	Athens Charleston
Augusta	N/A	Algonquin Domville Maitland Maynard North Augusta Riverview Heights Roebuck
Edwardsburgh/ Cardinal	Cardinal	Brouseville Groveton Hyndman Johnstown

Municipality	Urban Settlement Area	Rural Settlement Area
		New Wexford Shanly Spencerville Pittston Ventnor
Elizabethtown-Kitley	N/A	Addison Bellamy's Mills Frankville Greenbush Jasper Lehighs Corners Lyn New Dublin Newbliss Rocksprings Spring Valley Tincap Toledo Foster Hall Road / County Road 29/46
Front of Yonge	N/A	Caintown Mallorytown McIntosh Mills Sherwood Springs Yonge Mills
Leeds and the Thousand Islands	Lansdowne	Ivy Lea Lyndhurst Rockport Seeley's Bay
Merrickville-Wolford	Merrickville	Carley's Corners Eastons Corners Jasper
North Grenville	Kemptville	Bedell Bishops Mills Burritts Rapids East Oxford Heckston Oxford Mills Oxford Station Peltons Corners
Rideau Lakes	N/A	Chaffey's Locks Chantry Crosby Delta Elgin Forfar Harlem Jones Falls Lombardy Morton Newboro Newboyne

Municipality	Urban Settlement Area	Rural Settlement Area
		Phillipsville Plum Hollow Portland Rideau Ferry
Westport	Westport	N/A

- e) Local municipal Official Plans will detail where within the *settlement area* designations various types of land uses will be located. Healthy and complete communities will be encouraged, where appropriate, with a diverse mix of land uses, a range and mix of employment and housing types, including *special needs* housing, high quality public open space and convenient access to local services.
- f) Local municipalities are encouraged to establish land use patterns based on densities and a mix of land uses which support the local context and meet the following:
- i. Efficiently use land, resources, *infrastructure* and *public service facilities* which are planned or available.
 - ii. Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.
 - iii. Minimize *negative impacts* to air quality and climate change and promote energy efficiency.
 - iv. Support *active transportation*, are transit supportive, where transit exists, is planned, or may be developed in the future, and are *freight-supportive*, where appropriate.
 - v. Are appropriate to the type of *sewage and water services* which are planned or available.
- g) Local municipalities are encouraged to promote the long term economic prosperity of *settlement areas* that support the local context through the following:
- i. Promote *development* within *settlement areas* that is compact, mixed use, and supports transit and *active transportation*, with a broad range of housing types, services and amenities available for all residents, including higher density, apartment-style housing types to ensure long-term housing affordability for the aging population.
 - ii. Plan to optimize the use of land, resources, *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* to accommodate forecasted growth and meet long term requirements.
 - iii. Identify appropriate locations and promote opportunities for *redevelopment*, *intensification* and revitalization in areas that have sufficient existing or planned *infrastructure*.
 - iv. Provide for an efficient, cost-effective, reliable, *multimodal transportation system*, where existing or planned, that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address expected growth.
 - v. Reduce dependence on the automobile through the *development* of mixed use, transit supportive and *active transportation* environments, where planned or available.

- vi. Increase the opportunity for job creation within each municipality by attracting and maintaining industries and businesses closer to where residents live.
 - vii. Conserve energy and water by providing for energy and water efficiency.
 - viii. Maintain the well-being of downtowns and main streets.
 - ix. Optimize the long term availability, viability and use of agricultural and other resources.
 - x. Plan so that *major facilities* such as *transportation corridors*, sewage treatment facilities, *waste management systems*, industries and aggregate activities and *sensitive land uses* are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants.
- h) Local municipalities are encouraged to develop growth management strategies as part of their Official Plans and to establish the type, amount, location and timing of growth and *development* including a servicing strategy that is in keeping with the growth forecasts within this Plan.
- i) The establishment of new *settlement areas* is not permitted by this Plan.

2.3.2 Urban Settlement Areas

The *urban settlement areas* function as the primary centres for growth, *development* and urban activities. *Urban settlement areas* will be the focus of residential, commercial, industrial, institutional, cultural, recreational and open space uses.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Urban settlement areas* and their boundaries are designated on **Schedule A**, and include: Cardinal in the Township of Edwardsburgh/Cardinal; Lansdowne in the Township of Leeds and the Thousand Islands; Merrickville in Merrickville-Wolford; Kemptville in North Grenville; and the Village of Westport.
- b) *Urban settlement areas* will be the focus of growth and will accommodate a broad range of uses. The range of permitted uses and associated land use policies will be established in the local municipal Official Plans and in accordance with the policies of this Plan.
- c) *Urban settlement areas* will provide for *municipal sewage services*, *municipal water services*, and appropriate stormwater management services, a range of land uses and densities, a mix of housing types including *affordable* housing options and alternative housing forms, and will be designed to be walkable communities with consideration of opportunities for future public transit.
- d) Expansions to the boundaries of an *urban settlement area* will only occur in accordance with the Counties comprehensive review policies in Section 2.5 of this Plan.
- e) Local municipalities will identify and promote *intensification*, infill and *redevelopment* of designated and vacant and/or underutilized sites, in the *urban settlement areas*, taking into account existing building stock and the availability of suitable existing or planned

infrastructure and *public service facilities* to accommodate projected needs, and in accordance with the *intensification* policies in Section 2.4.

- f) Historic downtowns and main street areas should be maintained and/or enhanced through *development* that is compatible with the existing character of these areas. Mixed use *development* and an accessible pedestrian oriented streetscape are encouraged.
- g) The *redevelopment* of greyfield and *brownfield sites* is encouraged.
- h) Cost-effective *development* patterns and those which minimize land consumption and reduce servicing costs are encouraged. Land use patterns which may cause environmental, heritage conservation or public health and safety concerns will be avoided.
- i) Local municipalities shall establish and implement phasing policies for *urban settlement areas* to ensure the orderly progression of *development* and the timely provision of *infrastructure* and public services.

2.3.2.1 Merrickville Urban Settlement Area – Special Planning Area

Merrickville is designated as an *urban settlement area* on **Schedule A** in recognition of the designation of Merrickville as an ‘Urban Area’ in the local municipal Official Plan. The Merrickville *urban settlement area* is identified as a special planning area in this Plan to address differences in the availability of *municipal sewage services* and *municipal water services* north and south of the Rideau Canal within the *settlement area* boundaries. *Municipal sewage services* and *municipal water services* are available south of the Rideau Canal, with the exception of one area in the southwest corner of the *settlement area* which is intended to be developed on *individual on-site sewage services* and *individual on-site water services*, and which will be identified in the local municipal Official Plan. North of the Rideau Canal, the majority of the lands are partially serviced by *municipal water services* and *individual on-site sewage services*, with the exception of one area east of the rail line which is intended to be developed on *individual on-site sewage services* and *individual on-site water services*, and which will be identified in the local municipal Official Plan.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* in the Merrickville *urban settlement area* will occur on the form of servicing which is available and appropriate north and south of the Rideau Canal. The local municipal Official Plan will establish more detailed policies regarding *development* and servicing requirements north and south of the Rideau Canal within the Merrickville *urban settlement area*.

2.3.3 Rural Settlement Areas

Rural settlement areas include small villages and rural hamlets. *Rural settlement areas* include *settlement areas* that have historically been identified and delineated in the local municipal

Official Plans and are designated on **Schedule A**. *Rural settlement areas* may continue to experience limited growth through appropriate infilling and *development* of vacant lands, in accordance with the Counties Official Plan and local municipal Official Plan.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Rural settlement areas* are designated on **Schedule A**, and their boundaries will be established precisely in the local municipal Official Plans.
- b) *Rural settlement areas* may continue to experience growth through infilling and *development* of vacant lands by way of consents or plans of subdivision as appropriate, in addition to limited *intensification*. It is recognized that certain *rural settlement areas* may not accommodate additional growth and *development*, as established in the local municipal Official Plans.
- c) The range of permitted uses and associated land use policies will be established in the local municipal Official Plans and in accordance with the policies of this Plan.
- d) *Rural settlement areas* will generally maintain a rural settlement character and evolve as service and residential centres for their surrounding *Rural Area*, where appropriate.
- e) Expansions of the boundaries of a *rural settlement area* will only occur in accordance with the comprehensive review policies in Section 2.5 of this Plan.
- f) Growth will be accommodated in accordance with the servicing policies of Section 6.3.

2.4 Settlement Area Development

2.4.1 Intensification

Residential *development* that is intensified is efficient, cost-effective, and reduces the need to develop land within the Counties' greenfield areas. *Residential intensification* also reduces the need for *settlement area* expansions encroaching into the Counties' Agricultural Area, and contributes to the protection of *prime agricultural areas*. The following represents the Counties' approach to achieving *intensification* within existing built-up areas and through *development* in greenfield areas over the planning horizon.

The Counties supports *residential intensification* and *redevelopment* within the *settlement areas* in order to increase their vitality, offer a range of housing choices, efficiently use land and optimize the use of *infrastructure* and *public service facilities*. It is recognized that the type, form and scale of *intensification* will vary across the Counties based on local conditions and characteristics.

It is the policy of the United Counties of Leeds and Grenville that:

- a) There are limited opportunities for *intensification*, and the Counties will encourage *intensification* within the existing built-up areas wherever feasible and appropriate and

require that local municipalities include policies for *intensification* in the local municipal Official Plans.

- b) The Counties will work with the local municipalities to achieve an overall minimum target that 20% of the dwelling unit growth will take the form of *residential intensification* and *redevelopment*. The Counties will work with the local municipalities to identify appropriate minimum *residential intensification* and *redevelopment* targets in each of the local municipal Official Plans.
- c) The Counties will encourage *intensification* within *urban settlement areas* and *rural settlement areas* that is of an appropriate scale and character. *Intensification* will be encouraged subject to other policies of this Plan, including the availability of servicing, and demonstration of compatibility with existing neighbourhoods.
- d) Local municipal Official Plans will identify appropriate locations and the type and form of *intensification* to be promoted. For the purposes only of measuring performance relative to the *intensification* target, local municipalities may measure *intensification* in a manner that includes any of the following:
 - i. Residential *development* within previously developed areas of a designated *rural settlement area*;
 - ii. small scale *intensification* through modifications to an existing dwelling to include a second unit or construction of a new building containing one or two units (including the *development* of accessory residential dwellings, second dwelling units, and *garden suites*, as guided by the policies of Section 2.7;
 - iii. infill residential *development* and new residential *development* of vacant land or underutilized land in existing neighbourhoods;
 - iv. *redevelopment* which includes either the replacement of existing residential uses with compatible new residential *developments* at a higher density or the replacement of non-residential uses with compatible residential or mixed use *development* with a residential component; and/or
 - v. infill *development* and *redevelopment* of vacant land or underutilized land for employment, commercial and mixed use *development*.
- e) The Counties and local municipalities will monitor *intensification* activity within built-up areas and seek to achieve the overall minimum *intensification* target.
- f) The Counties will encourage the local municipalities to establish evaluation policies and criteria in the local municipal Official Plans for the review and consideration of *intensification* in their municipalities.
- g) The Counties will endeavour to achieve the overall minimum target for residential *intensification* and *redevelopment* identified in Section 2.4.1 b) prior to, or concurrent with, *development* within designated growth areas.

2.4.2 Community Services and Facilities

The Counties and local municipalities will endeavour to provide adequate community services and facilities to meet the needs of the existing and future residents, businesses and visitors through the provision of adequate opportunities for education, care, parks, open space and recreation, institutional uses, and cultural and heritage facilities.

It is the policy of the United Counties of Leeds and Grenville that:

- a) A wide-range of alternative educational opportunities will be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.
- b) The provision of community infrastructure, such as daycare facilities, will be encouraged within larger *development* proposals, where practical and appropriate.
- c) The Counties will encourage local municipalities, where practical and appropriate, to develop plans for the *development* and/or expansion of community-serving health care facilities.
- d) The Counties will encourage local municipalities to develop plans for the *development* and/or expansion, or consolidation of local public libraries, where practical and appropriate, in order to provide important cultural and community resources for learning, research, and community activities.
- e) The Counties and local municipalities will promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses.
- f) The Counties and local municipalities, with support from the appropriate public bodies and partners, and other agencies and organizations, will seek opportunities to create linked open spaces through the integration of:
 - i. natural heritage features and areas in public ownership;
 - ii. existing municipal rights-of-way;
 - iii. established and proposed service and utility corridors;
 - iv. existing park and open space lands;
 - v. sidewalks, trails and pathways;
 - vi. linkages provided through the draft plan of subdivision approvals process;
 - vii. agreements with private landowners;
 - viii. retention or acquisition of access easements; and
 - ix. land acquisition.
- g) The Counties and local municipalities will seek to achieve the maximum benefit of the *Planning Act* with respect to parkland dedication or cash-in-lieu of parkland from *development*.
- h) Local municipalities are encouraged to undertake programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.

- i) Local municipalities will encourage appropriate recreational development in parks, open spaces, along natural features and other similar areas of the Counties that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the conservation and protection of open space and the natural environment.
- j) Local municipalities will encourage non-profit and private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
- k) The Counties and local municipalities will work cooperatively with various government ministries, resource agencies, and non-governmental organizations to promote natural resource-based recreational opportunities.
- l) The Counties and local municipalities will actively encourage residential, commercial and industrial developers to connect with and provide opportunities to extend existing and proposed trail systems within the Counties and local municipalities.
- m) Land deemed by the Counties and local municipalities to be significant to the linear park system will be retained in ownership by a suitable organization for the purpose of implementing a linear park system, which may include abandoned rail corridors and utility corridors.
- n) Local municipalities are encouraged to support the co-location of *public service facilities* in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

2.4.3 Community Improvement and Revitalization

Community Improvement provisions of the *Planning Act* give the local municipalities a range of tools to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans will provide the local municipalities with various powers to maintain and promote attractive, healthy and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities are encouraged to include Community Improvement policies in their Official Plans to enable the preparation of Community Improvement Plans.
- b) Local municipalities are encouraged to prepare Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization.

- c) The Counties may use the Community Improvement provisions of the *Planning Act* to participate in a Community Improvement Plan of a local municipality, or to enable the creation of an upper-tier Counties-wide Community Improvement Plan.
- d) The Counties and local municipalities will be satisfied that their participation in community improvement activities will be within their respective individual financial capabilities.

2.5 Settlement Area Expansions

The Counties' long term prosperity, environmental health and social well-being depends on wisely managing change and promoting efficient land use and *development* patterns which minimize impacts on agricultural areas and the natural environment.

It is anticipated that the Counties' settlement structure as identified on **Schedule A** provides sufficient land for the Counties as a whole, to accommodate all residential and employment growth as forecasted over the planning horizon. As such, it is anticipated that *settlement area* expansions will not be required over the planning horizon. However, it is recognized that the potential exists for uneven growth pressures to occur in the Counties, particularly for *settlement areas* within close commuting distance to major destinations, such as the Kemptville *urban settlement area*. As such, the growth forecasts and land supply absorption will be closely monitored and reviewed through a land budgeting exercise at the time of the Official Plan Review to ensure an appropriate supply of land.

2.5.1 Counties Comprehensive Review

An expansion to *settlement area* boundaries or conversion of lands within a Regionally Significant *Employment Area* to another type of land use will only be considered through a Counties comprehensive review of this Plan. A Counties comprehensive review is a Counties Official Plan review, which may be initiated by the Counties in consultation with the local municipalities or adopted by the Counties.

A Counties comprehensive review, for the purposes of a *settlement area* expansion, must demonstrate that:

- a) Consideration has been given to the growth forecasts and land supply absorption which are monitored through an annual land budgeting exercise by the Counties in consultation with the local municipalities, in accordance with policies of Section 2.2 and 7.3 of this Plan.
- b) Sufficient opportunities to accommodate forecasted growth are not available within the Counties or within a defined *regional market area* as described in Section 2.5.1.1, the existing *settlement areas*, and through *intensification*, *redevelopment* and in designated greenfield areas;
- c) The expansion makes sufficient land available to accommodate the forecasted growth not exceeding the horizon of this Plan;

- d) The timing of the expansion and phasing of *development* will not adversely affect the achievement of the Counties' *intensification* policies;
- e) The proposed expansion is an efficient, *sustainable*, and logical extension of the *settlement area* and the existing or planned *infrastructure*, services, and facilities required to accommodate the forecasted growth, including any proposed expansion, are suitable for the *development* over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- f) Sufficient water quality, quantity and assimilative capacity of receiving waters is available to accommodate the proposed *development*, and that adequate *sewage and water services* can be provided in accordance with the policies of Section 6.3;
- g) The land is physically suitable for *development*, considering any constraints to *development*, including topography, *hazardous lands*, natural heritage features and areas, systems, natural resources and source water protection considerations and the protection of *prime agricultural areas* for the long term;
- h) Where the expansion is considered on Agricultural Areas, the lands do not comprise *specialty crop areas*, alternative locations have been evaluated, and there are no reasonable alternatives on lower priority agricultural lands *in prime agricultural areas*;
- i) The expanding *settlement area* is in compliance with the Province's *Minimum Distance Separation Formulae*;
- j) The *transportation system* can accommodate the additional volume of traffic and demand for services;
- k) A suitable plan for phasing, financing, and constructing of the *infrastructure* for the expansion is demonstrated;
- l) The proposed expansion will not negatively impact cultural heritage resources;
- m) Where appropriate, cross-jurisdictional issues are considered; and
- n) The most appropriate direction of the proposed expansion will be determined by applying the policies of this Plan.

An amendment to this Plan will be required in conjunction with a local municipal Official Plan amendment that provides for the *settlement area* expansion.

The conversion of lands within a Regionally Significant *Employment Area* to another type of land use will be reviewed through a Counties comprehensive review, in accordance with policies of Section 2.6.2 of this Plan.

2.5.1.1 Regional Market Areas within the United Counties of Leeds and Grenville

This Plan recognizes that the United Counties of Leeds and Grenville is a large, diverse region with member municipalities having differing characteristics. Central to this understanding is the fact that there are a number of existing (internal), or potential external influences, which impact the growth and development of member municipalities in different ways.

It is recognized that there may be a *regional market area* among the local municipalities of the Counties. A *regional market area* is defined in the Provincial Policy Statement as “an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.” An example may be the case of the community of Kemptville and those municipalities which may be influenced by their proximity to the City of Ottawa.

Accordingly, it is the policy of the United Counties of Leeds and Grenville:

- a) To monitor the ongoing population and employment changes of member municipalities and the external influences and trends which impact growth and development throughout the United Counties;
- b) To establish the option of conducting a comprehensive review, in accordance with Section 2.5.1 of this Plan, for a defined *regional market area* within the United Counties, and, in accordance with all other policies of this Plan:
 - i. The geography of the *regional market area* within the United Counties will be identified through a quantitative exercise at the time of the comprehensive review and will be based on the area having a high degree of social and economic interaction as defined in the Provincial Policy Statement;
 - ii. In accordance with Section 2.5.1 b) of this Plan, a *settlement area* boundary adjustment or expansion may only occur through a comprehensive review where it has been demonstrated that sufficient opportunities to accommodate forecasted growth are not available within the identified *regional market area*, through intensification, *redevelopment*, and in designated greenfield areas;
- c) Should a comprehensive review under this Section result in population and/or employment forecasts over the planning horizon which differ from that identified in Tables 2.1 and 2.2 of this Plan, an amendment to this Plan will be required to update the growth forecasts and allocations for the identified *regional market area*;
- d) An amendment to this Plan will be required in conjunction with a local municipal Official Plan amendment that provides for the *settlement area* expansion; and
- e) Notwithstanding any other policy of Section 2.5.1.1 of this Plan, at the time of statutory review of this Plan, all growth allocations and projections for the entire United Counties will be reviewed.

2.5.2 Urban and Rural Settlement Area Adjustments

The *urban* and *rural settlement areas* provide sufficient land to accommodate the allocated population and employment growth over the planning horizon. While *urban* and *rural settlement area* expansions are not anticipated over the horizon of this Plan, a municipality may undertake a review of local municipal growth allocation and need for boundary adjustments to adjust the boundaries of an *urban* or *rural settlement area* within the municipality, provided the adjustment would maintain or reduce the aggregate amount of land within the municipality's *urban* and *rural settlement areas*, and in accordance with the local municipal growth allocation and boundary adjustment review requirements of Section 2.5.2.1. A local municipal Official Plan Amendment and Counties Official Plan Amendment will be required to incorporate any proposed *settlement area* boundary adjustments.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Settlement area* boundary expansions are not anticipated over the horizon of this Plan. Where a *settlement area* expansion is being proposed which would increase the aggregate amount of land within a municipality's *settlement areas* it may only be considered in accordance with the Counties comprehensive review requirement policies of Section 2.5.1.
- b) Where adjustments to *settlement area* boundaries are being proposed which would not increase the aggregate amount of land within a municipality's *settlement areas*, a review of local municipal growth allocation and boundary adjustments may be undertaken in accordance with the policies of Section 2.5.2.1. Adjustments to *settlement area* boundaries will not require a Counties comprehensive review.

2.5.2.1 Local Municipal Growth Allocation and Boundary Adjustments

The Counties encourages local municipalities to undertake a review of local municipal growth allocation and need for boundary adjustments of its *settlement areas* that would identify the most and least appropriate locations for growth. Expansion to the aggregate amount of land within the *urban* and *rural settlement areas* in the local municipality is not permitted through a review of local municipal growth allocation and need for boundary adjustments. A review of local municipal growth allocation and need for boundary adjustments is distinguished from a Counties comprehensive review as defined in Section 2.5.1 of this Plan. A review of local municipal growth allocation and need for boundary adjustments may recommend alterations to one or more *urban* and *rural settlement area* boundaries provided such adjustment would maintain or reduce the aggregate amount of land within the *urban* and *rural settlement areas* in the respective local municipality.

A review of local municipal growth allocation and need for boundary adjustments, for the purposes of an adjustment to the *urban* and *rural settlement area* boundaries, will follow, at a minimum, the requirements listed below:

- a) Pre-application consultation with the Counties to establish the appropriate methodology, analysis and level of detail to be undertaken, as well as ongoing coordination with the

Counties through the process, to sufficiently qualify the conclusions of the review of local municipal growth allocation and need for boundary adjustments.

- b) Review of the growth forecasts and allocations to the municipality, current Census information, as well as other viable data including historic building permits, as the basis of the analysis, as required by Section 2.2 b) of this Plan. If this review warrants a change to the growth allocation within the Counties, a Counties comprehensive review will be triggered, in accordance with Section 2.5.1 of this Plan.
- c) Compile the aggregate amount of employment and residential land, including vacant, built and other land within each *settlement area*. A land inventory will be undertaken within each *settlement area*, which identifies all available *lots* within the *settlement area* only, determines the density of *development* and the number of units that may be developed on these lands, and identifies *intensification* opportunities in accordance with Section 2.3.2 e) of this Plan.
- d) Identify and assess the extent of land use constraints to the build-out of affected *settlement areas* within the local municipality. Land use constraints may include such factors as lack of services, topography, traffic and access, locational factors, fragmented ownership, contamination, and the compatibility of surrounding land uses. Local municipalities may identify additional constraints for assessment. Lands identified as having Provincial Policy Statement constraints, such as environmental constraints or *hazardous lands*, do not result in additional developable land in the context of a boundary adjustment.
- e) Determine the population and jobs that could be accommodated in each *settlement area* under existing conditions given the site and area characteristics and constraints.
- f) Prepare a Servicing Options/Master Servicing Report outlining the method of servicing available and planned for the *settlement areas*. This Report must include an analysis of costs and efficiencies associated with adjusting the *settlement area* boundary.
- g) In the event that the review concludes that one or more *settlement area* boundaries should be altered, then any adjustment must meet the following tests:
 - i. That there are no reasonable alternatives which avoid *prime agricultural areas*, including the area proposed to be removed from the *settlement area* boundary;
 - ii. That there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*, including the area proposed to be removed from the *settlement area* boundary;
 - iii. The expanding *settlement area* is in compliance with the *Minimum Distance Separation Formulae*;
 - iv. That any impacts from the adjustment of any *settlement area* boundaries on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible;
 - v. The land is physically suitable for *development*, considering any constraints to *development*, including topography, *hazardous lands*, natural heritage features and areas, linkages and corridors identified as part of the *natural heritage system*,

- natural resources and source water protection considerations and the protection of *prime agricultural areas* for the long term;
- vi. The aggregate amount of land within all *settlement areas* within the municipality will be maintained or reduced as a result of the *settlement area* boundary adjustment(s); and
 - vii. The most appropriate direction of the proposed expansion will be determined by applying the policies of this Plan.
- h) The recommendations of the review of local municipal growth allocation and need for boundary adjustments will not be finalized until the Counties Official Plan Amendment has been approved to incorporate any proposed *settlement area* boundary alterations.

The conversion of lands within a Locally Significant *Employment Area* to another type of land use will be reviewed through a review of local municipal growth allocation and need for boundary adjustments, in accordance with policies of Section 2.6.2 of this Plan.

2.6 Economic Development

In order to respond to changing economic conditions, this Plan encourages an appropriate settlement structure to accommodate evolving needs as they relate to economic activity, while balancing social, cultural, and natural environment and other initiatives, and encourages the creation of complete communities. Furthermore, the policies of this Plan recognize the importance of tourism and recreation-based activities and support the long-term viability and growth of these tourism opportunities.

Agriculture and the extraction and management of aggregate resources remain an important industry and employ a large percentage of the Counties' working population. The success of the Counties' agriculture industry is evident through the continuation of viable traditional agriculture and related processes, and new and evolving *on-farm diversified uses*.

It is the policy of the United Counties of Leeds and Grenville to:

- a) Support the preparation and implementation of a strategic plan for the delivery of economic development directions and actions in the Counties and local municipalities.
- b) Require local municipal Official Plans to designate and protect *employment areas* in accordance with Section 2.6.1 of this Plan and provide for an appropriate mix and range of economic development activities and employment uses, and the necessary *infrastructure* to meet long-term needs.
- c) Plan for, protect and *preserve employment areas* for current and future uses and ensure that the necessary *infrastructure* is provided to support current and projected needs.
- d) Assemble and maintain an inventory of available commercial and industrial properties, including those properties that can be re-used or re-purposed for economic enterprises, and maintaining a suitable range of sites for a diversified economic base.

