

TOWNSHIP OF CARLING OFFICIAL PLAN



Adopted by Council
Approved by MMAH
Consolidated

July 21, 2008
November 16, 2010
January 11, 2011

SCHEDULE OF AMENDMENTS

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Township of Carling	August 18, 2022	April 26, 2024	May 27, 2024

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**OFFICIAL PLAN
OF THE
TOWNSHIP OF CARLING**

PART A - INTRODUCTION

1.0 TITLE AND COMPONENTS

- 1.01 This document shall be known as the "**OFFICIAL PLAN FOR THE TOWNSHIP OF CARLING**".
- 1.02 The Components of this Official Plan are the text, Schedules, and Appendices listed in the Table of Contents.

2.0 PURPOSE OF THE OFFICIAL PLAN

- 2.01 This Official Plan constitutes a revision to the previous official plan, adopted by Council for the Corporation of the Township of Carling on July 21, 2008 and approved by the Ministry of Municipal Affairs and Housing on November 16, 2011.
- 2.02 It is intended that the Official Plan serve as a guide to municipal decision makers in preparing implementing comprehensive zoning by-laws, other municipal by-laws, undertaking a public works and for assessing any development applications.
- 2.03 The purpose of this Official Plan is to establish goals, objectives and land use policies to primarily manage and direct physical change and the effects on the social, economic and natural environments of the Township of Carling (herein referred to as "the Township").

3.0 PROVINCIAL POLICY STATEMENT

- 3.01 In accordance with Section 2 of the Planning Act, the policies contained in this Official Plan have regard to matters of provincial interest listed in that section of the Planning Act.
- 3.02 This Official Plan has been written within the framework of the May 1, 2020 Provincial Policy Statement (herein referred to as "PPS"). The PPS is issued under the authority of Section 3 of the Planning Act. This section of the Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Planning Act.
- 3.03 Under Section 4.6 of the Provincial Policy Statement:

“The Official Plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated, and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designation policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.”

- 3.04 The Provincial Policy Statement shall be read in its entirety and all relevant policies are to be applied to each situation.
- 3.05 Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas. In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with the Provincial Policy Statement.
- 3.06 The Township shall engage with Indigenous communities and coordinate on all land use planning matters.

4.0 PLANNING BOARD

- 4.01 The Township is a member of the Parry Sound Area Planning Board established under Section 9 of the Planning Act. The Township supports the area planning board as a forum for undertaking area-wide planning for the territory within its jurisdiction.
- 4.02 The Township shall rely on the Parry Sound Area Planning Board for advice and assistance in respect of such planning matters affecting the planning area as are referred to the board as well as through responsibilities conferred upon the board through the Planning Act.
- 4.03 The member municipalities of the Parry Sound Area Planning Board have separate official plans. However, the official plans have incorporated policies that recognize the municipalities that make up the planning board. This approach has been successful given the relative similarity of development patterns, issues and planning problems for the Parry Sound centred region.

5.0 MONITORING THE OFFICIAL PLAN

- 5.01 An important part of any plan is the inclusion of a monitoring program. Generally, official plans are considered to have a planning horizon of twenty years. However, pursuant to Section 26 of the Planning Act, Council shall from time-to-time, and not less frequently than every five (5) years hold a special meeting of Council, open to the general public to discuss the changes that may be required. Further, Council may also consider longer planning periods beyond the twenty year horizon in order to properly recognize appropriate sustainability principles and practises within and outside the framework of the official plan.
- 5.02 The Township will assess the effectiveness of the Official Plan by monitoring development activity within the municipality including new lot creation, zoning changes, building permit activity and other pursuits that may impact the land use form in Carling. Where appropriate in response to changes in physical, social, economic and environmental conditions, Council may consider amendments to the official plan.
- 5.03 Prior to revising this Official Plan, Council will monitor the implementation of the affordable housing policies of this Official Plan in order to determine whether the Township has met its goal that 5% of new permanent residential dwelling units be affordable to low and moderate income households as defined in the PPS, 2020.

PART B – VISION OF THE PLAN

6.0 BASIS OF THE PLAN

- 6.01 The Township is situated amidst the eastern shore of Georgian Bay, a world renowned place recognized as an irreplaceable semi-wilderness destination designated as the "Georgian Bay Biosphere Reserve" by UNESCO. This combination of geographic, ecological, biological and aesthetic characteristics are not found anywhere else in the world. It is only because of this unique combination that the shoreline of Georgian Bay is a world renowned destination. The policies of this document are to be interpreted in a manner that recognizes this reality and among a complex competition of multiple resource uses, the highest need is to protect and promote this area as a recreational and eco-tourism resource for this is its best and highest land use.
- 6.02 The vision for this Official Plan is intended to be long term. The interpretation of the policies of the Official Plan should reach beyond the interests of the current land owners to those who have yet to come here and those who have yet to be born. The policies of the Plan should be interpreted to recognize the inter-relationship of ecological, biological, economic and social systems and the importance of minimizing our interference with the complex and precarious balances of our natural world. Sustainability will be the constant goal of these policies. In attaining its vision of sustainability, it is important that the social, economic and environmental interests of the Township, its residents and the

general public are balanced when making planning decisions. Where one or more of these pillars of sustainability are not considered, planning decisions may have lasting impacts on not only today's inhabitants of the Township, but on those future inhabitants.

- 6.03 The Official Plan is intended to be an inclusive document. It is to be strictly interpreted to support this vision for the Township. The words "sustainable", "sustainability" and "sustainable development" shall be used in this document to describe this vision and the vision shall be the basis to interpret planning policies and test the validity of planning decisions made in the Township.
- 6.04 The original official plan for the Township was a document that was shared between the Townships of Carling, Foley and McDougall as part of the Parry Sound Area Planning Board. This first time official plan was adopted in April of 1981 and approved by the province on November 8, 1982.
- 6.05 The Township is a rural-recreational municipality located entirely on individual private services. The only exception is the Parry Sound Area Industrial Park at Woods Road off Highway No. 69 where full municipal services are available to tenants of the park.
- 6.06 This Official Plan represents a review of the official plan adopted by Council in July, 2008 and approved by the Ministry of Municipal Affairs and Housing in November, 2011. The Official Plan responds to current issues and the need for updated policy as a result of public meetings, changes to the Planning Act, and the provincial land use policy framework.
- 6.07 The Township consists of both seasonal and year-round residents. Residences within the Township can be categorized as year-round or seasonal in nature as illustrated in Table 1 below:

TABLE 1 – DWELLINGS

	2021	%	2006	%	1996	%
Year Round (units)	541	29.8	498	31.5	390	27.1
Seasonal (units)	1274	70.2	1083	68.5	1049	72.9
Total	1815	100.0	1581	100.0	1439	100.0

Source: Municipal Property Assessment Corporation

- 6.08 Increased pressure for recreational development and use in the Township is occurring as a result of a number of factors. These factors include the demographics of the population in general in the Province, the growing demand for a limited resource supply, better highway access to the Greater Toronto Area, improved communication technologies and the general good health of the national and provincial economies.
- 6.09 There has been an increase in short term visitors in the Township. The Township has also seen a modest increase in population since the previous official plan was prepared. Even though the supply of vacant land for new development can accommodate growth for the life of the Official Plan, there continues to pressure

for new growth in the form of new lot creation, maximizing built form, and new ownership structures.

- 6.10 The Township undertook a comprehensive review of its zoning standards as they applied to the built form of residential development along its waterfront in 2000. This review resulted in a number of changes that reflected a desire to preserve as much of the natural features of shoreline areas as possible without unreasonably restricting new or additional building.
- 6.11 The current official plan has been working well for Carling Township. The 2011 Plan represented a major update that included public consultations, detailed questionnaires, and a large number of seminars to understand development issues, problems, and concerns. The 2022 amendment builds upon the policy foundation established in 2011.
- 6.12 Carling's economy is primarily derived from the large proportion of second home owners. These property owners provide a significant contribution to the tax base of the Township and also have requirements for municipal services.
- 6.13 The Township established a close relationship with the Ministry of Municipal Affairs and Housing as part of the province's One Window Planning services to ensure that this Official Plan adequately addresses the provisions of the PPS. The Township has received technical submissions from various Provincial agencies as part of the review process.
- 6.14 A significant portion of the land in the Township of Carling is Crown land in its various forms. Approximately 50.43% of the Township is Crown land exclusive of Crown lakebed. The Crown land base is a major contributor to the wilderness character of the Township and is an important factor in directing land use policy for the municipality.
- 6.15 The preservation of the low density character and the ability of the land and adjacent waterbodies to accept new development should be the key factors for determining the location and density of development. The nature of the geography including the terrain, topography and vegetation dictate the need for policy measures that reflect the capability of the land to accommodate additional development and what mitigative measures are necessary to protect the natural environment. One of the key components for any land use strategy for the Township will be the management and preservation of the natural environment which is central to the goal and objectives of the Official Plan.
- 6.16 The Township is a relatively strong municipality from an assessment perspective. However, this economic health is primarily derived from the presence of its waterfront properties. With continuing restructuring of provincial financing responsibilities, municipalities must be more careful than ever to ensure that the financial aspects of development are considered in its policy direction and management programs.

TABLE 2 - ASSESSMENT

WEST PARRY SOUND	2020 Total Assessment
Seguin	\$3,644,872,227
The Archipelago	\$2,180,020,909
Carling	\$1,056,938,454
Town of Parry Sound	\$908,324,300
McDougall	\$795,381,100
McKellar	\$681,428,309
Whitestone	\$623,335,010

Source: Municipal Property Assessment Corporation, 2020

- 6.17 In addition to respecting core planning principles and being fiscally responsible when considering new development, it will be the policy of this Official Plan to recognize the importance of the contribution of additional assessment from new development to assist in offsetting increased costs related to the demand for services. This policy basis is not intended to be interpreted that all new development will make positive financial contributions to the revenues of the municipality in contrast to the associated expenditures for services over the short and long terms for said developments. It will be the responsibility of Council to be satisfied that the appropriate analyses are undertaken to ensure that the costs for new development are sustainable.
- 6.18 The realignment of Highway No. 69 as part of the extension of Highway No. 400 through to Sudbury will result in land being available for development along the existing highway. This Official Plan will set out policy direction for these areas that may introduce new local roads in the Township.
- 6.19 On January 1, 2007, the Township was designated under the Aggregate Resources Act.
- 6.20 The Township has a number of tourist commercial resorts that are located along its coastline. There has been some pressure to redevelop these uses to maximize development using a variety of forms of tenure. Policies of this Official Plan will guide Council and land owners respecting such applications.
- 6.21 The Georgian Bay coastline in the Township has become a popular destination and cruising area for boaters. These include day users and many who anchor for extended periods of time. The Official Plan will identify a number of policies that will coordinate management efforts with senior levels of government to produce a responsible approach to the management of these lands and water users.
- 6.22 There is a substantial demand for water access facilities in the Township for island properties, day users and visitors to the Township. The demand has continuously been greater than the supply whether the facilities are private marinas or government lands. It is anticipated that demand will continue to grow and policies are necessary to respond to existing and new access facilities.
- 6.23 The Township shares the Georgian Bay coastline with a number of municipalities and Indigenous Communities. In the absence of a single government agency to

oversee the protection of the heritage principles of the Georgian Bay coastline, the Township supports the adoption of policies to ensure the maintenance of these important values.

- 6.24 The Township supports the philosophy of harmonized planning along the coastline of Georgian Bay. This Official Plan has included policies to confirm the Township's commitment to harmonized planning.
- 6.25 The Official Plan also recognizes the efforts and role of organizations including the Georgian Bay Biosphere and land trusts (such as the Georgian Bay Land Trust) in affecting the management of the natural environment, preserving local economies and protecting resources.
- 6.26 The Parry Sound Area Industrial Park (herein referred to as the "Industrial Park") is located within the boundaries of the Township. The Industrial Park is an important part of the local economy shared by the Township, the Municipality of McDougall and the Town of Parry Sound. Policies are included in this Official Plan to recognize the Industrial Park and direct its future development.
- 6.27 With changes in technology, more people are able to relocate to rural areas and operate businesses from remote locations within their homes. This Official Plan supports such home businesses so long as they are compatible with adjoining land uses and are in keeping with the goals and objectives set out in Section 8 and 9 of this Official Plan. To ensure that home business activities are consistent with these objectives, policy will be required to carefully manage these uses.
- 6.28 The Township has extensive areas of environmental features that have been identified by the province or special organizations. These include significant wetlands, local wetlands, significant habitats of endangered and threatened species, and significant wildlife habitats. Policies will be required to ensure that these important environmental features are protected in accordance with provincial and federal policies.
- 6.29 One of the most important functions of the Township is the provision of roads and transportation services. The Township of Carling has 85 kilometres of municipal roads as well as hundreds of kilometres of private roads. Policies will need to be devised that carefully manage the use and maintenance of the Township roads.
- 6.30 There are a number of land uses or locations within the Township that will require customized or special policy considerations as part of the Official Plan. These will include areas consisting of the former C.I.L. lands, inland lakes, Killbear Provincial Park and adjoining lands, Franklin Island, Mowat Island and other areas as set out in Section 27.07 of the Official Plan.

7.0 PHILOSOPHY OF THE PLAN

7.01 Brief History

- 7.01.1 The Township is situated on the eastern coast of the Georgian Bay directly northwest of the Town of Parry Sound. The Township was first surveyed in 1873 with a reported land area of 52,926 acres and 2,223 acres of water surface area. The Township was incorporated in 1897.
- 7.01.2 The Township is a rural-recreational municipality with a significant proportion of its development located along the coastline of Georgian Bay. The coastline of Georgian Bay is an internationally renowned area for recreation in its many forms including cottaging, boating, camping and tourism.
- 7.01.3 Historically, the Township existed as a rural community dependent upon higher level services from the Town of Parry Sound. After the Second World War and as leisure time increased and as the automobile and transportation routes improved, the Township attracted a wave of cottage owners similar to other areas in Parry Sound and Muskoka Districts. About the same time (1950's), the car camping phenomenon had begun to take effect in Ontario and the province established Killbear Provincial Park along one of the most prominent coastline features of the Township.
- 7.01.4 The high quality natural environment including pristine waters, rugged shoreline and picturesque scenery continues to generate a strong appeal for the Township. It is within this context that the goals, objectives and policies have been prepared to maintain the Township's appeal to residents as well as visitors to the area.

7.02 Great Lakes Heritage Coast

- 7.02.1 The Township is located in the heart of the eastern Georgian Bay archipelago that was recognized as a featured area by the Province of Ontario in its Crown land use planning program of the late 1990s. The Township and this Official Plan share in the Province's recognition of this special area. The description of this feature is set out in the Province's Land Use Strategy.
- 7.02.2 The coastline Crown lands in the Great Lakes Heritage Coast are in a special Crown land use designation termed the Great Lakes Coastal enhanced Management Area, which the provincial strategy describes as follows: "This shoreline area is characterized by rugged Canadian Shield topography, renowned for its scenic vistas with windswept pine trees. Bare bedrock is interspersed with pockets of shallow soils, with discontinuous vegetation cover. The area provides habitat for a wide diversity of fish and wildlife species, including several vulnerable and threatened species. There are a number of significant wetlands and wetland complexes. A wide range of recreational activities is carried out in the area including boating (large cruisers, as well as small boats, canoes and kayaks), hunting, fishing,

camping, and nature appreciation. Commercial tourism operations support the various recreational activities. There are a number of areas with extensive cottage development on adjacent private lands.”

- 7.02.3 The philosophy of this Official Plan agrees with the description of this part of the Township and shares in the Province’s policy of this area.

7.03 Eastern Georgian Bay

- 7.03.1 It is recognized that there is no single land use planning organization that has jurisdiction over the eastern coastline of Georgian Bay.

- 7.03.2 The Township has volunteered to participate in a process with coastal municipalities and other levels of government and organizations including Indigenous Communities to establish a broad range of policies and principles to protect the values, character and special features of the Georgian Bay coastline.

- 7.03.3 These harmonized planning efforts form an important part of the philosophy of this Official Plan.

7.04 General

- 7.04.1 As well as having in excess of 75 kilometres of coastline along Georgian Bay and several thousand islands, the Township has a number of additional significant environmental features that contribute to the character of the Township.

- 7.04.2 There are a number of rural communities in the Township that are based upon a number of factors including historical concentrations of year round residents, marina-centred basins and more recent settlement activity. These include:

Dillon;
Snug Harbour;
Woods Road;
Bayview; and
Carling Bay Road;

- 7.04.3 While these communities do not have large populations, they are well established as part of the Township’s heritage and part of the vision of the Official Plan is to preserve and promote the sense of place and the essence of the Township.

- 7.04.4 The Township subscribes to the principles of sustainable development. Carling Township's vision incorporates sustainability in its policy and management practises.

- 7.04.5 In the Township, the predominant principle in its vision or philosophy will be to avoid or eliminate “over development” in all areas. “Over development” is

interpreted to be the introduction of artificial structures or activities to an extent that is significant enough to alter the character of an area or neighbourhood in the Township or would cause significant damage to the environment, particularly the coastline.

8.0 GOAL

- 8.01 The goal of the Official Plan for the Township is to preserve the high quality of the natural and physical environments that generate a high level of appeal for residents and visitors to the Township. Ensuring the preservation of these environments is critical in stimulating and driving both the local economy and the regional economy that makes up the West Parry Sound area.
- 8.02 It is also the goal of the Official Plan for the Township to meet the social, health and well-being requirements of both current and future residents through preservation of the natural and physical environments, facilitating economic development and growth, and providing a full range and mix of housing, including affordable housing.

9.0 OBJECTIVES OF THE PLAN

The objectives necessary to fulfil the goal of the Official Plan include:

- 9.01 To maintain, protect and enhance the natural environment within the Township. It should be ensured that development or redevelopment of land in the Township has minimal or no adverse impacts on the natural resources of the Township and that these resources are managed for future and existing inhabitants of the Township. When considering impacts on these natural resources, such impacts will be viewed from a cumulative perspective as more than one “minimal” such impact may become adverse.

In attaining its overall vision of “sustainability”, the social and economic impacts of development and redevelopment must be considered along with the environmental impacts. Careful consideration and balancing of all three pillars of sustainability will ensure there are no lasting impacts on future inhabitants of the Township.

- 9.02 To maintain and improve, the water quality of the Georgian Bay and inland waterbodies of the Township by strongly encouraging land owners to implement best practices that have been proven to minimize migration of nutrients associated with coastline development.
- 9.03 Promoting additional growth in limited amounts and at low densities (outside of identified rural communities) that is justifiable at levels that are sustainable and responsible in appropriate locations to meet the demand within the Township.

- 9.04 To promote the health, safety, convenience and welfare of the residents of Carling by preserving the features of the character of the Township that secures its attractiveness as an area of quiet enjoyment and stability of communities.
- 9.05 Provide a level of service that is consistent with the basic needs and capabilities of the Township while recognizing the historical imbalances in the distribution of services. Over the long term it will be the Township's objective to minimize these imbalances and achieve a uniform standard of services.
- 9.06 Ensuring that the provision of new or additional services recognizes the principle of "user pay" so that the beneficiaries of any extended services are responsible for the costs in accordance with all relevant policies of this plan.
- 9.07 Ensuring the compatibility of land uses by protecting the quiet enjoyment of residential properties.
- 9.08 Encouraging a road system that is efficient, safe and convenient for the residents and visitors of the Township. This will include managing the maintenance and use of all existing and new municipal roads, prescribing safe and appropriate standards of construction for any new private roads, and advocating for ongoing maintenance and upkeep of those existing privately owned and maintained roads within the Township.
- 9.09 Preserve those elements of the rural character of the Township by discouraging development that has an adverse impact on the natural and open features of the rural area and restricting those land uses and densities that are not compatible with the rural character.
- 9.10 Having regard to the matter of provincial interest as prescribed under Section 2 of the Planning Act and being consistent with the policies of the PPS.
- 9.11 The Township recognizes the eastern Georgian Bay Coastline as a unique entity and supports the coordination of the relevant governments and agencies to protect and enhance the natural beauty, wilderness landscapes, sensitive ecosystems, important heritage and cultural resources while recognizing the potential for new sustainable development, business opportunities, facilities and programs.
- 9.12 Promoting renewable energy systems and particularly those smaller scale systems in appropriate locations.
- 9.13 Avoiding land use patterns which may cause environmental or public health and safety concerns while recognizing the potential impact that climate change may have on these matters. The type of land use patterns which should be avoided include, for example, building in floodplains and filling in wetlands restricted by the provisions contained within the Township's Comprehensive Zoning By-law.
- 9.14 To reduce energy use through shading and sheltering, the municipality will encourage tree planting and innovative green spaces, such as green roofs in new

and existing development. The use of permeable pavers and pervious pavement in areas such as parking lots and sidewalks will be promoted.

- 9.15 The Township will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new development and on municipally-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water runoff.
- 9.16 Ensuring the protection and management of all features of significant architectural, cultural, historical, archaeological or scientific interest in order to preserve their functional use and heritage value to the Township.
- 9.17 Where possible, public service facilities as defined in the PPS should be co-located in community hubs to promote cost effectiveness and to facilitate service integration. Establishment of these facilities in built-up areas is preferred.
- 9.18 Promote forms of green development that are designed to mitigate greenhouse gas emissions and encourage a variety of climate change adaptation techniques throughout the development process.

10.0 GROWTH POLICY

It is anticipated that the population and land uses for Carling Township will remain relatively stable over the period of this Official Plan. The Township encourages new year-round development as part of its growth plan. New rural lot development is encouraged in order to avoid a potential decline in rural housing units and population.

10.01 Waterfront

The waterfront areas of the Township are receiving the greatest pressure for new development. Both the mainland and island areas are capable of limited additional development. About two-thirds (2/3rd) of the population of the Township is seasonal consisting of property owners that have principal residences elsewhere. The principal concern for new growth in the waterfront areas will be the assessment of impacts on the environment and not the rate of growth. For the purpose of this Official Plan the Township will assume that development pressure will intensify as access to the area becomes easier and more people want waterfront properties and the Township will try to ensure that through this Official Plan, any development is orderly and measured.

10.02 Seasonal Residential Conversions

- 10.02.1 It is anticipated that some seasonal residents may decide to convert their seasonal residences to year round use by giving up their principal residence located outside of the Township. As previously indicated in this Official Plan, changes in available technologies (including, but not limited to reliable internet

connectivity) may result in an increase in seasonal residential conversions throughout the Township.

TABLE 3 – CARLING YEAR-ROUND POPULATION

1988	1996	2001	2006	2016	2021
826	952	1063	1030	1125	1491

Source: Statistics Canada

- 10.02.2 The Township has no objection to the conversion of seasonal residences to year round use subject to the policies contained in this plan. These policies relate to restricting expectations with respect to increased services or what upgrades are required as a condition of any such residential conversions. A Lakeshore Capacity Assessment may also be required to determine the capacity of the lake to assimilate additional nutrient loadings.

10.03 Settlement Areas

The Township does not have any "settlement areas" as defined by the. In this regard, the policies of Section 1.1.1-1.1.3 of the PPS have limited application to the Township. The Township has a number of identifiable rural communities that have been historically referred to as neighbourhoods within the Township. Areas like "Dillon" or "Snug Harbour" are not true settlement areas in the sense that they are not built up areas with a concentration of development and a mix of uses but rather points of reference over a large geographic region. These locations will be subject to the rural development policies.

The Town of Parry Sound functions as an urban settlement area for the whole region and proposals for urban type development will be directed to the Town of Parry Sound, where an appropriate level of municipal and commercial services are provided.

- 10.03.1 The Township is the owner of various lands in the area immediately surrounding the municipal office and community centre. Given the location of these lands off Highway 559, being the sole access in and out of the Township, it is the intention of the Township that the development of community facilities be located on these lands, where possible, to centralize function, create efficiency of operations, and provide accessibility to all residents.

In addition to locating community facilities on these lands, the Township will consider the establishment of medium to high density residential development on these lands. Such residential uses would need to be compatible with existing and planned community facilities and any other neighbouring land uses.