- e) Encourage opportunities to support local food, and promote the sustainability of agri-food and agri-product businesses by protecting agricultural resources, and minimizing land use conflicts, and supporting *on-farm diversified uses*.
- f) Support the long-term protection and appropriate management of *minerals*, *mineral aggregate resources*, and *petroleum resources* in accordance with Section 3.5 of this Plan.
- g) Protect and enhance the natural environment in the Counties in order to maintain, leverage and enhance the tourism and recreational opportunities that rely on these attributes.
- h) *Conserve* cultural heritage resources and landscapes, encourage the *adaptive reuse* of *built heritage resources* for retail/commercial uses, where appropriate, and support tours and activities centred on heritage places.
- i) Provide leadership and encourage local municipalities, economic development activities and organizations, to promote economic development initiatives and community investment-readiness and create partnering opportunities.
- j) Encourage the development of meaningful and accessible public places to generate activity and vitality.
- k) Encourage new *development* and *redevelopment* on greyfield and *brownfield sites*, and on existing underutilized industrial sites to take advantage of existing services.
- l) Encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.
- m) Support the efforts of the local municipalities, including economic development organizations, such as: the Ontario East Economic Development Commission, Business Improvement Areas, Chambers of Commerce, economic development committees, and community development corporations to promote economic development initiatives and community investment-readiness.
- n) Support the efforts of local municipalities and arts and cultural groups to identify and encourage the use of public space for events and festivals, where appropriate.
- o) Encourage minimizing the *negative* environmental and economic *impacts* from a changing climate and considering the ecological benefits, including mitigation and adaptive capacity, provided by natural heritage systems.

2.6.1 Locations of Economic Activity

This Plan promotes economic activity throughout the Counties, provided it is compatible and meets the policies of this Plan and local municipal Official Plan. This Plan focuses specific types and scale of economic activity in the local environment best suited to their success.

This Plan also identifies Regionally Significant and Locally Significant *Employment Areas*, based on *employment area* designations in the local municipal Official Plans, and provides policies for their long term protection.

It is the policy of the United Counties of Leeds and Grenville to:

- a) Work with local municipalities and economic development organizations to promote opportunities for economic activity by developing Counties-wide strategies for the benefit of all, recognizing that unique strategies may be required in certain areas to reflect the local context and community make-up and focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.
- b) Focus new industrial and employment-related *development* in *settlement areas* or in designated *employment areas*, while also permitting appropriate rural industrial and commercial growth in accordance with the policies of this Plan.
- c) Promote major commercial, retail and office employment uses in the *urban settlement areas* and encourage the creation of strong central business district environments.
- d) Promote commercial uses, which are ancillary to agricultural uses, on *rural lands*, where proximity to agriculture operations is beneficial.
- e) Promote the expansion, rationalization, and development of transportation, and telecommunications *infrastructure* to increase the locational advantage of existing and proposed business and employment uses.
- f) Support the long-term protection of *employment areas* within the Counties, which include *employment areas* in proximity to *major goods movement facilities and corridors* and along major *transportation corridors* including Highway 401, 416 and 15, for those uses that require those locations.
- g) Regionally Significant *Employment Areas* and Locally Significant *Employment Areas* are designated on **Schedule A** and will be identified in the applicable local municipal Official Plan. The Counties will support the local municipalities in protecting Locally Significant *Employment Areas* for the long term.
- h) The Counties will encourage an appropriate mix of employment uses within the Regionally Significant *employment areas* in order to increase their market competitiveness and to meet the long-term needs of the Counties.
- i) *Employment areas* will permit limited ancillary uses, such as restaurants, entertainment facilities and personal services provided that they support and/or complement employment uses and are in accordance with other policies in this Plan. The local municipal Official Plans may establish more detailed policies and criteria for the provision of limited ancillary uses within *employment areas*.

- j) The Counties and local municipalities are encouraged to plan beyond 20 years for the long term protection of *employment areas* provided the lands are not designated beyond the 20-year planning horizon.
- k) The Counties will monitor growth trends to enable evaluation of *employment area* growth performance and will monitor and update employment land needs in conjunction with the review of this Plan under Section 26 of the *Planning Act*.

2.6.2 Employment Land Conversions

The Counties encourages the protection of *employment areas* and discourages the conversion of *employment areas* unless suitable justification is provided.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Proposals to convert lands within a Regionally Significant *Employment Area* designation in this Plan to another type of land use will be reviewed through a Counties comprehensive review which may be initiated by the Counties or the local municipalities and endorsed by the Counties. An amendment to this Plan will be required to implement an *employment area* conversion within a Regionally Significant *Employment Area*.
- b) Proposals to convert lands within a Locally Significant *Employment Area* designation in a local municipal Official Plan to another type of land use will be reviewed through a review of local municipal growth allocation and need for boundary adjustments. An amendment to this Plan will not be required to implement an *employment area* conversion that is within a Locally Significant *Employment Area* in a local municipal Official Plan.
- c) The intent of policies 2.6.2 (a) and 2.6.2 (b) is to ensure that an adequate supply of employment land for a wide variety of employment uses is available at all times in the Counties. In considering a request to remove lands from an *employment area* designation, it will be demonstrated that:
 - i. there is a need for the conversion;
 - ii. the municipality will meet the employment forecasts allocated to the municipality in accordance with this Plan;
 - iii. the conversion will not adversely affect the overall viability of the *employment area*, and achievement of the *intensification* policies and other policies of this Plan;
 - iv. there is existing or planned *infrastructure* available to accommodate the proposed conversion;
 - v. the lands are not required over the long term for the employment purposes for which they are designated; and
 - vi. cross-jurisdictional issues have been considered.

For the purposes of this policy, major retail uses are considered non-employment uses.

2.6.3 Tourism and Recreation

The policies of this Plan are intended to recognize the importance of tourism and recreation-based activities to the local economies by supporting and leveraging the long-term viability and growth of existing and future tourism resources and destinations in the Counties. The Counties offers a range of tourism assets and opportunities which should be enhanced, including agri-tourism opportunities, natural amenity and recreational-based tourism uses, cultural heritage resources, and parks, open spaces and trails.

It is the policy of the United Counties of Leeds and Grenville to:

- a) Develop a regional tourism strategy to promote regional assets including, but not limited to: the Rideau Canal UNESCO World Heritage Site, National Historic Site of Canada, and Canadian Heritage River; the Frontenac Arch UNESCO World Biosphere Reserve; the 1000 Islands; and the St. Lawrence River.
- b) Promote the growth of tourism throughout the Counties in appropriate locations, particularly in areas where they cannot be accommodated within *settlement areas*. Tourism uses will be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, and natural resources and amenities.
- c) Work with local municipalities and organizations to promote *agri-tourism*, resource-based and lake-based recreational and tourism uses in the Counties.
- d) New and existing resource-based recreational uses are permitted within the *Rural Area* subject to the policies of this Plan and the local municipal Official Plan. This Plan supports the continuation and expansion, where appropriate, of *existing uses* to accommodate new resource-based recreational development and uses. The local municipal Official Plans will appropriately designate resource-based recreational uses and clearly establish the extent of permitted uses, including accessory uses, and associated land use policies. Expansions to existing resource-based recreational uses will be in accordance with the policies of this Plan and the local municipal Official Plan, and will not require an amendment to this Plan. Where expansions are considered in the Agricultural Area, the policies of Section 3.2.3.1 of this Plan apply.
- e) The Counties and local municipalities are encouraged to promote the provision of trails, to accommodate a variety of uses (e.g., walking, cycling, all-terrain vehicle, snowmobile, and equestrian), where appropriate.
- f) The Counties and local municipalities will promote and develop linkages between tourism and recreation and the Counties' cultural heritage resources in accordance with the policies of Section 4.5.

2.7 Housing and Affordability

Planning for the human environment promotes the community's quality of life and ensures that housing for *special needs* of socio-economic groups such as seniors and persons with physical, sensory, or mental health disabilities, and the affordability needs of lower-income persons are being met.

2.7.1 Supply of Land for Housing

The provision of housing is an essential part of planning in the Counties and accommodating the forecasted growth. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and *affordable* housing opportunities, and maintain a stable residential housing market.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities are encouraged to provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the Counties as outlined below:
 - i. Maintaining at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification*, *redevelopment* and land which is designated and available for residential *development*.
 - ii. Maintaining at all times, where new *development* is to occur, that land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of *residential intensification* and *redevelopment*, land appropriately zoned in the local municipal zoning by-laws and available for *development* or *redevelopment*.
 - iii. Working with proponents to ensure that a full range of housing types and densities, where appropriate, are provided to meet the anticipated demand and demographic changes. All forms of housing required to meet the social, health and well-being of current and future residents, including those with *special needs*, will be encouraged.

2.7.2 Affordable Housing

The provision of housing that is *affordable* and accessible to low and moderate-income households will be a priority. As the provincially designated Consolidated Municipal Service Manager under the *Housing Services Act, 2011*, the Counties has prepared a Housing and Homelessness Plan, 2014-2024, which establishes a plan for the provision of affordable housing over the next 10 years, and seeks to build upon the Counties' supply of affordable housing. It should be noted that the Housing and Homelessness Plan, 2014-2024 targets that affordable housing would have a market price or rent that would be affordable to those households within the lowest 35 percent of the income distribution for the United Counties of Leeds and Grenville, which differs from the definition of *affordable* housing provided in the Provincial Policy Statement. It is recognized that a portion of the existing Counties' supply of affordable housing is located within the geographic limits of the separated municipalities of the City of Brockville, Town of Gananoque and Town of Prescott.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will implement the Counties' Housing and Homelessness Plan, 2014-2024. The Counties will encourage all local municipalities to undertake more detailed housing strategies that outline opportunities to increase the supply of *affordable* housing in their municipality.
- b) The Counties encourages local municipalities to establish and achieve a minimum *affordable* housing target for all new *development* in their Official Plans. The Counties' Housing and Homelessness Plan, 2014-2024 establishes a 10-year plan for affordable housing to address housing issues associated with accommodating an aging population and the need for increased diversity of housing types, particularly smaller bedroom units. The Counties will work with the local municipalities to establish policies in the local municipal Official Plans which endeavour to achieve an overall minimum *affordable* housing target of 25% for all new residential *development*.
- c) The Counties encourages local municipalities to focus the development of *affordable* housing within *urban settlement areas* and *rural settlement areas* which provide the greatest opportunity for a range of housing forms, types and tenures; employment opportunities; and access to community services and facilities.
- d) The Counties will encourage the provision of *affordable* housing, where appropriate, through:
 - i. The use of municipal and planning tools available to municipalities under the *Municipal Act and Planning Act*;
 - ii. supporting increased residential densities in appropriate locations and a full range of housing types and sizes, provision of adequate land supply, and through *redevelopment* and *residential intensification* opportunities, where appropriate;
 - iii. providing *infrastructure* in a timely manner;
 - iv. supporting the reduction of housing costs by streamlining the *development* approvals process, and encouraging local municipalities to waive (in full or in part) municipal fees to encourage the *development* of *affordable* housing;
 - v. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - vi. considering innovative and alternative residential *development* standards that facilitate *affordable* housing and more compact urban forms; and
 - vii. considering developing a more detailed housing strategy that outlines annual housing targets, mixes of housing types, affordability thresholds and related data.
- e) The Counties and local municipalities will encourage proponents of *development*, where appropriate, to ensure that a portion of new housing is *affordable*, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, and renters, and that an adequate supply is maintained.

- f) The Counties and local municipalities will encourage innovative and appropriate housing *development* that exhibits design, efficiency, and adaptability characteristics, and may represent non-traditional additions to the Counties' housing stock.
- g) The Counties and local municipalities will actively discourage the conversion of *affordable* rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing units available to an unacceptable level, as determined by the Counties and local municipalities.
- h) The Counties and local municipalities will encourage that *affordable* housing be considered when opportunities for *redevelopment* become available. This includes the *redevelopment* of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites not needed to accommodate forecasted employment growth, and older commercial and residential areas, especially where the land is in close proximity to community infrastructure and facilities. Special attention will be given to the design of buildings, the landscaping treatment and through site plan approval, to ensure that the proposed *redevelopment* is physically compatible with the adjacent uses.
- i) The Counties will encourage local municipalities to develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures.
- j) The Counties recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through measures such as participation in Federal and Provincial government programs.
- k) The Counties will encourage the *development* of *affordable* housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.

2.7.3 Special Needs Housing and Age-Friendly Communities

The Counties and local municipalities will improve the provision and access to housing for those people with *special needs* to encourage social inclusion, including assisted housing for low-income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan and local municipal Official Plans.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will work with other agencies, providers and local groups to assess the extent of the need of housing for those people with *special needs* to assist in identifying lands that are available and suitable for *special needs* housing.

- b) The Counties and local municipalities will support community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for *special needs* housing.
- c) The Counties and local municipalities will support the development of *special needs* housing provided by community groups.
- d) When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, *special needs* housing, including a group home, hostel, temporary shelter, emergency shelter or other similar forms of housing, the Counties and local municipalities will be satisfied that the built form of the use is compatible with adjacent uses and adequate *infrastructure* and services are available to accommodate the use.
- e) The Counties and local municipalities will encourage the provision of housing for aging-in-place for seniors so that:
 - i. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and
 - ii. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.
- f) The Counties and local municipalities will encourage the development of age-friendly communities within *settlement areas* through the provision of a diverse range of housing, housing in close proximity to available community services and facilities, and universal design principles which support various levels of need and accessibility.
- g) The Counties and local municipalities will encourage the provision of long-term care facilities that meet the needs of the community.
- h) The Counties and local municipalities will endeavour to provide a *barrier-free* environment where possible and will meet the requirements of the Ontario Building Code.
- i) The Counties and local municipalities will have regard for requirements of the *Ontarians with Disabilities Act* and will work with the Counties and local municipal Accessibility Committees where appropriate, to ensure on-going adherence to the requirements of the *Accessibility for Ontarians with Disabilities Act*.

2.7.4 Additional Residential Units and Garden Suites

The Counties supports the provision of additional residential units and *garden suites*, where appropriate as a means to provide a greater diversity of housing types and housing affordability.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities shall develop policies in accordance with the *Planning Act*, to permit one additional residential unit in a detached house, semi-detached house or rowhouse and one additional residential unit in an ancillary building or structure to a detached house, semi-detached house or rowhouse, subject to the policies and regulations of the local municipal Official Plan and zoning by-law.
- b) Local municipal Official Plans and implementing zoning by-laws shall contain detailed policies and requirements relating to additional residential units, and shall be guided by consideration of such matters as parking requirements, water and sewer services, ensuring additional dwelling units are unable to be severed, access by a maintained public road, a maximum gross floor area, impacts on waterfront property and compliance with other relevant municipal and provincial requirements including the Ontario Building Code.
- c) Local municipalities are encouraged to establish policies related to *garden suites* in their Official Plans, where appropriate.

3.0 RURAL AREA

The United Counties of Leeds and Grenville is largely comprised of the *Rural Area* which encompasses lands outside of the *urban settlement areas* and *rural settlement areas* and consists of the rural landscape of the Counties, including *prime agricultural areas*, *rural lands*, including recreational and rural residential uses, natural heritage features and systems, and important natural resource areas.

The *Rural Area* is an important component to the overall structure and economic success of the Counties. The *Rural Area* contributes to the unique character and landscape of the Counties and enhances the quality of life of residents. By leveraging rural assets and amenities and protecting the environment, the *Rural Area* provides a foundation for a *sustainable* economy.

The *Rural Area* is comprised of the following policy area components which are identified on **Schedule A**:

- a) Agricultural Areas – subject to the policies of Section 3.2;
- b) *Rural Lands* – subject to the policies of Section 3.3; and
- c) Specific Resource – Wollastonite – subject to the policies of Section 3.4.

The *Rural Area* is also subject to other applicable policies of this Plan which include *mineral, aggregate and petroleum resources* (Section 3.5), natural heritage features and functions (Section 4.2), and natural and human-made hazards (Section 5.0).

3.1 Objectives

The Counties supports a healthy, integrated and viable *Rural Area* through the following objectives:

- a) Maintain and build upon the rural character, and leveraging rural amenities and assets, such as agricultural operations, recreational and tourism opportunities, natural resources, and the protection and enhancement of the natural environment.
- b) Protect *prime agricultural areas* and recognize the economic and social importance of agriculture in the Counties and ensure its continued viability by promoting a range of *agricultural uses*, activities and complimentary uses.
- c) Within the *Rural Area*, *rural settlement areas* will be the focus of growth and *development* and their vitality and regeneration will be promoted. *Development* in *rural settlement areas* will have consideration of the rural character, impact on agriculture, the scale of *development*, and the availability of existing or planned *infrastructure* and community infrastructure, facilities and services.
- d) Growth and *development* may be accommodated on *rural lands* in accordance with the policies of Section 3.3, which provide opportunities for the management or use of

resources, resource based recreational and tourism uses, home occupations and home industries, limited residential uses and other rural land uses.

- e) Promote the efficient use of existing rural *infrastructure* and *public service facilities*.
- f) Promote regeneration and community improvement, including the *redevelopment* of greyfield and *brownfield sites*.
- g) Promote diversification of the economic base and employment opportunities through goods and services, including value-added products and the *sustainable* management or use of resources.
- h) Provide opportunities for *sustainable* and diversified tourism, including leveraging historical, cultural, natural, agricultural and recreational assets.
- i) Conserve the biodiversity and connectivity of natural heritage features and the ecological benefits provided by the natural environment.
- j) Provide opportunities for a diversified range of economic activities in the *Rural Area*.
- k) Protect, *mineral, aggregate, and petroleum resources* for their long-term use in a manner that is socially and environmentally responsible.

3.2 Agricultural Areas

Lands within the Agricultural Area designation consist primarily of *prime agricultural lands*, are based on the agricultural areas established in the local municipal Official Plans, and are designated on **Schedule A**. *Prime agricultural areas* will be designated in local municipal Official Plans in accordance with Provincial guidelines. This Plan requires that these lands will be protected for *agricultural uses* unless appropriate justification is provided for alternative uses.

Lands designated as Agricultural Area are intended to preserve and strengthen the continued viability of the agricultural community. Agricultural Areas are to be protected from incompatible uses, while accommodating a diverse range of *agricultural uses, agriculture-related uses* and *on-farm diversified uses*.

3.2.1 Objectives

The objectives of the Agricultural Area designation are to:

- a) Recognize agriculture as the primary activity and land use in the *Rural Area*.
- b) Maintain and enhance the agricultural resource base and farming operations within the Counties.
- c) Protect the Counties' *prime agricultural area* from fragmentation, *development* and land uses unrelated to agriculture.

- d) Promote *normal farm practices* and to protect the right to farm.
- e) Promote a diverse, innovative and economically strong agricultural industry and associated activities, including local food production, by enhancing their capacity to contribute to the economy by accommodating a range of *agriculture-related uses* and *on-farm diversified uses*.
- f) Preserve and promote the agricultural and rural character of the Counties.

3.2.2 Permitted Uses

The following policies will apply in determining the uses which are permitted in the Agricultural Area:

- a) All types, sizes and intensities of *agricultural uses* and *normal farm practices* will be promoted and protected in accordance with provincial standards.
- b) The primary use of land is for *agricultural uses* including:
 - i. the growing of crops, including nursery, biomass and horticultural crops;
 - ii. raising of livestock;
 - iii. raising of other animals for food, fur or fibre, including poultry and fish;
 - iv. aquaculture;
 - v. apiaries;
 - vi. agro-forestry;
 - vii. maple syrup production; and
 - viii. associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storage, value retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
- c) One single residential dwelling is permitted per *lot*, subject to the policies of the local municipal Official Plan and zoning by-law. A secondary farm residence may be permitted, subject to the policies of the local municipal Official Plan and zoning by-law, and provided that: the size and nature of the operation requires additional employment; the secondary farm residence is on the same *lot*, is accessory to the main farm operation and is used for full-time farm help; and servicing may be appropriately accommodated. A consent for land division for such a dwelling will not be permitted.
- d) *Agriculture-related uses* will be permitted which include farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. Proposed *agriculture-related uses* will be compatible with, and will not hinder, surrounding agricultural operations. The local municipal Official Plan will establish land use policies and provisions related to *agriculture-related uses*.

- e) *On-farm diversified uses* are secondary to the principal *agricultural use* of the property, and are limited in area. Proposed *on-farm diversified uses* will be compatible with, and will not hinder, surrounding agricultural operations. *On-farm diversified uses* will be permitted, including but not limited to: home occupations, home industries, and those uses which add value to farm produce such as the processing, preserving, storing and packaging of the farm's products on the farm property, sales outlets for agricultural products produced on the farm, and *agri-tourism uses* such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting zoos, day camps, rural events, hay rides and sleigh rides, processing demonstrations, pick-your-own produce establishments, small-scale farm theme playgrounds for children and small-scale educational establishments that focus on farming instruction. The local municipal Official Plan will establish land use policies and provisions related to *on-farm diversified uses*.
- f) Home occupations, including bed and breakfast establishments, and home industries will be encouraged and permitted in accordance with the policies of the local municipal Official Plan and zoning by-law.
- g) *Watershed* management and flood and erosion control projects carried out or supervised by a public agency are permitted.
- h) The specific uses permitted and accessory uses will be established in the local municipal Official Plans and implementing zoning by-laws.

3.2.3 Land Use Policies

The following land use policies apply to land designated Agricultural Area:

- a) The Counties and local municipalities will designate *prime agricultural areas* in their Official Plans, through procedures established by the Province. *Prime agricultural areas* are designated as Agricultural Area on **Schedule A** of this Plan. Any changes to the designation of the Agricultural Area will require an amendment to this Plan, and an amendment to the local municipal Official Plan. The Counties, in consultation with the local municipalities and the Province, will undertake a comprehensive Land Evaluation and Area Review (LEAR) or equivalent study to assist in identifying and designating *prime agricultural areas* in the Counties prior to the next review of this Plan under Section 26 of the *Planning Act*.
- b) Local municipalities may designate additional agricultural areas, including areas identified for local food production, in the local municipal Official Plans in addition to the areas designated in this Plan, without the need for an amendment to the Counties Official Plan.
- c) In order to avoid land use conflicts within the Agricultural Area designation, new land uses, including *lot* creation, and new or expanding livestock facilities will comply with the *Minimum Distance Separation Formulae*, to ensure appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. The *Minimum*

Distance Separation Formulae will be implemented through the applicable local municipal planning documents.

- d) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above-noted legislation, and the regulations made under those Acts.
- e) The local municipal Official Plans and zoning by-laws are encouraged to establish policies and provisions relating to built form, *lot* design, parking, screening/buffering, outside storage, and landscaping for any *agriculture-related use* and *on-farm diversified use* within the Agricultural Area.
- f) Land may only be removed or excluded from *prime agricultural areas* for expansions of *settlement areas* in accordance with the policies of this Plan.

3.2.3.1 Non-Agricultural Uses in Agricultural Areas

It is the policy of the United Counties of Leeds and Grenville that:

- a) In accordance with the policies in this Plan, lands which are suitable for *agricultural uses* will be protected for long-term use.
- b) *Non-agricultural uses* may only be permitted in Agricultural Areas for the extraction of *minerals, petroleum resources* and *mineral aggregate resources*, and for limited non-residential uses in accordance with the policies of this Plan. The extraction of *minerals, petroleum resources* and *mineral aggregate resources* in *prime agricultural areas* are permitted in accordance with the policies of Section 3.5.
- c) Limited non-residential uses, including, but not limited to, new or expanding recreational uses, conservation uses and public uses may be permitted in Agricultural Areas subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:
 - i. there is a need within the planning horizon of this Plan for the proposed use;
 - ii. the lands do not comprise a *specialty crop area*;
 - iii. alternative locations have been evaluated and,
 - a. there are clearly no other reasonable alternatives that are outside of *prime agricultural areas*; and
 - b. there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands;
 - iv. the proposed use will not be located in an area that may have an impact on the efficient and logical expansion of nearby urban areas;
 - v. the proposed use complies with the required *Minimum Distance Separation I* setback distances; and,
 - vi. impacts from any new or expanding *non-agricultural uses* on surrounding agricultural operations and lands will be minimized to the extent feasible.

- d) A site-specific local municipal Official Plan amendment will be required to permit a non-*agricultural use* within the Agricultural Area; however, an amendment to this Plan will not be required.

3.2.4 Supporting Agriculture in the Counties

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will encourage the development and implementation of programs and plans to support and sustain agriculture in the Counties, which may include, among others, the following:
 - i. the creation of an agricultural advisory committee to provide advice and act as a direct and on-going liaison between the agricultural community and Counties Council;
 - ii. the development of an economic development and investment strategy for agriculture in the Counties;
 - iii. the marketing and promotion of local agricultural products to local municipalities and surrounding areas;
 - iv. the promotion of environmental stewardship including the preparation of Environmental Farm Plans and Nutrient Management Plans, and conservation and enhancement of natural areas and functions;
 - v. the establishment of fiscal tools including innovative tax policies, reduced development charges, and venture capitals for innovative agriculture; and
 - vi. the development and implementation of education programs to promote public awareness and support for the agricultural industry.

3.2.5 Agricultural Area Lot Creation and Adjustment

It is recognized that within the Counties, there are a variety of agricultural land circumstances that influence Official Plan policies related to minimum agricultural *lot* sizes at the local level. As such, the Counties encourages local municipalities to establish minimum agricultural *lot* sizes within their Official Plans which seek to minimize the fragmentation of Agricultural Areas while accommodating a broad range of agricultural and farming operations.

The following policies will apply with respect to *lot* creation in the Agricultural Areas:

- a) *Lot* creation in the Agricultural Area will be discouraged and only permitted in accordance with provincial policy and the policies of the local municipal Official Plan. The Counties encourages a minimum *lot* area of approximately 40 hectares for new *lot* creation for *agricultural uses* in *prime agricultural areas*. This recommended minimum *lot* area is not intended to limit agricultural uses on existing lots that may be less than 40 hectares.

In order to recognize the unique geographic circumstances across the local municipalities, the minimum *lot* area of both the retained and severed *lots* will be established in the local municipal Official Plans, in accordance with the *lot* creation policies for the uses set out below, and must maintain the intent of protecting *prime agricultural areas* for long-term use for agriculture.

- b) For *agricultural uses*, provided that the *lots* are of a size appropriate for the type of *agricultural use(s)* common in the area and are sufficiently large enough to maintain flexibility for future changes in the type or size of agricultural operations.
- c) Where a previous or current farm acquisition has rendered a *residence surplus to a farming operation*, a consent may be permitted subject to the following conditions:
 - i. the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
 - ii. the new *lot* will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*; and
 - iii. the surplus dwelling parcel will be zoned to recognize the non-farm residential use, as required.
- d) For *agriculture-related uses*, the *lot* created will be limited to a minimum size needed to accommodate the use and appropriate *sewage and water services*.
- e) *Lot* adjustments in the Agricultural Area may be permitted for *legal or technical reasons*. *Lot* line adjustments will be interpreted to prohibit the creation of new residential or non-farm parcels.
- f) Applications to sever a previously legal lot of record that unintentionally merged under the *Planning Act* may be permitted subject to satisfying applicable Provincial, County and lower-tier policies.
- g) The creation of a new *lot* may be permitted for new *infrastructure* uses, where the facility or corridor cannot be accommodated through the use of easements or rights-of-way.

3.3 Rural Lands

Rural lands are recognized as lands located outside *settlement areas* and do not comprise *prime agricultural areas* in the Counties. *Rural lands* are designated on **Schedule A** and will be designated in the local municipal Official Plans. *Rural lands* are intended to protect the natural amenities and rural character of the Counties while providing opportunities for *agricultural uses*, resource-based activities, recreation and tourism and other rural land uses.