10.04 Rural Areas

All of those areas in the interior of the municipality not identified as Crown land or having some known environmental feature are to be considered as rural areas. Although there are no prime agricultural areas within the rural areas, there are a

limited number of farms. The amount of new lot creation or building in the rural areas of the Township is limited. There are virtually no growth issues in the rural areas of the Township and no new growth issues are anticipated as long as the applicable policies for the rural areas are met. The Township encourages new rural growth to respond to a number of planning principles relating to affordable housing, housing shortages, as well as improving housing supply. Fees may be reduced or eliminated to encourage rural development and particularly affordable residential development.

- 10.04.1 The Township encourages the use of surplus public lands for affordable housing where the site is appropriate for such a use and where the use would be compatible with adjacent land uses.

10.05 Utilization of Municipal Infrastructure

The PPS identifies that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure. Additionally, the PPS encourages municipalities to optimize the use of existing infrastructure before consideration is given to developing new infrastructure.

In keeping with the above provincial policy directives, the Township encourages new development (like applications for Consent or Plans of Subdivision) to locate on existing municipal roads. Where development applications are proposing the creation of new roads that will be constructed to municipal standards and conveyed to the Township, consideration will only be given where the Township has determined that continued maintenance and upkeep of the roads can be done in a cost-effective manner and in accordance with the Township's Asset Management Plan and Capital Roads Plan.

Development applications proposing the construction of new private roadways, not owned or maintained by the Township, may be acceptable so long as appropriate construction standards have been established, agreements are in place etc.

PART C - GENERAL DEVELOPMENT POLICIES

11.0 APPLICATION

The policies contained in this section of the plan apply to all lands within the Township.

11.01 Land Division

The preferred method for any land division is by plan of subdivision. Where it is determined that a subdivision is not necessary for the proper development of the land, land division may proceed by consent.

When assessing the appropriateness of proceeding with a land division by consent in contrast to a plan of subdivision, the following criteria will be considered:

- (a) where it is clear that a proponent is not attempting to circumvent the subdivision process;
- (b) where the number of new lots created is limited to three (3) plus one (1) retained lot;
- (c) where the pattern of development has been established;
- (d) where there is no extension of a public road;
- (e) where there is no public interest being served by a plan of subdivision;
- (f) where the consent conforms to all other policies of this Official Plan; and
- (g) where the consent is in compliance with relevant Planning Act criteria and applicable provincial policy.

11.01.1 The Township generally supports the re-separation of original 100-acre plots (or broken 100-acre plots) that have merged over time. Such a severance must be obtained through the standard consent process and be able to demonstrate some form of legitimate access.

12.0 SERVICES

12.01 Sewage

12.01.1 With the exception of the Industrial Park, all development in the Township is on individual on-site sewage systems. Given the nature of the existing development and the local geography, it is anticipated that individual on-site sewage systems will continue to be the most common service approach in the Township.

12.01.2 Where new non-waterfront development is proposed in excess of five (5) lots or for fewer than six (6) lots where more than 4,500 litres of effluent would be produced per day in the rural area on individual on-site sewage systems or private communal sewage systems, a servicing option study will be required to evaluate all alternative forms of servicing within the context of the hierarchy set out in the provincial policy statement. A hydrogeological report must be submitted in addition to the servicing options study to demonstrate that the proposed system(s) will not have a significant detrimental impact to the natural environment. If the proposal would permit development of fewer than six lots or units on individual on-site sewage systems or private communal sewage

systems, and 4500 litres of effluent or less would be produced per day as a result of the development being completed, a hydrogeological report will not be required.

12.01.3 All lands proposed for development must demonstrate that they are suitable for private sewage services in accordance with provincial requirements and the policies of the Township and provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

12.01.4 Although uncommon throughout the Township, private communal sewage systems are a permitted form of sewage servicing. However, any communal sewage systems must comply with the standards of the municipality and the Province and satisfy any requirements of the Ontario Building Code and the Environmental Protection Act (E.P.A.). The responsibility for all maintenance and liability respecting a communal sewage system must be arranged to the satisfaction of the Township including a responsibility agreement between the Township and the proponent, as prescribed by the Ministry of Environment, Conservation and Parks.

12.01.5 Any development along the Township's recreational waterbodies may be assessed for its effect on the water quality of the adjacent waterbody. Council or the appropriate approval authority may require, at the cost of the development proponent, additional information to determine the capability of the waterbody to accommodate that development. This study shall be conducted in accordance with the Lakeshore Capacity Assessment Handbook where applicable. Where the assessment determines that a waterbody is at capacity, new lot creation and planning approvals that would result in more intensive use would only be permitted in the following circumstances:

- to separate existing habitable dwellings, each of which is on a lot 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;
- all new tile fields are located such that they would drain into a drainage basin which is not at capacity; or
- all new tile fields are set back at least 300 metres from the shoreline of lakes or tributaries flowing to the lake; or
- the effluent pathway from a tile field would flow in a manner for a distance of at least 300 metres to the lake;
- where site-specific soils investigation in accordance with the Lakeshore Capacity Assessment Handbook demonstrates that phosphorus can be retained in soils on-site.

12.01.6 Development or redevelopment on lands adjacent to the recreational waterbodies of the Township will be encouraged to locate and install those types of sewage systems that have the capability of attenuating or degrading nutrients and reducing any migration of nutrients to the adjoining surface waters.

- 12.01.7 Any land uses creating in excess of 10,000 litres of sewage per day will require a hydrogeological assessment as well as approval from the Ministry of Environment, Conservation and Parks.
- 12.01.8 All proponents of new lot creation shall provide proof of unreserved sewage capacity for the hauled sewage at a licensed facility and that a licensed hauler is available to transport the waste.
- 12.01.9 The North Bay Mattawa Conservation Authority is currently the approval authority for those private sewage systems where less than 10,000 litres of sewage will be produced per day. The Township will strive to work with the North Bay Mattawa Conservation Authority to develop avenues for implementing an efficient septic inspection program.

12.02 Water Supply

- 12.02.1 Most domestic water supply is expected from surface waters or individual private wells. Surface water sources should be disinfected and/or treated to meet Ontario Drinking Water Standards. It is anticipated that individual water supplies will continue to be the preferred type of service in the Township. Planning approvals shall consider the Ministry of Environment, Conservation and Parks Guideline D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Assessment. Private communal water services are a permitted form of water servicing, subject to compliance with provincial regulations and the appropriate studies and agreements.
- 12.02.2 Any applications for land division, including condominiums, proposing more than five (5) lots or units on the basis of private wells, will be required to undertake a hydrogeological investigation in accordance with provincial guidelines. Should the hydrogeological investigation conclude that the site is not suitable over the long term for multi-unit uses, alternative servicing options may be explored. Where there are no alternative servicing options available, applications will be refused.
- 12.02.3 Where any applications for new lot creation are being proposed for fewer than six (6) lots on the basis of using surface waters as the supply source, the standard of the lots must comply with the Township's Comprehensive Zoning By-law.
- 12.02.4 Where any applications for new lot creation are being proposed for fewer than six (6) lots on the basis of groundwater as the supply source, and where the lots are proposed to be less than one hectare in size, a hydrogeological investigation shall be undertaken to the satisfaction of the approval agency and Council. It must be demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.
- 12.02.5 Where groundwater is intended to be the supply of drinking water for more than five (5) lots, or for vacant land condominium applications, where the overall density is less than one hectare per unit, a hydrogeological

investigation shall be undertaken to the satisfaction of the approval authority and Council. It must be demonstrated that site conditions are suitable for the long-term provision of such services with no negative impacts.

- 12.02.6 Where groundwater is intended to be the supply of drinking water for developments consisting of lots which average 1 hectare in lot area (with no lot being smaller than 0.8 hectares in lot area), such development may not require a detailed hydrogeological assessment, provided it can be demonstrated that the area is not hydrogeologically sensitive. In such circumstances, it is the responsibility of the development proponent to obtain a professional analysis from a qualified consultant that the area is not hydrogeologically sensitive.

12.03 Stormwater Management

- 12.03.1 Stormwater management may be required for any significant development including all coastline development in order to protect and enhance water quality and quantity.
- 12.03.2 Stormwater shall be managed and any remedial drainage work shall not adversely affect any adjacent lands or natural features or areas.
- 12.03.3 Proponents shall use best management practises for stormwater management and construction mitigation for all development and address the effect of stormwater upon receiving waterbodies.
- 12.03.4 Natural streams, water courses, wetlands and coastline vegetation shall be retained in their present form unless it has been demonstrated by a study (Environmental Site Evaluation/Environmental Impact Study) prepared by a qualified professional that site alteration will not result in negative impacts on the natural features or their ecological functions and provided the policies of Section 14.0 are met.
- 12.03.5 The Township may require drainage easements as a condition of development.
- 12.03.6 A stormwater management plan or report may be required by the Ministry of Transportation for those developments located adjacent to or in the vicinity of a provincial highway where drainage could impact the highway downstream. Such reports must be reviewed and approved by the Ministry of Transportation.

13.0 ROADS AND TRANSPORTATION

13.01 Provincial Highways

- 13.01.1 There are three provincial highways in the Township. Highway No. 69/400 provides the main access to the Township. Highway No. 559 provides the

main highway access through the Township to Killbear Provincial Park and Shebeshekong Road (Highway 7182) is a secondary highway through the east portion of the Township.

- 13.01.2 The Township supports the continued four laning of Highway 69/400 through Carling. The new four-laned Highway 69/400 will be a controlled access highway with all access restricted to interchanges. By-passed sections of existing Highway 69 will be transferred to the jurisdiction of Carling and will be available for development as local routes in accordance with policies of this plan.
- 13.01.3 All existing highways and intersections including the realigned interchange of Highway 559 and the 400 are shown on the attached Land Use Schedules.
- 13.01.4 Approval of the Ministry of Transportation will be required for any development within the permit control jurisdiction of Highway 69/400 as a Controlled Access Highway, or of Highway 559 or 7182 as a Kings Highway, as set out in the Public Transportation and Highway Improvement Act. Prospective developers should consult with the Ministry of Transportation early in the planning stage to ascertain permit requirements and areas of interest to Ministry of Transportation.
- 13.01.5 Direct access onto a controlled access provincial highway will be restricted. Development will be encouraged to use local roads and service roads wherever possible. Where access may be available, it will only be considered to those properties that meet the design requirements of the Ministry of Transportation.
- 13.01.6 Any shared entrances to a provincial highway will require approval and a permit from the Ministry of Transportation.
- 13.01.7 In addition to all of the applicable Township requirements, all development adjacent to, or in proximity to, a provincial highway is also subject to the safety and geometric requirements and permits of the Ministry of Transportation.
- 13.01.8 For all new development applications adjacent to a provincial highway the Ministry of Transportation must be satisfied regarding geometric and safety requirements, traffic impacts, grading and stormwater management, site layout, site servicing, exterior illumination, and signage prior to the issuance of a permit.
- 13.01.9 Highway No. 559 through the Township from Highway No. 400 terminates at Killbear Provincial Park. Although the highway primarily functions as a major artery to the park, it is important for accessing a number of major roads throughout the Township. The Township will work with the Ministry of Transportation to identify opportunities to improve Highway 559.

13.02 Municipal Roads

- 13.02.1 In addition to provincial highways, the Township has a number of public roads that provide a range of functions from arterial or major roads down to local roads providing direct access to land uses or private roads.
- 13.02.2 New development must front upon a year round, publicly maintained road except for the following circumstances:
- (a) new lots created by consent on the basis of infill where the lot(s) front upon a recreational waterbody with a legal existing registered right-of-way to the lot(s) from a year-round, publicly maintained road or a minor extension to an existing legal registered right-of-way;
 - (b) water access lots provided that Council is satisfied that appropriate facilities for car, boat trailer parking, docking and boat launching and waste disposal are available for the proposed water access lots and confirmation of capacity for hauled sewage from a septage hauler licensed by the Ministry of Environment, Conservation and Parks.
 - (c) Residential development on new rural or residential-zoned lots or existing lots of record with a rural/residential zoning which front on a private road with a legal registered right-of-way over that private road leading to a year-round, publicly maintained road, and that has been deemed to be adequate in terms of design, length, maintenance arrangements, and standards and that agreements are registered against the lands to confirm the limitations of the access.
- Agreements shall provide standards for year-round access by emergency vehicles, including minimum widths, maximum slope, surface material standards, grading standards, and demonstration of safe ingress/egress, including turning circle requirements where necessary.
- 13.02.3 For 13.02.2 (a), all properties that will be accessed by a private registered right-of-way or by an access that is not a year-round, publicly maintained road, may be required to enter into an agreement with the Township, to be registered on title of all of the affected properties, to indemnify the Township and all other public bodies for any responsibility for any maintenance of the road and any liability of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.
- 13.02.4 For those development applications on recreational waterbodies that propose to create a lot or lots on a private road or access excluding direct frontage on a year-round, publicly maintained road, the Township will have regard to the appropriateness of the non-public road access based upon the length of the private access as well as the existing number of users of that access.

- 13.02.5 All access from and to Township roads must satisfy any relevant standards for site lines, entrance and operational requirements. Any improvements or works required to ensure safe access will be the responsibility of the proponent.
- 13.02.6 The width of any road allowance or right-of-way should be at least 20 metres unless the functional width can be justified to be less than this width.
- 13.02.7 There are a number of existing publicly maintained roads in the Township where the municipality does not possess ownership of the road allowance. It will be the policy of this Official Plan to acquire the ownership of these road allowances whenever possible as a condition of development or through ongoing road upgrading programs in the Township. The Township would hope to acquire these road allowances at minimal or no cost whenever possible.
- 13.02.8 During the development of new municipal roads or the redevelopment of existing municipal roads, the Township will consider the inclusion of bike lanes as a design element to promote active transportation. In evaluating the feasibility or appropriateness of new bike lane construction, careful consideration will need to be given to the Township's Asset Management Plan and Capital Roads Plan.

13.03 Private Condominium and Non-Maintained Public Roads

- 13.03.1 The Township does not support new development on lands that do not front directly on a publicly maintained, year-round road except in accordance with the provisions of 13.02, above.
- 13.03.2 There are a large number of existing properties along the coastlines of the recreational waterbodies that are accessed by private roads located on rights-of-way or other roads not maintained year-round by a public authority. The standards of these roads vary considerably and they may be so poor that they may not accommodate any or all forms of emergency vehicles including fire, police and ambulance. Property owners, where access is by means of private road, or any access not maintained year-round are to be aware that the Township cannot ensure the delivery of emergency services along these roads.
- 13.03.3 The Township may take over the maintenance responsibility of roads that are not currently part of the public road system so long as the cost of upgrading the road is not the responsibility of the Township. Prior to the assumption of any private roads by the Township, the proponents for the road, including all of the benefiting property owners will be responsible for all survey, engineering, legal, planning and construction costs associated with upgrading the road.

- 13.03.4 Notwithstanding section 13.03.4 above, it will be the sole discretion of Council to determine if the assumption of any new public road is in the public interest and that its assumption may be justified financially.
- 13.03.5 The Township may consider the use of vacant land condominiums to allow for development on private roads provided that the circumstances for the private road can justify the road arrangement and so long as there are sufficient assurances in place such that the Township will never be responsible or liable for any aspect of the condominium road.

13.04 Colonization Roads

- 13.04.1 The Township may stop up and convey the road beds of abandoned colonization roads in accordance with the Municipal Act so long as there is no anticipated need for the road currently or in the future.
- 13.04.2 The Township may authorize the use of any colonization road for any individual, groups or agencies subject to ensuring that any exposure to liability or responsibility is minimized or eliminated.
- 13.04.3 The Township may restrict certain colonization roads or portions of these roads to long-term recreational trail use subject to consultation with abutting landowners.

13.05 Municipal Road Allowances

- 13.05.1 It is the preference of the Township to not allow improvements to unopened municipal road allowances in order not to expose itself to any liability for the non-repair or use of these public highways.
- 13.05.2 Notwithstanding section 13.05.1 above, the Township may declare an unopened municipal road allowance surplus and convey the road allowance to an applicant in accordance provisions of the Municipal Act.
- 13.05.3 The Township may allow the unopened municipal road allowance to be brought up to municipal standards and assumed for maintenance purposes in accordance with the policies of this Official Plan.
- 13.05.4 Notwithstanding the above policies, where the closure of the municipal road allowance is not practical or where upgrading the road allowance to municipal standards is not feasible, the Council of the Township of Carling may consider a use of the road allowance subject to the users entering into an agreement with the municipality to indemnify it from any liability or responsibility for the use of the road allowance including any other relevant terms and conditions.
- 13.05.5 Any proposed use of an unopened municipal road allowance involving the crossing of a wetland, will require the assessment (Environmental Site Evaluation/Environmental Impact Study) of any impact on the wetland by a qualified consultant to ensure that there are no negative impacts on the

ecological functions of the wetland or on any natural drainage conditions and on any significant habitat of endangered or threatened species, fish habitat and significant wildlife habitat.

- 13.05.6 The policies of this section shall also apply to the crossing of any unopened municipal road allowance.
- 13.05.7 The Township will not support the closure of municipal road allowances leading to water except where it can be demonstrated that there can never be a practical, viable public access, or where the property owner can provide an alternative access to the satisfaction of the Township.
- 13.05.8 Notwithstanding 13.05.7, the Township may consider transferring a portion of a road allowance leading to water to an adjoining property owner to correct an encroachment of a building or septic system or alternatively, the Township may enter into an encroachment agreement to provide for the correction of an existing encroachment.

13.06 Shore Road Allowances and Crown Reserves

- 13.06.1 Much of the shoreline of the Township and some islands include an allowance for roads or a reservation of Crown land not included as part of the original patent. The Township supports the closure of these shore road allowances and Crown reserves and transferring them to the adjoining lot owner except in the following instances:
 - (a) the lands are necessary for existing or future access to private property owners or to the public;
 - (b) where the lands include important environmental features including Type 1 Fish Habitat; or
 - (c) all or a portion of the shore road allowance or Crown reserve is flooded.
- 13.06.2 Notwithstanding 13.06.1 (a), the Township may consider the closure of the shore road allowance or Crown reserve so long as access rights may be preserved through partial closings or rights-of-way.
- 13.06.3 Notwithstanding 13.06.1 (b), the Township may consider the closure of the shore road allowance and/or the Crown reserve, or part of these lands if it can be demonstrated (through the preparation of an Environmental Site Evaluation/Environmental Impact Study) to the satisfaction of the Township by a qualified consultant that there will be no negative impacts on the natural features or on their ecological functions.

13.07 Roads Over Crown Land

- 13.07.1 There are a large number of roads, both publicly maintained and privately maintained that are located on Crown land in the Township.
- 13.07.2 Where a publicly maintained road exists over Crown land, it will be the policy of this Official Plan to have the Township acquire a road allowance from the Crown where and when the opportunity arises.
- 13.07.3 Roads over Crown land are open to the public as provided for under the Public Lands Act, except where these roads have been closed by the Ministry of Northern Development, Mines, Natural Resources and Forestry.
- 13.07.4 The Township will review applications for the establishment or extension of new roads over Crown lands to ensure that the proponent receives the necessary permission from the Province and has considered the applicable policies and principles of this Official Plan, including Section 13.02.

13.08 Recreational Trails

- 13.08.1 The Township supports the continued use of recreational trails in the Township as important components of the local economy, transportation, and recreational leisure time pursuits. The existing snowmobile trail system together with the "Park-to-Park" trail route are identified on Appendix 1A and 1B to this Official Plan.
- 13.08.2 The identification of these trails on Appendix 1A and 1B to this Official Plan is for information purposes only. This information is not to imply any responsibility, financial or otherwise, on the part of the Township. The Township will support the continued use of the trails and the establishment of the "Park-to-Park" trail system subject to the trails being appropriately designed at the expense of the agency responsible for the trails and subject to the agreement of any affected land owners.
- 13.08.3 The Township may support the use of Township roads by recreational vehicles subject to certain restrictions on certain roads and under some conditions pursuant to any applicable provisions of the Municipal Act.

13.09 Railways

- 13.09.1 All proposed development within 100 metres of a railway right-of-way may be required to undertake noise studies to the satisfaction of the Township in consultation with the railway and shall undertake appropriate measures to mitigate any adverse effects from noise that were identified.
- 13.09.2 All proposed development within 100 metres of a Principal Main Railway Line right-of-way or 50 metres from a Secondary main Railway Line right-of-way may be required to undertake vibration studies to the satisfaction of the

Township in consultation with the railway and shall undertake appropriate measures to mitigate any adverse effects from vibration that were identified.

- 13.09.3 All proposed development adjacent to railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of the Township in consultation of the railway.

13.10 Air Craft

- 13.10.1 The Township recognizes that aeronautics is outside the jurisdiction of local governments. However, it is the experience of the Township that aircraft, particularly float planes, have a potential for interfering with the private enjoyment of waterfront properties and may also create hazards to navigation. Wherever and whenever possible, the Township will recommend against structures, facilities and uses that cater to the use of aircraft in the Township.

14.0 NATURAL HERITAGE FEATURES

14.01 General

- 14.01.1 The natural heritage features and the ecological functions of Carling's natural environment contribute significantly to the character and appeal of the municipality.
- 14.01.2 Natural heritage features provide important ecological functions. These ecological functions include a variety of habitat, hydrological cycles, nutrient and energy cycling and storage, succession and disturbance functions, reproduction and dispersal and landscape linkages. Section 2.1 of the 2020 PPS provides direction for the protection of natural heritage features and areas. In Carling Township these areas and features include habitat of endangered and threatened species, fish habitats, significant wetlands and coastal wetlands, and significant wildlife habitat.
- 14.01.3 Where natural heritage information in the Township is available, it has been identified on Schedule 'B' to this Official Plan. As additional natural heritage information becomes available, or modified or refined, these changes may be made to Schedule 'B' without a formal amendment to this Official Plan.
- 14.01.4 The Township will generally apply a precautionary principle when considering the impacts of development on the natural environment and heritage features.
- 14.01.5 In addition to natural heritage features that are provincially significant, the Township is interested in protecting features that have a regional or local significance.
- 14.01.6 The PPS also addresses lands adjacent to significant natural heritage features. This Official Plan recognizes the importance of adjacent areas and

will apply these policies to ensure that development does not negatively impact the features or functions that are to be protected.

14.02 Site Evaluations and Environmental Assessments

14.02.1 Where development or site alteration is proposed within the Township, Council will generally require a site evaluation report or assessment by a qualified environmental consultant. The site evaluation may include but not be limited to:

- (a) identification and analysis of the significant natural heritage features which exist or potentially exist on or adjacent to the property; these features would include habitat of endangered or threatened species, wetlands, fish and wildlife habitat or any other environmental feature on site and within the regional context;
- (b) identification and analysis of any environmental feature identified on or adjacent to the site for which the area has been identified;
- (c) identification of any impacts that the proposed development may have on the natural heritage features;
- (d) identification of any mitigation measures that may be implemented to limit or avoid any adverse impacts on the environmental features;
- (e) the appropriateness and adequacy of any enforcement or implementation measures to ensure environmental protection;
- (f) an analysis of the appropriateness of the site to accommodate the proposed development.

14.02.2 It is the policy of the Council of the Township that all costs associated with the site evaluation or environmental assessment including any peer review will be the responsibility of the proponent.

14.03 Endangered and Threatened Species

14.03.1 The Township of Carling has a variety of habitat features for a large number of endangered and threatened species. While some locations of habitats of these species are known, the majority would only be identified through site evaluation; the Township will maintain confidentiality of the detailed location of these sites from the general public.

14.03.2 The Township supports the protection of endangered and threatened species and their habitats. Council recognizes the importance and value of the endangered and threatened species.

- 14.03.3 The PPS directs new development and site alteration not be permitted in the habitat of endangered and threatened species except in accordance with provincial and federal requirements.
- 14.03.4 There are many habitats of endangered and threatened species of concern that have not been identified in the Township. Before granting any new development approvals, Council will generally require a site evaluation or environmental assessment as outlined in Section 14.02.