3.3.1 Objectives

The objectives of the *rural lands* are to:

- a) Promote *development* opportunities related to the management or use of resources; resource-based recreational uses (including recreational dwellings); tourism, limited residential *development*; home occupations and home industries; and other *rural land* uses that cannot be located in *settlement areas*, and/or are detailed in the local municipal Official Plan;

- b) Protect and promote *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices*;
- c) Promote the preservation of Canada Land Inventory Class 1, 2 and 3 lands which are not included in the Agricultural Area designation for future viability for *agricultural uses*;
- d) Promote opportunities to support a diversified rural economy by protecting *agricultural uses* and other resource-related uses and directing non-related *development* to areas where it will minimize constraints on these uses;
- e) Promote limited *development* that is compatible with the rural landscape and character and can be sustained by rural service levels, which generally includes *individual on-site sewage and individual on-site water services*;
- f) Encourage the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- g) Accommodate *development* that is appropriate to the *infrastructure* which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of *infrastructure*; and
- h) Provide opportunities to locate new or expanding land uses that require separation from other uses;
- i) Provide for the protection of natural heritage features and their *ecological functions*.

3.3.2 Permitted Uses

The following policies will apply in determining the uses that are permitted in the *rural lands*:

- a) The primary use of land will be for:
 - i. the management or use of resources, such as forestry and *mineral aggregate operations*;
 - ii. resource-based recreational uses, including recreational dwellings;
 - iii. limited residential *development*, which will be defined in the local municipal Official Plans;
 - iv. home occupations and home industries;
 - v. cemeteries;
 - vi. *agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices* as permitted in Section 3.2.2; and
 - vii. other rural land uses.
- b) Local municipalities will establish policies in their Official Plans related to rural residential *development* which may be accommodated on *rural lands* without compromising the rural character of these lands.
- c) In addition to *agricultural uses and agriculture-related uses*, rural industrial/commercial uses which are resource-based and forestry uses, or which are located within or along a

local rural commercial area or corridors, may be permitted without an amendment to this Plan, subject to the policies of Section 3.2.3, the local municipal Official Plan, and may be subject to a site-specific rezoning.

- d) Recreational and tourist commercial uses, open space, and limited residential *development*, may be permitted in *rural lands* without requiring an amendment to this Plan, but may be subject to a rezoning, and provided the use is permitted in the local municipal Official Plan, and meets the criteria established within the local municipal Official Plan.
- e) The specific permitted uses and accessory uses will be established in the local municipal Official Plans and implementing zoning by-laws.

3.3.3 Land Use Policies

The following land use policies apply to the *rural lands*:

- a) *Rural lands* are designated on **Schedule A** of this Plan and will be designated in the local municipal Official Plans, in accordance with the policies of this Plan.
- b) Any *agriculture use, agriculture-related use or on-farm diversified use* will meet the requirements of Section 3.2.3.
- c) *Development* in *rural lands* will be subject to the policies of Section 6.3, with respect to servicing.
- d) The *development* of new or expanding uses must be compatible with the rural landscape and must be sustained by rural service levels.
- e) All farm and non-farm *development* will comply with the *Minimum Distance Separation Formulae* as implemented through the applicable local municipal planning documents.
- f) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.
- g) Those uses that create or potentially create adverse impacts as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment to the satisfaction of the Counties and/or local municipality, as applicable.
- h) Rural industrial uses proposed adjacent to a *sensitive land use* will generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions, and subject to the requirements of subsection (i).

- i) An appropriate separation distance, based upon the Province's relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any *sensitive land use*. This separation distance will be enforced through a site specific amendment to the applicable zoning by-law and/or through *site plan control*.
- j) Rural industrial uses will be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads and public spaces.
- k) The local municipalities will establish policies in the local municipal Official Plans to ensure that the following criteria are satisfied where rural industrial/commercial uses, excluding applications under the *Aggregate Resources Act*, are proposed:
 - i. The proposed use will not create or add to a negative impact on the environment, adjacent or nearby *sensitive land uses*, or traffic patterns;
 - ii. The proponent will demonstrate how outside storage, if any, and the storage and removal of on-site generated waste is to be accommodated;
 - iii. The proponent may be required to demonstrate how the traffic generated from the proposed use will impact the existing roads and how much will be generated;
 - iv. For a use that may have the ability to compromise or contaminate the subject lands, the proponent may be required to submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the municipality, Counties, and the applicable Ministry(ies); and
 - v. The proponent may be required to demonstrate how the foregoing and any other requirements set out in this Plan and the local municipal Official Plan will be met.
- l) *Lot* creation in the *rural lands* will only be permitted in accordance with the policies of this Plan and the local municipal Official Plan.

3.4 Specific Resource - Wollastonite

Wollastonite is an industrial mineral designated under the *Mining Act*, which is administered by the Province and which governs the development of deposits and extraction. A wollastonite deposit straddles the boundary between the City of Kingston and the Township of Leeds and the Thousand Islands and is identified as a specific resource for protection in the Counties. The wollastonite mineral deposit is designated as a Specific Resource on **Schedule A** and will be designated in the applicable local municipal Official Plan, and will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

3.4.1 Objectives

The objective of the Specific Resource – Wollastonite designation is to:

- a) Protect the wollastonite mineral deposit for future use.

3.4.2 Permitted Uses

The following policies will apply in determining the uses that are permitted in the Specific Resource – Wollastonite designation:

- a) The primary use of land will be for a mining operation for the extraction of the wollastonite mineral, as designated and approved under the *Mining Act*.
- b) Legally *existing uses* will be permitted.
- c) *Agricultural uses* will be permitted provided that they would not preclude or hinder the establishment of new operations or access to the resources.

3.4.3 Land Use Policies

The following land use policies apply to the Specific Resource – Wollastonite designation:

- a) The Counties and applicable local municipality will designate the wollastonite mineral deposit in their Official Plans. The wollastonite mineral deposit is designated as Specific Resource – Wollastonite on **Schedule A** of this Plan. Any changes to the designation of the Specific Resource – Wollastonite will require an amendment to this Plan, and an amendment to the local municipal Official Plan;
- b) The applicable local municipal Official Plan will include policies pertaining to the designated wollastonite mineral deposit related to site development, compatibility with adjacent land uses and designations, among other matters; and
- c) Where *development* is proposed within one kilometre of the Specific Resource area, the Province will be contacted for further information.

3.5 Mineral, Mineral Aggregate and Petroleum Resources

The Counties recognizes that *mineral resources* are a fixed location non-renewable resource found throughout the Counties. The Counties will ensure the long-term protection and appropriate management of *mineral resources*, including *mineral aggregate resources*, *minerals*, and *petroleum resources*. It is also recognized that a balance must be struck between the competing priorities for the protection of the *mineral resources*, the protection of existing established sensitive uses and the need to address other goals of the Official Plan in accommodating growth and prosperity in the Counties.

3.5.1 Objectives

The Counties objectives related to the management of *minerals*, *mineral aggregate resources* and *petroleum resources* include:

- a) Protect *deposits of mineral aggregate resources* and areas of potential *mineral aggregate resources* for potential future extraction.
- b) Recognize existing pits and quarries, and protect them from activities that would preclude or hinder their continued use or expansion.
- c) The *development* of new pits and quarries, and petroleum exploration and production are in accordance with the natural heritage policies of this Plan.
- d) Provide a framework for *mineral aggregate operations* such that they are carried out in a manner that minimizes potential negative social, economic and environmental *impacts*.
- e) Provide for the progressive rehabilitation of pits and quarries to an appropriate after-use.

3.5.2 Mineral Aggregate Resources

The extraction of viable *mineral aggregate resources* will be undertaken in a manner which minimizes social, economic and environmental impacts and the appropriate use and management of *mineral aggregate resources*.

Deposits of mineral aggregate resources, including primary, secondary and tertiary sand and gravel resources and bedrock resources, are identified by the Province in the Aggregate Resources Inventory of the United Counties of Leeds-Grenville, Southern Ontario, Paper 183 (2009). Primary, secondary and tertiary sand and gravel resources are identified on **Schedule B** of this Plan. As the extent of the bedrock resource areas identified by the Province is expansive and covers the majority of the Counties, Counties Council has directed that bedrock resource areas as depicted in the Schedules of the local municipal Official Plans will represent a detailed interpretation of the boundaries of viable bedrock resource areas until such time that a Counties' Aggregate Resources Master Plan is prepared. A Counties' Aggregate Resources Master Plan will be carried out by the County in consultation with local municipalities, the Province and other agencies, and the public. Such a study shall be undertaken within 3 years of the approval of this Plan, and, subsequently, the product of that review shall result in an amendment to this Plan. A Counties' Aggregate Resources Master Plan will consider all available mapping, potential constraints to resource extraction, and the associated policy framework, which may identify the criteria that should be considered when an application is submitted.

It is the policy of the United Counties of Leeds and Grenville that:

- a) In accordance with provincial policy and the policies of this Plan, viable *mineral aggregate resources* will be protected for long-term use. Primary, secondary and tertiary sand and gravel resource areas are identified on **Schedule B**. Bedrock resource areas will be identified in the local municipal Official Plans. The identification of *deposits of mineral aggregate resources* on **Schedule B** and in the local municipal Official Plans does not presume that all lands located within these areas are suitable for the establishment of new or expansions to existing *mineral aggregate operations*. Furthermore, the *deposits of mineral aggregate resources* identified on **Schedule B** and

in the local municipal Official Plans are not intended to be reserved in totality for extraction of these resources over other potential land uses in these areas.

- b) It is recognized that there is potential for viable *deposits of mineral aggregate resources* to exist outside of the areas identified on **Schedule B** and in the local municipal Official Plans. The extraction of viable *mineral aggregate resources* may be permitted outside of the potential *mineral aggregate resource* areas identified on **Schedule B** and in the local municipal Official Plans where there is a sufficient quantity and quality of viable *mineral aggregate resources* to warrant extraction, as determined on a case-by-case basis.
- c) The Counties will undertake the preparation of an Aggregate Resources Master Plan, in consultation with the Province, local municipalities and stakeholders, to more accurately identify and examine the extent and viability of the potential *mineral aggregate resources* in the Counties prior to the next review of this Plan under Section 26 of the *Planning Act*. The intent of the Aggregate Resources Master Plan is to identify the location of viable areas of sand and gravel and bedrock deposits that are appropriate for protection and suitable for extraction. The Aggregate Resources Master Plan will assist the Counties in refining the identification of the *deposits of mineral aggregate resources* as identified by the Province, and will be implemented through an amendment to the Counties Official Plan, in consultation with the local municipalities and various stakeholders.
- d) Viable *deposits of mineral aggregate resources*, including primary, secondary and tertiary sand and gravel resources and bedrock resources, and *mineral aggregate resources* and *mineral aggregate resource operations* will be identified in the local municipal Official Plans, and will represent a detailed interpretation of the boundaries of viable *deposits of mineral aggregate resources* until such time that a Counties' Aggregate Resources Master Plan is prepared.
- e) Until such time that an Aggregate Resources Master Plan has been prepared and implemented through an amendment to the Counties Official Plan, local municipalities in their local municipal Official Plans may adjust or refine the extent of the sand and gravel resource areas identified on **Schedule B** and the bedrock resource areas identified by the Province, and the extent to which the policies associated with *deposits of mineral aggregate resources* apply within these areas, without an amendment to the Counties Official Plan. Refinements or adjustments to the extent of the sand and gravel resource areas and the bedrock resource areas may be based on the consideration of the viability of the local resources, the location of *settlement areas* and existing development, the location of natural heritage features and areas, and setbacks from waterbodies, among other matters, and will be subject to provincial approval.
- f) *Development* and activities in known *deposits of mineral aggregate resources* and on adjacent lands, with the exception of any use in an *Urban and Rural Settlement Area* and/or *Employment Area* and *agricultural uses*, which would preclude or hinder the establishment of new *mineral aggregate resource operations* or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or

- ii. the proposed land uses or *development* serves a greater long-term public interest; and
- iii. issues of public health, public safety and environmental impact are addressed.

For the purposes of this policy, 'adjacent to' will generally include lands within 300 m of sand and gravel resource areas or the licensed boundary of an existing pit, and within 500 m of bedrock resource areas or the licensed boundary of an existing quarry.

- g) Further to policy 3.5.2 (f), until the Aggregates Resources Master Plan has been prepared and implemented through an amendment to the Counties Official Plan, local municipalities may require studies to demonstrate that proposed *development* and activities in the sand and gravel resource areas and bedrock resource areas and on adjacent lands will not preclude or hinder the establishment of new *mineral aggregate resource operations* or access to the resources. The local municipalities may waive these study requirements in the Agricultural Area, *Urban* and *Rural Settlement Areas*, Regionally Significant *Employment Area*, and Locally Significant *Employment Area* designations.
- h) *Mineral aggregate resource* conservation will be undertaken, including through the use of accessory aggregate recycling facilities within operations, wherever feasible.

3.5.2.1 New or Expanding Mineral Resource Operations

New or expanding *mineral aggregate resource operations* will be managed in a manner which minimizes social, economic and environmental impacts and the appropriate use and management of *mineral aggregate resources*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) New *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation* that extends beyond the licensed boundary identified in the local municipal Official Plan will require an amendment to the local municipal Official Plan, and will conform to the policies of this Plan and the local municipal Official Plan. An amendment to this Plan will not be required for new or expanding *mineral resource operations*. The licensed boundaries of existing *mineral aggregate resource operations* are identified on **Schedule B** of this Plan, and their boundaries will be identified in the local municipal Official Plans. An amendment to this Plan will not be required to identify a new *mineral aggregate resource operation* or changes to existing boundaries. New *mineral aggregate resource operations* and changes to existing boundaries will be updated at the time of the review of the Counties Official Plan under Section 26 of the *Planning Act*.
- b) In considering new *mineral aggregate resource operations* or any expansion to an existing *mineral aggregate resource operation*, the Counties and local municipality will be satisfied that prior to approval of a local municipal Official Plan amendment that the impacts are minimized with respect to the following:
 - i. surrounding land uses and siting of extraction operations, including demonstrating compatibility with the rural character and landscape, including visual impacts;

- ii. surrounding sensitive uses through adequate buffering, screening, and other mitigation measures;
 - iii. transportation *infrastructure*, particularly as it relates to County Roads and Provincial Highways;
 - iv. social and community considerations;
 - v. demonstration that the final rehabilitation plan is consistent with the policies of this Plan and the local municipal Official Plan; and
 - vi. requirements under the *Aggregate Resources Act*.
- c) The Counties' Aggregate Resources Master Plan may rely on studies prepared in response to policy 3.5.2.1 b) and take into account the potential cumulative impacts that may result from proposed new or expanding *mineral aggregate resource operations* when added to other past, present and known *mineral aggregate resource* applications in the vicinity. The cumulative impact assessment will be undertaken in consultation with local municipalities, applicable Conservation Authorities, aggregate operation owners/applicants, and the public.
- d) A pre-application consultation meeting with the Province, Counties, local municipality and applicable Conservation Authority will be required to ensure that any specific requirements for each of the agencies are addressed to avoid overlap among the required studies, and such that the studies can satisfy all the requirements of the identified agencies. Following the pre-application consultation meeting, the Counties and/or local municipality to the extent of its jurisdiction, may appropriately scope, waive, or establish a peer review or other suitable evaluation process for any required study, at the expense of the applicant.
- e) Where the licensee has circulated an application under the *Aggregate Resources Act*, to expand an existing licensed *mineral aggregate operation* or increase the depth of extraction which does not require the approval of a *development* application, the Counties and local municipality may review and provide comments on the application to the Province in the context of all policies in this Plan that would apply to an application for a new or expanding *mineral aggregate operation*.
- f) The Counties will encourage the Province to ensure that all appropriate requirements resulting from the review of an application for a new or expanding *mineral aggregate operation* are imposed and enforced as conditions on the license or through the site plan required under the *Aggregate Resources Act*, particularly as it relates to the matters identified in Section 3.5.2.1 b).

3.5.2.2 Rehabilitation

The Counties will require the rehabilitation of *mineral aggregate resource operations* after the extraction and other related activities has ceased.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Progressive and final rehabilitation will be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to minimize impacts, to the extent possible. Final rehabilitation will take into consideration the pre-extraction land use designation and conditions, and compatibility with the character of the surrounding land uses and approved land use designations, in consideration of the Counties Plan and local municipal Official Plan, as well as the opportunity to accommodate parks and open space uses.
- b) Comprehensive and coordinated rehabilitation planning is encouraged where there is a concentration of *mineral aggregate operations*.
- c) In *prime agricultural areas*, on *prime agricultural land* the extraction of *mineral aggregate resources* is permitted as an interim use provided the site will be rehabilitated back to an *agricultural condition*. Complete rehabilitation back to an *agricultural condition* is not required if:
 - i. there is a substantial quantity of *mineral aggregate resources* below the water table warranting extraction, or the depth of planned extraction in a quarry makes restoration of pre-extraction agricultural capability unfeasible;
 - ii. other *mineral aggregate resource* extraction alternatives have been considered by the proponent and found unsuitable. The consideration of other *mineral aggregate resource* extraction alternatives will include *mineral aggregate resources* in areas of Canada Land Inventory Class 4 through 7 lands, resources on lands identified as *settlement areas*, and, resources on *prime agricultural lands* where rehabilitation is feasible. Where no other alternatives are found, *prime agricultural lands* will be protected in this order of priority: Canada Land Inventory Class 1, 2 and 3 lands; and
 - iii. agricultural rehabilitation in remaining areas is maximized.
- d) Local municipal Official Plans may establish policies for the removal of accessory buildings, structures and uses after the *mineral aggregate operation* ceases.

3.5.3 Mineral Resources

Mineral resources will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. *Areas of mineral potential* and *mineral mining operations* for commodities designated under the *Mining Act* have been identified in the Counties, based on information provided by the Province.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Mineral resources* will be protected for future use. *Areas of mineral potential* and *mineral mining operations* (producing mines) are identified on **Schedule B** of this Plan and will be identified in the local municipal Official Plans, which will establish appropriate policies for the management of the resource, in accordance with provincial policy.

- b) Exploration and extraction of *mineral resources* will be undertaken in accordance with Federal and Provincial legislation.
- c) In areas of known *mineral resources* and *areas of mineral potential, development* and activities in these resource areas or on *adjacent lands*, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or
 - ii. the proposed land use or *development* serves a greater long-term public interest;
 - iii. issues of public health, public safety and environmental impact are addressed; and
 - iv. where *development* is proposed within *areas of mineral potential* and within one kilometre of a producing mine, the Province will be contacted for further information.

3.5.4 Petroleum Resources

Throughout the Counties there is a potential for the exploration, discovery and production of *petroleum resources*. While activities associated with *petroleum resources* rarely involve *Planning Act* controls, the policies of this Plan address the issue of new *development* encroaching on known deposits and existing producing well areas. While no known *petroleum resources* have been identified by the Province at this time, the following policies would apply where future *petroleum resources* are identified.

It is the policy of the United Counties of Leeds and Grenville that:

- a) In areas of known *petroleum resources* and *significant areas of petroleum resource potential, development* and activities in these resource areas or on *adjacent lands*, which would preclude or hinder the establishment of new operations or access to the resources will only be permitted if:
 - i. resource use would not be feasible; or
 - ii. the proposed land use or *development* serves a greater long-term public interest; and
 - iii. issues of public health, public safety and environmental impact are addressed.
- b) *Petroleum resource operations*, exploration and drilling under the *Oil, Gas and Salt Resources Act* will be permitted within the Agricultural Area and *rural lands* provided the site is rehabilitated to the pre-activity land capacity and/or *agricultural condition*. Such use will minimize impacts by following Provincial Operating Standards, Provincial regulations and local planning requirements. Should the policies of Section 4.0 of this Plan, regarding *development* within natural heritage features or areas, affect potential petroleum activities, the Province will be consulted regarding mechanisms to evaluate the value of competing resources and ensure that if drilling occurs, potential impacts are minimized.
- c) *Petroleum* exploration and production under the *Oil, Gas and Salt Resources Act* is subject to the policies of the local municipal Official Plan and may require an amendment to the local municipal Official Plan to permit the use.

3.5.5 Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Wayside pits and quarries, portable asphalt plants and portable concrete plants* used on public authority contracts will be permitted, without the need for a Counties Official Plan amendment or local municipal Official Plan amendment or local municipal zoning by-law amendment under the *Planning Act* in all areas except in *urban* and *rural settlement areas*, additional clusters of existing development as defined in the local municipal Official Plans, and the *Natural Heritage System* as identified in **Appendix 2** which have been determined to be incompatible with extraction and associated activities as identified in local municipal Official Plans.
- b) At their discretion, local municipalities may require site plan approval for the development of *wayside pits and quarries, portable asphalt plants and portable concrete plants*.
- c) All areas used for either *wayside pits and quarries, portable asphalt plants and portable concrete plants* will be rehabilitated. The local municipal Official Plans will provide more detailed policies with respect to the permissions and land use policies for *wayside pits and quarries, portable asphalt plants, and portable concrete plants*.

4.0 NATURAL HERITAGE, WATER RESOURCES AND CULTURAL HERITAGE

The United Counties of Leeds and Grenville and the local municipalities will encourage the protection and enhancement of natural heritage features, functions, and systems the protection and conservation of water resources, and the conservation of cultural heritage resources.

The Plan supports the implementation of the Counties-wide *Natural Heritage System* to support the overall diversity and interconnectivity of the natural heritage features and areas, as supported by the work undertaken through Sustaining What We Value: A Natural Heritage System for the Frontenac, Lanark, Leeds and Grenville Area of Eastern Ontario.

4.1 Objectives

The United Counties objectives related to the protection and conservation of natural heritage and water resources, and the conservation of cultural heritage resources include:

- a) Protect natural heritage features and areas for the long term, and foster the creation of an improved and connected *natural heritage system*, and recognize the importance of provincially, regionally and locally *significant* features and land forms.
- b) Promote the implementation of the *Natural Heritage System* to reinforce the maintenance, restoration, or improvement of the diversity and connectivity of natural features in the Counties, and the long-term ecological function and biodiversity of the *natural heritage system* in the Counties.
- c) Recognize the interconnectivity between water resources and *natural heritage features, areas and systems*.
- d) Protect, enhance and restore natural resources, including surface and groundwater resources, to provide safe drinking water and promote water conservation.
- e) Protect water resources and source water areas from contamination and degradation in order to protect the water supply in the Counties.
- f) *Conserve* cultural heritage resources, including *significant built heritage resources, significant cultural heritage landscapes, and archaeological resources* in order to ensure that the Counties' rich cultural heritage is promoted and continues to contribute to the quality of life of its residents.

4.2 Natural Heritage Features and Functions

The Counties encourages the protection and enhancement of natural heritage features and associated functions. While the location and significance of these features has yet to be

determined in some cases, all of these features need to be considered when applications for *development* and *site alteration* are being evaluated. It is recognized that additional natural heritage features will be identified by the Counties, local municipalities, applicable Conservation Authorities, the Province, and other agencies/organizations.

Schedule C is intended to reflect the following natural heritage features and areas:

- 1) *Provincially Significant Wetlands* (which are also designated on **Schedule A**);
- 2) *Provincially Significant and Candidate Areas of Natural and Scientific Interest (ANSI)*, including Earth Science and Life Science ANSIs;
- 3) *Significant valleylands*; and
- 4) *Significant wildlife habitat*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The boundaries of the features and areas on **Schedule C** listed above are considered to be approximate, and their boundaries may be further refined without an amendment to this Plan.
- b) The local municipality may require the preparation of an ecological site assessment by a qualified professional for *development* applications where there is uncertainty if natural heritage features and areas exist on or *adjacent* to the property, which may not be designated or identified in available mapping. Where natural heritage features and areas are identified, the local municipality may require that an *Environmental Impact Study (EIS)* be undertaken to determine the significance of the natural heritage features and areas.
- c) Where any land within a *Provincially Significant Wetlands* designation on **Schedule A** or a natural heritage feature identified on **Schedule C** is held under private ownership, this Plan will not be construed as implying that such areas are free and open to the general public.
- d) The local municipal Official Plans will provide more detailed policy guidance with respect to the identification and protection of natural features and areas, consistent with the policies of this Plan.

4.2.1 Development and Site Alteration

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration* will not be permitted in *significant wetlands* and *significant coastal wetlands*.
- b) *Development and site alteration* will not be permitted in:
 - i. *significant woodlands* in Ecoregion 6E;
 - ii. *significant valleylands* in Ecoregion 6E;
 - iii. *significant wildlife habitat*;
 - iv. *significant areas of natural and scientific interest*; and

- v. *coastal wetlands* in Ecoregion 6E that are not identified as *significant*, unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions*.
- c) *Development and site alteration* will not be permitted in *fish habitat* except in accordance with Provincial and Federal requirements.
- d) *Development and site alteration* will not be permitted in *habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.
- e) Nothing in the policies of Section 4.0 are intended to limit the ability of *agricultural uses* to continue.

4.2.2 Determining Significance

It is the policy of the United Counties of Leeds and Grenville that:

- a) The responsibility for determining the significance of *significant wetlands, significant coastal wetlands, significant areas of natural and scientific interest, and habitat of endangered species and threatened species*, rests with the Province of Ontario. As new information becomes available, this Plan will be amended as appropriate to ensure that the information is as up to date as is feasible.
- b) This Official Plan does not contain criteria to determine the location of *significant woodlands* within the Counties. *Significant woodlands* are not shown on **Schedule C**; however, some local municipal Official Plans identify *significant woodlands*. A woodland would be classified as being *significant* if it is determined to be an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history, through an *Environmental Impact Study*.

The Counties will provide the criteria for determining significance at the time a review of the *Natural Heritage System* is undertaken, in accordance with the criteria for determining significance provided in the Natural Heritage Reference Manual. In the interim, at the time of application where *woodlands* have been identified in the local municipal Official Plans, the determination of significance will be based on criteria provided in the Natural Heritage Reference Manual. Where *significant woodlands* have not been identified in the local official plan, site specific evaluation will be undertaken to determine significance where *development* is proposed.

- c) This Official Plan does not contain criteria to determine what *valleyland areas, wildlife habitat areas, or coastal wetlands* in the Counties are *significant*. These features would be considered *significant* if they are considered to be ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*.

The Counties will establish the criteria for determining significance at the time a review of the *Natural Heritage System* is undertaken, in accordance with the criteria for determining significance provided in the Natural Heritage Reference Material. In the interim, at the time of application where *valleyland* areas, *wildlife habitat* areas, or *coastal wetlands* have been identified on a site-specific basis through the preparation of an *Environmental Impact Study*, the determination of significance of these features will be based on the criteria provided in the Natural Heritage Reference Manual.

4.2.3 Provincially Significant Wetlands and Significant Coastal Wetlands

Provincially Significant Wetlands and *significant coastal wetlands* in the Counties will be protected and conserved. If any additional *Provincially Significant Wetlands* or *significant coastal wetlands* are identified during the planning horizon, this Plan will be amended.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Provincially Significant Wetlands* and *significant coastal wetlands* are designated on **Schedule A**, and will be designated in the local municipal Official Plans.
- b) *Provincially Significant Wetlands* and *significant coastal wetlands* will be protected to ensure that *development* will not result in *negative impacts* to the features or their *ecological functions*. No *development* or *site alteration* will be permitted within *Provincially Significant Wetlands* and *significant coastal wetlands*. Conservation Authorities are responsible for regulating *development* and *site alteration* in *Provincially Significant Wetlands* and *significant coastal wetlands* and within 120 metres of these natural features through regulations pursuant to Section 28 of the *Conservation Authorities Act*, and may require that a permit or clearance be obtained before any works begin.
- c) The land *adjacent* to *Provincially Significant Wetlands* and *significant coastal wetlands* represents an area where it is possible that *development* or *site alteration* would have a *negative impact* on the feature or area. *Development* and *site alteration* will not be permitted on land *adjacent* to a *Provincially Significant Wetland* or *significant coastal wetland*, unless the *ecological function* of the *adjacent land* has been evaluated and it has been demonstrated that there will be no *negative impacts* on the natural features or on their *ecological* and/or *hydrologic functions* that cannot be adequately mitigated. For the purposes of this policy, the extent of *adjacent land* will be defined as 120 metres. An *Environmental Impact Study (EIS)* will be required for *development* and *site alteration* within 120 metres of a *Provincially Significant Wetland* or *significant coastal wetland*. Prior to considering *development* and/or *site alteration*, the Counties and/or local municipality, in consultation with the Province and/or applicable Conservation Authority as required, will be satisfied that the *EIS* demonstrates that there will be no *negative impacts* on the *Provincially Significant Wetland* or *significant coastal wetland* and the sustaining *ecological* and/or *hydrologic functions*.
- d) *The boundaries of Provincially Significant Wetlands* and *significant coastal wetlands* will be defined based on information from the Province. The boundaries may be refined

without an amendment to this Plan provided approval is obtained by the Province. The addition or removal of a *Provincially Significant Wetland* or *significant coastal wetland* will require an amendment to this Plan.

4.2.4 Coastal Wetlands

Coastal wetlands represent any *wetlands* that are located on of the Great Lakes or their connecting channels (i.e. St. Lawrence River), or any other *wetland* that is on a tributary to any of the aforementioned waterbodies and lie, either wholly or in part, downstream of a line located 2 km upstream of the 1:100 year floodline (plus wave run-up) of the large waterbody to which the tributary is connected. *Coastal wetlands* are not shown on **Schedule C**, as this mapping information is under development by the Province. The identification of *coastal wetlands* must be determined on a site-specific basis, in accordance with the criteria in the definition of *coastal wetlands* by this Plan.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* and site alteration will not be permitted within or *adjacent* to *coastal wetlands* unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.2.5 Habitat of Endangered Species and Threatened Species

The *habitat of endangered species and threatened species* is not shown on **Schedule C**, since habitat is dynamic and species and habitat information is limited or not published. The species that occupy *habitat of endangered and threatened species* are listed or categorized on the Province's official Species at Risk list, as updated and amended from time to time. The Province administers the *Endangered Species Act, 2007* (ESA) to protect and conserve Species at Risk and their habitats. Under the ESA, the Province is responsible for identifying and approving general and regulated habitat, as well as giving technical advice on Species at Risk and their habitats.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* and *site alteration* will not be permitted in *habitat of endangered species and threatened species*, except in accordance with Provincial and Federal requirements.

4.2.6 Areas of Natural and Scientific Interest

Life Science ANSIs represent significant segments of specific types of forests, valleys, prairies, savannahs, alvars and wetlands found in Ontario, and their native plants and animals and supporting environments. They also contain relatively undisturbed vegetation and landforms, and their associated species and communities. Earth Science ANSIs represent significant examples of bedrock, fossils and landforms found in Ontario, including ongoing geological processes. Candidate ANSIs have been identified and recommended for protection by the Province, but have not been formally confirmed. Significant Life Science and Earth Science ANSIs and Candidate ANSIs are identified on **Schedule C**.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration* will not be permitted within or *adjacent* to significant ANSIs unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.
- b) The policies for significant ANSIs in this Plan will also apply to Candidate ANSIs, unless it is determined that the Candidate ANSI is not significant through the preparation of an *EIS* or the refined *Natural Heritage System Strategy* to be undertaken by the Counties.

4.2.7 Woodlands

Woodlands are treed areas that provide environmental and economic benefits to both the private landowner and the general public and include treed areas, woodlots or forested areas, and vary in their significance at the local, regional and provincial levels. The intent of this Plan is to conserve *significant woodlands* and vegetation and prohibit incompatible land uses that deter their long-term benefits. This Official Plan does not contain criteria to determine the location of *significant woodlands* within the Counties. *Significant woodlands* are not identified on **Schedule C**; however, some of the local municipal Official Plans identify *significant woodlands*. Some areas may not be identified since the exact boundaries of mapped areas may change over time.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration* will not be permitted within or *adjacent* to *significant woodlands* in Ecoregions 6E, as identified in the local municipal Official Plans, unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.
- b) The local municipal Official Plans will provide policies to address the conservation of *woodlands* in the local municipalities.
- c) The Counties, in consultation with the local municipalities, will undertake the determination of *significant woodlands* at the time of the preparation of a refined *Natural Heritage System Strategy*, in accordance with Section 4.3 e) of this Plan.
- d) The Counties will support sustainable forest management practices and the work of the Eastern Ontario Model Forest in this regard.

4.2.8 Valleylands

A *valleyland* is a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. *Significant valleylands* are identified on **Schedule C**, based on available information and their identification in the local municipal Official Plans. The exact locations of all *significant valleyland* areas which occur in the Counties may not be mapped and must be determined on a site-specific basis, in accordance with the criteria for determining significance provided in the Natural Heritage Reference Material.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alternation* will not be permitted within or *adjacent* to *significant valleylands* in Ecoregion 6E unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.2.9 Wildlife Habitat Areas

A *wildlife habitat* area is an area of land where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Known *significant wildlife habitat* areas are identified on **Schedule C**, based on available information and their identification in the local municipal Official Plans. The exact locations of all *wildlife habitat* areas and *significant wildlife habitat* areas which occur in the Counties may not be mapped and must be determined on a site-specific basis, in accordance with the criteria for determining significance provided in the Natural Heritage Reference Manual and the Significant Wildlife Habitat Technical Guide and the Ecoregion 6 Criteria schedule.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Significant wildlife habitat* may include areas where there are: seasonal concentrations of animals; rare vegetation communities and specialized habitats for wildlife; habitats of species of “special concern” and other *significant wildlife habitat*, or animal movement corridors.
- b) *Development and site alteration* will not be permitted within or *adjacent* to *significant wildlife habitat* areas unless it has been demonstrated that there will be no *negative impacts* on the natural features or their *ecological functions* through the preparation of an *EIS*.

4.2.10 Fish Habitat

Fish habitat is spawning grounds and nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development and site alteration* will not be permitted in or *adjacent* to *fish habitat* except in accordance with Provincial and Federal requirements. All applications for *development* and site alteration adjacent to watercourses or waterbodies will be screened by the approval authority for the presence of fish habitat. Where such fish habitat is identified or where no data is available, an *EIS* should be completed that also identifies the appropriate measures to be undertaken to ensure that there will be no *negative impacts* on the natural features or the *ecological functions* of the habitat they support.

4.2.11 Watercourses and Waterbodies

It is the intent of this Plan to protect natural watercourses and *waterbodies* from incompatible *development* to minimize the impacts of such *development* on their *ecological functions* and to recognize the importance of watercourses and *waterbodies* as part of the overall *natural heritage system* in the Counties.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The protection of watercourses and *waterbodies* in the Counties will be in accordance with Section 4.4.1 of this Plan.
- b) Interference with a watercourse or *waterbody* may require a permit from the applicable Conservation Authority, and restrictions could apply.
- c) Planning for stormwater management will be in accordance with Section 6.3.2 of this Plan.

4.2.12 Crown Lands, Conservation Lands and Significant Local Features

The Provincial Policy Statement requires that healthy, active communities should be promoted by recognizing provincial parks, conservation reserves, and other protected areas, and minimizing *negative impacts* on these areas. Crown lands and conservation lands are of major significance in the Counties based on their value as natural and cultural heritage resources, as well as resources which support recreation and tourism potential. These include lands under Federal, Provincial, or County jurisdiction, or other agencies/organizations such as local land trusts, and managed by agencies such as Parks Canada, the Province, the St. Lawrence Parks Commission, applicable Conservation Authorities and the Counties.

The Province is responsible for the management of Crown lands pursuant to the *Public Lands Act*.

The bed of the St. Lawrence River and the beds of navigable waters are predominantly Crown lands regulated under the *Public Lands Act* and administered by the Province. Development and alteration on or above Crown Land requires a work permit issued by the Province, and may also require a form of occupational authority under the *Act*.

The Rideau Canal is a 202 kilometre long waterway linking the City of Ottawa to the City of Kingston. It is a National Historic Site and, in 2007, it was recognized as a UNESCO World Heritage Site for its engineering technology and its significant role in Canada's history. The Rideau Canal, including its bed, is administered by Parks Canada and managed in accordance with the Rideau Canal National Historic Site Management Plan, 2005, the Rideau Canal World Heritage Site Management Plan, 2005, and relevant federal policies and legislation.

The Frontenac Arch is described as an ancient granite bridge that lies between the Canadian Shield and Adirondack Mountains. It was recognized in 2002 as a UNESCO World Biosphere Reserve in recognition of its rich natural environment and history.

The Limerick Forest is comprised of consolidated tracts of reforested lands owned and managed by the Counties in accordance with the Limerick Forest Long Range Management Plan, 2003.

Parks Canada is responsible for the management of lands within the Thousand Islands National Park which is managed in accordance with the approved Thousand Islands National Park Management Plan, 2010, while the Province administers the bed of the water.

Provincial parks are protected and managed under the *Provincial Parks and Conservation Reserves Act*. Charleston Lake Provincial Park is managed in accordance with the approved Charleston Lake Provincial Park Management Plan, 2007.

4.2.12.1 Crown Lands

It is the policy of the United Counties of Leeds and Grenville that:

- a) The policies of the Plan are not applicable to Crown land activities. Use of Crown lands will be determined by the Province, with regard for the policies of this Plan and the local municipal Official Plans. Crown lands are identified on **Schedule A** of this Plan.
- b) Where *development* or *site alteration* is proposed directly abutting Crown lands, the local municipality will consult with the applicable agency.
- c) Where consideration is given to changes to either the type or intensity of land use or to disposing of significant holdings of Crown lands, applicable agencies are encouraged to consult with the Counties and the local municipality prior to any such change occurring.
- d) Should holdings of Crown lands be leased or disposed, the policies of the local municipal Official Plans and zoning by-laws will apply to the use of those lands. Local municipal Official Plans will provide policies to address the conversion of Crown lands to private ownership and use. Conversion will not require an amendment to the Counties Official Plan, but change of use following disposition may require an amendment to the local municipal Official Plan and/or zoning by-law.
- e) *Development* on or above the bed of navigable waters will be reviewed by the applicable Ministry or agency and may be subject to various permitting and approvals.
- f) The use and *development* of National and Provincial Park lands will take place in accordance with applicable legislation, associated Regulations and the policies of applicable agencies. The Counties encourages that *development* on private land surrounding these Crown lands be compatible with natural resource management activities and natural heritage values.

4.2.12.2 Conservation Lands and Significant Local Features

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties recognizes and supports the protection of the Rideau Canal and will assist Parks Canada in its implementation of the Rideau Canal Management Plans and the Rideau Corridor Landscape Strategy. Local municipalities will establish policies related to *development* adjacent to the Rideau Canal and review requirements and/or recommendations by Parks Canada.
- b) Any *development* activities in, on or over the bed of the Rideau Canal require an approved In-Water Works Permit from Parks Canada, in accordance with the Policies for In-Water and Shoreline Works and Related Activities, 2007.
- c) The Counties recognizes the importance of protecting the globally important natural and cultural heritage resource of the Frontenac Arch Biosphere and will support the Frontenac Arch Biosphere Network in its programming efforts to promote the UNESCO World Biosphere Reserve.
- d) Where *development* or *site alteration* is proposed directly abutting conservation lands, the local municipality will consult with the applicable agency.
- e) Where consideration is given to changes to either the type or intensity of land use or to disposing of significant holdings of conservation lands, applicable agencies are encouraged to consult with the Counties and the local municipality prior to any such change occurring.

4.2.13 Adjacent Lands

Adjacent lands, as referenced in Section 4.2, includes the lands contiguous to a natural heritage feature or area where *development* or *site alteration* may have a *negative impact* on the natural heritage feature or area. For the purposes of this Official Plan, *adjacent lands* are determined to include all lands within the specified distance of the boundary of natural heritage features and areas as set out in Table 4.1:

Table 4.1 – Extent of Adjacent Lands

Natural Heritage Feature	Extent of <i>Adjacent Lands</i> (metres)
<i>Provincially Significant Wetlands and Significant Coastal Wetlands</i>	120
<i>Significant Woodlands</i>	120
<i>Significant Wildlife Habitat</i>	120
<i>Significant Valleylands</i>	120
<i>Fish Habitat</i>	120
<i>Provincially Significant Areas of Natural and Scientific Interest - Life Science</i>	120
<i>Provincially Significant Areas of Natural and Scientific Interest - Earth Science</i>	50
<i>Coastal Wetlands</i>	120

It is the policy of the United Counties of Leeds and Grenville that:

- a) No *development* or *site alteration* will be permitted on *adjacent lands* unless the *ecological function* of the *adjacent lands* has been evaluated and it has been demonstrated, through an *EIS*, that there will be no *negative impact* on the natural features or their *ecological functions*.

4.2.14 Environmental Impact Studies (EIS)

The purpose of an *Environmental Impact Study (EIS)* is to:

- 1) collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes, functions, and significance of natural heritage features and areas and associated *ecological* and *hydrological functions* that exist;
- 2) determine whether there are any additional natural heritage features and areas on the lands and *adjacent lands*;
- 3) assess the potential impacts of proposed *development* or *site alteration* on natural heritage features and areas, including *adjacent lands* and their *ecological* and *hydrological functions*;
- 4) determine the significance of linkages, corridors and restoration opportunities that may support the interconnectivity and biodiversity of the *Natural Heritage System*; and
- 5) provide an opinion which allows the authority to make an informed decision as to whether or not the proposed *development* and/or *site alteration* will have a *negative impact* on the natural heritage features and *ecological* and *hydrological functions* and the *Natural Heritage System*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Where the policies of this Plan require that an *Environmental Impact Study (EIS)* is to be prepared, such an *EIS* will be prepared in accordance with the policies of the local municipal Official Plan and the requirements of this Section. *EIS* requirements as established in the local municipal Official Plans should generally include: a description of the site (e.g. natural environment, natural heritage features, wildlife and habitat); a description of the proposed project; potential impacts; and mitigation.
- b) The local municipality, in consultation with the Conservation Authority having jurisdiction, and the Counties, as applicable, may scope the *EIS* requirements based on a review of the proposed *development* and/or *site alteration* and the associated natural heritage features and areas. The local municipal Official Plans will provide policies to address the scoping of and potential to waive *EIS* requirements.
- c) The local municipality, in consultation with the Conservation Authority having jurisdiction, and the Counties, as applicable, must be satisfied with an *EIS* prior to the granting of *development* approvals. The recommendations of an *EIS* will be implemented through Official Plan amendments, zoning by-laws, subdivision conditions, *site plan control*, and/or applicable regulations.
- d) Before *development* is approved in the area subject to the *EIS*, the *EIS* will demonstrate that the relevant policies of this Plan and the local Official Plan are met. The *EIS* will also demonstrate that the use will not have a *negative impact* on the natural heritage features and areas, related *ecological functions*.
- e) An *EIS* will be prepared by a qualified professional, and will include identification of the potential impacts from the proposed *development* and *site alteration* and will propose mitigation measures to appropriately protect and/or conserve the values of the associated *natural features and areas*. The *EIS* should also identify potential linkages between and among natural heritage features and areas, *surface water* and *ground water features* to support the implementation of the Counties' *Natural Heritage System*.

4.3 Natural Heritage System

A Counties-wide *Natural Heritage System* (NHS) has been identified, in accordance with the direction of the Provincial Policy Statement, and is based on the work undertaken through Sustaining What We Value: A Natural Heritage System for the Frontenac, Lanark, Leeds and Grenville Area of Eastern Ontario, which represents the information and a level of analysis that were available at the time of the preparation of this Plan. The Counties-wide *Natural Heritage System* is intended to reinforce the conservation, restoration and enhancement of identified natural heritage features and areas and promote the overall diversity and interconnectivity of natural heritage features and areas. Promoting linkages or connections between natural heritage features and areas, including linkages which may transcend municipal boundaries, and considering the relationship of those features with *surface water* and *ground water features*, ensures that *sustainable natural heritage systems* are created or enhanced, and that the Counties' natural heritage features and areas are sustained in the long-term.

The policies of this Plan are intended to support the implementation of a Counties-wide *Natural Heritage System*. **Appendix 2** identifies the *Natural Heritage System* which includes the natural heritage features and areas identified on **Schedule C**, in addition to the natural heritage corridors, linkages and restoration opportunities which comprise the balance of the *Natural Heritage System*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities, in cooperation with Parks Canada, the Province, and Conservation Authorities, will support the implementation of the *Natural Heritage System* as identified on **Appendix 2** to reinforce the maintenance, restoration and improvement of identified natural heritage features and areas, and promote the overall diversity and interconnectivity of natural heritage features, functions and areas, as well as *surface water features* and groundwater features, through the establishment of linkages, corridors and buffers and restoration opportunities. In addition to the natural heritage policies of Section 4.2, the policies of this Section will apply to the *Natural Heritage System* as identified on **Appendix 2**.
- b) The local municipal Official Plans will be updated to implement the *Natural Heritage System*, which may include more detailed policy guidance with respect to the identification and protection of *natural heritage features and areas*, and the *Natural Heritage System* components, consistent with the policies of this Plan.
- c) The boundaries of the *Natural Heritage System* area are considered to be approximate, and their boundaries may be further refined without an amendment to this Plan. The boundaries may be refined through an individual *EIS* in relation to a *development* proposal or through the preparation of a refined *Natural Heritage System* Strategy.
- d) The local municipalities, in partnership with the Counties, may refine the boundaries of the *Natural Heritage System* through a scoped *EIS*, or their own *Natural Heritage System* Strategy.
- e) The Counties will undertake the preparation of a refined *Natural Heritage System* Strategy prior to the next review of the Counties Official Plan under Section 26 of the *Planning Act*, to examine the significance of and more accurately identify the *Natural Heritage System* components in the Counties as shown on **Appendix 2**. The refined *Natural Heritage System* Strategy will be implemented through an amendment to the Counties Official Plan, in consultation with the local municipalities and various stakeholders.
- f) Where major *development* and *site alteration* is proposed within or adjacent to lands identified as *Natural Heritage System* on **Appendix 2**, the local municipality may require that a scoped *EIS* be undertaken to determine whether any potentially significant natural heritage features or areas, or important linkages, corridors and restoration opportunities may exist within or *adjacent* to the proposed *development* or *site alteration* area, in accordance with Section 4.3.1.

- g) Unless otherwise identified in Section 4.2, the extent of adjacent lands to the *Natural Heritage System* will be those lands within 120 metres of the *Natural Heritage System* identified on **Appendix 2**.
- h) Depending upon the nature of the *development and site alteration*, in circumstances where there is a low likelihood of *negative impact* on the *Natural Heritage System* the local municipality, in consultation with the Conservation Authority having jurisdiction, the Counties and appropriate agencies, as applicable, may waive the requirement for a scoped *EIS*.
- i) The Counties and local municipalities recognize that a natural heritage and open space system would benefit from public ownership to ensure protection of the features and to provide for public access, where appropriate. The Counties and local municipalities will consider all options for the acquisition of land associated with natural heritage features and areas, functions and linkages in accordance with the land acquisition policies of this Plan. Notwithstanding the options for the acquisition of lands as part of a natural heritage and open space system strategy, the Counties, local municipalities, or any other public agency will not be obligated to acquire or purchase any land containing natural heritage features and areas.
- j) The natural heritage features and areas under private ownership continue to be private and their identification as such features in no way increases their accessibility to the public or their eligibility for acquisition by the local municipalities, or any other conservation group or agency.
- k) The Counties and local municipalities will encourage the creation of a linked *Natural Heritage System* through the integration of:
 - i. Natural heritage features and areas in public ownership, including land owned by the local municipalities, Provincial and Federal Ministries, Conservation Authorities;
 - ii. Natural heritage features and areas in the ownership of land trusts;
 - iii. Natural corridors such as *watercourses*, *flood plains*, steep slopes, valleys, contiguous narrow *woodlands* and *wetlands* that connect two or more natural heritage features;
 - iv. existing municipal rights-of-way;
 - v. established and proposed service and utility corridors;
 - vi. existing parkland and open space lands;
 - vii. trails and pathways;
 - viii. linkages provided through the draft plan of subdivision approval process;
 - ix. agreements with private land owners; and
 - x. land acquisition.
- l) Nothing in the policies of Section 4.0 are intended to limit the ability of *agricultural uses* to continue.
- m) The Counties will work with the local municipalities to encourage landowners to add protective zoning or conservation easements to natural heritage features and other components of the *natural heritage system* to ensure their long term protection and the

environmental management of these features and the *natural heritage system*. The Counties will work with the local municipalities to encourage the use of available incentive programs to achieve these means.

4.3.1 Scoped Environmental Impact Study (EIS) Requirements

It is the policy of the United Counties of Leeds and Grenville that:

- a) Where major *development* or *site alteration* is proposed within or adjacent to lands identified as *Natural Heritage System* and which are not also identified as Natural Heritage Features and Areas on **Appendix 2**, the local municipality may require that a scoped *EIS* be undertaken to determine whether any potentially significant natural heritage features or areas, or important linkages, corridors and restoration opportunities may exist within or adjacent to the proposed *development* or *site alteration* area. Major *development* and *site alteration* is considered to include:
 - i. The creation of more than three *lots* through either consent or plan of subdivision;
 - ii. A change in land use, not including the creation of a *lot*, that requires approval under the *Planning Act*;
 - iii. A shoreline consent along a large inland lake or large river (denoted on 1:50,000 National Topographic System maps as being two-lined) that is within 120 metres along a shoreline of an existing *lot* of record or a *lot* described in an application for subdivision or consent; and
 - iv. The construction for recreational uses (e.g. golf courses, serviced playing fields, serviced campgrounds and ski hills) that require large-scale modification of terrain, vegetation, or both.

If major *development* or *site alteration* is proposed within or adjacent to lands identified as Natural Heritage Features and Area on **Appendix 2**, a full *EIS* may be required in accordance with Section 4.2 of this Plan.

- b) The requirements of a scoped *EIS* will be determined through pre-consultation with the local municipality, the Conservation Authority having jurisdiction, and other appropriate agencies. The local municipal Official Plans will provide policies to address the scoping of and potential to waive *EIS* requirements.
- c) Where the scoped *EIS* identifies that potentially significant natural heritage features or functions, or important linkages, corridors and restoration opportunities exist within or *adjacent* to the proposed major *development* or *site alteration* area, the local municipality may require that a full *EIS* be prepared to determine their significance in accordance with the policies of Section 4.2.14. The determination of significance will be based on criteria provided in the Natural Heritage Reference Manual.
- d) Where the scoped *EIS* demonstrates that potentially significant natural heritage features or areas, or important linkages, corridors and restoration opportunities do not exist within or *adjacent* to the proposed *development* or *site alteration* area, a full *EIS* will not be required.

4.4 Water Resources and Source Water Protection

4.4.1 Water Resources

The Counties contains the St. Lawrence River, Rideau River and many rivers, streams and small inland lake systems that support the natural environment and the Counties' communities. The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management and the protection of water resource systems including *ground water features*, hydrologic functions, *surface water features* including shorelines, and associated natural heritage features and areas allows for the continuance of a healthy environment. Conservation Authorities are responsible for regulating *development* and *site alteration* on lands adjacent to watercourses, shorelines, and wetlands through regulations pursuant to Section 28 of the *Conservation Authorities Act*, and may require that a permit or clearance be obtained before any works begin,

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties will promote the protection, improvement, or restoration of the *quality and quantity of water* by using the *watershed* as the ecologically meaningful scale for integrated and long-term planning, which may include the preparation of watershed and sub-watershed studies in partnership with the Conservation Authorities.
- b) The Counties and local municipalities will work cooperatively with the Province and Conservation Authorities in dealing with land management issues within the *watersheds* draining to any of the watercourses, including those that extend beyond the Counties.
- c) The Counties and local municipalities will encourage the protection and restoration of natural heritage features and areas to improve the *quality and quantity of water*.
- d) Under the very limited circumstances where permitted by this Plan, *development applications* that propose to make use of a private water source, such as any commercial, industrial, or any other large water user, which proposes to extract a minimum of 50,000 litres/day, will only be considered for approval by the local municipalities, and by the Counties where applicable, subject to the preparation of any water taking permits/studies required by the Province to ensure protection of the natural ecosystem, fair sharing and conservation of water, and prevention of unacceptable interference with other water users. The permits/studies will be prepared to the satisfaction of the Province.
- e) The Counties and local municipalities will require the use of stormwater management facilities on-site and/or downstream of new *developments*, where appropriate, to mitigate *negative impacts* from *development* on stormwater quantity and quality and in accordance with Section 6.3.2.

- f) The Counties and local municipalities may contribute to and promote a culture of water conservation among all public, private, and community groups and local citizens and aim to encourage the efficient and *sustainable* use and protection of water resources.
- g) In cooperation with the private sector and the community, the Counties and local municipalities may encourage the reduction of water consumption levels through the promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new *development*, including consideration of low impact development techniques that encourage on-site infiltration and treatment.
- h) The Counties and/or local municipalities may consider the establishment of sector-specific targets for water use reductions and targets for on-site retention of stormwater.
- i) The Counties and local municipalities, where applicable, will encourage the protection, improvement or restoration of the *quality and quantity of water* by ensuring the consideration of lake capacity, through lakeshore capacity assessments, the use of best management practices and monitoring, in considering shoreline *development* and *development* within the drainage area of a lake. Local municipalities may require the submission of a Lake Impact Assessment in their consideration of a *development application*. The assessments should consider the findings of local studies.
- j) For newly created *lots*, local municipal Official Plans and Zoning By-laws shall require that all new *development* and areas of sewage system discharge be set back at least 30 metres from the ordinary high water mark of all waterbodies with minimal disturbance of the native soils and very limited removal of shoreline vegetation. Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses and other marine facilities.
- k) For existing *lots* of record, new *development* should generally be setback 30 metres if possible/feasible, otherwise as far back as the *lot* permits, with minimum disturbance of the native soils and very limited removal of the shoreline vegetation beyond that required for *development*. Any proposed reduction to the 30 metre minimum setback will:
- be consistent with any applicable policies in the *Provincial Policy Statement* and related implementation guidelines;
 - maximize the setback through building design and orientation, and the siting of the septic system; and,
 - minimize disturbance to native soils and shoreline vegetation in accordance with other policies of this Plan.

Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses, and other marine facilities.

- l) Where lake-specific or site-specific conditions suggest that it would be appropriate, such as through established water resource-based management plans (i.e. Municipal Site Evaluation Guidelines, a Lake Management Plan, and/or Subwatershed Study), the minimum required water setback may be increased. Examples of such conditions would

include sites with steep slopes, limited soil depth, suboptimal (i.e. very high or very low) soil percolation, or limited vegetative cover.

- m) Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses, and other marine facilities.
- n) The local municipalities will establish detailed policies and provisions for minimum required water setbacks and associated requirements in the local municipal Official Plans and Zoning By-laws.
- o) The Counties and local municipalities where appropriate, will encourage and promote the health of watercourses, *waterbodies* and water quality by:
 - i. requiring the conservation and enhancement of natural stream bank vegetation and promoting suitable erosion control methods, including the maximum retention of native vegetation and/or existing cover to help maintain the quality of the riparian area, control erosion and assist in mitigating any visual impacts from development in natural areas;
 - ii. promoting tree planting along watercourses, where possible, to enhance the natural corridor function, provide for cool water temperatures and protect watercourse banks from erosion;
 - iii. encouraging best management practices and that interim measures are utilized during construction projects *adjacent* to watercourses and *waterbodies* to reduce sedimentation and erosion;
 - iv. promoting the appropriate use of *adjacent lands* to watercourses and *waterbodies*, by providing an appropriate buffer between watercourses and *waterbodies* and pedestrian movement and passive recreation areas, where feasible; and
 - v. requiring an impact assessment of a major *development* proposal on a *waterbody* to ensure water quality protection. The study should take into consideration the existing water quality of the *waterbody*, surface water run-off, impact and loadings of phosphorous from septic systems, type of soils, stormwater management and nature of vegetation.

4.4.2 Source Water Protection

The protection, conservation and careful management of groundwater resources is necessary to meet the present and future needs of residents, businesses, visitors, and the flora and fauna within the natural environment. Surface and groundwater must be protected across the Counties to ensure a clean water baseflow for creeks, streams, ponds and *wetlands*. The protection of groundwater and surface water is also necessary to ensure clean and plentiful drinking water supplies. *Source Protection Plans* prepared pursuant to the *Clean Water Act* have identified vulnerable areas, as well as policies to protect them to ensure the protection of the quality and quantity of drinking water sources.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will support and participate in initiatives that implement the *Clean Water Act*, as required, and ensure coordination amongst local municipalities. All three *Source Protection Plans* applicable to the Counties have been

approved and are required to be implemented through appropriate Official Plan policies and mapping. **Appendix 3** illustrates the Source Water Protection Areas applicable to the Counties, and identifies *designated vulnerable areas*, including municipal wellhead protection areas, surface water intake protection zones, highly vulnerable aquifers, and significant groundwater recharge areas, based on the associated Source Protection Assessment Reports and GIS data provided by the Conservation Authorities.

- b) Local municipal Official Plans will implement restrictions on *development* and *site alteration* to protect all municipal drinking water supplies and *designated vulnerable areas*, and protect, improve or restore *vulnerable* and sensitive surface and *ground water features* and their *hydrologic functions*, in accordance with the significant threat policies of the applicable *Source Protection Plan*.
- c) As approval authorities, the Counties and local municipalities will require *development* to adhere to the *Source Protection Plans*. Pre-consultation with the Counties and/or local municipality, as appropriate, will be required for *development* applications in *designated vulnerable areas*.

4.4.2.1 Mississippi-Rideau Source Protection Plan

The Mississippi-Rideau Source Protection Plan was approved on August 27, 2014, with an effective date of January 1, 2015. Decisions under the *Planning Act* must conform to the significant threat policies at the time the Mississippi-Rideau Source Protection Plan takes effect, and have regard for the other policies in the Plan. Local municipal Official Plans are required to be amended to conform to the significant threat policies of the Mississippi-Rideau Source Protection Plan no later than the date of their next review under Section 26 of the *Planning Act* and zoning by-laws must be updated within three years of the Official Plan amendments to bring them into conformity with the Official Plan.

4.4.2.2 Cataraqui Source Protection Plan

The Cataraqui Source Protection Plan was approved on November 26, 2014, with an effective date of April 1, 2015. Decisions under the *Planning Act* must conform to the significant threat policies at the time the Cataraqui Source Protection Plan takes effect, and have regard for the other policies in the Plan. Local municipal Official Plans are required to be amended to conform to the significant threat policies of the Cataraqui Source Protection Plan no later than the date of their next review under Section 26 of the *Planning Act* and zoning by-laws must be updated within three years of the Official Plan amendments to bring them into conformity with the Official Plan.

4.4.2.3 Raisin-South Nation Source Protection Plan

The Raisin-South Nation Source Protection Plan was approved on October 31, 2014, with an effective date of April 1, 2015. Decisions under the *Planning Act* must conform to the significant threat policies at the time the Raisin-South Nation Source Protection Plan takes effect, and have regard for the other policies in the Plan. Local municipal Official Plans are required to be amended to conform to the significant threat policies of the Raisin-South Nation Source

Protection Plan no later than the date of their next review under Section 26 of the *Planning Act* and zoning by-laws must be updated within three years of the Official Plan amendments to bring them into conformity with the Official Plan.

4.4.3 Lake Trout Lakes

Lake trout and lake trout lakes are extremely vulnerable to the impacts of human activities and *development* including harvesting, increased phosphorus inputs from waterfront septic systems and other sources of nutrient enrichment, acidification, species introductions, and habitat destruction. Three sensitive lake trout lakes have been classified by the Province within the United Counties of Leeds and Grenville, including the following:

- Charleston Lake – “At Capacity” for *development*
- Redhorse Lake – “At Capacity” for *development*; and
- Big Rideau Lake – “Not at Capacity” for *development*

The classification of lakes in this Official Plan is subject to change and may change in the future based on factors such as an assessment of new water quality data and/or changes in water quality standards. Therefore, the possibility exists that a lake trout lake that is classified in this Plan as “not at capacity” or “at capacity” at a certain point in time may change during the planning horizon of this Plan.

It is the responsibility of the property owners, including proponents of *development* proposals, to ensure that they are aware of the current classification of a lake at all times and in particular prior to submitting a planning application involving shore lands on lakes.

The Province and the local municipalities have information on the current classification of a lake and it is recommended that either or both the Province and the local municipality be consulted prior to any actions being taken which may be affected by the classification of a lake.

4.4.3.1 Development – “At Capacity” Lakes

It is the policy of the United Counties of Leeds and Grenville that:

- a) Generally, the creation of new *lots* through consent or by plan of subdivision will not be permitted within 300 metres of a lake trout lake that is classified as “at capacity”, except under strict conditions and where a proponent can demonstrate that there will be no impacts on water quality. This requires consultation with the Province, and consideration of Municipal Site Evaluation Guidelines. The following are the conditions under which exceptions to allow *lot* creation is permitted:
 - i. To separate existing habitable dwellings, each of which is on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake; or
 - ii. Where all new septic tile fields would be located such that they would drain into a drainage basin which is not at capacity; or
 - iii. Where all new septic tile fields are set back at least 300 metres from the shoreline of lakes; or
 - iv. Where drainage from the septic tile fields would flow at least 300 metres to the lake. This must be supported by a report prepared by a qualified professional; or

- v. Where a site-specific soils investigation prepared by a qualified professional demonstrates that phosphorus can be retained in deep, native, acidic soils on-site, to the satisfaction of the Province.

4.4.3.2 Development – “Not at Capacity” Lakes

It is the policy of the United Counties of Leeds and Grenville that:

- a) For newly created lots, local municipal Official Plans and Zoning By-laws shall require that all new *development* and areas of sewage system discharge be set back at least 30 metres from the ordinary high water mark of all waterbodies with minimal disturbance of the native soils and very limited removal of shoreline vegetation.
- b) For existing *lots* of record, new *development* should generally be setback 30 metres is possible/feasible, otherwise as far back as the lots permits, with minimal disturbance of the native soils and very limited removal of shoreline vegetation beyond that required for *development*. Any proposed reduction to the 30 metre minimum setback will:
 - be consistent with any applicable policies in the *Provincial Policy Statement* and related implementation guidelines;
 - maximize the setback through building design and orientation, and the siting of the septic system; and,
 - minimize disturbance to native soils and shoreline vegetation in accordance with other policies of this Plan.
- c) Where lake-specific or site-specific conditions suggest that it would be appropriate, such as through established water resource-based management plans (i.e. Municipal Site Evaluation Guidelines, a Lake Management Plan and/or Subwatershed Study), the minimum required water setback may be increased. Examples of such conditions would include sites with steep slopes, limited soil depth, suboptimal (i.e. very high or very low) soil percolation, or limited vegetative cover. The local municipalities will establish detailed policies and provisions for minimum required water setbacks and associated requirements in the local municipal Official Plans and Zoning By-laws.
- d) Water setback requirements shall not apply to permitted encroachments, docks, boathouses, pumphouses, and other marine facilities.
- e) The location of the septic system tile field will be setback as far as possible from the lake.
- f) Stormwater management will be via infiltration galleries, grassed swales and ditches, and other best management practices.
- g) Large *development* proposals (i.e. greater than 5 lots and resort/condominium *development*) must be supported with a site evaluation report in consultation with the Province, to ensure water quality protection. The study should take into consideration the existing water quality of the *waterbody*, surface water run-off, impact and loadings of

phosphorous from septic systems, type of soils, stormwater management and the nature of vegetation.

4.5 Cultural Heritage

The Counties are uniquely situated in an area of great cultural heritage and archaeological potential, including the 1000 Islands and the proximity and relationship of the Counties to the St. Lawrence River and its history as a commercial waterway. The Rideau Canal traverses the Counties and is a UNESCO World Heritage Site, Heritage Route, National Historic Site of Canada, and a Canadian Heritage River. The Rideau Canal and associated landscape is managed in accordance with the Rideau Canal National Historic Site Management Plan, 2005, and the Rideau Canal World Heritage Site Management Plan, 2005, administered by Parks Canada. In addition, the Counties contain the Frontenac Arch Biosphere, a UNESCO World Biosphere Reserve, managed by the Frontenac Arch Biosphere Network. Considering the geographic situation of the Counties along such prominent waterways, bridges and mills, such as the Lyndhurst Bridge and Thousand Islands Bridge, also represent important cultural heritage resources that help to demonstrate the role of rivers in the early industrial and cultural development of Canada.

Cultural heritage resources are an important component of the Counties' history and community identity and contribute to the creation of a sense of place and overall community belonging, and as such, will be *conserved*. It is the intent of this Plan that the Counties' *significant built heritage resources* and *significant cultural heritage landscapes* be identified and *conserved*, including consideration for the interests of Aboriginal communities, and that all new *development* occurs in a manner that *conserves* the Counties' rich cultural heritage.

The cultural heritage resources of the Counties include:

- *built heritage resources*;
- *cultural heritage landscapes*; and
- *archaeological resources*.

4.5.1 Built Heritage and Cultural Heritage Landscapes

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Significant built heritage resources* and *significant cultural heritage landscapes* will be *conserved*.
- b) Local municipalities are encouraged to undertake the preparation of cultural plans in *conserving* cultural heritage resources.
- c) The interests of Aboriginal communities will be considered in *conserving* cultural heritage.
- d) Local municipal Official Plans will include policies that encourage Council to utilize its authority under the *Ontario Heritage Act* to designate individual properties under Part IV and heritage conservation districts under Part V that are of cultural heritage value or

interest. Local municipal Official Plans may also include policies that encourage Council to list non-designated properties on the municipal register, to provide these properties with interim protection from demolition under the *Ontario Heritage Act*, including properties outside of municipal jurisdiction.

- e) Local municipalities may prepare a conservation plan for local municipally-owned and Counties-owned *significant* cultural heritage resources to address their on-going care and management.
- f) A heritage impact assessment by a qualified professional will be required whenever *significant* cultural heritage resources may be impacted by a proposed *development*. Such an assessment will include recommendations regarding mitigation measures or alternative development approaches for how impacted cultural heritage resources will be *conserved*. In the event that a *development* is likely to result in known impacts which can be addressed through recommended mitigation measures, as identified in existing management plans for cultural heritage resources such as the Rideau Canal, the local municipality will determine whether a heritage impact assessment is required.
- g) Local municipalities are encouraged to establish Municipal Heritage Committees pursuant to the *Ontario Heritage Act* to advise and assist local municipal Councils on matters related to Parts IV and V of the *Ontario Heritage Act* and on cultural heritage matters.
- h) The municipal clerk of the local municipality will maintain a municipal register of all properties designated under Part IV and Part V of the *Ontario Heritage Act*, with consideration for the inclusion of non-designated properties.
- i) The Counties and the local municipalities in their local municipal Official Plan policies should consider cultural heritage resources when undertaking public works, such as roads and other infrastructure projects.
- j) *Development* and *site alteration* will not be permitted on *adjacent lands* to protected heritage properties except where proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the designated property will be *conserved*.
- k) *Development* and *site alteration* will have consideration for the policies that address the natural, cultural, scenic and recreational values of the Rideau Canal, as presented in Parks Canada's Rideau Canal National Historic Site Management Plan, 2005 and Rideau Canal World Heritage Site Management Plan, 2005; the Principles for Good Waterfront Development along the Rideau Waterway; and the Landscape Character Assessment and Planning and Management Recommendations Report for the Rideau Corridor Landscape Strategy.
- l) The local municipal Official Plans will incorporate the standard policies contained in the Official Plan Policies for the Rideau Canal document, drafted by the planning subcommittee of the Rideau Corridor Steering Committee, as appropriate.

- m) The Counties recognizes the natural and cultural value of the Frontenac Arch Biosphere and will support the work of the Frontenac Arch Biosphere Network towards improving sustainable community development.

4.5.2 Archaeological Resources

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities are encouraged to undertake the preparation of archaeological management plans in *conserving archaeological resources* and *areas of archaeological potential*.
- b) *Development* and *site alteration* shall not be permitted on lands containing *archeological resources* or *areas of archaeological potential* unless significant archaeological resources have been conserved.
- c) The County and/or local municipalities shall require archaeological assessments and the conservation or excavation of significant archaeological resources in accordance with Provincial requirements. Archaeological assessment reports by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Tourism, Culture, and Sport, as well as licensing requirements referenced under the *Ontario Heritage Act*.
- d) Archeological assessments carried out by consultant archaeologists licensed under the *Ontario Heritage Act*, will be required as a condition of any *development* proposal affecting areas containing a known archaeological site or considered an *area of archaeological potential*.
- e) Archaeological assessment reports prepared by licensed consultant archaeologists are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Province, as well as any other terms and conditions of an archaeological license under the *Ontario Heritage Act*.
- f) *Areas of archaeological potential* are determined through the use of provincial screening criteria, or criteria developed by a licensed consultant archaeologist based on the known archaeological record for the municipality and its surrounding region. Such criteria may include a range of environmental, physiographic and historical features, information from local stakeholders and the effects of past land use.
- g) Local municipalities, in considering applications for shoreline or waterfront *development*, will ensure that cultural heritage resources, both on shore and in the water, within their jurisdiction are not adversely affected and may require an archaeological assessment (land and/or marine) and satisfactory measures to mitigate any *negative impacts* on *significant* cultural heritage.
- h) The interests of Aboriginal communities will be considered in *conserving archaeological resources*.

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

5.0 NATURAL AND HUMAN-MADE HAZARDS

The policies of this Plan seek to protect the residents of the Counties and property by managing natural and human-made hazards, which may represent a risk to health and/or safety or may pose constraints to *development*. Such hazards may include flood susceptibility, *erosion hazards* involving loss of land due to human or natural processes that pose a threat to life and property, steep slopes, unstable soils, unstable bedrock, wildland fire hazards, potential hazards associated with waste disposal sites, abandoned mines, potentially contaminated lands, and land uses which may pose unacceptable levels of noise, vibration or odour.

5.1 Objectives

The Counties' objectives related to natural and human-made hazards include:

- a) Direct *development* away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards.
- b) Promote the *redevelopment* and revitalization of contaminated or potentially contaminated lands for reintegration into the community.
- c) Minimize potential land use conflicts by ensuring compatibility amongst land uses and activities.

5.2 Natural Hazards

5.2.1 Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation

Certain lands within the Counties are subject to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourse Regulation issued by the Province, which is enacted under Section 28 of the *Conservation Authorities Act* R.S.O. 1990 and implemented by the applicable Conservation Authority. The jurisdictional boundaries of the three Conservation Authorities applicable in the Counties are illustrated in **Appendix 1**. The Regulation Limit represents a compilation of various information including *wetlands*, engineered *flood plain* mapping, estimated *flood plain* mapping and *erosion hazards*. The extent of these regulated areas and features are subject to adjustment as confirmed by site visits and studies. The respective Conservation Authorities should be consulted for details and the implementation of the regulation.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* in a regulated area or the straightening, changing, diverting or interfering in any way with the existing channel or a river, creek, stream, watercourse or changing or interfering with a wetland may require permission or clearance from the applicable Conservation Authority.

5.2.2 Flooding Hazards, Steep Slopes, Unstable Soils, Unstable Bedrock and Erosion Hazards

Development will be directed away from areas of natural hazards including *flooding hazards*, and lands subject to hazards due to steep slopes, unstable soils, unstable bedrock (i.e. Karst topography) and/or *erosion hazards*, as identified in **Schedule D** based on available information. *Development* of such areas will only be considered in accordance with the policies of this Plan, in consultation with the appropriate Conservation Authority.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* will be directed to areas outside of *flooding hazards*, *erosions hazards*, *hazardous lands*, and *hazardous sites* adjacent to the shorelines of the *Great Lakes-St. Lawrence River System* and *large inland lakes, river, stream and small inland lake systems* as identified on **Schedule D** or areas that are identified on a site-specific basis. Due to the scale of the flood plain mapping identified on **Schedule D**, the appropriate Conservation Authority should be consulted for more accurate flood risk mapping. It should be noted that there are four water bodies in the Counties where a Regulatory Flood Level has been established but not mapped (Upper Rideau, Big Rideau, Lower Rideau and Otter Lake). These levels are 124.9 metres geodetic, 124.51 metres geodetic, 124.51 metres geodetic, and 125.5 metres geodetic, respectively.
- b) Local municipal Official Plans will identify hazards and provide associated policies which achieve the intent of this Plan. It should be noted that not all *hazardous sites* and *hazardous lands* have been identified and mapped, and often may only be identified on a site-specific basis by a geotechnical study or flood risk assessment, in consultation with the appropriate Conservation Authority.
- c) A permit from a Conservation Authority may be required for *development* and *site alteration* within or adjacent to *hazardous lands* before work can begin.
- d) The Counties and local municipalities will support appropriate flood control management programs of the Province and Conservation Authorities.
- e) *Development* and *site alteration* will not be permitted within:
 - i. areas that would be rendered inaccessible to people and vehicles during times of *flood hazards* and *erosion hazards*, unless it has been demonstrated that the site has safe access appropriate for the nature of the *development* and the natural hazard;
 - ii. a *floodway* regardless of whether the area of inundation contains high points of land not subject to flooding;
 - iii. the *dynamic beach hazard*; and
 - iv. defined portions of the *flooding hazard* along connecting channels of the St. Lawrence River.

- f) The replacement of existing buildings or structures, or minor additions to existing buildings or structures, will only be permitted on an existing *lot* of record in a *flood plain* or *erosion hazard* if it has been demonstrated that there is no alternative building envelope on the lot outside of the flood plain or *erosion hazard* and subject to the policies of this Plan.
- g) *Lot* creation will be directed to areas outside of a *flooding hazard* and *erosion hazard*.
- h) Notwithstanding Section 5.2.2 (e), *development* and *site alteration* may be permitted in certain areas associated with a *flooding hazard* along *river, stream and small inland lake systems* in those exceptional situations where a *Special Policy Area* has been approved by the Province, in accordance with Provincial Policy. Currently, there are no *Special Policy Areas* designated within the Counties.
- i) Notwithstanding Section 5.2.2 (e), *development* and *site alteration* may be permitted in certain areas associated with a *flooding hazard* along *river, stream and small inland lake systems* where *development* is limited to uses by their nature which must locate within the *floodway*, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
- j) Uses prohibited from locating in *hazardous lands* including the *flood plain*, on lands that may be susceptible to a *flooding hazard*, or *erosion hazard*, or on *hazardous sites* include:
 - i. an *institutional use* including hospitals, long-term care homes, retirement homes, pre-schools, school nurseries, day care and schools;
 - ii. an *essential emergency service* such as that provided by fire, police and ambulance stations and electrical substations; and
 - iii. uses associated with the disposal, manufacture, treatment or storage of *hazardous substances*.
- k) Where the *two zone concept* for *flood plains* is applied, *development* and *site alteration* may be permitted in the *flood fringe*, subject to appropriate floodproofing to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Minister of Natural Resources and Forestry.
- l) Further to Section 5.2.2 (j), and except as prohibited in Section 5.2.2 (e) and (j), *development* and *site alteration* may be permitted in those portions of *hazardous lands* and *hazardous sites* where the effects and risk to public safety are minor, could be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - i. *development* and *site alteration* is carried out in accordance with *floodproofing standards, protection works standards, and access standards*;
 - ii. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - iii. new hazards are not created and existing hazards are not aggravated; and
 - iv. no adverse environmental impacts will result.

- m) The stable top of the slope will be determined by a qualified Professional Engineer, in consultation with the Counties and/or local municipality and the applicable Conservation Authority. The required setback will reflect the degree, severity and extent of the hazard.
- n) A geotechnical study, engineering analysis or flood risk assessment may be required in order to determine the feasibility of proposed *development* adjacent to *hazardous lands*, in consultation with the applicable Conservation Authority. A minimum setback may be included in the implementing zoning by-law.
- o) Where new *development* is proposed in areas of Karst topography as identified in the local municipal Official Plans, the local municipality will establish policies which require that a geotechnical study be completed to demonstrate that the lands are suitable or that the hazard can be mitigated and that the *development* will not result in adverse impacts to the environment.
- p) The Counties and local municipalities will consider the potential impacts of climate change that may increase the risk associated with natural hazards, and in consideration of the policies in Section 6.6.

5.2.3 Wildland Fire Hazards

Certain lands within the Counties have been identified as areas that may be unsafe due to the presence of *hazardous forest types for wildland fire*. *Development* will generally be directed to areas outside lands identified as a high to extreme risk for *wildland fire*, unless the risk may be appropriately mitigated.

It is the policy of the United Counties of Leeds and Grenville that:

- a) *Development* will generally be directed to areas outside of lands that are unsafe for *development* due to the presence of *hazardous forest types for wildland fire*. Potential forest hazard classifications for *wildland fire* identified as high to extreme risk for *wildland fire* are illustrated on **Appendix 4**. **Appendix 4** is provided for information purposes and is intended to provide a screening tool for identifying areas at risk for *wildland fire*. Where updated and/or more detailed assessments are undertaken, **Appendix 4** may be revised without requiring an amendment to this Plan.
- b) *Development* may be permitted in lands with *hazardous forest types for wildland fire* where risk is mitigated in accordance with the *wildland fire assessment and mitigation standards*, as identified by the Province.
- c) In the absence of detailed municipal assessments, proponents of *development applications* will undertake a site review to assess for the presence of areas of high to extreme risk for *wildland fire* on the subject lands and adjacent properties, to the extent possible. Where areas of high to extreme risk for *wildland fire* are present, measures should be identified as to how the risks will be mitigated and should consider the

application of land use planning mitigation and management approaches, determined in consultation with the Province.

- d) Environmentally appropriate mitigation measures will be promoted. Wildland fire mitigation measures which would result in *development* or *site alteration* will not be permitted in *significant wildlife habitat* unless it has been demonstrated that there will be no *negative impacts* on the natural features or *ecological functions*.
- e) Local municipalities are encouraged to implement more detailed policies in their respective local municipal Official Plans to address natural hazards associated with wildland fires, and in conformity with the policies of this Plan.

5.3 Human-Made Hazards

5.3.1 Waste Disposal Sites

The location of new waste disposal sites and the expansion of existing waste disposal sites will require an amendment to this Plan and the local municipal Official Plan. *Development* within proximity to waste disposal sites will be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Closed and active waste disposal sites in the Counties are identified on **Schedule D** of this Plan, and will be identified in the local municipal Official Plans.
- b) *Development* proposals within 500 metres of any active and closed or inactive waste disposal site will be accompanied by a study prepared by the proponent that satisfies the Counties and local municipality and the requirements of the Provincial guidelines related to land uses on or near landfills and dumps. The study will address contamination by leachate, surface runoff, ground settlement, visual impact, soil contamination and hazardous waste, landfill generated gases, and any mitigation measures required.
- c) Use of any closed waste disposal site will be in accordance with the Certificate of Approval. All waste disposal sites no longer in use will be rehabilitated to the standards required by the Province. No use will be made of land or land covered by water which has been used for the disposal of waste within a period of twenty-five years from the year in which such land ceased to be so used, unless the approval of the Minister for the proposed use has been given.
- d) New waste disposal sites, or expansions thereto, are not contemplated within the horizon of this Plan and will only be considered through an amendment to this Official Plan and in accordance with the requirements of the *Environmental Assessment Act*.
- e) Wherever practical and feasible, methane or other greenhouse gas emissions from *waste management systems* will be captured and used as an *alternative energy source* for the

Counties and its surrounding areas. Additional opportunities for other *renewable energy undertakings* on any of the waste disposal sites will be supported.

5.3.2 Petroleum Wells

Development within proximity to *petroleum resource operations* must be carefully regulated to minimize land use conflicts and the potential for any *adverse effects*. While no known petroleum wells have been identified at this time, the following policies would apply where future petroleum wells are identified.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Petroleum wells will be identified in the local municipal Official Plans.
- b) New *development* will be set back 75 metres from existing petroleum wells and associated works, with this setback being equivalent to the required setback under the *Oil, Gas and Salt Resources Act* for new wells from existing development.

5.3.3 Abandoned Mine Sites

Development within proximity to abandoned mine sites will be carefully regulated to minimize land use conflicts and any *adverse effects*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Known abandoned mine sites are identified by the Province and are shown on **Schedule D** of this Plan, and will be identified in the local municipal Official Plans.
- b) Consultation with the Province will be undertaken in relation to proposed new *development* within a one kilometre radius of abandoned mine sites.
- c) The Counties and the local municipalities will attempt to ensure that proposed new *development* within a one kilometre radius of abandoned mine sites is only permitted subject to the approval of the Province and demonstration that any known or potential hazards have been addressed or mitigated by rehabilitation measures which are underway or completed.