14.04 Wetlands

- 14.04.1 The Township recognizes the importance of wetlands to the local, regional and provincial natural environments. Wetlands maintain and improve water quality; help control flooding; provide valuable habitat for fish and wildlife; provide conditions for a wide variety of vegetation and contribute to the substantial social and economic benefits including hunting, fishing and wildlife viewing.
- 14.04.2 The PPS directs that new development and site alteration shall not be permitted in provincially significant wetlands or significant coastal wetlands. Development and site alteration shall not be permitted in coastal wetlands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- 14.04.3 The following wetlands in the Township have been evaluated and determined to be provincially significant and have been identified on Schedule 'B' of this Plan:
- Bgwatkagmic Wetland;
 - Deep Bay Wetland;
 - Hailstone Lake Wetland;
 - North Shebeshekong River Wetland;
 - Partridge Bay Wetland;
 - Remy Bay Wetland;
 - Sand Bay Wetland;
 - Sandy Island Wetland;
 - Shebeshekong Bay Wetland; and
 - Thousand Acre Marsh
- 14.04.4 Any additional evaluated wetlands that are deemed to be provincially significant will be subject to the applicable policies contained in this Official Plan and may be added to Schedule 'B' to this Official Plan without any formal amendment.
- 14.04.5 Development or site alteration shall not be permitted on adjacent lands to a provincially significant wetland or significant coastal wetland unless the ecological functions of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

- 14.04.6 The Ministry of Northern Development, Mines, Natural Resources and Forestry recommends that adjacent lands to a provincially significant wetland and significant coastal wetland be those lands within 120 metres of the wetland.
- 14.04.7 The Township will implement the policy to ensure the protection of adjacent lands to provincially significant wetlands through zoning, holding zones, site plans or development agreements once these lands have been assessed. It is recognized that there may be situations where a development proposal would not be permitted.
- 14.04.8 The Township may consider a site alteration by-law under the Municipal Act to prohibit or regulate the placing or dumping of fill within provincially significant wetlands.
- 14.04.9 The Township has identified a number of regionally and locally significant wetlands. The Township takes the position that these wetlands are important and have fundamental benefits to local ecologies and represent a constraint to development.
- 14.04.10 The Township will prohibit development from locating within these regionally and locally important wetlands and may require a site evaluation in accordance with the criteria set out in Section 14.02. As additional natural heritage information on locally and regionally important wetlands becomes available, or modified or refined, these changes may be made to Schedule 'B' without a formal amendment to this Plan and considered in any development application. There are many wetlands that have not been identified in the Township. As a condition of any new development approvals, Council may require a site evaluation or environmental assessment as outlined in Section 14.02.
- 14.04.11 The Township may require a development proponent to conduct a wetland evaluation in accordance with provincial evaluation procedures in support of a Planning Act application.

14.05 Significant Wildlife Habitat

- 14.05.1 The Township recognizes the importance and value of wildlife and supports the protection of significant wildlife habitat. The protection and management of wildlife habitat is fundamental to the maintenance of self-sustaining populations of wildlife and thus, biodiversity.
- 14.05.2 The PPS directs that new development and site alteration in or adjacent to significant wildlife habitat should only be permitted if it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.

- 14.05.3 The Ministry of Northern Development, Mines, Natural Resources and Forestry recommends that adjacent lands to significant wildlife habitat be those lands within 120 metres of the habitat.
- 14.05.4 There are three known types of significant wildlife habitats in the Township. These include deer wintering habitats, habitats of species of special concern and other significant wildlife habitat. Some of these habitats are identified on Schedule 'B'.
- 14.05.5 There are many significant wildlife habitats and habitats of species of concern that have not been identified in the Township. Before granting any new development approvals, Council will generally require a site evaluation or environmental assessment as outlined in Section 14.02 to demonstrate no negative impacts to the natural features or their ecological functions.
- 14.05.6 The deer wintering areas located in the Township are identified on Schedule 'B'. Council shall adopt standards for new lot creation in the deer wintering areas to ensure that there is minimal impact on this wildlife habitat. New lots will generally have a minimum 90 metre frontage and 90 metre depth. In addition Council may use a number of planning tools including development and site plan agreements to ensure a minimal loss of natural vegetation within deer wintering areas. Where new lot creation is proposed in an area where winter deer habitat is restricted to a narrow fringe along the coastline, a minimum frontage of 120 metres shall be required.
- 14.05.7 Where development is proposed within an area identified to have a habitat of any species of special concern, the Ministry of Northern Development, Mines, Natural Resources and Forestry will be consulted for technical advice only.
- 14.05.8 Where an Environmental Site Evaluation identifies a stick nest site for birds dependent on existing nests, appropriate development controls should be implemented to ensure their protection.

14.06 Fish Habitat

- 14.06.1 The Township recognizes the importance and value of the sport fishery including the protection of fish habitats. New development will only be permitted where it can be carried out without harmful or adverse impacts on fish habitat.
- 14.06.2 The PPS directs that new development and site alterations not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 14.06.3 The existing areas identified as Type 1 fish habitats within the Township are identified on Schedule 'B' where feasible based on the scale of the schedule. Complete mapping of this information is available at the municipal office. There may be additional areas that represent Type 1 Fish Habitat that have not been identified within the Township.

- 14.06.4 The PPS also directs that development and site alteration on lands adjacent to fish habitat shall not be permitted unless the ecological function of the adjacent lands have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or the ecological functions for which the area is identified.
- 14.06.5 The Township may require an Environmental Site Evaluation to investigate the potential for negative impacts of any new development or site alteration when it is proposed in or adjacent to fish habitat. The Ministry of Northern Development, Mines, Natural Resources and Forestry has recommended that adjacent lands be considered to be those lands within 120 metres of the Type 1 fish habitat.
- 14.06.6 The Township will not permit new waterfront lot creation unless each new lot has at least 15 metres of its frontage free of Type 1 or “unknown” Fish Habitat. The Township will not support the creation of new lots that have less than 15 metres of their frontage free of Type 1 Fish Habitat unless a fish habitat assessment has determined that there are adequate areas that are not critical habitat where docking and other shoreline facilities can be located. Further studies including more detailed habitat inventories as well as an evaluation of potential negative impacts may be required.

15.0 COMMERCIAL DEVELOPMENT

15.01 General

Commercial uses in the Township cater to the recreational and service needs of the community including property owners and visitors to the Township. Existing commercial uses include marinas, resorts, restaurants, retail and speciality services located primarily along the major roads in the Township.

Commercial uses primarily exist in the recreational waterfront areas and along the major access roads leading to the waterfront.

15.01.1 Existing Commercial Uses

The existing commercial uses are permitted uses and will be recognized in the Township’s Comprehensive Zoning By-law. These uses will be allowed to expand or redevelop subject to complying with the requirements set out in the Township’s Comprehensive Zoning By-law, and in accordance with any other applicable policies of this Official Plan.

15.01.2 Discontinued Commercial Uses

The commercial zoning was only applied to existing commercial resorts that existed as of the date the Township’s Comprehensive Zoning By-law was enacted. There are a number of properties that have a commercial zoning where the commercial use has been discontinued or abandoned. Where these properties exist, the commercial zoning category may be removed and

replaced with the appropriate non-commercial zone unless it is demonstrated that it is necessary and appropriate to maintain the commercial zone. Depending on the nature of past land use, some rezonings may require a Phase 1 and/or 2 Environmental Site Assessment performed by a Qualified Person and a Record of Site Condition filed with the Ministry of Environment, Conservation and Parks in accordance with O.Reg. 153/04 prior to development or redevelopment.

15.01.3 No New Waterfront Tourist Resorts

The Township was historically developed by a number of small, family run, rental cabin businesses along the coast of Georgian Bay and Lake Shebeshekong. Many of the patrons of these resorts and Killbear Provincial Park purchased coastline property in the Township and ultimately built second homes in the Township. The demand for these historical tourist resorts has weakened over the past forty (40) years and many have been discontinued or converted to some form of residential use.

Most of the coastline in the Township has been developed with low density, single detached dwellings with a sprinkling of the historical tourist resorts intermixed with these residential uses. Further, there are few areas of continuous vacant, undeveloped coastline in the Township that might be suitable for the establishment of new tourist commercial accommodation units.

Given the current trends, the absence of any reasonable potential for new tourist units and the general incompatibility of tourist resort units adjacent to low density residential development, it is the policy of this Official Plan not to permit the establishment of any new tourist commercial establishments.

15.01.4 Commercial Zoning Categories

The implementing Comprehensive Zoning By-law shall establish a number of zoning categories that reflect the nature of existing commercial uses to identify the limits of such uses and to encourage the maintenance and stability of these uses. Only that portion of any given property that is used for commercial purposes which shall include lands used in association with the commercial operation such as lands used as trails, recreation, servicing and the like, will be zoned in a commercial zoning category. The zoning provisions and regulations will apply only to that portion of a property that is zoned in a commercial zone. Lot additions to existing tourist resort commercial uses after July 21, 2008 shall not confer additional development rights on the property with respect to number of size of units.

15.02 New Non Waterfront Commercial Operations

15.02.1 Council recognizes the importance of highway and service commercial uses to the economy and providing important services to the ratepayers and visitors of the Township. It is also recognized that there will be an increase in

the demand for certain commercial services. However, it is not possible to predict where these new commercial uses may wish to locate in the Township. New commercial uses will be permitted to locate in the rural areas subject to the following policies:

- (a) a planning report describing and justifying the proposed commercial development, anticipated impacts including social, environmental, compatibility with neighbouring uses and any measures to mitigate against those impacts;
- (b) a site plan and site plan agreement;
- (c) a zoning by-law amendment;
- (d) an environmental study report where there are identified natural heritage features or areas;
- (e) servicing option statement outlining and justifying the proposed method for the project; and
- (f) submissions from any relevant government or other agencies.

15.03 Marinas

- 15.03.1 The Township recognizes the importance of marina facilities that cater to the water access needs within the Township. The Township supports the continued operation of these facilities wherever they exist and may allow their expansion so long as such expansions are consistent with the policies of this Official Plan, the Comprehensive Zoning By-law and any site plan requirements. It will be the Township's priority to support those types of expanding docking facilities that cater to the seasonal docking needs of water access properties.
- 15.03.2 When considering the expansion of existing and any new marina facilities, the Township will have regard for impacts on adjacent residential land owners and the environment and will ensure that all possible steps have been taken to mitigate or eliminate any conflicts between the marina, residential uses and the environment.
- 15.03.3 Where existing marina operations propose to close or convert to other land uses this will put additional pressure on the remaining marina facilities which are already at capacity. The Township of Carling may need to take whatever measures are needed to ensure that there is an adequate supply of marina facilities available for the water access inhabitants of the Township. The Township is not supportive of development proposals that seek to change a marina's use to a new use that would result in a net reduction of docking spaces available to the Township's water access community. Such a change will not be supported until alternative facilities are created that have the effect of restoring the number of docking spaces to the levels that existed prior to

the development proposal. Prior to the next review of its Official Plan, the Township will undertake a study to determine the present and future water access needs of the Township and identify ways that these needs can be satisfied in a sustainable manner.

- 15.03.4 Marinas will be zoned in a separate category in the Comprehensive Zoning By-law.
- 15.03.5 The Township will support dredging or coastline works for marinas that become necessary as a result of the fluctuating low water levels of the Georgian Bay so long as said works are permitted by the appropriate government authority and are consistent with the policies of this Plan.
- 15.03.6 The Township owns five (5) separate water access sites that are intended to service the water access needs of the Township.

15.04 Tourist Resorts

- 15.04.1 Existing tourist resorts are an important part of the commercial uses in the Township. As well as contributing to the local economy, they provide important services including water access to the inhabitants of Carling and visitors.
- 15.04.2 There are a number of tourist resorts in the Township (see Appendix 2). The Township supports the continued operation of these resorts in accordance with the policies of this Official Plan and the standards of the Comprehensive Zoning By-law.
- 15.04.3 Tourist resort expansions will be determined to be those that involve replacement or enlargement of some of the units, or the minor increase in the number of units provided that they do not exceed the limits prescribed in the implementing Comprehensive Zoning By-law. Any expansion or enlargement to existing tourist resorts will be subject to the requirements of the Comprehensive Zoning By-law and site plan control.
- 15.04.4 Tourist resorts are generally more intensive land uses and typically have significantly higher densities in contrast to other adjoining land uses such as residential. Therefore, where tourist resort development, expansion or redevelopment is proposed, regard shall be had to matters such as setbacks, buffering, lighting and other matters to ensure compatibility with adjacent land uses.

15.05 Tourist Resort Redevelopments

- 15.05.1 The Township is aware that a number of the existing tourist commercial resorts may wish to redevelop resort lands by demolishing and/or replacing existing resort units or expanding the size of the existing resort units. This policy shall not prevent an existing tourist resort from replacing an existing unit with a unit of equal size and not be subject to the policies set out below.

- 15.05.2 Tourist resort redevelopments are those that propose to replace, enlarge or construct any unit or units (all at one time or in phases) beyond the limits prescribed in the implementing Comprehensive Zoning By-law, and such proposals will be subject to the criteria set out below.
- 15.05.3 The Township may support the redevelopment of these tourist resorts provided that:
- (a) the number of units are limited to the number of units existing at the time of the adoption of this Plan; or
 - (b) the maximum number of units does not exceed a ratio of one unit for each 30 metres of coastline;
 - (c) the recreational nature of the resort preserves shared facilities like docks, beach, outbuildings, playgrounds, and tennis courts;
 - (d) the applicant prepares an environmental study report (consistent with Section 14.02) where relevant, to ensure recreational carrying capacity and water quality are within the capacity of the lake to assimilate additional nutrient loadings in accordance with the Lakeshore Capacity Assessment Handbook and to demonstrate no negative impacts on significant natural heritage features or their ecological functions.
 - (e) boating and traffic impact study are undertaken where relevant;
 - (f) the applicant submits a planning study describing the redevelopment, neighbourhood and waterway impacts including design measures to mitigate against any impacts;
 - (g) the applicant provides a servicing options study outlining the nature and method of water and sewer systems;
 - (h) in the case of condominium applications or any form of ownership requiring the conveyance of any equity to more than five (5) units that are proposed to include communal services, the applicant has entered into the necessary agreements to ensure responsibility and liability indemnification on the part of the municipality as per Ministry of Environment, Conservation and Parks Procedure D-5-2 Application of Municipal Responsibility for Communal Water and Sewage Services; and
 - (i) public consultation has been undertaken in accordance with the Planning Act.
- 15.05.4 The Comprehensive Zoning By-law implementing the tourist commercial redevelopment policies of this Official Plan may be structured to proportionally increase the coastline frontage ratio per unit as the allowable unit size

increases beyond that permitted in the by-law. This will require a site specific zoning by-law amendment.

- 15.05.5 In order to ensure that the redevelopment of existing tourist resorts are subject to the above criteria, the implementing Comprehensive Zoning By-law may place the tourist resorts in a holding zone. The holding symbol will only be removed when all of the relevant matters in 15.05.3 above are met. The presence of 'H' symbol on any tourist resort will not prevent any repairs or renovation to existing building or structures that does not result in the fundamental change to the size, scope or function of the existing resort.
- 15.05.6 Where redevelopment is proposed at tourist commercial resorts where there are existing lawful tent and trailer sites, four tent and/or trailer sites (units) shall be determined to be an equivalent of one dwelling or cabin unit.

16.0 INDUSTRIAL DEVELOPMENT

- 16.01 The Township encourages all manufacturing and industrial uses to locate on full services in the Industrial Park on Woods Road. Industrial uses are not permitted along any of the waterfront areas of the Township.
- 16.02 Small scale, low water consuming industries may be considered in the rural areas of the Township subject to those requirements set out in the Plan.
- 16.03 In accordance with Section 1.2.6.1 of the PPS, major facilities (including new industrial land uses or expansions to existing industrial land uses) and sensitive land uses, as defined in the PPS, shall be planned and developed so as to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

Where avoidance is not possible as set out in Section 1.2.6.1 of the PPS, and new industrial land uses, or expansions to existing industrial land uses, are proposed adjacent to sensitive land uses, a Land Use Compatibility study must be undertaken by the development proponent. Such study should consider the potential impacts of the development, as set out in Section 1.2.6.1 of the PPS, on the adjacent sensitive land uses.

A Land Use Compatibility study will also be required when new sensitive land uses are proposed in proximity to existing industrial land uses (see Section 19.03 of this Official Plan for prescribed “Areas of Influence”). This requirement is established to protect the long-term operational and economic viability of these facilities. If avoidance is not possible, the development of proposed adjacent land uses will only be permitted if the following can be demonstrated in accordance with provincial guidelines, standards, and practices:

- a) there is an identified need for the proposed use;
- b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
- c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
- d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.

Land Use Compatibility studies may be required at the lot creation stage as well as for other planning approvals.

16.04 The Township has expressed concerns in the past over proposals to establish wind generating facilities near the coastline of Georgian Bay that may lead to the proliferation of wind turbines that could be highly visible along much of the coastline area of Georgian Bay. The Township considers such facilities as industrial uses and should most appropriately be located in or near the Industrial Park away from the coastal areas of Georgian Bay and the inland lakes. For the purpose of this policy, the Township makes a distinction between wind energy facilities that are industrial in contrast to accessory residential uses. The standards distinguishing this use will be set out in the Comprehensive Zoning By-law.

16.05 For those applications that do come forward in the Township of Carling to convert wind power or solar power into energy shall be subject to regulations contained in the Township's implementing Comprehensive Zoning By-law and any other applicable legislative requirements or guidelines.

16.06 The Township considers the "taking of water" as an industrial land use requiring that the matters set out in Section 15.02 are followed.

17.0 HOUSING

17.01 Type

17.01.1 The Township is a rural-waterfront community where the form of housing is almost exclusively single detached dwellings. It is expected that the single detached dwelling will continue to be the principal form of housing proposed in the municipality.

17.01.2 Other forms of multi-unit residential dwellings will be permitted in the Rural Community land use designation subject to all other applicable policies of this Plan. Higher density residential housing, including medium density housing, may be considered where it can be demonstrated that adequate services are available for such development and subject to all other applicable policies of this plan.

- 17.01.3 Unless otherwise provided, only one (1) dwelling is generally permitted on each parcel of land.
- 17.01.4 Council may provide for a second dwelling on some lots that are eligible for a consent, so long as the second dwelling is sited on the lot in a way which would qualify for a future land division.

17.02 Conversions

- 17.02.1 In the non-waterfront areas of the Township, existing detached dwellings may be converted to allow accessory or basement apartments subject to:
- 1) confirmation that the water supply and sewage disposal system are capable of accommodating the conversions;
 - 2) that the single detached dwelling continues to preserve or maintain its character despite any internal or external alterations;
 - 3) compliance with all standards established in the Township's Comprehensive Zoning By-law; and
 - 4) obtaining permission to occupy from the Township.

17.03 Mobile Homes

- 17.03.1 Existing mobile homes are permitted uses.
- 17.03.2 No new mobile homes are permitted in the Township.
- 17.03.3 Modular Homes are permitted so long as they are placed on permanent foundations and comply with zoning standards.

17.04 Trailers

- 17.04.1 Trailers will not be a permitted land use in the Township except as specifically allowed in this Official Plan and the implementing Comprehensive Zoning By-law.
- 17.04.2 Trailers will only be permitted on properties specifically zoned for such uses or in trailer parks permitted by by-law by the Township.
- 17.04.3 Upon application, the Township may allow the temporary use of a trailer on a property where a building permit has been issued for a main dwelling, and such trailer may be located on the subject property for the period required to construct the main dwelling so long as the period does not exceed two (2) years from the date of issuance of a building permit.

17.05 Home Occupations

17.05.1 Home Occupations are businesses that are conducted entirely within a residential dwelling on a residential property and such businesses are considered to be secondary to the principal residential use of the property.

17.05.2 Home Occupations are permitted in all designations where residential uses are permitted and subject to the following:

- a) the business must satisfy all statutory requirements for emissions and waste management;
- b) the business will clearly be secondary and incidental to the residential use;
- c) the business will be conducted by those persons who occupy the dwelling on a permanent basis with not more than two additional employees;
- d) there will be sufficient lot area to accommodate a residence, the associated business and any parking;
- e) only a limited portion of the dwelling, not to exceed 25%, will be used for the business;
- f) the business must generally be located entirely within the dwelling and not in an accessory building;
- g) the residential character and appearance of the property and the neighbourhood will be maintained;
- h) the external residential appearance of the dwelling will be maintained and any signs are restricted in size subject to the Township's Sign By-law;
- i) the business will be compatible with adjacent residences and the neighbourhood particularly in regard to noise and unsightly conditions;
- j) the business will have no negative or adverse environmental impacts;
- k) the business will not be a high traffic generator;
- l) the business traffic will not impact negatively upon a provincial highway;
- m) the business will be a low water user and sewage effluent producer;

- n) there will be no outdoor storage or display;
- o) there shall be limited retail or minimal manufacturing uses permitted; and
- p) any home businesses proposed in the waterfront areas, excepting those permitted in the Comprehensive Zoning By-law, will require rezoning.

17.06 Home Industries

17.06.1 Home Industries are small scale industrial type uses that are similarly conducted on residential or rural residential properties. In addition to all of the policies applicable to the establishment of Home Occupations above, the following policies apply to home industries:

- a) the Home Industry may be located in a detached garage or shop;
- b) the Home Industry is not located in the waterfront designation;
- c) the floor area of the Home Industry is limited to the maximum prescribed in the Township's Comprehensive Zoning By-law;
- d) the Home Industry is set back from the road or property lines in accordance with the Township's Comprehensive Zoning By-law;
- e) the Home Industry operator must reside on the property;
- f) all machinery and equipment except vehicles is located in the building(s) and there is no outside manufacturing; and
- g) any outside storage of goods or materials are screened from the roadway and adjoining properties.

17.07 Group Homes

17.07.1 The Township is supportive of the establishment of group homes and such homes shall be permitted in all land use designations which permit residential land uses.

17.08 Garden Suites

17.08.1 Garden suites as defined in the Planning Act may be permitted by rezoning in any Rural or Rural Community designation for a period of up to twenty years, through the passing of a temporary use by-law, in accordance with the provisions of the Planning Act. Council may require the owner to enter into an agreement with the Township to deal with matters relating to installation, maintenance, and securities for the Township.

Council may authorize the extension of a temporary use by-law by no more than three (3) years per extension.

17.09 Bed and Breakfast

- 17.09.1 Existing bed and breakfasts are permitted uses. New bed and breakfasts are permitted in non-waterfront areas subject to a rezoning and the policies applicable to Home Occupations.

17.10 Additional Residential Units

- 17.10.1 The More Homes, More Choices Act, 2019 made amendments to the Planning Act that requires municipalities to include policies in their official plans authorizing the establishment of “additional residential units”. Additional residential units are self-contained residential units with kitchen and bathroom facilities within dwellings or within structures accessory to dwellings (such as above laneway garages) that are subordinate to the primary dwelling on a lot.

Additional residential units shall be permitted in a detached house, semi-detached house or rowhouse, or in a structure ancillary to a detached house, semi-detached house or rowhouse, on all non-waterfront residential lots subject to the following criteria and provisions of the Zoning By-law:

- a) A maximum of two (2) additional residential units are permitted on any eligible property, in addition to the primary dwelling.
 - b) Two (2) residential units will be permitted within a primary dwelling. Only one (1) additional residential unit will be permitted within a structure accessory to the primary dwelling on a lot. Where one additional residential unit is located in a structure accessory to the primary dwelling, the second additional residential unit can only be located within the primary dwelling.
 - c) Additional residential units shall only be permitted on lots where sewage system capacity can be demonstrated to accommodate the increased flows.
- 17.10.2 The character of the single detached, semi-detached or row house should be preserved when establishing an additional residential unit. Any additional residential unit proposed must remain subordinate to the primary dwelling on the property.
- 17.10.3 Where an additional residential unit is contained in a detached accessory structure, any application to sever the lot resulting in the additional residential unit being located on a separate lot from the primary dwelling will not be permitted.

17.11 Affordable Housing

- 17.11.1 Council is supportive of public and private initiatives respecting the provision of affordable housing to meet local demand and supports a goal of 5% of new permanent residential dwelling units being affordable. For the purposes of this policy, affordable means housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the District of Parry Sound, or housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for the 60th percentile of household incomes in the District of Parry Sound, whichever is the least expensive. For rental housing, affordable means a unit for which the rent is at or below the average market rent of a unit in the District of Parry Sound, or a unit for which the rent does not exceed 30% of gross annual household income for the 60th percentile of household incomes in the District of Parry Sound, whichever is the least expensive.
- 17.11.2 In accordance with Section 5.03 of this Official Plan, the Township will continuously monitor new dwelling unit construction and conversions up until the next five-year review of the Official Plan to determine whether its goal of 5% of new permanent residential dwelling units has been successful over the term of the Plan.

17.12 Short-term Accommodations

- 17.12.1 The Township's Comprehensive Zoning By-law will provide the regulatory framework for short-term accommodations on lands within the Township of Carling. Short-term accommodations are strictly prohibited in all residential zoning categories as established in the Township's Comprehensive Zoning By-law.

18.0 HERITAGE AND CULTURE

18.01 Heritage Policies

- 18.01.1 For the purpose of this Official Plan, cultural heritage resources include buildings, structures, archaeological and historic sites, cemeteries, landscapes and landmarks, either individually or in groups, and are considered by the Township or other agencies as being historically or prehistorically significant. The identification, recognition, protection, enhancement and proper management of significant heritage resources is encouraged by the Township of Carling.
- 18.01.2 The Township will encourage the maintenance and preservation of buildings, sites and structures of historical or architectural interest. Council may designate these buildings or areas as Heritage Conservation Districts pursuant to the Ontario Heritage Act in order for conservation options to be considered when there are development related impacts. Alteration or demolition of designated property may also be postponed until such time as

Council is satisfied that the heritage attributes of the property are protected by alternative or altered development proposals.

18.02 Cultural Heritage and Archaeological Resources

- 18.02.1 The Township recognizes that there may be significant archaeological potential areas in Carling. To date, a number of areas have been identified by the province or other agency, and there are screening criteria developed by the province to assist in the determination of archaeological potential areas. Such criteria include features such as proximity to water such as current or ancient shorelines; rolling topography; unusual landforms; and any locally known significant heritage areas such as portage routes or other places of past human settlement. Should an area of cultural or archaeological potential or significance become known, decisions by the Township will be consistent with provincial policy applying to the preservation of these resources.
- 18.02.2 The Township will require an archaeological impact assessment prepared by an archaeologist licensed under the Ontario Heritage Act as a condition of development approval where development is proposed in the following areas within the Township:
- (a) where there are known archaeological heritage resources;
 - (b) in close proximity to an identified archaeological or heritage site;
 - (c) in or adjacent to areas exhibiting archaeological potential. Archaeological potential is determined through the application of provincial screening criteria.
- 18.02.3 Section 48 of the Ontario Heritage Act shall be complied with, where any alterations to known archaeological sites shall be performed only by licensed archaeologists. All assessments shall be undertaken and implemented to the satisfaction of the Province. The Township shall require an archaeological assessment by a licensed consultant archaeologist when a known or suspected cemetery or burial site may be affected by development. Provisions under both the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act shall apply.
- 18.02.4 Any significant archaeological resource or site identified may be preserved in-situ, to ensure that the integrity of the resource is maintained, or it may be systematically removed and documented through excavation only by licensed archaeologists. The preservation of archaeological sites in an intact condition is the preferred means for the mitigation of impacts to archaeological sites. Archaeological excavation as a means for the mitigation of impacts should only be considered when it is demonstrated that preservation is not possible.
- 18.02.5 The integrity of archaeological resources can be maintained by adopting archaeological zoning by-laws under Section 34 of the Planning Act or other

similar provisions, to prohibit any land use activity or the erection of buildings or structures on land which is a site of a significant archaeological resource.

- 18.02.6 The Township shall ensure the conservation of all known cultural heritage resources during the undertaking of municipal public works or environmental assessment projects. When necessary, satisfactory measures and/or heritage impact assessments will be required to mitigate any adverse impact to significant resources as outlined by the heritage conservation policies contained within this Official Plan.

In attaining its goal for establishing a barrier-free environment to municipal property, the Township will endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. The Township recognises that standardised designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes.

- 18.02.7 The Township shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Heritage, Sport, Tourism and Culture Industries, when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the Heritage Act and the Cemeteries Act (Revised) shall apply.

- 18.02.8 The Township shall ensure that it has accurate and adequate architectural, structural, and economic information to determine the feasibility of rehabilitation and reuse versus demolition when considering demolition applications of designated heritage properties.

- 18.02.9 The Township shall encourage the identification and conservation of cultural heritage resources in a manner consistent with best practice. Where conservation is not possible, the Township shall ensure that all cultural heritage resources to be demolished or significantly altered are appropriately documented for archival purposes. The applicant will be responsible for submitting any study, report or document deemed necessary by the Township.

- 18.02.10 The Township may, by by-law, delegate to municipal staff or a municipal official, the power to approve alterations to designated heritage properties.

- 18.02.11 The Snug Harbour Rear Range Lighthouse has been declared a heritage lighthouse by the Historic Sites and Monuments Board of Canada and Parks Canada under the *Heritage Lighthouse Protection Act*. The lighthouse possesses historical, architectural, and community values that shall be preserved by the Township moving forward.

- 18.02.12 The Township shall support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock, subject to compliance

with any relevant Ontario Building Code regulations.

- 18.02.13 Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.

18.03 Marine Archaeological Resources

- 18.03.1 A marine archaeological assessment conducted by a licensed marine archaeologist pursuant to the Ontario Heritage Act may be required if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by coastline waterfront developments.

18.04 Indigenous Consultation

- 18.04.1 The Township will consider the interests of Indigenous Communities in conserving cultural heritage and archaeological resources.

19.0 LAND USE COMPATIBILITY

19.01 General

- 19.01.1 Changes in land use must be managed with the utmost care. It is a goal of this Official Plan that no change in land use should be approved that would lead to land use conflicts as a result of incompatible land uses locating near one another (or as a result of new land uses locating in proximity to other features which might create compatibility issues). Therefore all applications for a change in land use shall be assessed with respect to the compatibility of the proposed new use and the impacts or likely impacts of the change in land use on existing or proposed features and uses within the area. The Approval Authority will ensure, through the application of the following land use compatibility policies of this Official Plan, and through the application of provincial and federal policies and guidelines regarding land use compatibility, that no incompatible land uses are permitted within the Township.

- 19.01.2 The Approval Authority may request, in accordance with this Official Plan, appropriate studies to address identified and potential issues related to land use compatibility prior to consideration and approval of any planning applications submitted to the Approval Authority.

19.02 Compatibility Between Land Uses

- 19.02.1 Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's influence area, is the

preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.

19.03 Establishing Influence Areas for Industrial Land Uses

19.03.1 In absence of establishing actual areas of influence for industrial land uses, the following separation distances between industrial and sensitive land uses should be used:

- a) 1,000 metres between Class 3 industrial uses and sensitive land uses
- b) 300 metres between Class 2 industrial uses and sensitive land uses
- c) 70 metres between Class 1 industrial uses and sensitive land uses

19.03.2 Where new industrial uses are proposed to be located in proximity to sensitive land uses at distances less than those prescribed above, technical studies prepared by a qualified professional will first need to be produced to establish the actual influence area of the industrial land use. Where new sensitive land uses are proposed to be located in proximity to industrial land uses at distances less than those prescribed above, technical studies will first need to be produced to establish the actual influence area of the industrial facility. At no time will the actual influence area of the industrial land use or facility be less than the following:

- a) 300 metres for Class 3 industrial land uses and facilities
- b) 70 metres for Class 2 industrial land uses and facilities
- c) 20 metres for Class 1 industrial land uses and facilities

The definition of the various classes of industrial land uses and facilities can be found in the Plan's glossary.

19.03.3 The actual influence area of a particular class of industrial land use will be established through technical studies by qualified professionals, prepared in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines on Land Use Compatibility. Once the actual influence area is known, and mitigation techniques have been identified, a proposal for a change in land use can proceed, subject to its appropriateness as demonstrated by the technical studies, and subject to the implementation of the findings of the technical studies through the planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

- 19.03.4 Classes of Industry are defined in the Ministry of Environment, Conservation and Parks D-Series Guidelines on Land Use Compatibility.

19.04 Establishing Influence Areas for Aggregate Extractive Land Uses

- 19.04.1 The Ministry of Environment, Conservation and Parks recommends that influence areas for aggregate land uses will always need to be assessed individually. Where new aggregate extractive land uses are proposed in proximity to sensitive land uses, technical studies prepared by a qualified professional in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines on Land Use Compatibility will need to demonstrate the actual influence area of the proposed aggregate land use. Similarly, where new sensitive land uses are proposed within proximity to existing aggregate extractive land uses, technical studies which determine the actual influence area of the aggregate land use will need to be prepared by qualified professionals in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines on Land Use Compatibility. In both circumstances, technical studies must demonstrate that land use compatibility is feasible, and the mitigative measures recommended in the studies, if any, will need to be carried out through a planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.
- 19.04.2 For the purposes of this subsection, “proximity” should be considered as being no less than 1,000 metres, and may be considered to be a greater distance.

19.05 Development in Proximity to Sewage Treatment Plants

- 19.05.1 Where development is proposed within proximity to sewage treatment plants and waste stabilization ponds, the influence area of the treatment plant or stabilization pond may need to be determined, depending on how close the proposed development is to the plant or pond, and depending on the size of plant or pond.
- 19.05.2 For sewage treatment plants, the Ministry of Environment, Conservation and Parks recommends that where new development is being proposed, the following method of determining influence areas should be used:
- a) For plants with a capacity of less than 500 cubic metres per day, where development is proposed within 100 metres, appropriate technical studies should determine the actual influence area of the plant.
 - b) For plants with a capacity between 500 cubic metres per day and 25,000 cubic metres per day, where development is proposed at less than 150 metres, appropriate technical studies should determine the actual influence area of the plant, unless

development is proposed within 100 metres of the plant, in which case the development proposal should not proceed due to irreconcilable incompatibility.

- c) For plants with a capacity greater than 25,000 cubic metres per day, appropriate technical studies should always determine the actual influence area of the plant, unless development is proposed within 150 metres of the plant, in which case the development proposal should not proceed due to irreconcilable incompatibility.

19.05.3 For development proposed within 400 metres of a waste stabilization pond, appropriate technical studies should always determine the actual influence area.

19.05.4 Appropriate technical studies should be carried out by qualified professionals in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines. Mitigative measures recommended in the studies, if any, will need to be carried out through a planning process. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

19.06 Development in Proximity to Waste Disposal Sites and Unidentified Waste Disposal Sites

19.06.1 Where new development is proposed within 500 metres of the perimeter of the fill area of any waste disposal site, a feasibility study in keeping with the Ministry of Environment, Conservation and Parks D-Series Guidelines will need to be prepared by a qualified professional to ensure that there will be no negative impacts from landfill-generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, vectors and vermin, ground settlement, soil contamination and hazardous waste from the waste disposal site on the proposed use. Particular attention shall be given to the production and migration of methane gas. Mitigative measures recommended in the feasibility study, if any, will need to be carried out through a planning process. Where the feasibility study identifies irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed new development shall not proceed.

19.06.2 This policy also applies to former waste disposal sites within the Township, including those which may not have been identified at the time of the preparation of this plan. No use shall 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 Ministry for the proposed use has been given.

19.07 Development in Proximity to Provincial Highways and Rail Lines

- 19.07.1 Where development of a sensitive land use is proposed in proximity to provincial highways and rail lines, compatibility may need to be demonstrated, depending on the type of provincial highway and rail line, and depending on distance, in accordance with the Ministry of Environment, Conservation and Parks NPC-300 Guideline: Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning.

19.08 Development in Proximity to Other Stationary Noise Sources

- 19.08.1 Where the development of a sensitive land use is proposed in proximity to an existing stationary noise source not associated with industry, such as a hydro transformer or gas compressor station, the development proponent shall determine through the production of appropriate technical studies prepared by a qualified professional in accordance with the Ministry of Environment, Conservation and Parks Publication NPC-300: Environmental Noise Guideline – Stationary and Transportation Sources – Approval and Planning, whether or not noise is expected to exceed the MECP’s noise criteria.

19.09 Potentially Contaminated Sites and Sensitive Land Uses

- 19.09.1 Potential contaminated sites include lands where contaminants may be present due to previous industrial, commercial, utility or other uses. Such uses in the Township may include former tourist commercial resort sites, marinas and other land uses where gasoline storage containers were present.

Before a change in zoning of contaminated lands, the proponent shall provide evidence of the filing of a Record of Site Condition with the Ministry of Environment, Conservation and Parks. Even where there is no suspected contamination, certain changes in land use to a more sensitive land use may require the filing of a Record of Site Condition as set out in Ontario Regulation 153/04.

20.0 PARKLAND POLICY

20.01 Existing Parks

- 20.01.1 The Township has an inventory of existing lands including waterfront and non-waterfront lands that may be considered as parklands with a varying degree of improvements. Many of these lands are vacant. It will be the policy of this Official Plan to maintain these lands in public ownership unless a specific proposal that is clearly in the public interest is made for an alternative use of said lands.
- 20.01.2 Any revenues obtained from the sale of these lands will be directed towards the recreational programs of the Township.

- 20.01.3 Public parkland is a permitted use in any policy area of Schedule 'A'. A rezoning may be required.

20.02 Parkland Dedication

- 20.02.1 The Township will avail itself of the parkland dedication policies provided for under the Planning Act.
- 20.02.2 In all cases it will be the Township's priority to take a land dedication in contrast to a cash payment in lieu of the land.
- 20.02.3 It is recognized that a land dedication for many consents does not result in a viable land dedication and a cash payment in lieu is the more appropriate approach.
- 20.02.4 The Township will not require a land dedication or cash-in-lieu for site plan approvals.
- 20.02.5 The calculation of cash-in-lieu for parkland dedication will be carried out in accordance with the requirements of the Planning Act by a qualified appraiser and may be peer reviewed by the Township's appraiser at the expense of the land owner.
- 20.02.6 An environmental site assessment may be required, at the expense of the land owner, to determine if groundwater or soil contamination is present prior to the acquisition of lands or the dedication of parkland.

20.03 Private Open Space Uses

Private open spaces including golf courses may be considered in all land use designations by rezoning, except that golf course development will not be allowed within 400 metres of the waterfront and will generally be determined to not be appropriate in environmentally sensitive designations or adjacent to lakes that have been determined to be at capacity.

21.0 WATERFRONT DEVELOPMENT

21.01 Definition

- 21.01.1 All of the lands adjacent to the recreational waterways of the Township are available for waterfront development, with the exception of those lands that are designated as Environmental Protection (EP) and other lands determined to be inappropriate for development based on other policies of the Official Plan. Generally these lands are designated as Waterfront and are illustrated on Schedule 'A', Land Use Plan.
- 21.01.2 These lands are generally considered to be within the first 300 metres of any recreational waterway.

21.02 Form of Development

21.02.1 The general form of development includes:

- (a) low density, single detached residential development;
- (b) open space uses;
- (c) tourist commercial uses; and
- (d) access facilities.

21.03 Principles of Waterfront Development

21.03.1 The principles to preserve the existing character of open space, low residential land uses along the waterfront with a sprinkling of tourist commercial uses include the following:

- (a) assessing any potential environmental impacts and protecting against any negative impacts on any ecological functions;
- (b) ensuring that development is within any relevant carrying capacity parameters including water quality and recreational carrying capacity;
- (c) minimizing the impact of development on water quality;
- (d) minimizing the obtrusiveness of built form by controlling building location, height, coverage and natural vegetation protection measures;
- (e) ensuring that there are no hazards to navigation;
- (f) assessing the impact of development on the character of a coastline in a particular area or neighbourhood in the Township; and
- (g) evaluating the risk of any development on persons and property from natural (flooding, erosion) or man-made causes and which may become exacerbated as a result of climate change impacts.

21.03.2 It is the policy of the Township that the natural landscape should dominate the character of the waterfront. Regulations on built form shall be devised to ensure this dominance and restrictions will be put in place to protect tree cover and other natural vegetation along the coastline. In particular, the removal of excessive numbers of trees and the planting of lawns within 20 metres of the coastline will be discouraged.

21.03.3 Where the carrying capacity of a lake or substantially enclosed bay is being assessed for development, it shall be assessed with regard to the "fair share"

principle, and if the carrying capacity of a lake or substantially enclosed bay is being approached, the Township shall apportion remaining density development on a fair share basis and may enforce more strict regulations (i.e. lot frontage and area) to ensure new development does not exceed the carrying capacity as determined through the Lakeshore Capacity Assessment Model as outlined in the Lakeshore Capacity Assessment Handbook.

- 21.03.4 In considering applications for waterfront development, the Township shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. The Township may require satisfactory measures to mitigate any negative impacts on cultural heritage resources.

21.04 Water Quality Protection

- 21.04.1 Preserving the water quality of the Township's recreational waterbodies is the single highest priority for the Township when considering waterfront development.
- 21.04.2 There are few inland lakes in the Township in contrast to the open waters of Georgian Bay.
- 21.04.3 The Township supports the lakeshore capacity model of the province and this Official Plan will only permit development along its recreational waterbodies that complies with the most current water quality objectives.
- 21.04.4 The most significant impact on water quality is the increased level of phosphorus that enters the waterbody. It is recognized that there is a relationship between development adjacent to a waterbody and the potential for increased phosphorus loading into the waterbody.
- 21.04.5 The Township encourages the implementation of best management practises that minimize or mitigate against the loading of phosphorus into waterbodies.
- 21.04.6 These practises to mitigate against the loading of phosphorus into recreational waterbodies will include but not be limited to:
- (a) increased setbacks of sewage systems from the coastline;
 - (b) use of sewage system design techniques that minimize or reduce nutrients from entering the waterbody on lakes that have remaining capacity. Sewage removal technology cannot be used on lakes that are at capacity;
 - (c) preserving natural vegetation buffers between development and the coastline;
 - (d) using new innovative technologies in sewage system installations that minimize nutrients entering the waterbody;

- (e) encouraging property owners of existing sewage systems to upgrade existing systems to current standards;
- (f) undertaking regular inspections and re-inspections of sewage systems;
- (g) encouraging continued support and efforts with other levels of government to research, establish and promote more appropriate sewage disposal systems for coastline development;
- (h) reducing lot grading;
- (i) using grassed swales and/or vegetated filter strips on lots that require ditching to control runoff;
- (j) directing roof leaders to rear yard ponding areas, soakaway pits or cisterns or rain barrels; and
- (k) sump pumping foundation drains to rear yard ponding areas and infiltration techniques.

21.04.7 An assessment of carrying capacity will be required for all inland waterbodies where the current phosphorus concentration (based on spring sampling) is modelled or measured 50% above the pre-development background concentration. If the waterbody is determined to be at capacity, it is closed to new development unless it can meet the criteria outlined in section 12.01.5.

21.05 Recreational Capacity

21.05.1 The waterbodies of the Township are a major recreational resource that should be safe, accessible and available for the enjoyment of all members of the public, residents and visitors alike, with each sharing equally in ensuring their proper management.

21.05.2 Inland Waterbodies and Substantially Enclosed Bays

21.05.2.1 Inland Waterbodies and substantially enclosed bays (being those distinct bays that have a width less than 60 metres) have a physical capacity to accommodate waterfront development and the related activities including boating, fishing, and swimming.

21.05.2.2 Recreational carrying capacity is a measure of the number of users that can be accommodated on the surface of a lake while maintaining the recreational amenity of the waterbody. For this reason, measurements of recreational carrying capacity shall be based on the size of the recreational waterbody.

21.05.2.3 Guidelines for the calculation of recreational carrying capacity are based on the following formula:

- i) Net surface area is calculated by reducing the total lake surface area by the surface area within 30 metres of the coastline.
- ii) A density of one residential unit for every 1.6 hectares and one tourist accommodation unit for every 0.8 hectares of net surface area shall be permitted.
- iii) Distinct bays having connections to a larger portion of a waterbody less than 60 metres wide shall be considered as a separate waterbody for the purpose of the capacity calculation.

21.05.2.4 In order to minimize the impact of development on carrying capacity of a waterbody the Township will consider restrictions on docks, access, and/or boating regulations.

21.05.3 Georgian Bay

21.05.3.1 The open waters of Georgian Bay do not experience the same kind of limitations of a recreational carrying capacity in contrast to inland waterbodies. However, coastline areas of Georgian Bay may have recreational capacities in some areas.

21.05.3.2 In certain locations, such as but not limited to narrow waterways, substantially enclosed bays, and for certain types of development proposals, it may be necessary to undertake boating impact assessments along the coasts of Georgian Bay.

21.05.3.3 Boating assessments, when required, will be expected to quantify and qualify the effect of additional boats on recreational waterways, wetlands, wildlife and coastline erosion, adjoining a proposed development.

21.06 Coastline Modifications

21.06.1 Principles

21.06.1.1 The principle objectives of the policies for development in the waterfront area of the Township are to preserve, maintain and enhance the natural features of the shoreline and ridgelines.

21.06.1.2 In order to preserve the natural character of the coastline, the following principles should be applied:

- (a) preserve as much of the natural landscape as possible;
- (b) maintain natural vegetation buffers of an effective depth along the coastline;
- (c) impose strong, but reasonable, building restrictions near and

adjacent to the coastline;

- (d) apply aesthetic controls to ensure there is minimum visual impact on the natural coastline conditions and aesthetic qualities of the waterfront;
- (e) limit blasting along the shoreline;
- (f) adopt the principles associated with “dark skies”;
- (g) limit dredging and filling; and
- (h) promote revegetation of disturbed areas along the coastline.

21.06.2 Docks

21.06.2.1 The Township will provide detailed regulations in the Zoning By-law to regulate docks including but not limited to the following:

- (a) the number of docks permitted;
- (b) the length of docks;
- (c) the size of docks;
- (d) the location on the coastline;
- (e) the need to consult relevant agencies;
- (f) the impacts on navigation;
- (g) safety;
- (h) restricting and prohibiting any structures placed on a dock;
- (i) limiting lighting; and
- (j) limiting de-icing where necessary.

21.06.3 Gazebos/Saunas/Other

21.06.3.1 There are a number of structures that have been traditionally located at or near the coastline of waterfront properties. However, the placement of these structures on the waterfront is inconsistent with the coastline development principles for the Township.

21.06.3.2 Rather than prohibit these structures, the implementing Comprehensive Zoning By-law will permit them along the waterfront with regulations that attempt to achieve a balance between natural and built form.

- 21.06.3.3 Boathouses and boat ports are coastline structures that have significant impacts on the natural features of the waterfront and are contrary to the objectives and principles outlined in this Official Plan. It is the policy of this Official Plan not to permit boathouses or boat ports on or partially over the water.

22.0 GEORGIAN BAY

22.01 General

- 22.01.1 In addition to the general policies of this Plan, the lands and islands on Georgian Bay will be subject to the additional policies set out below.

22.02 Harmonized Planning

- 22.02.1 Unlike many areas of the Province, eastern Georgian Bay is not subject to a regional or area-wide planning framework. The Township has been part of an initiative to voluntarily recognize the regional values of eastern Georgian Bay through a “harmonized” planning approach by six (6) municipalities that share the coast.
- 22.02.2 In 2000, the Province initiated broad consultation and discussion regarding the Great Lakes Heritage Coast. This Crown land planning initiative encouraged a parallel planning program for private lands along the coast. The provincial planners for the Great Lakes Heritage Coast welcomed a corresponding planning program for a large portion of the great lakes coast that champions similar principles as the Crown land planning program.
- 22.02.3 Unfortunately the Province priorities for the Great Lakes Heritage Coast initiative have changed. The municipalities continue towards adopting a common vision of Georgian Bay coastline.
- 22.02.4 The eastern Georgian Bay coastline is recognized as the primary natural asset to most municipalities that share its coastline. It has a rugged, natural beauty that attracts development and visitors and forms an integral part of the infrastructure of many private and public programs up and down the coast.
- 22.02.5 The coast of Georgian Bay faces numerous issues that extend beyond municipal boundaries and across numerous government jurisdictions. All of its local governments recognize its limited carrying capacities but also recognize its opportunities for growth and development that will continue to contribute to the high quality of the region.
- 22.02.6 The Township will ensure that the natural beauty, wild landscapes, sensitive ecosystems and important heritage and cultural resources along the Georgian Bay will be protected, preserved and enhanced wherever possible.
- 22.02.7 Within the context of the conservation objective set out above the Township

will support sustainable development that contributes to economic prosperity.