5.3.4 Potentially Contaminated Lands

Potentially contaminated lands represent a potential hazard to human health, ecological health and the natural environment, but also represent opportunities for potential *redevelopment* and reintegration into the community, if they are properly remediated to suit a new use of the site.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will encourage remediation and their appropriate *redevelopment*, of contaminated sites, or land adjacent to known or potentially

contaminated sites, in accordance with provincial regulations and procedures and the policies of this Plan and the local municipal Official Plan.

- b) For land with a historic use which may have resulted in site contamination or land adjacent to known or potentially contaminated sites, Environmental Site Assessments (ESAs) will be prepared as part of the *development* approvals process to determine whether contamination exists, its extent where it does exist, and to determine remediation requirements.
- c) The Counties and local municipalities will encourage owners of potentially contaminated sites to remediate their sites so that they may be reintegrated into the community.
- d) *Development* may only be permitted on, abutting or adjacent to contaminated sites if rehabilitation or other measures to address and to mitigate known or suspected hazards are underway or have been completed.

5.3.5 Environmental Procedures for Potentially Contaminated Lands

It is the policy of the United Counties of Leeds and Grenville that:

- a) If the site of a proposed use or *development* is in the opinion of the Counties, local municipality or other approval authority known or suspected to be a contaminated site, the local municipality will require that prior to permitting *development* on the site, the proponent will complete the following to the satisfaction of the Counties or other approval authority:
 - i. Environmental Site Assessment (ESA) in accordance with Provincial guidelines; and
 - ii. site restoration in accordance with a remedial plan, where the need for remediation is identified.
- b) Where an ESA has determined that contamination exists, no *development* will be permitted until such time as the completion of any required decommissioning and/or remediation of the site, and a Record of Site Condition (RSC) has been prepared by a Qualified Person confirming that site soil conditions meet provincial criteria for the proposed use.
- c) The local municipal Official Plans may establish more detailed procedures and requirements to address the remediation of contaminated sites.

5.3.6 Noise, Vibration, Odour and Other Contaminants

Managing noise, vibration, odour levels, and other contaminants is important to ensuring health and well-being, and in managing appropriate relationships between *sensitive land uses*, land uses that emit noise, vibration and/or odour, and certain elements of the *transportation system*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) New residential or other sensitive uses will not be located in noise sensitive areas unless noise abatement techniques are employed to reduce the noise to comply with the Provincial sound level criteria/guidelines.
- b) New residential or other sensitive uses will not be permitted in any area where it is anticipated that noise, vibration, odour or other contaminants from vehicular traffic or from the nature of the use will exceed Provincial sound level criteria and/or guidelines.
- c) Only those new commercial or employment uses that can meet the Provincial sound level criteria will be permitted.
- d) The *development* of new employment uses and *sensitive land uses* will have regard for the Provincial guidelines respecting separation distances between industrial uses and *sensitive land uses*.
- e) For any proposed *development* of a *sensitive land use* in proximity to a Provincial Highway, other highway, sewage treatment facility, waste management site, industry, aggregate extraction site, commercial facility, or other stationary or line source where noise and vibration may be generated, a noise and/or vibration study may be required to be submitted by a proponent. The study should be prepared by a qualified acoustical consultant in accordance with the appropriate provincial guidelines, to the satisfaction of the Counties and/or local municipalities, and/or other jurisdiction prior to *development* approval. In determining the need for a noise and/or vibration study, the Counties and the local municipalities may consider the scale of the *development* and the associated compatibility concerns. The recommendations of the approved noise and/or vibration report will be incorporated in the *development* agreement for implementation, as approved. Noise and/or vibration studies are generally required for new *development* proposed within the influence area of a stationary noise source. The influence areas are determined on a case-by-case basis depending on factors such as the type and scale of the stationary noise source and the intervening topography and land uses.
- f) Any proposed *development* in proximity to an active railway right-of-way will be subject to the policies in Section 6.2.4 of this Plan, with regard to the requirements for noise, compatibility, and vibration impact studies, as applicable.
- g) The Counties and/or local municipalities will support initiatives of agencies to develop standards, regulations and procedures to prevent spillage of toxic materials. The Counties and/or local municipalities will support agencies and firms in the *development* of appropriate methods and capability to deal with spills with due speed and diligence. Additional safety measures for the storage, transportation and use of toxic materials will be encouraged.
- h) *Development* proposals for uses that involve the storage or processing of *hazardous substances* or contaminated materials, including water, will demonstrate, to the satisfaction of the Counties and/or local municipalities that they will comply with all relevant Provincial and/or Federal regulations.

6.0 TRANSPORTATION, INFRASTRUCTURE AND SERVICING

Growth and *development* is serviced through a system of *infrastructure*, which include the roads and parking facilities, trail systems, *sewage and water services*, stormwater facilities and *waste management systems*, utilities and telecommunications *infrastructure*, electricity generation facilities and transmission and distribution systems. These systems play an important role in defining the communities and areas within the Counties and ensuring their sustainability, in terms of community health, economic competitiveness and environmental awareness. The policies of this Plan, strive to ensure the efficient and cost-effective co-ordination between the growth management framework and the provision of systems of networks and *infrastructure* so they are financially viable over their life cycle and meet current and projected needs.

Prior to considering the development of new or expanding *infrastructure* and *public service facilities*, the use of existing *infrastructure* and *public service facilities* should be optimized; and opportunities for adaptive reuse should be considered, wherever feasible.

6.1 Objectives

The Counties' objectives related to transportation, *infrastructure* and servicing are to:

- a) Promote the establishment of a comprehensive and efficient transportation system to move people and goods to support economic development objectives of the Counties.
- b) Support and encourage *active transportation* to contribute to the development of healthy, safe and complete communities and minimize automobile dependence.
- c) Encourage local municipalities in their provision of *sewage and water services* which are environmentally and fiscally viable over their life cycle.
- d) Optimize the use of existing *infrastructure* and public facilities prior to considering the development of new *infrastructure*.
- e) Plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission and distribution systems to meet current and projected needs.
- f) Encourage effective, efficient and sustainable stormwater management and low impact development measures to support water quality maintenance and flood and erosion management.
- g) Support waste management initiatives which support waste diversion, reuse, reductions in material consumption and minimize impacts on the natural environment.
- h) Promote modern and robust telecommunications and utilities *infrastructure* which meets the needs of the Counties and growing businesses.

- i) Support the coordination and efficient provision of *infrastructure* to accommodate growth in a fiscally and environmentally responsible manner.
- j) Planning for *infrastructure*, electricity generation facilities and transmission distribution systems and *public service facilities* shall be coordinated and integrated with land use planning so that they are financially viable over their life cycle, which may be demonstrated through asset management planning; and available to meet current and project needs.
- k) Encourage energy efficiency and conservation which reduces impacts on air quality and the impacts of climate change.

6.2 Transportation System

The transportation system plays an important role in determining the quality of life within a community through the level of service and accessibility to employment, social, recreational and commercial opportunities. The transportation system, set out in **Schedule E** supports the establishment of a comprehensive and efficient *transportation system* to move people and goods.

In addition to all the applicable municipal and Counties requirements, all proposed *development* located in the vicinity of a Provincial Highway within the Province's permit control area under the *Public Transportation and Highway Improvement Act*, will be subject to Provincial approval.

6.2.1 Movement of People and Goods

The Counties provides for a range of systems and networks for the movement of goods and people, including roads, cycling and trails, waterways and rail corridors. The Counties has excellent access to higher-order *transportation systems* including Provincial Highways. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the Counties.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties may undertake the preparation of a Transportation Master Plan to assess the implications of growth and establish a long-term plan for the provision of *transportation systems* in the Counties, which may include specific corridors and/or regions around particular urban areas, and opportunities for active transportation.
- b) The Counties and local municipalities will ensure the co-ordination between growth management and the *transportation systems*.
- c) The Counties will work with transportation industries to facilitate the efficient movement of goods by maintaining a high level of service while maintaining community safety and mitigating unnecessary risk.

- d) The Counties and local municipalities will ensure that appropriate transportation service is provided to *employment areas* and commercial areas.
- e) The Counties and local municipalities will ensure that designated commercial areas are serviced by roads with appropriate traffic capacity and support *active transportation*.
- f) Access to a Provincial Highway, County road or local municipal road will require approval from the Province, Counties and/or local municipality, as applicable.
- g) The Counties will undertake planning studies in consultation with relevant stakeholders to identify truck routes. Through the passing of by-laws, the Counties and local municipalities may establish truck routes along the County Roads, and other arterial roads and non-residential collector roads, thereby avoiding local roads in residential neighbourhoods, in order to protect residents from noise and corridor emission pollutants. The Counties and local municipalities will comply with the requirements of the *Public Transportation and Highway Improvement Act* while planning truck routes and consult with the Province while planning truck routes to assess any potential impacts on the Provincial Highway system.
- h) The Counties will support and encourage the protection of rail corridors for other linear uses should they become abandoned, including consideration for the use of abandoned rail corridors for a variety of purposes, such as part of a trail system.
- i) The Counties will encourage the efficient use of existing and planned *infrastructure*, including the use of *transportation demand management* strategies, where feasible.
- j) The Counties supports the protection of *major goods movement facilities and corridors* for the long term, by ensuring that *development* proposed on *adjacent lands* is compatible and supportive of the long term purposes of the corridor and is designed to avoid, mitigate or minimize *negative impacts* on and from the corridor and transportation facilities.

6.2.2 Provincial Highways, County Roads and Thousand Islands Parkway

The Counties has excellent access to higher-order *transportation systems* including Provincial Highways such as Highway 401, 416, and 15. Every effort will be made to ensure an efficient and effective transportation system to encourage and support economic development in the Counties.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The following roads are identified on **Schedule E**:
 - i. Provincial Highways;
 - ii. Thousand Islands Parkway; and
 - iii. County Roads.
- b) The following minimum right-of-way road widths should be maintained where feasible:

- i. Provincial Highways – As determined by the Province;
 - ii. County Roads 2, 32, 42 and 43 – 30.5 metres; and
 - iii. Remaining County Roads – 26.2 metres, except where circumstances may necessitate a wider road allowance.
- c) Requirements for local municipal roads under the jurisdiction of the local municipalities will be established by the local municipality.
- d) Where additional land is required for road widening and extensions, such land will be dedicated wherever possible, in the course of approving draft plans of subdivision or condominium, consents or site plan agreements, without amendment to this Plan. The dedication of such land will take into account the following:
 - i. the extent of the right-of-way that may be required as established in the policies of this Plan and the local municipal Official Plan;
 - ii. road widenings being taken equally on either side of the centre line of existing roads. However, unequal widenings may be required where factors, such as topography, historic building locations, grade separation, channelization, existing development or other unique conditions make the dedication of equal widenings is not feasible;
 - iii. the need to provide acceleration and deceleration lanes, left-turn storage lanes, medians, traffic signals or other traffic control devices, sight triangles at intersections including intersections of road and a railway line, railway grade separations and/or any other traffic or road engineering consideration. The extent of the widening will be based on specific characteristics of the intersection and will be determined in accordance with accepted traffic engineering design criteria; and
 - iv. other requirements as established by the Counties, and/or local municipality.
- e) Any proposals to widen, extend, realign, or improve roads will consider natural heritage features and areas and their functions, *cultural heritage landscape* factors, natural hazards, water resources, and attributes of adjacent land or views created by the road. The Counties and/or local municipality may require that appropriate studies be undertaken prior to approval or endorsement of any proposals to widen, extend, realign or improve roads.
- f) The preservation and reuse of abandoned transportation corridors for purposes that maintain the corridor's continuous linear characteristics will be encouraged, whenever appropriate and feasible.
- g) The Counties supports more efficient use of the road network to improve the *active transportation* network, transit system and influence the built environment form to effect change in transportation mode choice. A land use pattern, density and mix of uses will be promoted, particularly within the *settlement areas* and along appropriate roadways within the Counties, thereby reducing the length and number of vehicle trips, complementing the increased level of *active transportation*.
- h) Safe and convenient pedestrian interfaces with roads will be encouraged wherever appropriate and practical.

- i) The impact of a *development* proposal on the transportation system, including the means of access, will be examined through a review of all documents deemed as appropriate by the Counties and/or local municipality and will generally include a traffic impact study. Only those *development* proposals that can be accommodated in the existing system will be permitted. Where the transportation system is not adequate, the Counties and/or local municipality will require, as a condition of *development* approval, that the proponent of the *development*:
 - i. improve the transportation system to accommodate the proposed *development* to the satisfaction of the Counties and/or local municipality;
 - ii. make the necessary financial contributions for the required improvements; and/or
 - iii. dedicate rights-of-way for the development of roads.

6.2.2.1 Provincial Highways

Highways 401, 416, 137, 15 and 16 are designated Provincial Highways in the Counties, as they are owned and maintained by the Province. Highway 401 runs east-west and links the Counties with Kingston and the Greater Toronto Area in the west and Cornwall in the east. Highway 416 runs north-south and links the Counties with Highway 417 and Ottawa to the north. Highway 15 is located along the north end of the Counties and is a significant route which provides residents with a connection west to Kingston and east to Ottawa.

Two international bridges traverse the St. Lawrence River and link Canada to the United States. The Thousand Islands Bridge links to Highway 137, Highway 401, and the Thousand Islands Parkway in Ontario, and to Wellesley Island and Interstate 81 in New York. The Prescott-Ogdensburg Bridge connects Johnstown in Edwardsburgh/Cardinal to Ogdensburg, New York. In Ontario, the bridge connects with Highway 16, which then connects with Highway 401 and Highway 416.

The Province's statutory authority for its Permit Control System, including highway access control, is set out in Sections 31, 34 (King's Highway) and 38 (controlled-access highway) of the *Public Transportation and Highway Improvement Act*. Any *development* located within the Province's permit control area under the *Public Transportation and Highway Improvement Act* is subject to Provincial review and approval prior to the issuance of entrance, building and land use permits. These permits must be obtained prior to any construction being undertaken within the Province's permit control area.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Direct access to a Provincial Highway is only permitted provided that the proponent of *development* meets the Province's access management practices and principles and demonstrates to the satisfaction of the Counties, local municipality, and the Province that direct access is appropriate, considering the settlement structure and land use policies of this Plan and the local municipal Official Plan and the following:
 - i. the location of proposed access with respect to sight lines, topography and the geometric design of the highway; and
 - ii. the effect of turning movements on through traffic taking into consideration the volume of traffic generated by the proposed land use, other existing direct accesses

onto the highway within the immediate vicinity and the need for turning, acceleration and/or deceleration lanes.

- b) Where new *development* is abutting a Provincial Highway and a Counties or local municipal road, the *development* is encouraged to gain access from first the local municipal road wherever practical, followed by the consideration of the County Road, where possible.
- c) Where *development* is proposed in proximity to a Provincial Highway, Provincial Noise Assessment Criteria may be applied, as determined by the Counties and/or local municipalities, with consideration for the scale of the *development* and the associated compatibility concerns.
- d) Only those uses that are compatible with the operation of a patrol yard will be permitted to locate adjacent to a patrol yard. The Province owns and operates a patrol yard at the following addresses:
 - Johnstown – 2542 Rooney Road, Edwardsburgh/Cardinal;
 - Long Beach – 1209 County Road 2, Elizabethtown-Kitley;
 - County Road 3 at Lansdowne – 513 Reynolds Road, Leeds and the Thousand Islands;
 - County Road 43 east of Kemptville – 1203 County Road 43, North Grenville; and
 - Crosby – 7560 County Road 42, Rideau Lakes.

6.2.2.2 Thousand Islands Parkway

The right-of-way of the Thousand Islands Parkway is under the jurisdiction and control of the St. Lawrence Parks Commission, and the Commission's responsibility extends to each side of the Parkway pursuant to the *Public Transportation Highway Improvement Act* and the *St. Lawrence Parks Commission Act*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Access to the Thousand Islands Parkway will require the approval of the St. Lawrence Parks Commission, in accordance with their policies and standards; and
- b) The local municipal Official Plans may establish more detailed policies pertaining to *development* in proximity to the Thousand Islands Parkway.

6.2.2.3 County Roads

It is the policy of the United Counties of Leeds and Grenville that:

- a) Existing County Roads having substandard widths or engineering standards and when scheduled for reconstruction, may be reconstructed to currently accepted standards as determined by the Counties.

- b) Direct access to County Roads from existing *lots* of record which abut the road allowance is permitted provided the access point is in a location where there are adequate sight lines considering the topography and the geometric design of the road, and is in accordance with the County Roads Department Policy Statement, 2008. Access to a County Road will require the approval of an entrance permit in accordance with the Counties' application procedures.
- c) County Road access points will be designed to the satisfaction of the Counties in accordance with the County Roads Department Policy Statement, 2008, and will be in locations that will not create a hazard due to impaired line of sight, or any other safety, transportation or land use planning consideration.
- d) The impact on County Roads and the determination of suitable access points will be assessed through the consideration of *settlement area* expansions and growth allocations, and in accordance with Section 2.5.
- e) All new *development* along County Roads will be in accordance with the County Roads Department Policy Statement, 2008.

6.2.3 Active Transportation

Active lifestyles and increasing demands for *sustainable* modes of transportation present a need for a useful and accessible walking and cycling network in the Counties. This Plan recognizes that *active transportation*, such as bicycle and pedestrian trails and paths contributes to healthy communities and supports such *sustainable* modes of travel. The Counties and local municipalities encourage the development and enhancement of pedestrian, bicycle, and shared use trails and routes. The Counties supports the establishment of trails and the *active transportation* objectives.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will support the development of an *active transportation* network and may undertake the development of a Counties-wide trails strategy or master plan in support of the implementation of local municipal trails strategies and connectivity with other local, regional and provincial trail systems in the Counties. A Counties-wide trails strategy will encourage the potential for connectivity to existing and future local municipal trail systems, including the North Grenville Integrated Community Trails Strategy, the Merrickville trails, the Cataraqui Trail, the Waterfront Trail and St. Lawrence Bikeway which runs through the southern portion of the Counties, the Rideau Trail through the Township of Rideau Lakes, and trails in the Limerick Forest and Charleston Lake Provincial Park.
- b) The Counties will consult and work cooperatively with the local municipalities to ensure that a future Counties-wide network is contiguous with local *active transportation* networks.
- c) The Counties and local municipalities will work towards providing safe bicycle and pedestrian paths, both along the roadway or separated from the roadway, on existing

and proposed roads, on abandoned *transportation corridors*, on trail dedications or easements associated with rehabilitated *mineral aggregate operations*, and connecting parks and open spaces, as appropriate.

- d) The Counties and local municipalities will support the interconnectivity of existing walking trails and bicycle paths and, where feasible and appropriate, provide continuous trail system linkages.
- e) The Counties and local municipalities will support to promote accessible and convenient trail systems.
- f) The Counties and local municipalities will support the promotion of aesthetically pleasing, safe trail systems, for recreational and utilitarian purposes. Particular attention will be given to trail systems associated with natural assets including watercourses, parks, and natural features.
- g) The implementation of trail systems will be feasible in terms of the costs and benefits associated with the route selection. Healthy lifestyles, sustainability, and the quality of neighbourhood character will be taken into consideration.
- h) The Counties and local municipalities will support the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas at places of employment and community infrastructure, facilities, and cultural and shopping locations, where appropriate.
- i) The Counties and local municipalities will support, where applicable, the implementation and operation of an effective trail system maintenance program.
- j) The Counties and local municipalities in association with other organizations and agencies will support the development and promotion of scenic, recreational and educational pathways and trails.
- k) The Counties and local municipalities will support the use of inactive rail corridors for use as multi-use trails where feasible and appropriate.
- l) The Counties, local municipalities and partners will pursue alternative funding from other levels of government and the private sector to implement *active transportation* and trail routes in the Counties, and have a lead role in public outreach and in promoting the benefits of *active transportation*.
- m) Local municipalities are encouraged through their Official Plans to require the dedication of lands for roads and *active transportation*, such as pedestrian and bicycle pathways, and public transit rights-of-way as a condition of subdivision and site plan approvals in accordance with the *Planning Act*.

6.2.4 Rail

The Canadian National Railway (CNR) mainline runs east-west at the southern end of the Counties, parallel to the St. Lawrence River and Highway 401. The Canadian Pacific Railway (CP) runs across the northern end of the Counties. The former Ottawa and Prescott Railway runs north-south between Ottawa and Prescott.

The Counties supports safe and efficient *rail facilities* and rail network within the Counties. *Development adjacent to rail facilities* will be carefully controlled to eliminate land use conflicts and ensure the safe and continued operation of the rail line.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Planning for uses in the vicinity of *rail facilities* will protect the long-term operation and economic role of the corridor.
- b) The Counties will encourage economic development opportunities associated with the rail transportation system and/or future public transit opportunities.
- c) Any proposed new residential or other sensitive use within 300 metres of an active railway right-of-way will be supported by noise and compatibility studies, completed to the satisfaction of the Counties and/or local municipality, in consultation with the appropriate railway company.
- d) Any proposed new *development* within 75 metres of an active railway right-of-way will be supported by a vibration impact study, completed to the satisfaction of the Counties and/or local municipality, in consultation with the appropriate railway company.
- e) For *development adjacent* to a railway right-of-way, appropriate safety measures such as setbacks, berms and security fences will be provided to the satisfaction of the Counties and/or local municipality in consultation with the appropriate railway company.
- f) Proponents of *development* within 300 metres of an active railway right-of-way are encouraged to consult with the appropriate railway company prior to filing formal *development applications*.
- g) Local municipalities are encouraged to establish appropriate setbacks for *development* from both active and abandoned railways in their local zoning by-laws.
- h) The Counties supports the reuse of abandoned rail corridors for potential trail systems, in accordance with the policies of Section 6.2.3, and maintaining the continuity of such linear infrastructure corridors, in accordance with policy 6.2.1 h).

6.2.5 Airports and Airfields

Airports must be appropriately designed, buffered and/or separated to prevent *adverse effects* from noise. New residential *development* and other *sensitive land uses* are prohibited in areas near *airports* above the 30 Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP),

as set out on maps approved by Transport Canada, in order to protect *airports* from incompatible *development*. The Counties is serviced by the Brockville-Thousand Islands Regional Tackaberry Airport in the Township of Elizabethtown-Kitley and the Gananoque Airport located on the border of the Township of Leeds and the Thousand Islands and the City of Kingston.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Planning for uses in the vicinity of *airports* will protect the long-term operation and economic role of the *airport*.
- b) New residential *development* and other *sensitive land uses* will not be permitted in areas above 30 NEF/NEP as set out in local municipal Official Plans.
- c) *Redevelopment* of existing residential uses and other *sensitive land uses* may be considered above 30 NEF/NEP, if it has been demonstrated that there will be no *negative impacts* on the long-term function of the *airport*.
- d) New *development* in areas below 30 NEF/NEP, but in close proximity to *airports* may be required to address noise and vibration and/or land use compatibility as established in local municipal Official Plans.
- e) New *development* permitted within the *airport* lands and other areas above the 30 NEF/NEP may be subject to a noise analysis to identify noise reduction features and other mitigation measures in accordance with the policies and guidelines of Transport Canada Aviation.
- f) New *development* within proximity to airfields may be required to address compatibility issues related to land use, noise, dust and lighting, among other matters, as determined by the Counties and/or the local municipalities, with consideration for the scale of the *development*.
- g) Local municipalities will provide more detailed policy guidance in the local municipal Official Plans for lands within proximity to identified airports and airfields.

6.2.6 Marine Systems

The St. Lawrence River, Rideau River and Rideau Canal provide important marine recreational opportunities in the Counties. This Plan recognizes the existing and future potential for tourism and recreation opportunities and the movement of people and goods associated with these waterways.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The planning and *development* of marine facilities, such as port, docking (excluding private docks associated with a residential use), harbour and associated facilities,

whether initiated by federal, provincial and other agencies, or the private sector, should be undertaken comprehensively and should consider such matters as the:

- i. environmental impacts both during and after construction;
- ii. public use of and access to harbour facilities;
- iii. intermodal linkages with transportation facilities;
- iv. integration of functions into multi-use facilities;
- v. coordination and conformity with local municipal Official Plan policies and applicable provincial policy;
- vi. land use impacts, land use compatibility, the appropriateness of the proposed location, and urban and site design considerations;
- vii. traffic impacts and the coordination of roads and parking;
- viii. stormwater management;
- ix. coastal engineering;
- x. economic and municipal fiscal impacts; and
- xi. marine archaeology.

- b) Local municipalities may establish policies in the local municipal Official Plans to address the *development* of private docks associated with a residential use.

This policy is not intended to allow for the *development* of major ports throughout the Counties. Any major industrial ports must be located in a designated *employment area* which allows for the *development* of ports as a permitted use, as established in the local municipal Official Plans. The *development* of a port outside of a designated *employment area* would require a local municipal Official Plan amendment and Counties Official Plan amendment.

6.3 Water and Wastewater System

6.3.1 Sewage and Water Services

The provision of *municipal sewage services* and *municipal water services* is the responsibility of the local municipalities. The Counties will promote efficient and environmentally responsible *development* which is supportable on the basis of appropriate *sewage and water services* consistent with the Provincial Policy Statement.

The Counties encourages new *development* to proceed on the basis of *municipal sewage services* and *municipal water services*, where available or planned, and local municipalities are encouraged to co-ordinate their approach to, and timing of, the provision of municipal sewage and water treatment through the preparation of an overall servicing strategy.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Full *municipal sewage services* and *municipal water services* are the preferred form of servicing for all *urban settlement areas*. *Intensification* and *redevelopment* within *urban settlement areas* on existing *municipal sewage services* and *municipal water services* will be promoted, wherever feasible.

- b) Where *municipal sewage services* and *municipal water services* are not provided, municipalities may allow the use of *private communal sewage services* and *private communal water services*.
- c) Where *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services* are not provided, *individual on-site sewage services* and *individual on-site water services* may be used provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*.
- d) The use of *partial services* will only be permitted in the following circumstances:
 - i. where they are necessary to address failed *individual on-site sewage services* and *individual on-site water services* in existing *development*; or
 - ii. within *settlement areas*, to allow for infilling and minor rounding out of existing *development* on *partial services* provided that site conditions are suitable for the long-term provision of such services with no *negative impacts*; or
 - iii. where a local municipal Official Plan has policies in place that contemplate the use of *partial services* under specific circumstances to accommodate *development*.
- e) Limited rural *development* will be permitted on *individual on-site sewage services* and *individual on-site water services*.
- f) All new *development* within *settlement areas* will only occur on the preferred form of servicing applicable to the *settlement area*, unless there are interim servicing policies provided in the local municipal Official Plan. Consultation with the Province will be required prior to the approval of interim servicing policies.
- g) The local municipality must confirm the availability of the required *municipal* and/or *private communal sewage services* and *municipal* and/or *private communal water services* capacity prior to *development* being approved, based on acceptance of a servicing analysis study, to the satisfaction of the lower-tier municipality. Provincial guidelines will be used when determining the remaining uncommitted *reserve sewage system capacity* and *reserve water system capacity*. The determination of sufficient *reserve sewage system capacity* will include treatment capacity for hauled sewage from *private communal sewage services* and *individual on-site sewage services*.
- h) Public and/or private investment in upgrading or expanding *municipal sewage services* or *municipal water services* should be focused within the *urban settlement areas*. Circumstances may warrant *infrastructure* investment in *rural settlement areas* and in *rural lands* for limited rural development.
- i) Encourage local municipal monitoring and the proper maintenance of *private communal sewage services* and *individual on-site sewage services* in the Counties in order to protect water resources.
- j) The Counties will encourage local municipalities to prepare comprehensive master servicing plans for the planning, expansion and on-going operation of sewage treatment

and water treatment facilities, pumping stations, force mains and trunk distribution and collection systems. Where appropriate, joint servicing plans are encouraged to ensure that *infrastructure* is built and maintained in a cost-effective, environmentally sound and co-ordinated manner that meets the long-term needs of the communities affected.