- 22.02.8 The Township supports the coordination of governments, agencies and organizations including Indigenous Communities to ensure that best information is applied for responding to solutions and management practices along the Georgian Bay.
- 22.02.9 The Township is committed to responding to the complex, multi-jurisdictional issues that relate to water use, navigation and boating management.
- 22.02.10 The Georgian Bay coast is an excellent ecological and cultural landscape that should be preserved, maintained and enhanced. The Coast incorporates important ecological features and values, supports vibrant seasonal and year round communities, provides excellent tourism/recreation opportunities and fosters unique and valuable economies. The future for this coast depends on careful integration of protection of ecological resources with maintenance and desirable development of communities and local economies.
- 22.02.11 Coordination and cooperation between municipal, provincial and federal governments and Indigenous Communities is essential. For this to be successful best practices and highest quality information for planning and management must be adopted and utilized, data and information sharing must occur openly and freely, and appropriate public processes encouraged.
- 22.02.12 The coast of Georgian Bay is an important ecological resource and provides essential ecological values that will be preserved, maintained and enhanced.
- 22.02.13 The linked integrity of coastal, terrestrial and aquatic ecosystems will be recognized, preserved, maintained and enhanced.
- 22.02.14 Cultural heritage values are an important component of the coastline.
- 22.02.15 Aesthetic qualities and scenic features will be preserved.
- 22.02.16 Water quality is important for maintaining functioning ecosystems and for protecting human health. Water quality will be maintained at a high level and enhanced where possible.
- 22.02.17 Water quality will be preserved in terms of natural cycles.
- 22.02.18 The protection of night skies from unnecessary light will be a priority in the region. The Township has enacted a Dark Skies By-law to regulate these matters.
- 22.02.19 Access to coastal waterways is an important community and economic value.
- 22.02.20 The Georgian Bay Coast crosses several municipal jurisdictions and any new uses will be compatible with surrounding uses and the broader vision for the Georgian Bay Coast and be encouraged to adopt sustainable practices.

- 22.02.21 The Georgian Bay Coast is a multi-function area highlighted by a diversity of users and interests and any planning will occur in a way that recognizes that multi-functionality within ecological and social capacities.
- 22.02.22 Marinas and marine service establishments are recognized for their essential role in the provision of access and other services to the area's residents and visitors and for their important contribution to local economies. These services will be preserved where possible.
- 22.02.23 Increased boating traffic is an issue for the Georgian Bay Coast. Discussions with senior levels of government, including Transport Canada and local advocacy groups, will be undertaken when necessary to address issues of congestion, speed, noise and use.
- 22.02.24 A traditional mix of uses (residential, tourist commercial and open space uses) along the Georgian Bay Coast should continue.
- 22.02.25 Existing communities in the region should be recognized and designated as concentrations of settlement that function as centres for service, business and community uses which serve the community and the surrounding waterfront and rural areas.
- 22.02.26 The role, function and focus of each community along the Georgian Bay Coast should be maintained and enhanced, in accordance with policies in individual official plans and mindful of broader coastal goals and values.
- 22.02.27 Outdoor recreation and tourism opportunities along the coast can contribute to stronger, year-round, more diversified economies within coastal communities, and should be promoted within ecological and community capabilities.
- 22.02.28 Community growth may be linked, where possible, to provision of municipal services as well as character, function, location, heritage and other factors.
- 22.02.29 The Township will rely upon and consult the numerous organizations that have an interest in coastal-wide issues including first nations, ratepayers organizations, land trusts, research councils, watershed planners, joint commissions, education institutions and any other environmental or economic bodies having an interest in the Georgian Bay.
- 22.02.30 The Township is committed to monitoring the health of Georgian Bay coastline and will strive to meet with Georgian Bay interest groups regularly to review issues, problems and concerns that are relevant to the Georgian Bay coastline.
- 22.02.31 Integrated Community Energy and Climate Action Plan (ICECAP)**

The Township has entered into a partnership with the Georgian Bay Biosphere, neighbouring municipalities, and First Nations to work towards a

collaborative and cost-effective approach to energy management and the reduction of greenhouse gas emissions throughout the Georgian Bay Biosphere region. The ICECAP program includes four primary objectives:

1. Encourage the reduction of greenhouse gas emissions;
2. Improve energy efficiency;
3. Reduce the use of fossil fuels;
4. Adapt to a changing climate by building greater resiliency.

The Township understands that it plays an important role, as a corporate entity, in meeting the objectives of the ICECAP program. As it grows, the Township will continue to give consideration to different ways that municipal operations could be altered in order to work towards meeting these objectives.

22.03 Waterbody Use

- 22.03.1 It is recognized that the Township has limited jurisdiction over navigable waters where the lake bed is under the control of the Crown and navigation is under the jurisdiction of the federal government. It is recognized that municipal policies are not binding on the Crown. However the Crown will have regard for established planning policies in its administration of Crown land.
- 22.03.2 Uses permitted in navigable waters of the Township include docks accessory to permitted onshore uses and dock facilities in connection with private marinas, provincial recreational management programs and federal government wharves. With the exception of private marinas or public docking facilities, all docking structures and uses must remain accessory, subordinate and ancillary to any permitted on shore uses.
- 22.03.3 The Township will work with the appropriate regulatory bodies on water related issues such as long term boat mooring to the lake bed or Crown islands, long term boat camping, or the mooring of structures not associated with a dock at a privately owned property.
- 22.03.4 As identified in Section 15, the Township recognizes the importance of marina facilities that cater to the water access needs within the Township. The Township will support the maintenance of marina facilities and their expansion so long as such expansions are consistent with the policies of this Official Plan, the implementing Comprehensive Zoning By-law, any site plan requirements, are compatible with surrounding uses and any approvals required by other levels of government.
- 22.03.5 The Township may support and participate in any planning programs with senior levels of government designed to manage the ever increasing transient boat or cruising traffic through and into the Township. This may include support for the Crown lakebed to be included within the boundaries of protected areas, input and assistance to the navigational publications including hydrographic strip charts, boating magazines and signage in

adjoining jurisdictions.

- 22.03.6 The Township takes the view that the transient boating issue is large in scale and scope and must be properly planned and managed in conjunction with senior levels of government.
- 22.03.7 In the interim, it is the position of the Township that new facilities for the transient boating population, if any, should be introduced only after careful determination of where they should be provided, to what scale and how enforcement is to be carried out. On Crown lands, development of new facilities will be subject to a planning process which will include prior public consultation.
- 22.03.8 The Township will continue to support the maintenance of existing public and private landings.
- 22.03.9 There are two boating sites (formerly picnic sites) within the Township, located at Huckleberry Island and the Pancake Islands. The Township supports the continuation of these sites, however, does not provide any regular maintenance of the sites as they are under the jurisdiction of the Crown. Given the water use activity associated with coastline development, the water area adjacent to a waterfront lot should be protected from adverse impacts associated with structures and activities on adjacent coastline lots. In this regard, appropriate setbacks for coastline structures, taking into account the activity associated with the structure, should be maintained from the side lot lines and the projected extension of these lot lines out into the water. The extent of the projection of the side lot lines will be dependent on the intensity of the use and the character of the waterbody.

22.04 Water levels

- 22.04.1 The water levels of Georgian Bay fluctuate approximately 1.9 metres from high to low over an irregular cycle
- 22.04.2 The Township will support efforts to stabilize the fluctuating water levels of Lake Huron and Georgian Bay by those organizations seeking solutions for watershed control in the Great Lakes basin.
- 22.04.3 In accordance with the policies of this Plan, the Township may support dredging or coastline works for marinas and communities that are necessary as a result of fluctuating waters of Georgian Bay. The Township may apply controls to ensure that sedimentation disruption does not create safety or environmental hazards. Dredging and some coastline works will require prior written approval from the Ministry of Northern Development, Mines, Natural Resources and Forestry.
- 22.04.4 The Township will encourage dynamic and flexible infrastructure for both resident and Township development projects that are adaptable to changing water levels.

22.05 Georgian Bay Flood Protection Policy

- 22.05.1 It is recognized the Georgian Bay is subject to periodic water level fluctuation that may result in loss of life or significant property damage if adequate protection measures are not established.
- 22.05.2 In order to minimize risks to new development from flooding no residential structures shall be constructed below the 178.3 metre (585 foot) contour elevation GSC (Geodetic Survey of Canada), on Georgian Bay.
- 22.05.3 Furthermore, development may be permitted below the 178.3 metre (585 foot) elevation to the 1:100 year stillwater flood level (177.8 metre (583.5 foot) where it can be demonstrated that wave uprush is not a necessary consideration.
- 22.05.4 Accessory building (e.g. docks) may be permitted below the 178.3 metre (585 foot) elevation. However it should be recognized by the owner that such structures may be subject to damage from periodic flooding.
- 22.05.6 To provide flood protection along Georgian Bay, the Township:
- (a) may require, in the consideration of applications for the subdivision of land or the issuance of building permits for structures, except for docks a survey plan identifying the location of the 178.3 metre (585 foot) contour elevation, GSC datum, on Georgian Bay, and shall ensure that development does not occur below this elevation;
 - (b) will identify the 178.3 metre (585 foot) contour elevation GSC datum, on Georgian Bay as the minimum elevation level below which no building openings will be permitted in the Zoning By-law;
 - (c) will require that all proposals to develop below this elevation proceed by amendment to the By-law,
 - (d) road access to new development along Georgian Bay must have a minimum elevation of 177.5 metres above Canadian Geodetic Datum.
- 22.05.7 The windward (western) side of all island in Georgian Bay in the Township is considered to be subject to higher flood elevations than elsewhere. As a result, the foregoing policies apply, however, the 178.3 metre (585 foot) contour elevation referred to in these policies shall be 178.9 metres (587 feet) for those locations.

An exception could be made for locations that a site-specific study by a qualified engineer or other competent person demonstrates would be sheltered from windward wave action (which should then be subject to the 178.3 metre flood elevation, unless Section 22.05.3 is applicable).

- 22.05.8 New lots shall not be created unless there is a satisfactory building and sewage disposal system envelope which exists outside the regulatory flood elevation and where access/egress is safely available during times of flooding.
- 22.05.9 Development and site alteration shall not be permitted below the regulatory flood elevation (178.3 metre contour elevation) at the mouth of inflowing streams and rivers to Georgian Bay.
- 22.05.10 On inland lakes, rivers and streams, a qualified professional may be required to determine where the flood elevation is located.
- 22.05.11 Flooding hazards will be considered in the review of Planning Act applications, and development proponents may be required to undertake engineered studies to identify more accurately the limits of the flood plain in support of planning applications.

22.06 Islands

- 22.06.1 There are numerous islands in the Township along the coasts of Georgian Bay and on inland waterbodies. Islands have a number of characteristics that distinguish them from conventional waterfront development on the mainland. In some circumstances, islands require special development considerations apart from typical waterfront development. These policies are set out below.
- 22.06.2 Islands or lots on islands often require larger lot standards to preserve the high level of privacy and isolation normally associated with islands.
- 22.06.3 Development on islands requires suitable docking facilities in safe harbours.

22.07 Aquaculture

- 22.07.1 There is one (1) existing open cage aquaculture operation in the waters of Georgian Bay adjacent to the Township. This operation is in a location where it has little or no impact on adjoining lands or waters. The Township recognizes the important contribution of this facility to food production and supports the continual operation of the existing aquaculture operation at its location.
- 22.07.2 The existing aquaculture operation has been continually tested to confirm that there is no adverse impact on the quality of the water or native fish species. The Township supports a continued monitoring program to ensure that the highest standards apply to the operation.
- 22.07.3 It is unlikely that there are any other areas within the jurisdiction of the Township where an open aquaculture operation could be located without having an impact on adjoining land uses or navigation. However, given the rigorous standards required under the Environmental Assessment Act, Council would participate to ensure any such proposed new operations meet

the highest land use and environmental standards.

22.08 Erosion Hazards

- 22.08.1 Development shall generally be directed to areas outside of erosion hazards.
- 22.08.2 Proponents of development applications made under the Planning Act may be required to assess the proposed development in terms of erosion susceptibility. The Township may require Erosion or Slope Stability Reports prepared by a qualified professional to accompany an application.
- 22.08.3 Development and site alteration will generally be prohibited in areas that would be rendered inaccessible to people and vehicles during times of erosion. Should an Erosion or Slope Stability Report prepared by a qualified professional conclude this, a planning application may be refused by the Township.
- 22.08.4 New development and redevelopment adjacent to the coastline shall be sensitive to the preservation of tree cover and native vegetation to prevent erosion.

23.0 PUBLIC UTILITIES

23.01 Buildings/Services

- 23.01.1 Nothing in this Official Plan shall prevent the use of land or the establishment of any building or structure by the Township or a public utility in any area except Environmentally Sensitive Areas (as set out in Schedule A to this Official Plan) and except that a sewage disposal plant, garbage disposal area, transfer station; or any public works garage or yard shall not be located in a residential or recreational area unless specifically zoned for that purpose. Any building or structure connected with a public utility undertaking shall be located and designed in a manner which does not detract from the amenity or property values in the area.

23.02 Communication Utilities

- 23.02.1 Communication facilities and the development of new facilities will be permitted without amendment to this Plan, provided that the development satisfies the provisions of the appropriate regulatory authority, and is carried out having regard to the provisions of this Plan.
- 23.02.2 Where communication facilities or utilities are proposed, they will be designed and located so as to avoid potential adverse environmental, social, health and aesthetic impacts. In this regard, the following should be considered:
 - a) the co-location of facilities, where possible, to reduce overall numbers;

- b) locating facilities within or along existing utility or transportation corridors;
- c) setback from waterbodies and the impact of the structure on the lake horizon;
- d) construction of towers and antennas to heights below those requiring lighting devices in order to help preserve the night sky (in accordance with the Township's Dark Skies By-law). Tower sharing will be encouraged to reduce overall tower numbers;
- e) the impact on natural heritage values, including fish and wildlife habitat and wetlands; and
- f) lighting.

23.02.3 Proponents of communication facilities shall consult with the Township regarding the location of new facilities and will be required to consult with the public in accordance with applicable federal requirements.

23.03 Waste Disposal/Transfer Stations

23.03.1 New public transfer stations or public sanitary landfill sites will be permitted by this Official Plan, so long as they comply with the policies set out in Section 19 and subject to an amendment to the Comprehensive Zoning By-law.

23.03.2 In developing any area for garbage disposal sites or transfer stations, the following conditions shall be regarded:

- a) Disposal of all refuse shall be by means of a suitable method, which ensures that all waste materials are permanently and completely buried.
- b) A buffer strip shall be located between the disposal or transfer station area and any other area which is or is likely to become developed during the period in which the area will be used for disposal purposes. This buffer shall contain trees and shrubs to prevent visibility of any part of the disposal operation from the surrounding areas or streets.
- c) Adequate precautions shall be made to prevent pollution of any watercourse by the disposal operation.
- d) Regard shall be had to prevailing winds to prevent obnoxious odours, fumes and similar nuisances to be carried by these winds over developed areas, either existing or proposed.
- e) The Township shall seek advice of the appropriate agencies concerned with the management of waste before permitting the waste disposal sites to be opened.

- f) All waste management systems are subject to approval under the Environmental Assessment Act. Environmental assessments may be required.
- g) All waste management sites shall be covered by current Ministry of Environment, Conservation and Parks Environmental Compliance Approvals issued under the Environmental Protection Act.

23.03.3 There are two (2) municipal waste Transfer Stations located in the Township:

- a) on West Carling Bay Road; and
- b) on Highway 559 north of Pengally Bay Road.

The Highway 559 Transfer Station also includes a municipal landfill.

The Township is exploring options for reducing its carbon footprint and maximizing its operational efficiencies. This may including centralizing municipal waste operations or exporting waste to larger waste collection sites.

23.03.4 The Township supports green waste initiatives (reduce, reuse, recycle). Municipal Transfer Stations are equipped with recycling stations and residents are encouraged to use them accordingly.

23.03.5 In accordance with Section 46 of the Environmental Protection Act, development is not permitted on land currently, or previously, used for the purpose of waste disposal for a period of twenty-five (25) years from the year in which such land ceased to be used, unless the approval of the Minister for the proposed use has been given.

23.04 Energy Facilities

23.04.1 One of the goals of this Plan is to promote renewable energy systems and particularly those smaller scale systems in appropriate locations.

23.04.2 Notwithstanding this goal, such energy facilities must have regard for the sensitivities of energy facilities in terms of visual impact and environmental impact.

23.04.3 Any proposed new electrical transmission facilities must consult with the Township regarding the location of such facilities.

23.04.4 As provided for in Section 16, wind turbines other than those associated with individual property use (i.e. less than 10 KW) are to be considered as industrial uses and must comply with the relevant policies of this Plan.

23.04.5 Any new energy transmission or distribution facility shall be located and designed in a manner that does not detract from the amenities of the adjoining properties.

23.04.6 All energy facilities are subject to the Zoning By-law and site plan control.

24.0 CROWN LAND

24.01 General Crown Lands

- 24.01.1 The Crown land base in the Township contributes significantly to the recreational character of the Township. Many areas of the Crown land base require detailed management plans (e.g. Multiple Resource Management Area G359, the Great Lakes Coastal Area E39g-2 Enhanced Management Area, Parry Sound Interior Enhanced Management Area E104a). It will be the policy of the Township that this Crown land base remain in its natural state to preserve this contribution to the wilderness character of the Township. Exceptions to this policy include those set out in this Official Plan. It will be the policy of this Official Plan to encourage the management planning of the various conservation reserves.
- 24.01.2 The Crown lands within the Township are shown on the attached Schedules (Schedules A and B).
- 24.01.3 The Township supports the policy of the Ministry of Northern Development, Mines, Natural Resources and Forestry not to alienate further Crown land for private recreational use.
- 24.01.4 It is recognized that the policies of the Official Plan are not binding on the Crown and its administration of its programs on Crown land. However, it is further understood that the Ministry of Northern Development, Mines, Natural Resources and Forestry will have regard for municipal policy statements contained in the Township's Official Plan as part of its program administration.
- 24.01.5 The permitted uses for Crown lands will include forestry, recreation, fish and wildlife management, mineral aggregate extraction, mineral exploration and development, other conservation uses and associated buildings and structures as required.
- 24.01.6 Should any Crown land cease to be Crown by way of alienation or disposition by the Province, then the policies of this Official Plan will be binding on said lands.
- 24.01.7 Any proposed land use policy changes adjacent to or those that may impact upon crown land will be circulated to the Ministry of Northern Development, Mines, Natural Resources and Forestry for review and comment.
- 24.01.8 Crown lands in the Township will be zoned Crown Land (CL) in the Township's Comprehensive Zoning By-law.
- 24.01.9 Notwithstanding the above policies, the Township may support the sale of Crown land to an adjoining residential property owner by way of a lot addition if the lot addition is:

- a) to convey a Crown reserve along the coastline between the Crown lake bed and the patented property, except where the reserve is required for public access, travel, environmental protection or portage purposes. Land owners adjoining a Crown reserve that is proposed to be added to a lot should be notified of the proposed lot additional;
- b) to correct the encroachment of a building, structure, service or improvement that existed prior to the adoption of this Plan so that the purpose of the Crown lot addition is to regularize the ownership of the lot with the improvements located thereon; or
- c) to provide necessary lot area required for the installation of a private subsurface sewage treatment system for existing development or vacant lots of record.

24.01.10 The Township will support the acquisition of Crown land for commercial or industrial operations subject to the following conditions:

- a) The applicant must be able to demonstrate and justify the need for the lands proposed to be acquired.
- b) The lands that are proposed to be acquired from the Crown shall be rezoned to the appropriate Commercial or Industrial zone, and the use shall be limited to original purpose set out in the application.
- c) A report prepared by a qualified environmental consultant is submitted to the Township setting out:
 - i) the application,
 - ii) the physical circumstances,
 - iii) projected environmental and human impacts on adjoining lands, and
 - iv) how the disposition of Crown land and the proposed development complies with the spirit and intent of the Official Plan land use policies.
- d) It can be demonstrated to the satisfaction of the Township and the Ministry of Northern Development, Mines, Natural Resources and Forestry that there is a need for the size of land being acquired and that the disposition of the Crown land for commercial use will not negatively impact the remaining adjoining Crown land.

24.01.11 It is recognized that the review of any Crown land acquisition application will include any relevant Indigenous land claim as well as any relevant Indigenous interest.

24.01.12 The Township will support the occupation of the Crown lake bed for existing commercial operations and all private wharves and docks provided that no

environmental degradation results and subject to any application acquiring all of the necessary approvals from the Provincial and Federal governments.

25.0 MINERAL AGGREGATES AND MINING

25.01 Aggregates

25.01.1 The Township is designated under the Aggregates Resources Act. All existing and proposed pits and quarries will be subject to this legislation and require a license to operate under this act. Existing extraction operations will be protected from new development and land uses that would preclude or hinder their expansion or continued use, or which would be incompatible for reasons for public health, public safety or environmental impact. Both pits and quarries are considered Class III industries. In the absence of establishing actual areas of influence for industrial and sensitive land uses, 1,000 metres should be used.

25.01.2 The Township recognizes the importance of mineral aggregate resource development to the local economy and encourages the sustainable management of these resources. The Township has limited naturally occurring deposits of sands and gravels within its municipal borders. Sand and gravel resources of primary and secondary significance have been identified on Schedules “C-1” and “C-2” of this Official Plan. Historically, the isolated sand pits were recognized in the Township’s Comprehensive Zoning By-law. These areas where existing sand deposits remain will continue to be identified and protected in the Township’s Comprehensive Zoning By-law. In areas of known deposits development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) the resource use would not be feasible; or
- b) the proposed land use or development serves a greater long-term public interest; and
- c) issues of public health, public safety and environment impact are addressed.

25.01.3 Existing sand pits are limited in number and in extent. Any area that has been zoned for an existing sand pit does not include quarrying as a permitted use. The introduction of a new quarry use will require a rezoning based upon the completion of any applicable studies in accordance with the licensing requirements under the Aggregates Resources Act to the satisfaction of the Township.

Existing mineral operations shall be permitted to continue without the need for an official plan amendment, rezoning, or development permit under the Planning Act.

- 25.01.4 The creation of a new pit or quarry or the expansion of existing pits and quarries in the Township will not require an Official Plan Amendment.
- 25.01.5 Wayside pits, quarries, portable asphalt plants, portable concrete plants are temporary operations which are established on short term notice to fulfill an immediate road construction need and these operations are opened by or on behalf of a public road authority such as the Ministry of Transportation or the Township.
- 25.01.6 Such temporary operations are opened solely for a particular project or contract for road construction or maintenance. Excavated materials may be processed at each location (e.g. washed, sorted, crushed and mixed with bonding agent) for use only in the specified project or contract.
- 25.01.7 Wayside pits, quarries, portable asphalt plants and portable concrete plants will be permitted for public authority contracts without the need for an amendment to the Township's Official Plan or Comprehensive Zoning By-law or any development permit except in those areas of existing development or in environmentally sensitive areas.
- 25.01.8 Permanent asphalt plants will not be permitted.

25.02 Mines and Mineral Extraction

- 25.02.1 Numerous investigations by both the private and public sectors have determined that little, if any, capability exists for productive mineral extraction in the Township. Should mineral deposits or significant areas of mineral potential become known, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
- a) the resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.
- 25.02.2 Abandoned mines are identified on the attached Schedule to this Official Plan. Development may be restricted within 1,000 metres of an abandoned mine site. Prior to development proceeding in such buffer areas, an evaluation to determine the severity of the mine site constraint will be undertaken to the satisfaction of the Ministry of Northern Development, Mines, Natural Resources and Forestry.
- 25.02.3 Where development is proposed on lands which are within 1,000 metres of lands affected by mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The approval authority will require documentation from a development

proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazards.

- 25.02.4 Where a development is confirmed to be affected by a mine hazard and rehabilitation has not occurred or is not under way, and depending on the extent of the hazard, the feasibility to mitigate and rehabilitate the hazard as required under the Mining Act, the development may not be possible.
- 25.02.5 When considering new operations or expansions of existing operations, the Township shall conserve cultural heritage resources by requiring satisfactory measures to mitigate any negative impacts on cultural heritage resources.

26.0 FORESTRY

- 26.01 The Township recognizes the importance of forest resource development to the local economy and encourages the sustainable management of these resources on Crown and private land. The Forestry and forestry related activities, including those operations on Crown Land that are the subject of forest management plans, as well as activities on private lands, are permitted in the Township subject to the following policies.
- 26.02 The Township supports the Ministry of Northern Development, Mines, Natural Resources and Forestry programs with respect to forestry resource areas on Crown land subject to the other policies of this Official Plan. Since the forest resource areas are located in the rural areas of the Township away from recreational waterbodies where development is generally not permitted, land use conflicts are generally minimized.
- 26.03 The Township strongly supports a regeneration program for all forested areas where commercial cutting has taken place under the provisions of the Forest Management Plans of the Ministry of Northern Development, Mines, Natural Resources and Forestry.
- 26.04 The Township will require adequate setbacks for forestry uses away from recreational and residential areas and from waterbodies to minimize environmental impact and disruption to existing recreational land uses.
- 26.05 No clear cutting of the forests will be permitted in the Township unless approved in Forest Management Plans prepared by the Ministry of Northern Development, Mines, Natural Resources and Forestry in consultation with the Township.
- 26.06 No cutting of live timber is permitted on the islands or coastal lands of Georgian Bay. Salvage operations may be permitted in areas affected by insect damage. Council may pass tree-cutting by-laws to control timber operations.
- 26.07 The Township is located in the Great Lakes – St. Lawrence Forest Region, a mixed forest setting containing both deciduous and coniferous tree species.

Wildland fire hazards tend to be most predominant in the boreal forest setting north of the great lakes, where coniferous tree species dominate the landscape.

Development shall generally be directed to areas that are outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards.

To maintain a healthy, livable and safe community, the Township may request that a wildland fire hazard risk assessment be completed by a qualified professional where development is proposed on lands designated as high to extreme wildfire risk on Appendix '4A' or '4B' of the Official Plan. Such an assessment will provide mitigation strategies to reduce the risk of a wildland fire hazard, subject to the satisfaction of the Township. Wildland fire mitigation measures shall only be accepted where they are consistent with the natural heritage policies of the Provincial Policy Statement.

26.08 Where the Township has deemed it appropriate to implement the mitigation strategies outlined in a wildfire hazard risk assessment (or alternatives) for a proposed development, the subject land may be subject to site plan control and/or may be placed under a temporary holding provision to ensure implementation of such strategies.

PART D – LAND USE POLICIES

27.0 LAND USE POLICY APPLICATION

27.01 General

27.01.1 The provisions of this part of the Plan shall apply to those areas designated on Schedule 'A' Land Use Plan.

27.02 Rural

27.02.1 This designation will generally apply to most of the inland areas of the municipality that do not front on recreational waterbodies.

27.02.2 The permitted uses in the Rural designation include:

- residential,
- home occupations,
- home industries,
- agricultural uses,
- agriculture related uses;
- on-farm diversified uses
- resource uses,
- recreational uses,
- commercial,
- industrial,

- kennels,
- pits,
- schools,
- churches,
- hospitals,
- cemeteries,
- golf courses, and
- utilities.

Subject to complying with all applicable policies contained in this Plan.

27.02.3 Agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices should be promoted and protected in accordance with provincial standards.

27.02.4 New land uses, including the creation of lots and new or expanding livestock facilities, shall comply with the Minimum Distance Separation formulae as established by the Ministry of Agriculture, Food and Rural Affairs and directed in the Provincial Policy Statement.

27.02.5 All farm operations must comply with nutrient management requirements of the Province.

27.02.6 It is anticipated that there will be a limited number of consents in the Rural designation. It is a basic objective of the Plan to require larger lot standards in the Rural designation to preserve the character of this area of the Township and to limit access along major rural roadways.

27.02.7 Consents for new lots in the Rural designation are permitted subject to the following:

- a) frontage on a year-round road or on a private road with a legal registered right-of-way that has been deemed to be adequate in terms of design, length, maintenance agreements, and standards and where agreements are registered against the lands to confirm the limitations of access;
- b) a proposed driveway entrance for the severed and retained lands meet the appropriate site lines and are approved by the Township;
- c) there will be no extensions required to municipal services; and
- d) lot sizes are at a minimum 1.6 hectares and have a lot frontage of at least 120 metres.

27.02.8 Where applications for new lot creation are proposed in the Rural designation where the lot sizes would be less than 1.0 hectare (when less than six (6) lots are proposed) or the overall density would be less than 1.0 hectare per unit (when more than five (5) lots are proposed), a hydrogeological investigation will be required to demonstrate that site conditions are suitable for the long-

term provision of such services with no negative impacts, in accordance with Section 12 of this Official Plan. Such applications will be subject to a rezoning and septic approval.

27.02.9 It is unlikely that there will be applications for subdivisions in the Rural area. Subdivisions are permitted subject to the criteria set out above, and compliance with all other criteria of this Official Plan and the Planning Act.

27.02.10 Care shall be taken for any development that takes place in the Rural area adjacent to Waterfront designated lands to ensure that there are no adverse impacts created by Rural activities on these Waterfront designated lands.

27.03 Rural Community

27.03.1 There are a number of areas in the Township located in the Rural areas that have been historically referred to as communities. These Rural Communities are designated on the Land Use Schedule. They include Carling Bay Road, Dillon, Snug Harbour, Bayview and Woods Road.

27.03.2 The policies of the Rural areas set out above will apply to the Rural Community designation except that the lot standards for new lots will be 1.0 hectares in lot area and 70 metres of lot frontage.

27.03.3 Where applications for new lot creation are proposed in the Rural Community designation where the lot sizes would be less than 1.0 hectare (when less than six (6) lots are proposed) or the overall density would be less than 1.0 hectare per unit (when more than five (5) lots are proposed), a hydrogeological investigation will be required to demonstrate that site conditions are suitable for the long-term provision of such services with no negative impacts, in accordance with Section 12 of this Official Plan. Such applications will be subject to a rezoning and septic approval.

27.04 Waterfront

27.04.1 The Waterfront designation generally includes those lands with 300 metres of the Township's recreational waterbodies. These lands are shown on Schedule 'A' Land Use Plan. Any lands that physically or functionally relate to the adjoining recreational waterbody shall be considered to be within the Waterfront designation.

27.04.2 The permitted uses in the Waterfront designation include:

- residential,
- tourist commercial,
- open space,
- recreation, and
- waterfront facilities.

- 27.04.3 New lots created in the Waterfront areas shall be required to be a minimum of 0.6 hectares in size and have a minimum lot frontage of 100 metres. If these lands are located within a deer wintering yard, a minimum lot area of 0.8 hectares, a minimum frontage of 100 metre frontage and a minimum depth of 90 metres is the recommended lot size.
- 27.04.4 New lots to be created on islands in the Waterfront area shall be required to be 0.8 hectares in size and have a minimum lot frontage of 120 metres. If these lands are located within a deer wintering yard, a minimum lot area of 0.8 hectares, a minimum frontage of 120 metres and a minimum depth of 90 metres is the recommended lot size.
- 27.04.5 Where new lot creation is proposed in an area where winter deer habitat is restricted to a narrow fringe along the coastline, a minimum frontage of 120 metres shall be required.
- 27.04.6 Prior to the consideration of the creation of any new water access properties by plan of subdivision in the Waterfront area, the applicant must demonstrate:
- (a) that there are adequate boat docking facilities available; and
 - (b) car parking
- to the satisfaction of the land division approval authority.
- 27.04.7 A sleeping or guest cabin is a permitted accessory use in the Waterfront area. Regulations governing the size and location of sleeping cabins will be included in the Comprehensive Zoning By-law. A second sleeping cabin may be permitted by a site specific amendment to the Township's Comprehensive Zoning By-law.
- 27.04.8 Tourist Commercial Uses permitted in the Waterfront area will include the following:
- (a) lodges, resorts, rental cabins, retail services, and restaurants accessory to the resort use;
 - (b) private clubs excluding power boat, motor car or motorcycle clubs;
 - (c) public or private camps including tent and trailer resorts; and
 - (d) other commercial uses associated with recreation including marinas, snowmobile sales and service, and retail service uses for the Waterfront area.

27.05 Industrial

- 27.05.1 The Parry Sound Area Industrial Park is located in the Township of Carling as part of a regional economic development strategy for the West Parry Sound area. This Official Plan supports the continued operation of the

Industrial Park, with the assistance of participating municipalities for the development of all types of industrial uses.

- 27.05.2 The location of the Industrial Park has been strategically located away from recreational waterbodies adjacent to major transportation corridors. The Township, with its municipal partners, will ensure the continued viability of the Industrial Park, its land uses and operating businesses.
- 27.05.3 The lands designated Industrial on Schedule 'A' include the Industrial Park on Woods Road.
- 27.05.4 All forms of manufacturing, assembly processing, fabricating, servicing including servicing and storage of goods and materials is permitted in this designation.
- 27.05.5 Industrial development will be subject to site plan control.
- 27.05.6 All development in the Industrial Park will be required to connect to the municipal services including water supply and wastewater systems. The only exception to this policy will be for those industrial uses that consume no water or create no waste (e.g. wind turbines).
- 27.05.7 The wastewater system serving the Industrial Park is administered and operated by the Municipality of McDougall on behalf of the Parry Sound Industrial Park Board. Though the Industrial Park lands are located in the Township, it is operated through an operational agreement between the Township of Carling, the Municipality of McDougall, and the Town of Parry Sound.
- 27.05.8 The Township understands that there may be an opportunity for higher density, multi-unit residential development in the lands surrounding the Industrial Park due to the presence of municipal water and sewage services. The Township is supportive of such developments, subject to compliance with any applicable Land Use Compatibility policies of this Official Plan, completion of any required studies demonstrating the appropriateness of such development, and approval from any relevant agencies.

Any form of multi-unit residential development proposal within these employment lands that would propose to convert the lands to non-employment uses would be required to go through the comprehensive review exercise set out in Section 1.3.2 of the PPS and would require an amendment to the Township's Comprehensive Zoning By-law. At all times, the economic viability of the existing and planned uses in the Industrial Park will take precedence.

27.06 Environmentally Sensitive Areas

- 27.06.1 The areas designated as Environmentally Sensitive Areas on Schedule 'A' include primarily wetlands on private lands. These lands are subject to the policies found in the Natural Heritage Section of this Plan.

27.07 Special Development Areas

In addition to the generic land use designations, there are a number of areas in the Township that will be subject to specific policies. These include Lake Shebeshekong, Deep Bay, Small Waterbodies, Mowat Island, ICI Lands, Franklin Island and the Inverlochy Lands.

27.07.1 Lake Shebeshekong

- 27.07.1.1 Lake Shebeshekong is an inland lake that is heavily developed along the eastern coastline adjacent to Shebeshekong Road. The lake is characterized by a large number of tourist resorts and camps.
- 27.07.1.2 Lake Shebeshekong is heavily developed along the east where road access is available and less developed along the west coastline where limited access exists and there is an abundance of Crown land.
- 27.07.1.3 No new tourist resorts can be established on Lake Shebeshekong.
- 27.07.1.4 New lot creation for Lake Shebeshekong shall be limited to infilling in accordance with the provisions of this Official Plan.
- 27.07.1.5 The Township supports the development of a Lake Plan for Lake Shebeshekong.

27.07.2 Deep Bay

- 27.07.2.1 Deep Bay is an extension of the Big Sound of Parry Sound with a direct and navigable connection through Collins Bay to the open waters of Georgian Bay. Although technically a bay off the Georgian Bay, Deep Bay more resembles the features of an inland lake.
- 27.07.2.2 The Deep Bay community has been active in terms of development activity and water quality interest. In 2005 a subdivision and consent was approved on the east end of the Bay. In 2004, an uncharacteristic algae bloom occurred in Deep Bay and a Water Quality Survey and Study was commissioned by the Municipality. In 2007, the redevelopment of an existing tourist resort has been proposed.
- 27.07.2.3 There are few lands remaining on Deep Bay where new development of any significance is likely to occur. In accordance with the recommendations of the Water Quality Survey of 2005, the Township will encourage and participate in the water quality monitoring program and

support the ongoing development of a community based Lake Plan for Deep Bay.

27.07.2.4 Infilling lots created by consent and in accordance with the policies of this Plan shall be permitted on Deep Bay.

27.07.2.5 Council supports the community based Lake Plan for Deep Bay. An executive summary of this Lake Plan has been incorporated into this Official Plan as Appendix 3.

27.07.3 Small Waterbodies

27.07.3.1 There are a number of smaller waterbodies and rivers in the Township that have recreational potential.

27.07.3.2 Notwithstanding the Rural land use policies set out above, seasonal residences may be permitted on existing waterbodies listed below provided that:

- (a) a legal registered right-of-way being available to the parcel, and
- (b) the land is zoned in the Township's Zoning By-law.

List of Lakes

Green Bass
Little
Lockett
Northmore
Ovens
Square

27.07.3.3 In addition to the policy set out in 27.07.3.2 above the following lakes may be considered for a consent subject to a minimum lot frontage of 150 metres:

List of Lakes

Bear
Cole
Carlson
Shawanaga River
Shebeshekong River

27.07.4 Mowat Island

Mowat Island is a large island in the Big Sound of Georgian Bay that has special locational, environmental and physical qualities. The island has been

divided into 14 separate lots under the Planning Act, each with considerable area and shoreline. The resulting large lot configuration for the island has been incorporated into the ultimate design plan for the subject lands and it is the policy of this Plan not to permit any further land division on Mowat Island that would cause new residential lots to be created.

27.07.5 Former Akzo Nobel Lands

- 27.07.5.1 Akzo Nobel was the former owner of a large parcel of land in the southeast area of the Township that was the site of a former industrial land use that spanned both Carling and the former McDougall Township.
- 27.07.5.2 The former Akzo Nobel lands located in the Township were not part of the historical industrial land use. These lands will be available for redevelopment subject to the appropriate assessments in accordance with any required provincial or municipal regulations.
- 27.07.5.3 Because the redevelopment of the former Akzo Nobel lands spans both the Township and the Municipality of McDougall, careful assessments will need to be undertaken to respond to specialty needs in terms of access, shared services, and respecting municipal boundaries.

27.07.6 Franklin Island

- 27.07.6.1 Franklin Island is a large island, between Snug Harbour and Dillon, which is Crown land and is currently designated as “recommended conservation reserve” although it is not regulated under the Provincial Parks and Conservation Reserves Act. The Township will actively promote the formation of a Conservation Reserve or a Provincial Park on Franklin Island.
- 27.07.6.2 The Township of Carling recognizes that Franklin Island is of immense importance to both the inland and waterfront communities of the Township. It is one of the largest islands in the Georgian Bay Biosphere Reserve. The island contains significant old growth forest and its bays, inlets and lakes are home to unique ecological environments. Unlike other Crown Lands, Franklin Island is used solely in a protected fashion.

The Township understands that Franklin Island attracts many visitors to the Township. The Township actively encourages the responsible enjoyment of the Island and discourages acts of vandalism, nuisance or destruction- by visitors.

27.07.7 Inverlochy Lands

- 27.07.7.1 A tourist commercial resort, known as Inverlochy Resort, was established on lands at the end of Deep Bay in the late 1940's.

In 2005, the abutting waterfront residential lands were obtained and incorporated into a proposed redevelopment for the entire property. Collectively, these lands are the Inverlochy Lands and are described as Part of Lots 25 and 26, Concession 1 and Part of Lot 25, Concession 2.

- 27.07.7.2 The redevelopment of the Inverlochy Lands is unique from the potential redevelopment of other tourist commercial resorts in the Township as the acquisition of additional lands and the proposed redevelopment of the Inverlochy Lands was commenced prior to the formulation of this Official Plan, in conformity with the previous Official Plan policies.
- 27.07.7.3 Notwithstanding the Tourist Resort Redevelopment policies of this Official Plan, the Inverlochy Lands may be redeveloped as a residential condominium consisting of a maximum of 22 residential units and related common element areas, with up to 14 of the units being waterfront units adjacent to the shoreline common area element along Deep Bay and the remaining 8 units to the rear of the waterfront units.
- 27.07.7.4 The implementing Comprehensive Zoning By-law for the Inverlochy Lands will include regulations regarding lot coverage, gross floor area for the individual buildings, total gross floor area, and setback.
- 27.07.7.5 The redevelopment of the Inverlochy Lands shall be designed to incorporate the retention of as much of the existing vegetation as possible to assist in buffering the development from adjacent properties and Deep Bay.
- 27.07.7.6 The Inverlochy Lands development will be serviced by individual on-site sewage systems for each of the units which are designed using best management practices with respect to phosphorous retention.
- 27.07.7.7 The provision of seasonal docking and parking facilities is encouraged as long as reasonably required.
- 27.07.7.8 The Township shall discourage the use of motorized boats on Square Lake.

PART E – MISCELLANEOUS POLICIES, IMPLEMENTATION AND ADMINISTRATIVE POLICIES

28.0 OFFICIAL PLAN ADMINISTRATION

28.01 Effective Date

The Township will implement the policies of this Official Plan on the day of adoption by Council although it is recognized that the policies contained herein may not be considered determinative until the policies are in full force and effect.

28.02 Plan Review

- 28.02.1 In accordance with section 26(1) of the Planning Act, this Official Plan will be revised as required no less frequently than every five (5) years after the Official Plan comes into effect to ensure that it conforms with any relevant provincial plans, has regard to matters of provincial interest listed in Section 2 of the Act and is consistent with policy statements issued under Section 3(1) of the Planning Act.
- 28.02.2 The Council of the Township of Carling will hold the required special meeting of Council to consider the need for revisions to the Official Plan. This review will include, but not be limited to, assessing:
- (a) the relevance of the basis, assumptions and objectives of this Official Plan;
 - (b) the degree to which the objectives of the Official Plan have been met;
 - (c) the effectiveness of the policies of this plan in responding to the development needs, issues and land use problems of the Township;
 - (d) the effectiveness of the policies in protecting the critical resources within the Township;
 - (e) the effectiveness of the plans and policies contained herein on other levels of government;
 - (f) Section 2 of the Planning Act; and
 - (g) The PPS.

28.03 Notice For Amendments

- 28.03.1 Any privately initiated applications to amend this Official Plan must comply with the statutory requirements set out in the Planning Act. The Township will consider these notice requirements as minimal and may extend the notice requirements to include a larger area of properties to be notified and the time allowed before any open house or public meeting depending upon the nature of the application.
- 28.03.2 The Township will preconsult with the approval authority on any application for a privately initiated Official Plan amendment. An Official Plan amendment will not be considered complete until preconsultation comments are received by the approval authority.

28.04 Boundaries

- 28.04.1 The boundaries of land use designations on Schedule 'A', the Land Use Schedule and the Natural Heritage Features Schedule 'B' are to be considered approximate only. Where the general intent of the land use designations are maintained, minor adjustments in these designations may be made without a formal amendment to this Official Plan.
- 28.04.2 It is recognized that many of the Environmentally Sensitive designations as well as Natural Heritage features are imprecise and may be subject to change. The extent of the environmental feature on any given property may be considered on a site-by-site basis as part of assessing any development proposal.
- 28.04.3 Many lands in the Township have been included in more than one land use designation. Generally each portion of the land will be subject to the respective land use designations.

28.05 Accessory Uses

- 28.05.1 Wherever a use is permitted within any of the land use designations of this plan, it is intended that any uses, buildings or structures normally incidental, accessory and subordinate to the principal permitted uses shall also be permitted within that policy designation.

28.06 Numerical Interpretation

- 28.06.1 Wherever numerical figures have been used in this policy document to refer to physical standards including lot areas or dimensions of lots, so long as the intent of the policy is maintained, minor adjustments up or down to these figures may be considered.

28.07 Minor Technical Amendments

- 28.07.1 Council by resolution may forego public notification and public meeting(s) in connection with Official Plan, Community Improvement Plan and Comprehensive Zoning By-law Amendments if such amendments relate to matters which will not affect the policies and intent of the Official Plan or Community Improvement Plan, or the provisions of the Comprehensive Zoning By-law in any material way, and will be restricted to the following matters:
- (a) altering the numbering and location of text, schedules and maps;
 - (b) altering punctuation or language to obtain a uniform mode of expression;
 - (c) correcting clerical, grammatical, dimensional, boundary, mathematical or typographical errors;

- (d) inserting historical footnotes or similar annotations to indicate the original and approval of each provision;
- (e) consolidating amendments;
- (f) transferring Official Plan, Community Improvement Plan and Zoning By-law designations to new base maps such as new geographic information system maps or other maps which might be prepared in conjunction with a specific study; and
- (g) adding technical information such as plans of subdivision, buildings, contours and elevations to base maps or schedules.

28.08 Determination of Complete Application

28.08.1 In addition to the preconsultation policies of 28.03.2, when determining whether an application to undertake a privately initiated Official Plan amendment application is complete, the Township will require:

- (a) a planning report to establish a need for the proposed use;
- (b) a report on the physical suitability of the lands for the proposed development;
- (c) traffic impact assessment where relevant;
- (d) servicing options study where relevant; and
- (e) a site evaluation report where applicable in accordance with Section 14.02.

29.0 ZONING BY-LAW

29.01 Legal Non-Conforming Uses

29.01.1 Certain uses of land which are in existence at the date of the adoption of this Official Plan may continue as legal uses as legal nonconforming uses in accordance with the status requirements of the Planning Act. It is the policy of this Official Plan that such uses will ultimately change to a conforming use at some point in the future. There may, however, be some basis to allow these legal non-conforming uses to extend or enlarge their non-conforming use in order to prevent unnecessary hardship. Such enlargements will require the approval of the Committee of Adjustment.

29.02 Non Complying Buildings or Structures

29.02.1 The Township recognizes that policies and regulations that it enacts respecting land uses in the Township cannot apply to uses in existence at the

time of adoption of this Official Plan. The implementing Comprehensive Zoning By-law may place such uses in a non-conforming zone.

29.03 Holding By-laws

- 29.03.1 The Planning Act provides for the use of the holding symbol “H” in conjunction with any land use zone found within the implementing Comprehensive Zoning By-law.
- 29.03.2 The purpose of the holding zone is to prevent or limit the use of land until such time as Council is satisfied that further development may take place and the appropriate environmental studies, services and special design features have been reviewed and approved. The objectives and use of this symbol are set out herein.
- 29.03.3 The holding “H” symbol may be applied to lands to be developed where the ultimate use of the land has been clearly established but:
- (a) development or redevelopment is to be phased; or
 - (b) the implementation of policies requires special design features; or
 - (c) the lands need specific servicing requirements.
- 29.03.4 The holding “H” symbol may also be applied to undeveloped or unserviced land, land being proposed for development, lands having special constraints not related to use and lands adjacent to railways, highways or major municipal roads.
- 29.03.5 In accordance with the Planning Act, the Comprehensive Zoning By-law implementing this Official Plan will identify lands subject to holding provisions by the inclusion of an “H” suffix to the zoning symbol.
- 29.03.6 The Comprehensive Zoning By-law provisions relating to the use of the “H” suffix will specify what uses are permitted while the holding provision applies.
- 29.03.7 The holding “H” symbol may be removed by by-law to allow development to proceed in accordance with the relevant zoning category as long as the following condition or conditions are met:
- (a) extension for services is approved by the appropriate authority;
 - (b) site plans are approved in case of commercial and industrial development;
 - (c) approvals are received for any relevant government agencies; and
 - (d) the objectives of the Official Plan including development criteria are met.