- k) The Counties will encourage local municipalities to promote the use of *green infrastructure* to complement *infrastructure*.
- l) The Province recommends separation distances and/or other control measures for *sensitive land uses* close to sewage treatment facilities and waste stabilization ponds. Separation distances are based on the design capacity of the sewage treatment facility, the type of waste stabilization pond, and the characteristics of the waste. These distances are outlined in the Province's Guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use and will be established in the local municipal Official Plans.

6.3.2 Stormwater Management

It is the policy of the United Counties of Leeds and Grenville that:

- a) As part of the Counties' approval authority in accordance with the policies of Section 7.6 of this Plan, the Counties may require stormwater management controls in their approval of certain *development* applications. In addition, the Counties will encourage local municipalities in their planning for stormwater management to:
 - i. minimize, or, where possible, prevent increases in contaminant loads;
 - ii. minimize changes in water balance and erosion;
 - iii. not increase risks to human health and safety and property damage;
 - iv. maximize the extent and function of vegetative and pervious surfaces; and
 - v. promote stormwater management best practices, including stormwater attenuation and re-use, and low impact development.
- b) Where *development* is proposed that is not serviced by a stormwater management facility, existing off-site drainage patterns are to be maintained and all related *infrastructure* is to be within the limits of *development* wherever practical. On-site stormwater management controls may be required for *development* that drains to an existing stormwater management facility, depending on the design parameters of the facility.
- c) The Counties and local municipalities will promote naturalized stormwater management facilities, constructed with gentle slopes. Applications for *development* which require stormwater management facilities will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Province's Stormwater Management Planning and Design Manual, and applicable watershed studies, master drainage plans or master stormwater management plans, where they exist, and in consultation with the local municipality and the applicable Conservation Authority.

6.4 Waste Management

It is the policy of the United Counties of Leeds and Grenville that:

- a) Waste management will include waste diversion (composting and recycling), waste disposal, and waste as a potential resource. The Counties and local municipalities recognize and support the provincial initiative of reducing waste through a diversion action plan, and may initiate their own diversion plan.
- b) In addition to the requirements of this Section, new waste management sites, or expansions thereto, will only be considered through an amendment to this Plan.
- c) The Counties will encourage effective and efficient management of the solid waste generated within the Counties and support a sustainable long-term strategy for waste management.
- d) The Counties and local municipalities will contribute to and show leadership by considering reductions in material consumption and waste production and increases in diversion and reuse within its municipal culture, decision-making, and operations.
- e) The Counties and local municipalities will continually promote the household and commercial recycling program and improve efforts for waste-diversion.
- f) The Counties and local municipalities will co-operate with all levels of government and other agencies in promoting public awareness of waste issues and in promoting waste diversion strategies as well as other alternative waste management techniques.
- g) The Counties and local municipalities will emphasize the responsibility of the municipality, developers, residents, and commercial, institutional, and industrial establishments to minimize environmental impact as a result of solid waste and to bear the costs of doing so.
- h) The Counties and local municipalities should consider the implications of *development* and land use patterns on waste generation, management and diversion.

6.5 Utilities and Telecommunications Networks

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will facilitate the coordination between growth management and the maintenance and expansion of the telecommunication sector, both in terms of technological advancement and service provision.
- b) The Counties and local municipalities will ensure that adequate utility networks are, or will be, established to serve the anticipated *development* and that these networks are, or will be, phased in a manner that is cost-effective and efficient.

- c) Through the Counties' and local municipalities' planning activities, existing utilities, telecommunications and transmission corridors and networks will be protected and enhanced, and maintained and operated to minimize their impact on the local communities.
- d) The Counties and local municipalities will encourage the establishment of a modern telecommunications network to meet the needs of the Counties, and such facilities are to be located and designed, to the extent possible, to reflect local conditions and implement the policies of this Plan and the local municipal Official Plan.
- e) Utilities will be permitted in all land use designations, will minimize impacts on natural heritage features and areas, and will be installed, where feasible, within public road allowances or within appropriate easements, and subject to the policies of this Plan and the local municipal Official Plans.
- f) Secondary uses, such as active and passive recreation, agriculture, community gardens, other utilities and uses such as parking lots and outdoor storage that are accessory to adjacent land uses, may be permitted within utility corridors, where compatible with surrounding land uses and subject to any required technical approvals.
- g) The Counties and local municipalities will promote all utilities and telecommunications, to be planned for and installed on a coordinated and integrated basis in order to be more efficient, cost-effective and minimize disruption.
- h) The Counties and local municipalities will promote and encourage the shared and multiple use of telecommunications towers and corridors for utility uses. Additionally, the Counties and local municipalities will support the shared use of corridors for transportation and trail uses, where appropriate.
- i) The Counties and local municipalities will encourage that all large, above-ground utility *infrastructure* is located and designed to be compatible with its surroundings.

6.6 Energy Conservation, Air Quality and Climate Change Adaptation

Energy efficiency and conservation is an important element of *sustainable* policy. Reduced energy demand allows for a more *sustainable* approach to the management of energy use and could provide additional opportunities for local *renewable energy projects*.

By reducing the impacts of greenhouse gas emissions, energy conservation is an important part of lessening climate change. Energy conservation facilitates the replacement of non-renewable resources with *renewable energy sources*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties and local municipalities will assess opportunities for the development of energy supply including electricity generation facilities and transmission, storage and distribution systems to accommodate current and projected needs.
- b) The Counties and local municipalities will contribute to and promote a culture of conservation among all public, private, and community groups and local citizens and aim to reduce energy use in all sectors.
- c) The Counties and local municipalities will contribute to and show leadership by considering energy conservation and efficiency within its municipal decision making and operations.
- d) The Counties and local municipalities may prepare a Conservation and Demand Management Plan. *(OPA 1)*
- e) The Counties and local municipalities will promote *renewable energy systems*, where feasible, in accordance with provincial and federal requirements.
- f) The Counties and local municipalities will encourage the design and *development* of neighbourhoods and green buildings that conserve energy.
- g) The Counties and local municipalities will promote and encourage business and homeowner participation in programs that reward or incentivize investments in energy efficient technologies.
- h) The Counties and local municipalities support government programs and encourage industries to substantially reduce the production of chemical products known to have *negative impacts* on air quality.
- i) The Counties and local municipalities may undertake tree planting, landscaping, and naturalization initiatives, where appropriate, on municipal property to improve air quality.
- j) Opportunities for upgrades to municipal *infrastructure* will consider the impacts of climate change including more frequent and severe rain events and floods to prevent a failure of existing systems.
- k) The Counties and local municipalities will promote compact urban forms, a mix of land uses and the use of *active transportation* and *transit-supportive development*.
- l) The Counties and local municipalities will promote the use of low impact development technologies when considering *development* and *redevelopment* proposals.

6.7 Coordination of Infrastructure and Municipal Class Environmental Assessments

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties will work with local municipalities and the Province to support the efficient provision of *infrastructure* required to accommodate growth in a fiscally and environmentally responsible manner.
- b) The Counties will support coordinated efforts in the provision of *transportation corridors* and *transit-supportive* networks, water and wastewater systems, *waste management systems*, trails and recreation networks, communication/telecommunications and utilities, and community infrastructure and facilities.
- c) The requirement for undertaking Municipal Class Environmental Assessments (EAs) apply to municipal *infrastructure* projects including roads, water and wastewater projects, in accordance with the *Environmental Assessment Act*. The Municipal Class EA recognizes the desirability of coordinating or integrating the planning process and approvals under the *Environmental Assessment Act* and the *Planning Act*, as long as the intent and requirements of both Acts are met.

The Counties and local municipalities will support the integration of Class EA projects with *Planning Act* approvals, which may include the preparation of Master Plans for integrating *infrastructure* requirements for existing and future land uses and *infrastructure* with environmental assessment planning principles and requirements, which may address Phase 1 and 2 of the Municipal Class EA process, and *Planning Act* approvals with respect to Official Plan amendments, secondary plans adopted as Official Plan amendments, Community Improvement Plans, and plans of subdivision.

- d) The Counties may consider undertaking the preparation of a Counties-wide Transportation Master Plan to facilitate the provision of *transportation systems* to accommodate growth in a fiscally and environmentally responsible manner.

7.0 IMPLEMENTATION AND INTERPRETATION

This Official Plan will be implemented by means of the powers conferred upon the Counties by the *Planning Act*, the *Municipal Act* and other statutes as may be applicable. In particular, the Official Plan will be implemented primarily through local municipal Official Plans and the enactment of local municipal zoning by-laws, and the planning tools available to the Counties and local municipalities, *development control* under the *Planning Act*, and the undertaking of public works.

7.1 Objectives

The Counties' objectives related to the implementation and interpretation of this Plan include:

- a) The Counties will exercise its planning authority in implementing the policies of this Plan, recognizing that local land use planning decisions will remain the responsibility of the local municipalities in implementing their Official Plans, in conformity with the policies of this Plan.
- b) The Counties encourages the local municipalities to utilize the full range of planning tools available under the *Planning Act* in exercising their responsibilities to fulfill the objectives of this Plan and the local municipal Official Plans.
- c) The Counties will actively monitor and review the policies of this Plan to ensure they provide sufficient flexibility for the local municipalities in undertaking their planning responsibilities and ensure opportunity for sufficient participation and consultation with the public, local municipalities, agencies/organizations, and Aboriginal communities in the planning process.
- d) The Counties will review the policies of this Plan at regular intervals to ensure they remain relevant in addressing County-level planning issues and matters related to coordination and cross-jurisdictional issues and emerging provincial policies and legislation.

7.2 Official Plan Administration

The Counties is responsible for conducting county-wide planning and for ensuring that land use decisions are in conformity with this Plan.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Counties Council and the local municipal Councils will not undertake any public work or pass any by-law that does not conform to the intent and policies of this Plan.

7.3 Monitoring and Review of the Plan

The strategic goals and objectives of this Plan were developed through the public consultation undertaken during the preparation of the Counties Official Plan. The policies of the Plan are based on a set of assumptions and a regulatory environment that are subject to change over time. Official Plan monitoring and review is required to identify trends in planning issues in the Counties, to analyze the effectiveness of the policies of the Plan, to allow for adjustments and updating, and to identify the statutory requirements on how and when the Plan is to be reviewed.

It is the policy of the United Counties of Leeds and Grenville that:

- a) As provided for in the *Planning Act*, the Counties will provide the opportunity for interested citizens and organizations to present submissions on the Plan no less than every five years after the Plan comes into effect. Through this process, the Counties, with assistance from the local municipalities, will determine the need to amend the Plan to ensure that the policies: remain realistic and appropriate with regard to changing social, economic and environmental circumstances; have regard to matters of provincial interest; and are consistent with any policy statements issued under subsection 3(1) of the *Planning Act*.
- b) The Counties, in consultation with the local municipalities, will monitor the growth forecasts and allocations identified in Section 2.2 on an on-going basis to ensure that the forecasts remain appropriate to guide planning decisions over the planning horizon. In the event that the growth forecasts and allocations are inconsistent with the extent of development occurring, the Counties, in consultation with the local municipalities, will initiate a review of the Official Plan growth forecasts and allocations.
- c) Monitoring of specific policies is prescribed in the policies of the Plan, and will be undertaken in accordance with those policies.
- d) The Counties will continue to develop and maintain a geographic information system for planning and management purposes, and provide updated mapping information, statistics, forecasts, and analyses related to planning issues and Plan policies.
- e) The Counties, in consultation with the local municipalities, will maintain a Counties-wide land budget to ensure an appropriate supply of land.
- f) In response to any changes in the regulatory environment, changes to the planning policies of the Province or other planning initiatives, the Counties or local municipalities may initiate an amendment process to this Plan at any time.
- g) Where judicial or quasi-judicial decisions, including those of the Ontario Municipal Board, materially impact the Counties interpretation or intent in the policies of this Plan, the Counties may choose to initiate a review of any or all of the policies of this Plan at any time.

- h) Additional monitoring of this Official Plan and the monitoring of sewage and water servicing capacity in any of the local municipalities, where applicable, may be included in:
 - i. annual briefings or status reports;
 - ii. annual reports, such as reports prepared for capital and/or operational budgeting purposes; and
 - iii. Provincial performance measures reporting.
- i) The Counties will undertake monitoring of this Plan as it relates to the implementation of *Source Protection Plans*.

7.3.1 Amendments to Counties Official Plan

The Counties will consider all *complete applications* to amend this Official Plan, and will notify the public, local municipalities, the Province and other agencies/organizations in accordance with the requirements of the *Planning Act*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Applications to amend this Plan will include a planning rationale report for the proposed amendment, prepared by the proponent. This will include, but not be limited to, information regarding the proposed use, servicing, density if applicable, floor area if applicable, *lot* layout, site plans as appropriate and applicable. The Counties may waive the requirement for a planning rationale report for minor and/or site-specific amendments.
- b) Any specific Official Plan amendment procedures and supporting information requirements as outlined in the policies of this Plan will apply in the consideration of the application and the completeness of the application, in accordance with the requirements of the *Planning Act*.
- c) The Counties will consider the following criteria when reviewing applications to amend this Plan:
 - i. the manner in which the proposed amendment is consistent with Provincial Policy Statements issued under the *Planning Act*, and prevailing provincial policy and regulations, and the policies of this Plan;
 - ii. the impacts of the proposed amendment on the provision of and local demand for municipal services, *infrastructure* and facilities;
 - iii. the impact of the proposed amendment on surrounding land uses, the *transportation system*, built form, municipal services and community amenities and services;
 - iv. the impact of the proposed amendment on cultural heritage resources and/or natural heritage features and areas;
 - v. the impact of the proposed amendment on the financial sustainability of the Counties and local municipality; and
 - vi. any other information determined by the Counties, in consultation with the applicable local municipality, and appropriate agencies, to be relevant and applicable.

- d) Where applications to amend both the Counties Official Plan and the local municipal Official Plan are required, the Counties will encourage the proponent to submit concurrent applications to amend both the Counties Official Plan and the local municipal Official Plan. For Counties Official Plan amendments that are determined to be primarily of a local significance, as determined in consultation with the Counties, the Counties may request endorsement of the local municipal Official Plan amendment by the Council of the respective local municipality prior to the consideration of a Counties Official Plan amendment.

7.4 Public Consultation and Participation

The Counties supports the opportunity for public participation and input through all stages in the planning process.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties will provide the opportunity for residents and property owners to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. The following policies will apply to public consultation and participation:
 - i. the Counties will use a variety of techniques to encourage the participation of the public when amendments to this Plan are being considered. Subject to the requirements of the *Planning Act*, the Counties may establish the public consultation program it feels will best deal with the matters before it;
 - ii. the Counties will provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the Counties and adjacent Aboriginal communities are aware of the purpose and intent of the amendment;
 - iii. the Counties and local municipalities may pass a by-law requiring pre-application consultation on privately-initiated applications processed under the *Planning Act*; and
 - iv. the Counties recognizes that the provisions of the *Planning Act* require it to take action on a *development application* within a prescribed period of time, subject to the application being complete and the provision of adequate information regarding the proposal being available to the public and Counties so that informed decisions can be made.
- b) The Counties will actively seek the views and participation of the public prior to making any decisions regarding amendments to this Plan. In each case involving such planning matters, at least one public meeting will be held and the public will be encouraged to offer their opinions and suggestions.
- c) Depending on the complexity of the application and potential impacts on adjacent uses, the Counties may consider a preconsultation meeting held in a public forum to review and hear preliminary input on the proposal. All additional fees for meetings will be borne by the applicant.

7.5 Coordination and Cross-Jurisdictional Matters

The Counties will support cross-jurisdictional coordination and will work with the Province, local municipalities, Aboriginal communities, adjacent municipalities, and other agencies/organizations, as well as the general public.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties will ensure that a coordinated, integrated and comprehensive approach is used when dealing with planning matters that transcend the boundaries of the local municipalities as well as the Counties, Aboriginal communities, and other jurisdictions including:
 - i. managing and/or promoting growth and *development*;
 - ii. economic development strategies;
 - iii. managing natural heritage, water, agricultural, *mineral*, and cultural heritage and *archaeological resources*;
 - iv. managing *infrastructure*, electricity generation facilities and transmission and distribution systems, *multimodal transportation systems*, *public service facilities* and *waste management systems*;
 - v. managing ecosystem and *watershed* related issues;
 - vi. managing natural and human-made hazards;
 - vii. population, housing and employment projections for the Counties; and
 - viii. addressing housing needs in accordance with Provincial Policy Statements such as the Ontario Housing Policy Statement.
- b) The Counties will coordinate and encourage coordination amongst local municipalities, with respect to emergency management and other economic, environmental and social planning considerations to support resilient communities.

7.6 Planning Administration and Tools

7.6.1 Local Municipal Official Plans

It is the intent of the Counties, and a requirement of the *Planning Act*, that local municipal Official Plans will conform to the Counties Official Plan and be one of the primary means of implementing the policies herein.

It is the policy of the United Counties of Leeds and Grenville that:

- a) In the event of a conflict between the provisions of a local municipal Official Plan and the provisions of this Plan, the provisions of this Plan will prevail to the extent of that conflict.
- b) Local municipal Official Plans will establish planning strategies and policies for the local municipality which have appropriate regard for provincial policies and legislation, and which implement and are in conformity with this Plan.

- c) Local municipal Official Plans may include policies that are more restrictive than the policies in this Plan, but are not more restrictive than where expressly limited by provincial policy and legislation.

7.6.2 Local Municipal By-laws

7.6.2.1 Local Zoning By-laws

The local municipal zoning by-laws are the regulatory tool that implements the policies of the Counties and local municipal Official Plans. A zoning by-law contains provisions that regulate the use, size, height, density and location of buildings on properties within the local municipalities. The basic purpose of a zoning by-law is to regulate what can be built on a property, its character, relationship to adjacent uses, and how it will be configured on the *lot*.

It is the policy of the United Counties of Leeds and Grenville that:

- a) When this Plan or any part thereof takes effect, every local zoning by-law will be amended by the local municipalities to conform with this Plan pursuant to Section 27(1) of the *Planning Act*. The amendments to the zoning by-laws should occur after the local municipal Official Plan has been amended to conform to this Plan, where required.

7.6.2.2 Holding Zones

It is the policy of the United Counties of Leeds and Grenville that:

- a) Holding zones may be incorporated into the local municipality's zoning by-laws in order to achieve orderly *development* and ensure that policies established in this Plan have been met.
- b) The local municipality may place a holding symbol on the zone that prevents *development* from occurring until they are satisfied that certain conditions have been met. This allows the local municipality to indicate support for the *development* in principle, while identifying the need for additional actions prior to *development* proceeding.
- c) Specific actions or requirements for the lifting of the holding provision will be set out in the local municipality's zoning by-law.

7.6.2.3 Temporary Use By-laws

It is the policy of the United Counties of Leeds and Grenville that:

- a) The local municipality may pass a temporary use by-law to allow the temporary use of land, buildings or structures for a purpose otherwise not permitted by the zoning by-law for a specific period of time.
- b) Local municipal zoning by-laws will establish the requirements and considerations for passing temporary use by-laws.

7.6.2.4 Interim Control By-laws

It is the policy of the United Counties of Leeds and Grenville that:

- a) The local municipalities may establish interim control by-laws in accordance with the relevant sections of the *Planning Act*, in order to control the use of land, buildings or structures within specifically identified areas for a specified period of time not exceeding one year, plus a permissible one-year extension in length.

7.6.2.5 Height and Density Incentives

It is the policy of the United Counties of Leeds and Grenville that:

- a) The local municipalities, in accordance with the *Planning Act*, may pass a site-specific local municipal zoning by-law amendment to authorize increases in the height and density of *development* above what is permitted in the zoning by-law, in return for such matters, which may include, but are not limited to the following:
 - i. provision of *affordable* or rental housing;
 - ii. conservation of *built heritage resources*, *cultural heritage landscapes*, or *archaeological resources*;
 - iii. provision of *sustainable* design features;
 - iv. protection and/or enhancement of natural heritage features;
 - v. parkland dedication greater than that required by the local municipal Official Plan;
 - vi. provision of community centres, day care facilities or other public service facility;
 - vii. public art; and/or
 - viii. development charge credits, subject to the Development Charge By-law.

7.6.2.6 Plans of Subdivision and Condominium

It is the policy of the United Counties of Leeds and Grenville that:

- a) Only those plans of subdivision and condominium which comply with the policies of this Plan and the local municipal Official Plan will be approved.
- b) Under conditions of approval attached to plans of subdivision or condominium pursuant to the *Planning Act*, Counties Council will require that the applicant enter into an agreement which may be registered against the title of the subject lands and which will address requirements to implement the provisions of this Plan and the local municipal Official Plan.
- c) Counties Council will be the approval authority for the lifting of part-lot control within registered plans of subdivision in accordance with Section 50(5) of the *Planning Act*.
- d) If approval of a draft plan of subdivision lapses, opportunities for achieving the growth management and community settlement structure policies of this Plan will be considered as part of the *development* review process.

- e) If a plan of subdivision or part thereof has been registered for eight years or more, and does not conform to the policies of this Plan, the Counties Council may use its authority under Section 50(4) of the *Planning Act* to deem it not to be a registered plan of subdivision.
- f) The Counties Council will require that approvals of draft plans of subdivisions include a lapsing date in accordance with Section 51(32) of the *Planning Act*.

7.6.3 Minor Variances and Consents

7.6.3.1 Minor Variances

A minor variance is a small variation from the requirements of a local municipal zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Council or Committee of Adjustment of the local municipality is the approval authority for all applications for minor variances to the provisions of the zoning by-law and other by-laws, as delegated by Council.
- b) The Council or Committee of Adjustment will deal with such applications in accordance with the relevant provisions of the *Planning Act*.

7.6.3.2 Consent

It is the policy of the United Counties of Leeds and Grenville that:

- a) Applications to create *lots* through the consent to sever process will be in accordance with the policies contained in the local municipal Official Plans which are required to be in conformity with the policies contained herein and provincial policy. Applications to sever a previously legal lot of record that unintentionally merged under the *Planning Act* may be permitted subject to satisfying applicable Provincial, County and lower-tier policies.
- b) Consents will not be granted if the application is contrary to the policies of this Plan or local municipal Official Plans.

7.6.4 Site Plan Control

This Plan encourages the use of *site plan control* by the local municipalities.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Provisions for *site plan control* will be detailed in the local municipal Official Plans and may include urban and architectural design guidelines that enhance *development* in the local municipality.
- b) Those *developments* that propose to obtain access from a County Road are required to consult with the Counties regarding access requirements, setbacks and possible road improvements.
- c) The Counties may request the provision of road widening through *site plan control*.

7.6.5 Parkland Dedication

The Counties and local municipalities will seek to achieve the maximum benefit of the *Planning Act* with respect to land dedication for park development and cash-in-lieu of parkland dedication.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities through their Official Plans will establish policies to require the conveyance of land for park or other public recreational purposes and where cash-in-lieu of land dedication may be considered as a requirement of *development*, and may establish sustainability criteria for the reduction of cash-in-lieu payments where land is proposed for *redevelopment*, in accordance with the *Planning Act*.

7.6.6 Community Improvement Plans

The goal of any Community Improvement Plan will be to foster and co-ordinate the physical improvements and maintenance of older or dilapidated areas of a community for environmental, social or community economic reasons.

It is the policy of the United Counties of Leeds and Grenville that:

- a) The Counties will encourage the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization.
- b) The community improvement policies of Section 2.4.3 of this Plan will apply to the use of community improvement provisions of the *Planning Act*.

7.6.7 Development Permit System

It is the policy of the United Counties of Leeds and Grenville that:

- a) A local municipality may choose to enact a by-law to implement the Development Permit System, relating to the streamlining of local municipal zoning by-law amendments, minor variances, and *site plan control*.
- b) If it has been determined that a Development Permit System is appropriate for a local municipality, a local Official Plan amendment will be prepared that:
 - i. Identifies the area as a proposed development permit area;
 - ii. Sets out the scope of the authority that may be delegated and any limitations on the delegation, if the local municipality intends to delegate any authority under the development permit by-law;
 - iii. For each proposed development permit area identified, contains a statement of the local municipality's goals, objectives and policies in proposing a development permit system for the area;
 - iv. Sets out the types of criteria that may be included in the development permit by-law for determining whether any class of development or any use of land may be permitted by development permit; and
 - v. Sets out the types of conditions that may be included in the development permit by-law in accordance with the *Planning Act*.
 - vi. Upon approval of the local Official Plan amendment, a by-law will be passed for any area in the local municipality outlining where the development permit system will be applied.

7.6.8 Existing Uses

It is the policy of the United Counties of Leeds and Grenville that:

- a) Nothing in this Plan is intended to prevent the continuation, expansion, or enlargement of legally established uses which do not conform to the designations and policies of this Plan.
- b) At their sole discretion, Councils of the local municipalities may zone to permit the continuation, expansion or enlargement of legally *existing uses*, or variations to similar uses, provided that such uses are subject to any conditions that may be contained in a local municipal Official Plan and in accordance with the *Planning Act*.

7.7 Pre-Application Consultation and Complete Application Requirements

This Official Plan is not a static document. Amendments to this Plan are sometimes required or requested. To ensure that Council can make an informed decision on any *Planning Act* application and in order to ensure that the public understands the implications of the application, technical studies may also be required.

The *Planning Act* permits municipalities to set out requirements for technical studies and plans to support a *development application*. Once this required information has been submitted, the application is then deemed to be “complete” in accordance with the *Planning Act*, with this date being the date on which the processing time frame in the *Planning Act* begins. Applicants cannot appeal a non-decision on their application once the application is complete until the processing time frames set out in the *Planning Act* have elapsed.

It is the policy of the United Counties of Leeds and Grenville that:

- a) Local municipalities may establish more specific requirements for preconsultation and *complete application* requirements, consistent with the policies of this Plan and the *Planning Act*.