29.04 Temporary Use By-laws

29.04.1 The Township may enact temporary use by-laws to permit uses of land that may otherwise not be allowed subject to the following:

- (a) the use is a permitted use in the Official Plan;
- (b) the limits of the temporary use comply with the requirements of the Planning Act; and
- (c) the use will comply with the general requirements and policies of the Official Plan.

29.05 Zoning By-law Complete Application.

29.05.1 The determination of a complete application to amend the Township's Comprehensive Zoning By-law will be as required under the Planning Act and include:

- (a) a planning report to establish a need for the proposed use;
- (b) a report on the physical suitability of the lands for the proposed development;
- (c) traffic impact assessment where relevant;
- (d) servicing options study where relevant; and
- (e) a site evaluation report where applicable in accordance with Section 14.02.

30.0 SITE PLAN CONTROL

30.01 All lands within the Township are to be considered site plan control areas pursuant to Section 41 of The Planning Act.

30.02 Any lands that are to be designated as site plan control areas by by-law may also be required to include elevation drawings to be able to indicate the relationship of any proposed building to surrounding lands and waters.

30.03 The Township of Carling may, as part of site plan control, require approval of exterior design features all subject to the exclusions in Section 41 of the Planning Act.

30.04 The Township encourages new development that is of a design and character which is in harmony with any heritage resources on adjacent lands. This includes ensuring new development on lands adjacent to heritage resources is sensitive to the existing scale, massing and pattern of those resources.

The Township also encourages design elements that preserve sightlines and views of heritage resources, where possible.

30.05 When implementing site plan control, the Township will promote design elements which maximize energy efficiency and conservation. This could include design features such as the protection of existing vegetation, building orientation, and opportunities for renewable energy systems.

30.06 The Township will implement Site Plan Control, where appropriate, to require development or redevelopment to include the planting of native tree species that are resilient to climate change and which provide a high level of carbon sequestration.

31.0 PROPERTY STANDARDS

31.01 The Township may enact by-laws prescribing the minimum standards of maintenance and occupancy of all types of property and their enforcement. To protect the amenities of the natural environment and existing and future development, a Property Standards By-law may contain requirements with respect to:

- (a) garbage disposal;
- (b) pest prevention;
- (c) structural maintenance of building;
- (d) building safety;
- (e) cleanliness of buildings;
- (f) plumbing, heating and electricity (where applicable);
- (g) keeping lands and particularly waterfront properties free from rubbish, debris, abandoned vehicle, trailers, boats or materials;
- (h) maintaining yards, lands, parking and storage areas;
- (i) maintaining fences, accessory buildings and signs;
- (j) occupancy standards; and
- (k) maintenance of heritage attributes for properties designated under the Ontario Heritage Act.

31.02 The Township may appoint a Property Standards Officer, who will be responsible for administering and enforcing the Property Standards By-law. Information concerning substandard housing conditions, overuse of existing buildings, neglected yards and other problems will also be collected by inspectors and other Township personnel.

31.03 The Township may appoint a Property Standards Committee as provided for in The Planning Act for the purpose of hearing appeals against an order of the Property Standards Officer. It is intended that a close liaison will be maintained between the Property Standards Committee, the Property Standards Officer and Council to ensure effective administration of the By-law.

- 31.04 As an integral part of the Property Standards policy, the Township will support continued participation in any available home rehabilitation programmes to afford its residents the greatest opportunity possible to comply with property standards.

32.0 COMMUNITY IMPROVEMENT POLICIES

32.01 The Township will avail itself of the Community Improvement provisions under Section 28 of the Planning Act for all or part of the Municipality.

32.02 It is the goal of the Township to facilitate the residents' ability to maintain and improve the physical living environment presently provided throughout the Township to ensure and enhance the viability of the Township and its communities.

32.03 The Community Improvement objectives for the Township include:

- (a) upgrading services and facilities as need arises;
- (b) encouraging property owners to upgrade their properties;
- (c) adopting a program or programs of physical improvements in accordance with sound fiscal responsibility;
- (d) the preservation, rehabilitation, renewal and reuse of heritage resources; and
- (e) increase in the supply of affordable housing.

32.04 To achieve the Community Improvement objectives of this Plan, the designation of any community improvement area will be based upon any one or more of the following:

- (a) land use conflicts;
- (b) the physical condition of buildings;
- (c) deficiencies in services;
- (d) need for additional or upgraded access facilities;
- (e) the need to upgrade roads;
- (f) the need for additional parks and recreational facilities;
- (g) the need for upgraded or improved solid waste facilities;
- (h) street lighting;
- (i) the need to improve road and pedestrian safety;
- (j) the need to address environmental issues;
- (k) the need for improved or upgraded drainage works;
- (l) the need to respond to energy conservation;
- (m) the need to incorporate sustainable development factors; and
- (n) waterway upgrading due to low water levels.

- 32.05 The whole of the mainland portion of the Township will be identified as the “Community Improvement Project Area”.
- 32.06 In order to implement the Community Improvement policies, the following activities and programs (amongst others) may be employed:
- (a) the use of Section 28(2) of the Planning Act;
 - (b) the enforcement of Section 31 – Property Standards through a property standards by-law;
 - (c) supporting the participation of Carling residents in revitalization programs;
 - (d) participating in provincial and federal redevelopment programs;
 - (e) petitioning the relevant provincial agencies to apply for special assistance for those projects and programs for which there has been an identified need; and
 - (f) participating in local improvements in accordance with the Municipal Act and the Local Improvement Act.

32.07 Implementation

- 32.07.1 The policies of this section shall be implemented through the combined actions of public and private interests associated with development, redevelopment and the environment in the Township. Co-operation of all public and private interests is essential for the implementation of the policies.
- 32.07.2 The Township’s Comprehensive Zoning By-law shall be utilized to implement the policies of this Official Plan.
- 32.07.3 All public works and improvements in the Township shall be undertaken in conformity with the policies of this Official Plan.
- 32.07.4 Any municipal undertaking will be planned and constructed in accordance with the requirements of the *Environmental Assessment Act* and the *Municipal Class Environmental Assessment*.

33.0 PLANS TO INCORPORATE ACCESSIBILITY PROVISIONS

- 33.01 Where applicable, any plans, decisions or approvals respecting plans or programs within the Township shall have regard for the needs of the disabled to ensure that access is available to all segments of the population.
- 33.02 The Township may establish an accessibility advisory committee under the Accessibility for Ontarians with Disabilities Act (AODA) to provide a long term strategy to ensure compliance with this legislation.

34.0 STUDIES

- 34.01 The Township may require supporting technical studies as a requirement for review of any planning application made under the Planning or Municipal Act. These studies are generally identified within the policy provisions contained herein.
- 34.02 The studies will be required to be undertaken by qualified professionals and at the expense of the proponent.
- 34.03 In some instances, the Township may determine that it is necessary and appropriate to undertake a peer review of any studies.
- 34.04 The following table provides guidelines for studies to be undertaken in connection with planning applications.

Study	Application		
	Rezoning	Consent	Subdivision
Servicing Options	N	N	Y
Hydrogeological	M	M	Y
Storm Water	M	M	Y
Lake Impact	M	M	Y
Environmental	M	Y	Y
Traffic Impact	M	N	M
Noise/Vibration	M	M	M
Land Use Justification	M	N	N
Archaeological	M	N	Y
Record of Site Condition	M	M	M

Y - Yes N – No M - Maybe

35.0 LIGHTING

The Township subscribes to the initiatives to preserve dark skies and will include regulations, controls and provisions as part of any development approval particularly along the waterfront to preserve dark skies and ensure that new development is “dark sky” compliant by restricting exterior lighting. The Township has enacted a Dark-Skies By-law to regulate such matters.

36.0 SIGNS

36.01 The Township has enacted a sign by-law in accordance with the Municipal Act to regulate signs that may conflict with the goals and objectives of this Official Plan to preserve the natural environment.

37.0 NOISE

37.01 The Township places a significant level of importance on the preservation of private enjoyment of residents and has enacted a Noise By-law to control undesirable or nuisance causing noise levels and will take aggressive measures to enforce said by-laws.

38.0 SITE ALTERATION BY-LAW

38.01 The Township may enact a Site Alteration By-law in accordance with the Municipal Act that will include the following:

- (a) the area of the Township where site alteration will be permitted;
- (b) the restrictions and regulations affecting site alterations within the defined areas;
- (c) the requirements for obtaining a permit for site alteration within the defined areas;
- (d) the exemptions for having to obtain a permit for site alterations; and
- (e) the administrative requirements for the by-law including fees, forms and fines.

39.0 DEEMING BY-LAWS

There are a number of older registered plans of subdivision located within the Township. Some of these registered plans contain lots that cannot meet the minimal standards for development. In these instances the Township may exercise its authority to deem such subdivisions or parts thereof not be considered as registered plans.

40.0 BLASTING, TREE CUTTING, AND FILL BY-LAWS

40.01 The Township of Carling may consider enacting by-laws regulating blasting, the cutting of trees, and the filling of land within its municipal boundaries. Such by-laws may prescribe details with respect to the location, timing, and scope of such activities.

GLOSSARY

Unless otherwise specified, this Plan adopts the definitions of the PPS, 2020.

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 labour when the size and nature of the operation requires additional employment.

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.

Class 1 Industrial Facility: a place of business for a small scale, self-contained plant or building which produces/stores a product which is contained in a package and has low probability of fugitive emissions. Outputs are infrequent and could be point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration. There are daytime operations only, with infrequent movement of products and/or heavy trucks and no outside storage.

Class 2 Industrial Facility: a place of business for medium scale processing and manufacturing with outdoor storage of wastes or materials (i.e. it has an open process) and/or there are periodic outputs of minor annoyance. There are occasional outputs of either point source or fugitive emissions for any of the following: noise, odour, dust and/or vibration, and low probability of fugitive emissions. Shift operations are permitted and there is frequent movement of products and/or heavy trucks during daytime hours.

Class 3 Industrial Facility: a place of business for large scale manufacturing or processions, characterized by: large physical size, outside storage of raw and finished products, large production volumes and continuous movements of products and employees during daily shift operations. It has frequent outputs of major annoyance and there is high probability of fugitive emissions.

Low-water Consuming Industry: means those industries consuming up to, but not exceeding, 2000 litres of water per day.

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.

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. Ground-mounted

solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

Recreational Carrying Capacity: a measure of the number of users that can be accommodated on the surface of a waterbody while maintaining the recreational amenity of the waterbody. Measurements of Recreational Carrying Capacity are based on the surface area of the waterbody being evaluated.

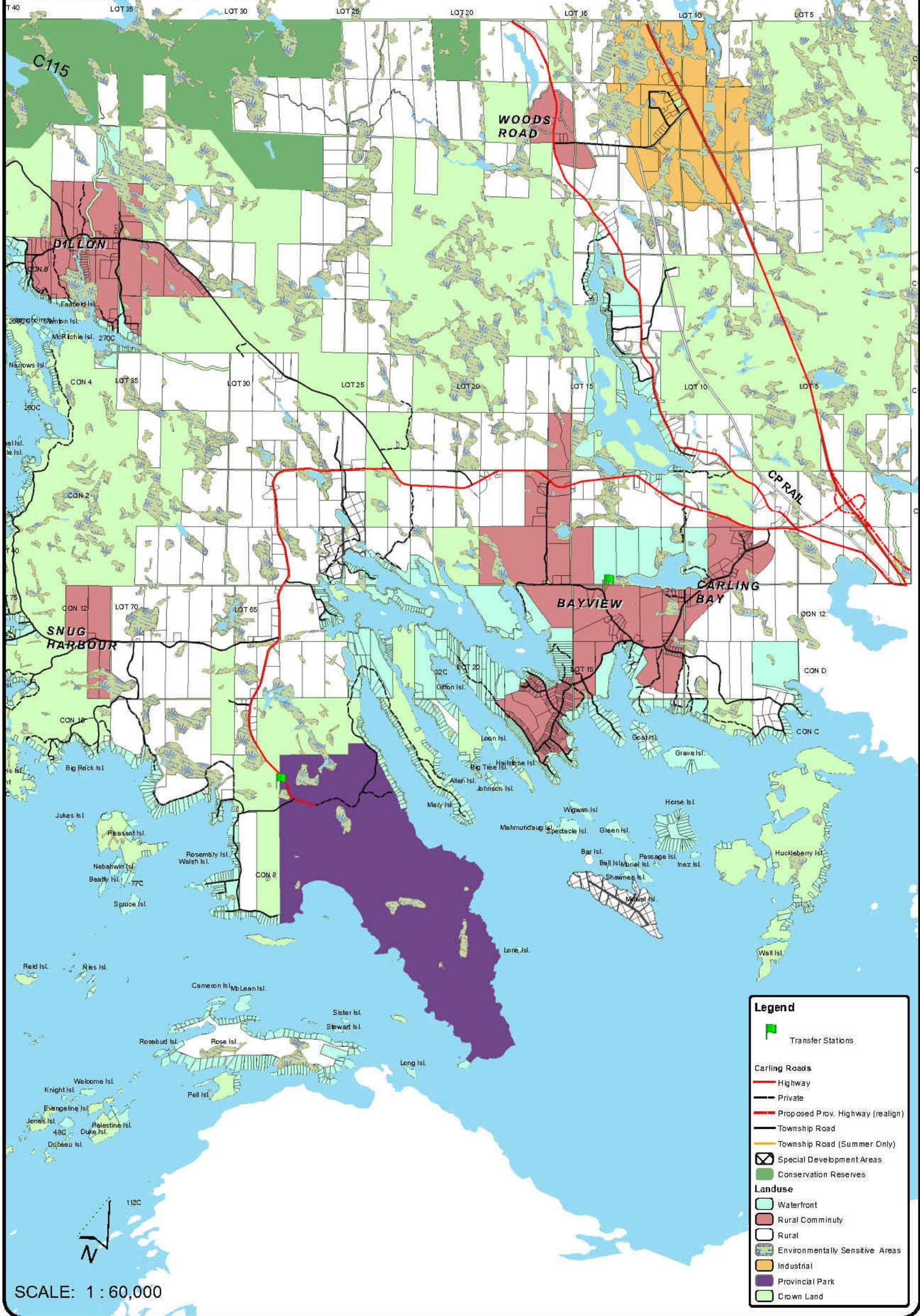
Recreational Waterbody: is a waterbody that is navigable, the bed of the waterbody is owned by the Crown and it is capable of sustaining normal recreational activities including swimming, boating and fishing.

Sensitive Land Use: 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.

Short-term Accommodation: means the use of a dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of general concession, lease, rental agreement or similar commercial arrangement for any period of less than thirty (30) calendar days, throughout all or any part of a calendar year. Short-term accommodation shall not mean or include a motel, hotel, bed and breakfast establishment, commercial resort unit, or similar commercial or institutional use.

Wayside Pit or Quarry: 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.

Township of Carling Schedule 'A-2' Land Use Plan

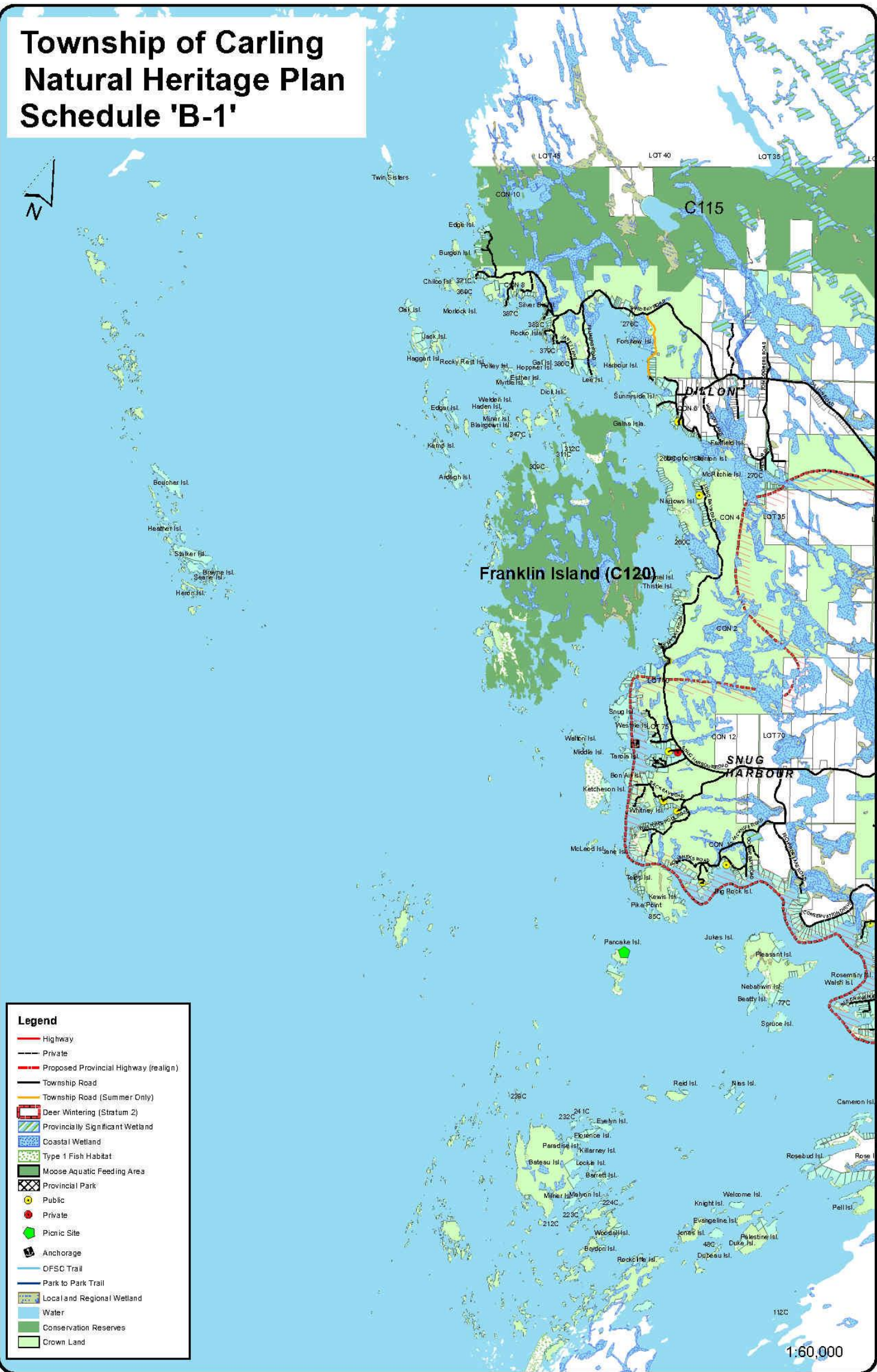


Township of Carling Natural Heritage Plan Schedule 'B-1'

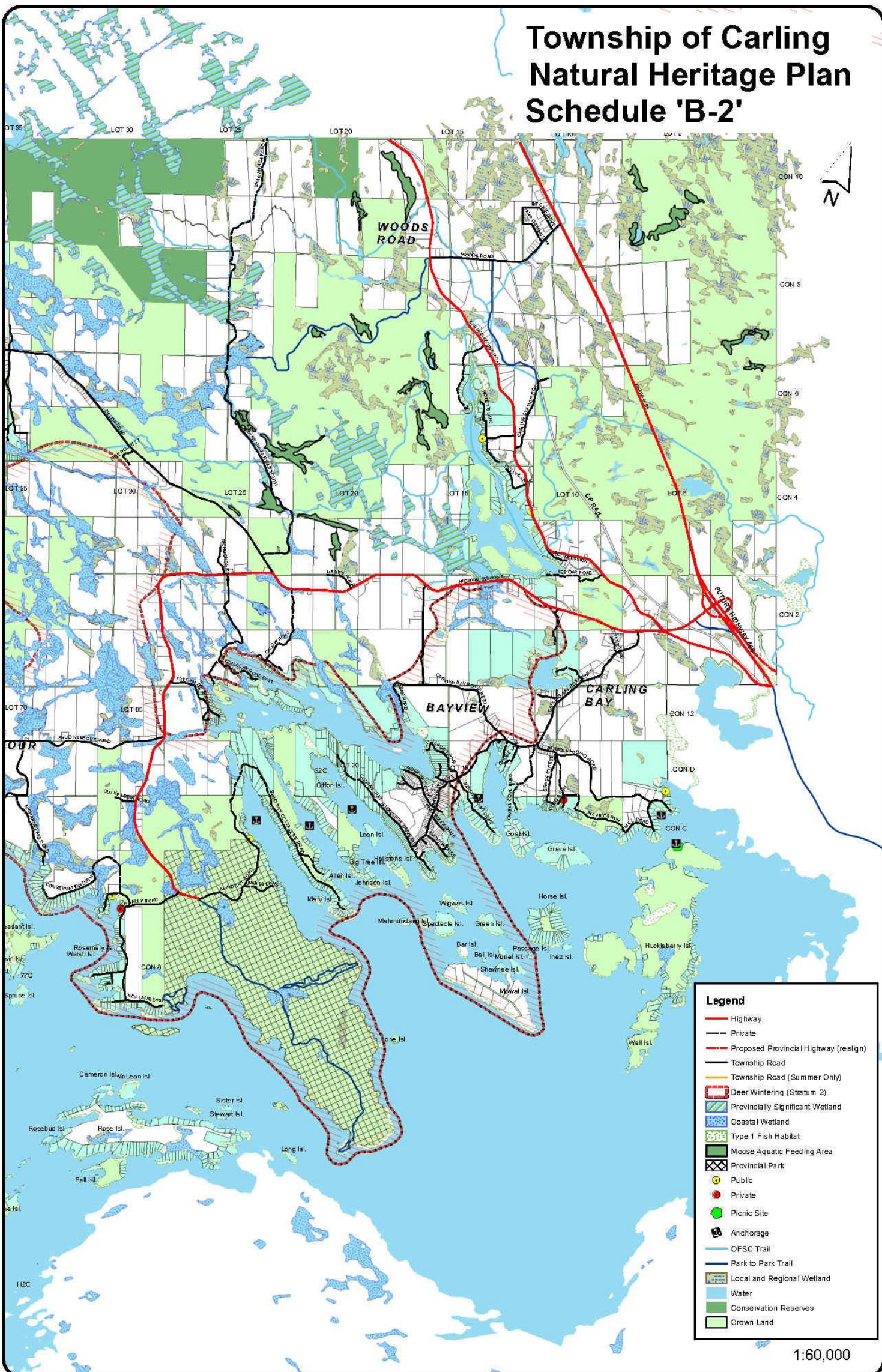


Legend

- Highway
- Private
- Proposed Provincial Highway (realign)
- Township Road
- Township Road (Summer Only)
- Deer Wintering (Stratum 2)
- Provincially Significant Wetland
- Coastal Wetland
- Type 1 Fish Habitat
- Moose Aquatic Feeding Area
- Provincial Park
- Public
- Private
- Picnic Site
- Anchorage
- OFSC Trail
- Park to Park Trail
- Local and Regional Wetland
- Water
- Conservation Reserves
- Crown Land



Township of Carling Natural Heritage Plan Schedule 'B-2'