7.7.1 Pre-Application Consultation

It is the policy of the United Counties of Leeds and Grenville that:

- a) If a person or public body files an application to amend the Counties Official Plan, local municipal Official Plan or zoning by-law, or files an application for approval of a draft plan of subdivision/condominium, consent or minor variance, the person or public body may be required to consult with the Counties, local municipality and/or the approval authority, in addition to the applicable Conservation Authority, where required, prior to submitting a formal application in order to determine the information required to support the application, as set out in this Section and in accordance with Section 22(3.1) and 51(16.1) of the *Planning Act*.

7.7.2 Complete Applications

It is the policy of the United Counties of Leeds and Grenville that:

- a) When the pre-application consultation process for a proposed *development* approval application identifies the need for one or more supporting studies, the application will not be considered complete for processing purposes until the required supporting studies, information and materials are prepared and submitted to the approval authority. Notification of a *complete application* will be given to the applicant and all other parties by the approval authority in accordance with the *Planning Act*.

7.7.3 Supporting Studies

It is the policy of the United Counties of Leeds and Grenville that:

- a) Certain supporting studies, information and materials will be required as part of a *development* approval process or as part of a detailed planning study as identified throughout this Plan. The need and timing of such supporting studies, information and materials will be determined by the approval authority on a site-specific basis in consideration of the site's land use context and regard to the policies of this Plan.
- b) Applicants seeking *development* approval will be advised of the required supporting studies, information and materials as part of the pre-application consultation process or, if subsequently deemed necessary, prior to scheduling a prescribed public meeting.
- c) During the pre-application consultation process for a Counties Official Plan amendment, local municipal Official Plan amendment, local municipal zoning by-law amendment, draft plan of subdivision/condominium, or consent application, the applicant may be required to submit any of the following information and supporting studies at the time of the submission of an application, in accordance with the policies outlined in this Plan and the local municipal Official Plan and/or accepted professional standards and/or guidelines as applicable:
 - i. Deed and/or Offer of Purchase;
 - ii. Topographic Plan of Survey;
 - iii. Site Plan (Conceptual);
 - iv. Floor Plan and/or Elevations;
 - v. Geotechnical Study;
 - vi. Tree Survey;
 - vii. Draft Plan of Subdivision;
 - viii. Condominium Description;
 - ix. Retail Market Impact Study;
 - x. Agricultural Impact Assessment;
 - xi. Minimum Distance Separation Calculation;
 - xii. Affordable Housing Report;
 - xiii. Municipal Financial Impact Assessment;
 - xiv. Urban Design Strategy;
 - xv. Archaeological Assessment;
 - xvi. Conservation Plan;
 - xvii. Hydrogeological Study;
 - xviii. Groundwater Impact Assessment;
 - xix. Lake Impact Assessment;
 - xx. Environmental Site Screening (ESS);
 - xxi. *Environmental Impact Study (EIS)* or Environmental Impact Assessment (EIA);
 - xxii. Natural Hazard Assessment;
 - xxiii. Record of Site Condition (RSC);
 - xxiv. Phase I Environmental Site Assessment (ESA);
 - xxv. Site Screening Questionnaire, where a Phase 1 Environmental Site Assessment is not required;
 - xxvi. Noise and/or Vibration Study;

- xxvii. Transportation Impact Study;
 - xxviii. Parking Study;
 - xxix. Servicing Options Report/Master Servicing Report;
 - xxx. Stormwater Management Plan;
 - xxxi. Approved Class Environmental Assessment;
 - xxxii. Planning Rationale Report;
 - xxxiii. Heritage Impact Assessment;
 - xxxiv. Lighting Study;
 - xxxv. Studies evaluating mineral aggregate resources, in accordance with Section 3.5.2.1 b) of this Plan;
 - xxxvi. Land Use Compatibility Assessment;
 - xxxvii. Engineering Analysis;
 - xxxviii. Flood Risk Analysis;
 - xxxix. Water Quality Impact Assessment;
 - xl. Wildland Fire Assessment;
 - xli. Lakeshore Capacity Assessment;
 - xlii. Risk Management Official Notice, where required; and
 - xl. Other information or studies relevant to the *development* and lands impacted by the proposed *development* approval application.
- d) Supporting studies may vary in scope, depending upon the size, nature and intent of the *development* approval application and the site's land use planning context. Applicants of *development* approval applications will be advised by the approval authority of the required supporting study contents during the pre-application consultation process.
- e) The approval authority will ensure that supporting studies, information and materials provided by an applicant of a *complete development application* will be made available to the public for review.
- f) The cost of supporting studies and any other required supporting documentation will be borne by the proponent. The proponent will reimburse costs incurred by the Counties and/or local municipalities in engaging peer review consultants to evaluate the proposal and supporting submissions.

7.8 Interpretation Policies

The Counties and its staff will be responsible for interpreting all aspects of the Plan. Where policies may reference specific issues of significance to the Province, the appropriate Ministry may assist the Counties on an as-needed basis. Where policies may reference specific issues of significance to the local municipalities, the Counties will consult with the appropriate local municipality.

7.8.1 General

The following policies apply to assist in the interpretation of this Official Plan:

- a) The Official Plan for the United Counties of Leeds and Grenville is comprised of Sections 1 to 7 and Schedules A to E inclusive. The Plan also has 4 Appendices which do not form part of the Plan and are intended for screening purposes and provided for ease of reference. This Plan will be read in its entirety to understand its intent as a policy guide for priority setting and decision making. (OPA 1)
- b) This Plan is intended to serve as public policy for the *sustainable* planning and *development* of the Counties and will be interpreted on that basis. Local municipal Official Plans will continue to provide more detailed land use and planning policy applicable to the local municipalities.
- c) Technical revisions to this Plan are permitted without an amendment provided the Counties is satisfied they do not change the intent of the Plan. Any such changes should be incorporated at the time of a housekeeping amendment or Section 26 update. Technical amendments include:
 - i. changing the numbering, cross-referencing and arrangement of the text, tables, schedules and appendices;
 - ii. altering punctuation or language for consistency;
 - iii. correcting grammatical, dimensional and boundary, mathematical or typographical errors;
 - iv. minor technical adjustments to boundaries of land use designations, features, other symbols; and
 - v. adding technical information to schedules or appendices. (OPA 1)
- d) An amendment to this Official Plan will be required where a policy, designation, schedule, goal, or objective is added, deleted or significantly altered. Changes to the Appendices do not require an amendment to the Official Plan and will be updated at the discretion of the Counties. (OPA 1)
- e) The boundaries of the land use designations on **Schedule A** will be interpreted by the Counties. Actual measured distances and boundaries will be determined based on provincial database mapping and the interpretation of the local municipal Official Plans and zoning by-laws. (OPA 1)
- f) Any modifications or revisions to street names, or other names in this Plan, including the Schedules, will not require an amendment to this Plan.
- g) In the case of a discrepancy between the policies in the text and related schedule, the policies in the text will take precedence.
- h) In the case of a perceived discrepancy between the policies, the more restrictive policy, as determined by the Counties, will apply.
- i) Permitted uses included in this Plan are intended to illustrate the range of activities in each respective land use designation rather than a complete list of uses. Specific uses will be defined in the local municipal Official Plan and implementing zoning by-laws. Wherever a use is permitted in a designated area, it is intended that uses, buildings or

structures normally incidental, accessory and/or essential to that use will also be permitted.

- j) Terms and words used in this Plan are consistent with the Provincial Policy Statement and will be interpreted as defined. Defined terms are indicated in italics and defined in Section 7.8.2. However, the definitions may exceed minimum standards as established in the Provincial Policy Statement.
- k) Municipal buildings, activities, services and public and private utilities will be permitted in any land use designation, subject to the policies of the local municipal Official Plan. This will be deemed to include activities and services provided under the *Municipal Act* or any other legislation.
- l) Where any Act or portion thereof is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent legislation that may amend or replace the specific statute.
- m) Where any guideline, manual, or portion thereof, is referenced in this Plan, it is intended that such references should be interpreted to include any subsequent guideline or manual that may amend or replace the referenced document.
- n) The effect of this Plan is such that no municipal public works will be undertaken, and no municipal by-law passed for any purpose, that does not conform to and comply with this Plan.
- o) The implementation of this Plan will take place over time and the use of words such as “shall”, “will” or “must” should not be construed as the Counties or local municipality’s commitment to proceed with all of the undertakings in this Plan immediately. These undertakings will typically occur in a phased manner, subject to budgeting and program availability.
- p) The references to the “Counties” in this Plan will mean the United Counties of Leeds and Grenville. References to the “local municipality(ies)” will mean the constituent lower-tier local municipality(ies) within the United Counties of Leeds and Grenville.
- q) This Plan has been prepared to be consistent with the Provincial Policy Statement, 2014 and conform with applicable legislation. Should, at any time, the Province amend the Provincial Policy Statement, the Counties will amend the Plan in a manner that reflects the legislative requirements to implement the Provincial Policy Statement at the earliest 5 year review or otherwise as directed by Provincial legislation. The Provincial Policy Statement has been and will continue to be reviewed in light of the local context and circumstances. The Provincial Policy Statement and this Plan will be reviewed and balanced in totality to determine public interest and consistency in the Counties. In interpreting Section 3(5) and (6) of the *Planning Act*, which requires that planning decisions “shall be consistent with” the Provincial Policy Statement, the following will guide the Counties:

- i. The application of “shall be consistent with” does not imply that the Counties does not have the ability to develop policies and make planning decisions to address unique local circumstances and context; however, the Counties’ planning decisions will achieve the desired outcomes of the Provincial Policy Statement;
- ii. The Counties’ planning decisions may go beyond the minimum standards provided in the Provincial Policy Statement provided they do not conflict with any other area of the Provincial Policy Statement; and
- iii. Judicial and quasi-judicial decisions and other planning decisions will assist in understanding the application of the “shall be consistent with” standard.

7.8.2 Definitions

The following definitions are indicated in italics in the Plan and are intended to assist in the interpretation of the policies and land use Schedules of the Plan. Where definitions are taken directly from Provincial documents, they are cited.

1. **Access standards:** means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of flooding hazards, erosion hazards and/or other water-related hazards. (Source: PPS, 2014)
2. **Active transportation:** means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. (Source: PPS, 2014)
3. **Adjacent or Adjacent lands:** means:
 - a) for those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives;
 - b) for those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
 - c) for those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
 - d) for those lands contiguous to a protected heritage property, or otherwise defined in the municipal Official Plan. (Source: Adapted from PPS, 2014)

4. **Adverse effects:** as defined in the *Environmental Protection Act*, means one or more of:
 - a) impairment of the quality of the natural environment for any use that can be made of it;
 - b) injury or damage to property or plant or animal life;
 - c) harm or material discomfort to any person;
 - d) an adverse effect on the health of any person;
 - e) impairment of the safety of any person;
 - f) rendering any property or plant or animal life unfit for human use;
 - g) loss of enjoyment of normal use of property; and
 - h) interference with normal conduct of business. (Source: PPS, 2014)
5. **Affordable:** means:
 - a) In the case of ownership housing, the least expensive of:
 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area.
 - b) In the case of rental housing, the least expensive of:
 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

For the purposes of this definition:
Low and moderate income households means, a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area. (Source: PPS, 2014)
6. **Agricultural condition:** means
 - a) in regard to specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the area can be achieved, and, where

applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and

- b) in regard to prime agricultural land outside of specialty crop areas, a condition in which substantially the same areas and same average soil capability for agriculture are restored. (Source: PPS 2014)
7. **Agricultural uses:** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment. (Source: PPS 2014)
 8. **Agri-tourism uses:** means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation. (Source: PPS 2014)
 9. **Agriculture-related uses:** means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity. (Source: PPS 2014)
 10. **Airports:** means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping. (Source: PPS 2014)
 11. **Alternative energy source or system:** means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. (Source: PPS, 2014)
 12. **Archaeological resources:** means artifacts, archaeological sites and marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*. (Source: PPS, 2014)
 13. **Areas of archaeological potential:** means areas with the likelihood to contain archaeological resources. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork. (Source: PPS, 2014)
 14. **Areas of mineral potential:** means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence. (Source: PPS, 2014)
 15. **Areas of Natural and Scientific Interest (ANSI):** means areas of land and water containing natural landscapes or features that have been identified as having life science

or earth science values related to protection, scientific study or education. (Source: PPS, 2014)

16. **Barrier:** means anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice. (Source: *Accessibility for Ontarians with Disabilities Act, 2005*)
17. **Brownfield sites (brownfields):** means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. (Source: PPS, 2014)
18. **Built heritage resources:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. (Source: PPS, 2014)
19. **Coastal wetland:** means
 - a) any wetland that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or
 - b) any other wetland that is on a tributary to any of the above-specified waterbodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected. (Source: PPS, 2014)
20. **Complete application:** means all supporting studies required by this Plan must be submitted at the time of submitting the application in order to deem the application complete.
21. **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Source: PPS, 2014)
22. **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries,

- trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (Source: PPS, 2014)
23. **Deposits of mineral aggregate resources:** means an area of identified mineral aggregate resources, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction. (Source: PPS, 2014)
24. **Designated vulnerable area:** means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source. (Source: PPS, 2014)
25. **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:
- a) activities that create or maintain infrastructure authorized under an environmental assessment process; and
 - b) works subject to the *Drainage Act*. (Source: PPS, 2014)
26. **Development application:** means a formal request for an Official Plan Amendment, change in zoning, site plan approval, land conveyance, part lot control, minor variance approval, plan of subdivision, and/or condominium.
27. **Dry industrial uses:** means uses in which water is not required in the processing, assembling, manufacturing, washing or cooling, or similar functions of the establishment, and which require water and sewage disposal facilities only for domestic uses, i.e. for employees and visitors to the establishment.
28. **Dynamic beach hazard:** means areas of inherently unstable accumulations of shoreline sediments along the Great Lakes-St. Lawrence River System and large inland lakes, as identified by the provincial standards, as amended from time to time. The dynamic beach hazard limit consists of the flooding hazard limit plus a dynamic beach allowance.
29. **Ecological function:** means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions. (Source: PPS, 2014)
30. **Employment Area:** means those areas designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Source: PPS, 2014)
31. **Environmental Impact Study (EIS):** means an analysis of the potential effects on the natural environment from a project.

32. **Existing use:** means the use of any land, building or structure legally existing on the day of adoption of the Plan.
33. **Endangered species:** means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources and Forestry’s official Species at Risk List, as updated and amended from time to time. (Source: PPS, 2014)
34. **Erosion hazard:** means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using considerations that include the 100-year erosion rate (the average annual rate of recession extended over a one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance. (Source: PPS, 2014)
35. **Essential emergency service:** means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion. (Source: PPS, 2014)
36. **Fish:** means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles. (Source: PPS, 2014)
37. **Fish habitat:** as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery, rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes. (Source: PPS, 2014)
38. **Flood fringe:** for river, stream and small inland lake systems, means the outer portion of the flood plain between the floodway and the flooding hazard limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. (Source: PPS, 2014)
39. **Flood plain:** for river, stream and small inland lake systems, means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards.(Source: PPS, 2014)
40. **Flooding hazard:** means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:
 - a) along the shorelines of the Great Lakes – St. Lawrence River system and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave uprush and other water-related hazards; and
 - b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 2. the one hundred year flood; and

3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources; except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard). (Source: PPS, 2014)
41. **Flood proofing standard:** means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate flooding hazards, wave uprush and other water-related hazards along the shorelines of the Great Lakes – St. Lawrence River System and large inland lakes, and flooding hazards along river, stream and small inland lake systems. (Source: Adapted from the PPS, 2014)
42. **Floodway:** for river, stream and small inland lake systems, means the portion of the flood plain where development and site alteration would cause a danger to public health and safety or property damage. Where the one zone concept is applied, the floodway is the entire contiguous flood plain. Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe. (Source: PPS, 2014)
43. **Freight-supportive:** in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
44. **Garden suite:** means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. (Source: *Planning Act*, 1990)
45. **Great Lakes-St. Lawrence River System:** means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario. (Source: PPS, 2014)
46. **Green infrastructure:** means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs. (Source: PPS, 2014)
47. **Ground water features:** means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that

can be defined by surface and subsurface hydrogeologic investigations. (Source: PPS, 2014)

48. **Habitat of endangered species and threatened species:** means
- a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species; or
 - b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources and Forestry; and places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences. (Source: PPS, 2014)
49. **Hazardous lands:** means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes – St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits. (Source: PPS, 2014)
50. **Hazardous forest types for wildland fire:** means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources and Forestry, as amended from time to time. (Source: PPS, 2014)
51. **Hazardous sites:** means property or lands that could be unsafe for development and site alteration due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography). (Source: PPS, 2014)
52. **Hazardous substances:** means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological. (Source: PPS, 2014)
53. **Heritage attributes:** means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation,

- water features, and its visual setting (including significant views or vistas to or from a protected heritage property). (Source: PPS, 2014)
54. **High quality:** means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP). (Source: PPS, 2014)
55. **Hydrologic function:** means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things. (Source: PPS, 2014)
56. **Individual on-site sewage services:** means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992*, that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2014)
57. **Individual on-site water services:** means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located. (Source: PPS, 2014)
58. **Infrastructure:** means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities. (Source: PPS, 2014)
59. **Institutional use:** for the purposes of Section 5.2.2, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion. (Source: Adapted from PPS, 2014)
60. **Intensification:** means the development of a property, site or area at a higher density than currently exists through:
- a) redevelopment, including the reuse of brownfield sites;
 - b) the development of vacant and/or underutilized lots within previously developed areas;
 - c) infill development; or
 - d) the expansion or conversion of existing buildings.
61. **Large inland lakes:** means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

62. **Legal or technical reasons:** means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot. (Source: PPS, 2014)
63. **Lot:** means a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the *Planning Act*.
64. **Major facilities:** means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities. (Source: PPS, 2014)
65. **Major goods movement facilities and corridors:** means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: intermodal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
66. **Minerals:** means metallic minerals and non-metallic minerals as herein defined, but does not include mineral aggregate resources or petroleum resources. Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite). (Source: PPS, 2014)
67. **Mineral aggregate operation:** means:
- a) lands under license or permit, other than for wayside pits and quarries, issued in accordance with the *Aggregate Resources Act*;
 - b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
 - c) associated facilities used in extraction, transport, beneficiation, processing or recycling of mineral aggregate resources and derived products such as asphalt and concrete, or the production of secondary related products. (Source: PPS, 2014)
68. **Mineral aggregate resources:** means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite,

- mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*. (Source: PPS, 2014)
69. **Mineral deposits or resources:** means areas of identified minerals that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction. (Source: Adapted from PPS, 2014)
70. **Mineral mining operation:** means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use. (Source: PPS, 2014)
71. **Minimum distance separation formulae:** means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities. (Source: PPS, 2014)
72. **Multimodal transportation system:** means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine. (Source: PPS, 2014)
73. **Municipal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality. (Source: PPS, 2014)
74. **Municipal water services:** means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002*. (Source: PPS, 2014)
75. **Natural heritage features and areas:** means features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands in Ecoregions 5E and 6E, fish habitat, significant woodlands and significant valleylands in Ecoregions 6E, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area. (Source: Adapted from PPS, 2014)
76. **Natural heritage system:** means a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include natural heritage features and areas, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used. (Source: PPS, 2014)
77. **Negative impacts:** means:
- a) in regard to policies 6.3.1 c) and 6.3.1 d) of this Plan, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water

- features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to Section 4.4.1 of this Plan, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities;
 - c) in regard to fish habitat, any permanent alteration to, or destruction of fish habitat, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and
 - d) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
 - e) In regard to mineral aggregate resources, mineral resources, and petroleum resources, negative impacts should be assessed through various studies which address the matters identified in Section 3.5.2.1 b). (Source: Adapted from PPS, 2014)
78. **Normal farm practices:** means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act. (Source: PPS, 2014)
79. **On-farm diversified uses:** means uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. (Source: PPS, 2014)
80. **One-hundred year flood:** for river, stream and small inland lake systems, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year. (Source: PPS, 2014)
81. **One-hundred year flood level:** means
- a) for the shorelines of the Great Lakes, the peak instantaneous Stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;

- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous Stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
 - c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups. (Source: PPS, 2014)
82. **Partial services:** means:
- a) Municipal sewage services or private communal sewage services and individual on-site water services; or
 - b) Municipal water services or private communal water services and individual on-site sewage services. (Source: PPS, 2014)
83. **Petroleum resource operations:** means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons. (Source: PPS, 2014)
84. **Petroleum resources:** means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons. (Source: PPS, 2014)
85. **Portable asphalt plant:** means a facility:
- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
 - b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project. (Source: PPS, 2014)
86. **Portable concrete plant:** means a building or structure:
- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
 - b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project. (Source: PPS, 2014)
87. **Prime agricultural areas:** means areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed

by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province. (Source: PPS, 2014)

88. **Prime agricultural land:** means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection. (Source: PPS, 2014)
89. **Private communal sewage services:** means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality. (Source: PPS, 2014)
90. **Private communal water services:** means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences. (Source: PPS, 2014)
91. **Protected heritage property:** means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. (Source: PPS, 2014)
92. **Protection works standards:** means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by flooding hazards, erosion hazards and other water-related hazards, and to allow access for their maintenance and repair. (Source: PPS, 2014)
93. **Provincial plan:** means a provincial plan within the meaning of Section 1 of the *Planning Act*. (Source: PPS, 2014)
94. **Public service facilities:** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure. (Source: PPS, 2014)
95. **Quality and quantity of water:** is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime. (Source: PPS, 2014)
96. **Rail facilities:** means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future rail facilities. (Source: PPS, 2014)
97. **Redevelopment:** means the creation of new units, uses or lots on previously developed land in existing communities, including brownfield sites. (Source: PPS, 2014)

98. **Regional market area:** refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized. (Source: PSS, 2014)
99. **Renewable energy source:** means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces. (Source: PPS, 2014)
100. **Renewable energy system:** means a system that generates electricity, heat and/or cooling from a renewable energy source. (Source: PPS, 2014)
101. **Renewable energy project:** means the construction, installation, use, operation, changing or retiring of a renewable energy generation facility.(Source: *Repealed Green Energy Act*, 2009) (OPA 1)
102. **Renewable Energy Undertaking:** means a renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project. (Source: *Planning Act*, 1990)
103. **Reserve sewage system capacity:** means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for private communal sewage services and individual on-site sewage services is considered sufficient if the hauled sewage from the development can be treated and land-applied on agricultural land under *the Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage. (Source: PPS, 2014)
104. **Reserve water system capacity:** means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development. (Source: PPS, 2014)
105. **Residence surplus to a farming operation:** means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation). (Source: PPS, 2014)
106. **River, stream and small inland lake systems:** means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event. (Source: PPS, 2014)
107. **Residential intensification:** means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:
 - a) redevelopment, including the redevelopment of brownfield sites;
 - b) the development of vacant or underutilized lots within previously developed areas;

- c) infill development;
 - d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and
 - e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, second units and rooming houses. (Source: PPS, 2014)
108. **Rural Area:** means a system of lands within municipalities that includes rural lands, prime agricultural areas, natural heritage features and areas, and resource areas. (Source: Adapted from PPS, 2014)
109. **Rural lands:** means lands which are located outside settlement areas and which are outside prime agricultural areas. (Source: PPS, 2014)
110. **Sensitive land uses:** means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities. (Source: PPS, 2014)
111. **Settlement areas:** means Urban Settlement Areas and Rural Settlement Areas within municipalities (such as towns, villages and hamlets) that are:
- a) built up areas where development is concentrated and which have a mix of land uses; and
 - b) lands which have been designated in an Official Plan for development over the long-term planning horizon. In cases where land in designated growth areas is not available, the settlement area may be no larger than the area where development is concentrated. (Source: Adapted from PPS, 2014)
112. **Settlement area, Urban:** means a settlement area that is identified as urban settlement area in Table 2.3 of this Plan.
113. **Settlement area, Rural:** means a settlement area that is identified as rural settlement area in Table 2.3 of this Plan.
114. **Sewage and water services:** includes municipal sewage services and municipal water services, private communal sewage services and private communal water services, individual on-site sewage services and individual on-site water services, and partial services. (Source: PPS, 2014)
115. **Significant:** means
- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by the Ontario Ministry of Natural Resources

and Forestry using evaluation procedures established by the Province, as amended from time to time;

- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources and Forestry;
- c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system;
- d) in regard to mineral potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Criteria for determining significance for the resources identified in sections c) – e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Source: Adapted from PPS, 2014)

116. **Site alteration:** means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 2.1.4(a) of the PPS, site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a) of the PPS. (Source: PPS, 2014)

117. **Site Plan Control:** means a process which requires the preparation of detailed site specific development plans, and enables the review of such matters as building location, and massing, access, outdoor storage, amenity space, walkways, landscaping, loading and parking facilities, accessibility, lighting, grading and external non-design features.

118. **Source water protection:** means the act of protecting drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.

119. **Source protection plan:** means a plan that protects drinking water sources from contamination or overuse. These sources of water can include surface water, such as lakes, rivers, streams, or groundwater.
120. **Special needs:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons. (Source: PPS, 2014)
121. **Special Policy Area:** means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria and procedures for approval are established by the Province. A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain. (Source: PPS, 2014)
122. **Specialty crop area:** means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:
- a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;
 - b) farmers skilled in the production of specialty crops; and
 - c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops. (Source: PPS, 2014)
123. **Surface water feature:** means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.(Source: PPS, 2014)
124. **Threatened species:** means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources and Forestry's official species at risk list, as updated and amended from time to time. (Source: PPS, 2014)
125. **Transit-supportive:** in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed use development that has a high level of employment and residential

- densities. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives. (Source: PPS, 2014)
126. **Transportation demand management:** means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost. (Source: PPS, 2014)
 127. **Transportation systems:** means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park 'n' ride lots, service centres, rest stops, vehicle inspection stations, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance. (Source: PPS, 2014)
 128. **Two zone concept:** means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe. (Source: PPS, 2014)
 129. **Valleylands:** means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year. (Source: PPS, 2014)
 130. **Vulnerable:** means surface and/or ground water that can be easily changed or impacted. (Source: PPS, 2014)
 131. **Waste management system:** means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites. (Source: PPS, 2014)
 132. **Waterbody:** means any bay, lake, river, watercourse or canal, but excluding a drainage or irrigation channel. (Source: Rideau Valley Conservation Authority, 2015)
 133. **Watershed:** means an area that is drained by a river and its tributaries. (Source: PPS, 2014)
 134. **Wayside pits and quarries:** means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way. (Source: PPS, 2014)
 135. **Wetlands:** means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens. Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition. (Source: PPS, 2014) See also the definition for significant.
 136. **Wildland fire assessment and mitigation standards:** means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources and Forestry to be incorporated into the design,

construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire. (Source: PPS, 2014)

137. **Wildlife habitat:** means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species. (Source: PPS, 2014) See also the definition for significant.
138. **Woodlands:** means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the *Forestry Act* definition or the Province's Ecological Land Classification system definition for "forest." (Source: PPS, 2014)