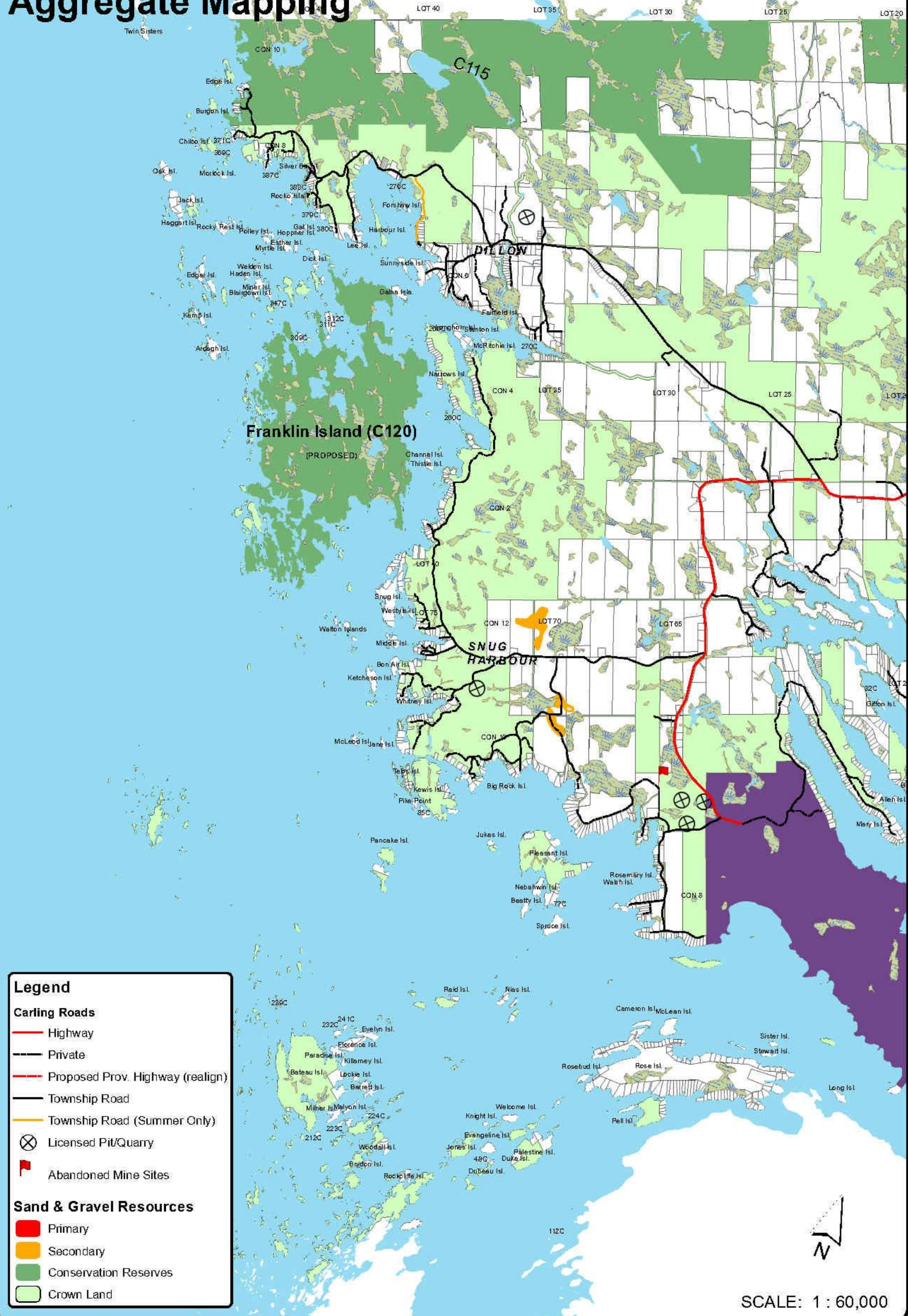


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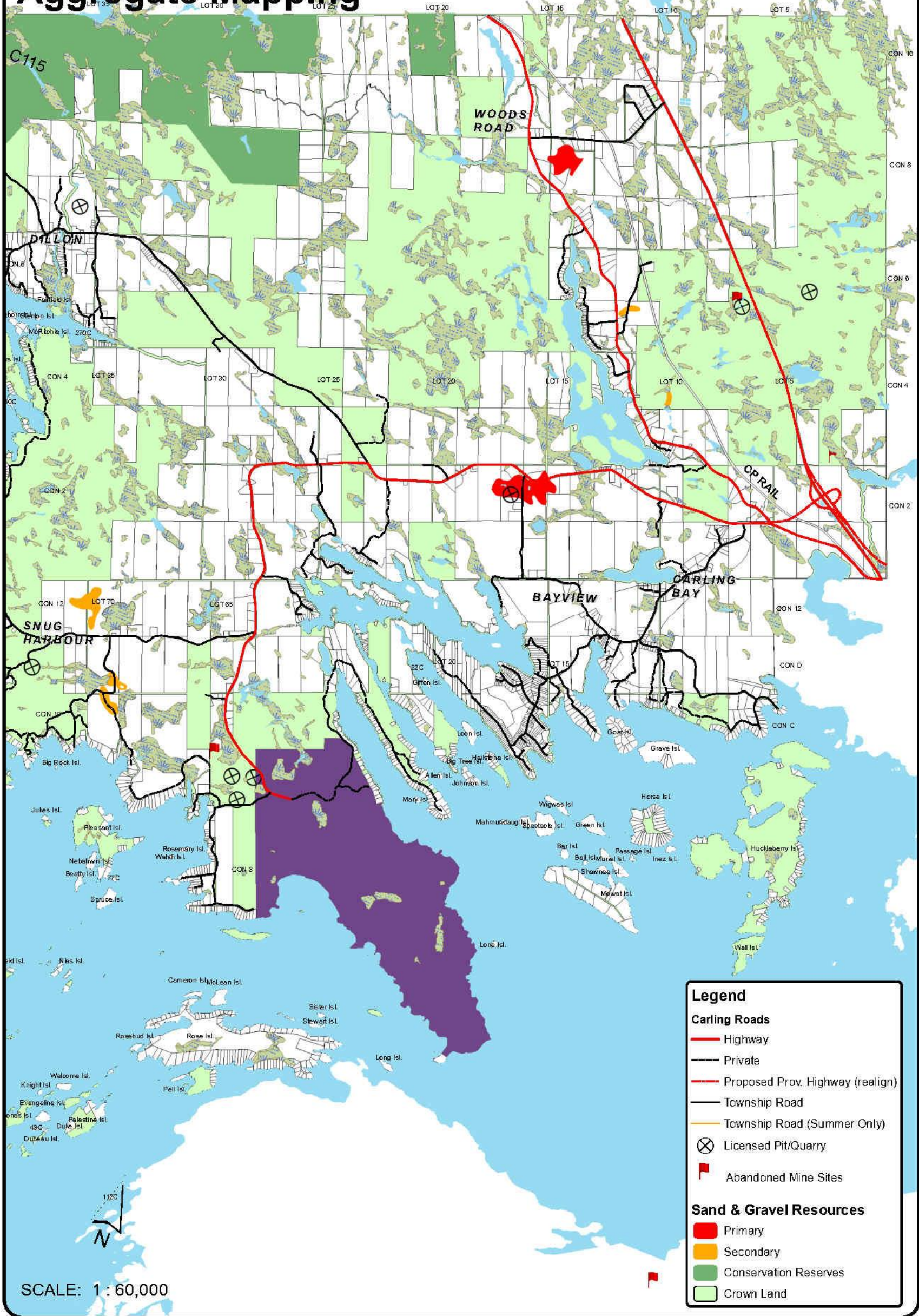
- Highway
- Private
- Proposed Provincial Highway (realign)
- Township Road
- Township Road (Summer Only)
- Deer Wintering (Stratum 2)
- Provincially Significant Wetland
- Coastal Wetland
- Type 1 Fish Habitat
- Moose Aquatic Feeding Area
- Provincial Park
- Public
- Private
- Picnic Site
- Anchorage
- OFSC Trail
- Park to Park Trail
- Local and Regional Wetland
- Water
- Conservation Reserves
- Crown Land

1:60,000

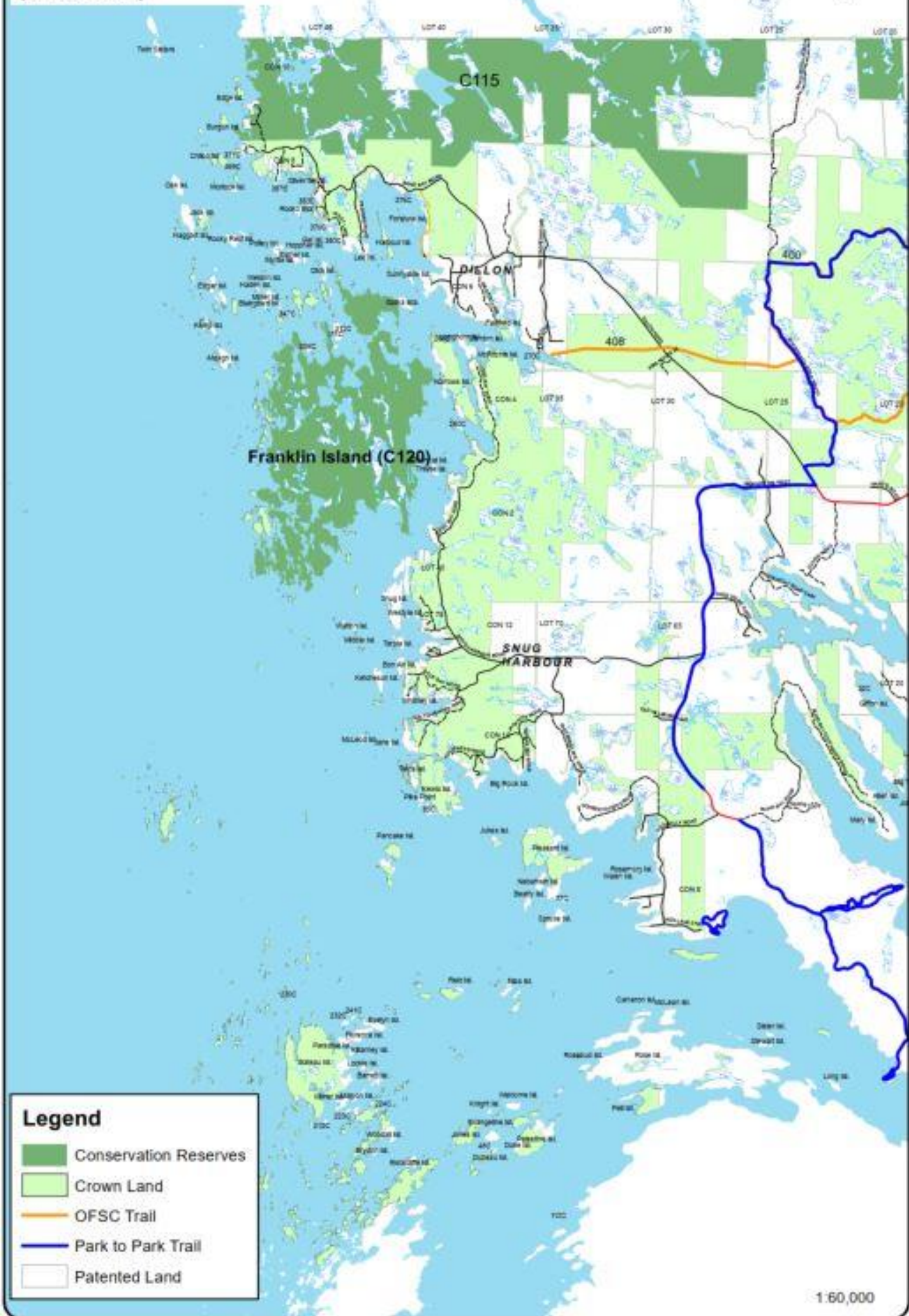
Township of Carling Schedule 'C-1' Aggregate Mapping

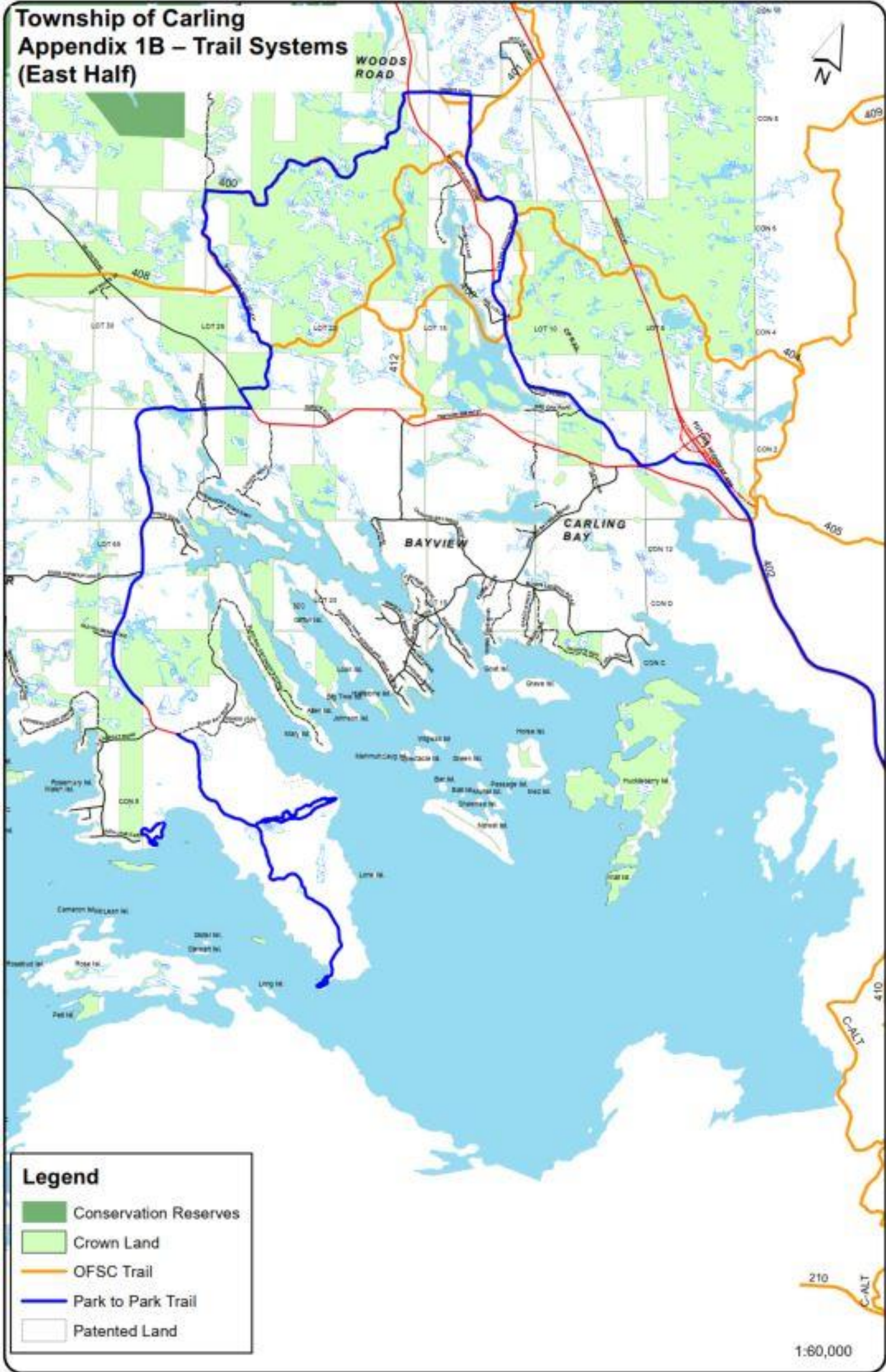


Township of Carling Schedule 'C-2' Aggregate Mapping



**Township of Carling
Appendix 1A – Trail Systems
(West Half)**





APPENDIX 2: TOURIST COMMERCIAL RESORTS IN CARLING TOWNSHIP

1. Bel-air Cottages (100 Shebeshekong Road)
2. Dillon Cove Marina and Resort (1 Parker Lane)
3. Harrison Landing Marina (48 Harrison Landing Road)
4. Jackknife Resort (92 Jackknife Road)
5. Lakawonda Resort (48 Winnetou Lane)
6. Oak Ridges Resort (83 Sand Bay Road)
7. Rockwood Resort (100 Sand Bay Road)
8. Sand Bay Resort (80 Sand Bay Road)
9. Shebe Resort (80 Shebeshekong Road)
10. Shebeshekong Resort (94 Shebeshekong Road)
11. Snug Haven Resort (10 Snug Haven Road)
12. Sunny Shore Resort (7 Sunny Shore Road)

APPENDIX 3: DEEP BAY WATERSHED & LAKE MANAGEMENT PLAN (EXECUTIVE SUMMARY)

Deep Bay Watershed & Lake Management Plan

EXECUTIVE SUMMARY

Deep Bay Watershed Vision Statement

"To identify, document, and protect the unique and valuable characteristics of Deep Bay and its Watershed for the benefit of current and future residents."

Our Community Envisions Deep Bay to be a place where:

- The beauty of the landscape, the tranquility of the surroundings and the quality of the water are protected and preserved;
- Precedence is given to activities that maintain the natural and social qualities of the lake that promote environmental sustainability; Wildlife, fish and plant habitat are safeguarded;
- The lake is a shared experience, where respect and dignity are shown to others and expected in return;
- Our community balances the needs of those that desire tranquility with the needs of recreational users;
- Public spaces are maintained for everyone to enjoy;
- The community is actively involved in stewardship; and promotes education as a way to ensure respect for their neighbours and the law.

The Need to Protect Our Deep Bay Watershed Area

The Deep Bay Watershed is located on eastern Georgian Bay in the Township of Carling, Parry Sound, Ontario. Deep Bay is unique in that it shares the characteristics of both a lake and a bay, as it is connected to Georgian Bay through a narrow channel (Collins Channel), which is the only source of outflow

The steady decline of water levels in Lake Huron and Georgian Bay in recent years ... has impacted Deep Bay making it particular vulnerable to water quality problems such as those that developed in the summer of 2004. At that time, a dense plankton bloom persisted for most of the summer. In response to the situation, Carling Township hired Dr. K. Schiefer to undertake a Water Quality Survey of Deep Bay and his findings were published in December 2005.

The Schiefer Report recommended that the community develop a Lake Plan in response to the troubling outbreak of plankton blooms that developed in the summer of 2004. This document is the benchmark report to measure our success on moving forward to improve water quality.

THE DEEP BAY WATERSHED LAKE PLAN

The Lake Plan is a document prepared by the Deep Bay Association which identifies and documents the special characteristics and features of Deep Bay and the watershed. The concerns and priorities identified by the residents regarding this area have been given careful consideration. In preparation of this document, information was gathered from the results of the Carling Township Questionnaire mailed out to all residents living within the Deep Bay Community Watershed in February 2011. In addition, numerous community discussions have highlighted concerns and interests of the public living within this area.

A general description of Deep Bay has been included that identifies the significant natural, physical, economic, and social characteristics that make Deep Bay and the watershed a desirable place to live, work, play, and visit. A series of guiding principles, goals and recommendations have been developed in order ensure the health and sustainability of Deep Bay both now and into the future.

STEWARDSHIP OF THE DEEP BAY WATERSHED

Why is stewardship important?

The community has *a vested interest in the social and economic benefits of having a clean and healthy environment on Deep Bay.* Fluctuating water levels, safe navigation of the Collins Channel narrows, wetlands, residential, recreational, commercial and agricultural activities within the watershed have an impact on water quality. These impacts have been addressed in detail throughout the Lake Plan. . If we are to protect Deep Bay for current and future generations, active stewardship of this precious resource is necessary by all residents.

GOALS AND RECOMMENDATIONS

The goal of the Deep Bay Association in creating this lake plan has been to identify and document the valuable characteristics of Deep Bay and the watershed. In an effort to protect Deep Bay for current and future generations, 15 recommendations were developed and incorporated into the plan to address the areas of common interest identified by the residents and ratepayers living within the Deep Bay Watershed.

GUIDING PRINCIPLES

The following Guiding Principles support Deep Bay as a completely unique body of water that is part of Georgian Bay totally dependent on the flushing effect of the Narrows much like an umbilical cord that sustains life to the Deep Bay Watershed.

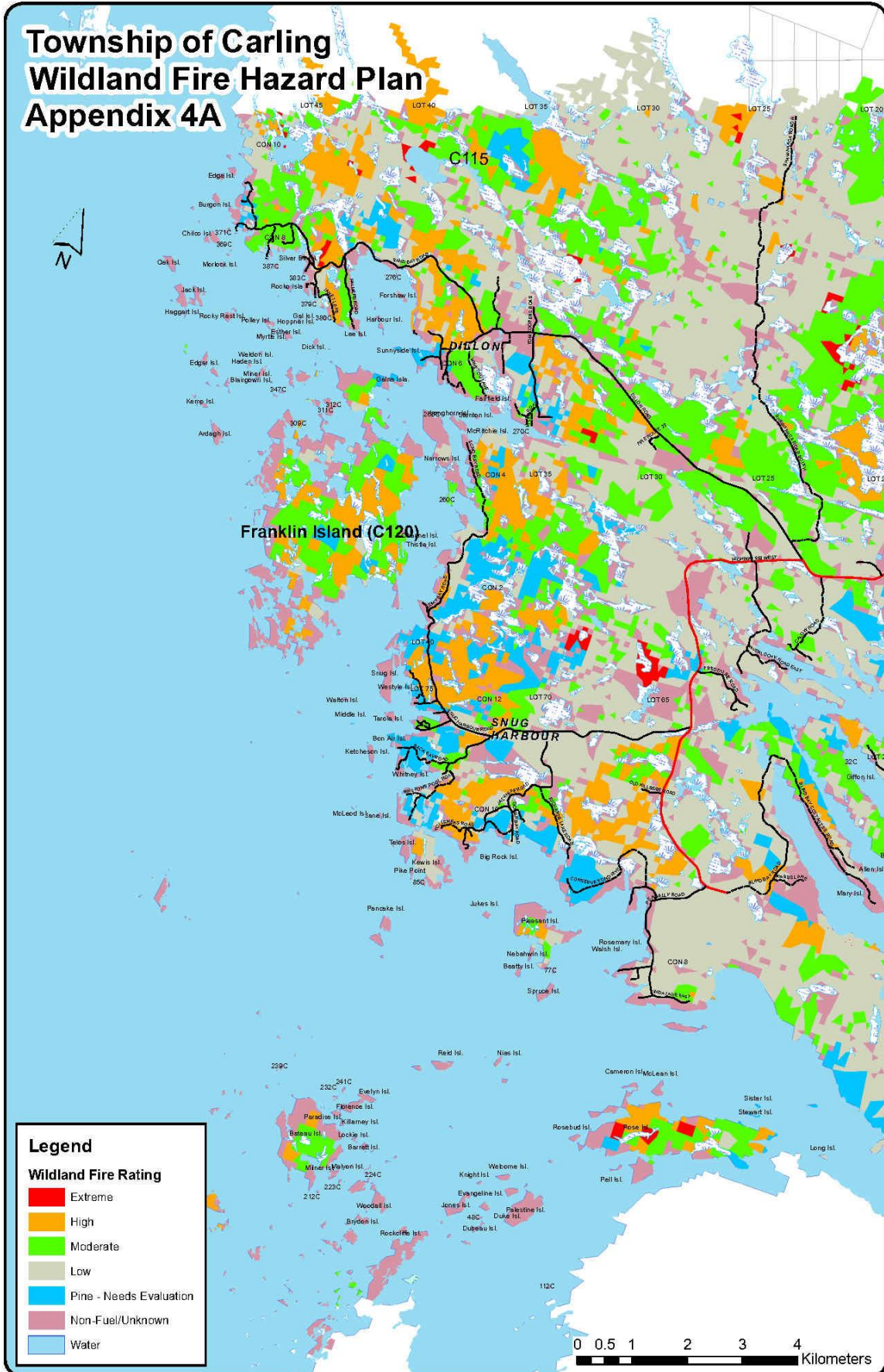
These are the Guiding Principles for making decisions concerning Deep Bay and Watershed. All decisions shall:

1. Support the necessary actions required for sufficient water flow through the Narrows to maintain or improve water quality, protect fish habitat and wetlands, and ensure the safe navigation through the Narrows of Collins Bay, the channel which connects Deep Bay to Georgian Bay.
2. Protect, maintain and/or enhance the Water Quality of Deep Bay as assessed from continuous surveillance and water quality testing processes.
3. Promote a positive social and recreational environment for all Deep Bay stakeholders by encouraging communication, community participation, and a strong Stewardship effort.
4. The Deep Bay Watershed & Lake Management Plan shall be an integral part of the Carling Township Official Plan.

SUMMARY

The Deep Bay Association encourage you to familiarize yourself with The Deep Bay Watershed & Lake Management Plan. For a more thorough review of the contents you can obtain a copy from the DBA website at www.deepbayassociation.com

Township of Carling Wildland Fire Hazard Plan Appendix 4A



Township of Carling Wildland Fire Hazard Plan Appendix 4B

