

TOWN OF LONGLAC

OFFICIAL PLAN

MAY, 1988

WELLAND CONLIN ENGINEERING & PLANNING LTD.
RED LAKE KENORA LONDON THUNDER BAY KITCHENER

**OFFICIAL PLAN
FOR THE
TOWN OF LONGLAC**

This Official Plan for the Town of Longlac which has been adopted by the Council of the Corporation of the Town of Longlac is hereby approved pursuant to Section 17 of the Planning Act, 1983 as the Official Plan for the Town of Longlac subject to the following modifications:

1. Subsection 3.0 (m) on page 4 is modified by deleting it in its entirety and replacing it with the following statement:

"(m) At present, there is no reserve capacity in the Longlac sewage treatment plant. However, steps are being undertaken to accommodate future development."
2. Subsection 4.5 on page 7 is modified by adding "to ensure proper land use compatibility" under "Objectives".
3. Subsection 5.0 "General Development Policies" on page 10 is amended by adding the following policy after subsection 5.12.2 "Solid Waste Disposal" on page 25 and renumbering the subsequent subsections accordingly.

"5.13 - Waste Management

Schedules "A" and "B" of the Plan have identified the sewage treatment plant and the waste landfill sites in the municipality.

In an effort to prevent incompatible land uses from occurring adjacent to these sites, the following policies shall apply.

When considering development adjacent to the sewage treatment facility, a minimum separation distance of 150 metres be maintained between the sewage treatment plant and the residential development and sensitive land uses.

Prior to any development within 500 metres of a waste disposal site, the proponent shall prepare a report for the Ministry of the Environment outlining the potential environmental impacts on the development from the waste disposal site."

- 4) Subsection 5.7 "Land Division" on page 19 is modified by deleting subsections (i) and (ii) in their entirety and replacing them with the following:

"(i) where an application does not conform to the consent policies in section 5.7.2; and

(ii) where the scale of development justifies the major extension of municipal water and sewer services; or

(iii) where a new road or an extension to an existing road is required."

- 5) Subsection 5.7.2 (ix) - "Consents" on page 22 is modified by deleting the fourth point, "to provide for a lease longer than twenty-one (21) years;" in its entirety.

- 6) Subsection 5.14 "Parks and Recreation" on page 25, is hereby amended by adding the following new policy and renumbering the subsequent sections accordingly.

"5.14 Heritage Resources

To encourage the preservation of heritage resources within the town, it shall be a policy of Council to:

(i) recognize and support the protection of features of significant natural, architectural, historical, or archaeological interest;

(ii) encourage the protection, conservation, maintenance and enhancement of its heritage features to the extent its authority and resources permit."

- 7) Subsection 5.15 "Natural Resources: Crown Lands" on page 27 is modified by deleting the remainder of the second paragraph starting with the phrase "with a view to...".

- 8) Subsection 6.2.2.5 "Home Occupations, Home Professions" on page 31 is modified by adding "a bed and breakfast establishment" after the word "music" in the fourth line.
- 9) Subsection 6.3.3 "Pits and Quarries" on page 44 is modified by adding the following points after the first paragraph:
- "When considering development proposals adjacent to Pits and Quarries, the information presented to Council should justify that:
- (i) aggregate extraction would not be feasible in lieu of other developments;
 - (ii) the proposed land use serves a greater long-term interest of the general public than does aggregate extraction;
 - (iii) the proposed land use would not significantly preclude or hinder future extraction."
- 10) Subsection 6.3.5 "Zoning" on page 45 is modified by adding "and 6.3.3" after "Section 6.3.4" in the second and third paragraphs.
- 11) Schedule "A" is revised by identifying the lands shown in red as "water treatment facility" and the lands shown in blue as "sewage treatment facility".

As thus modified, this Official Plan is hereby approved in its entirety.

Dec 10 / 85
Date

The Honourable John Eakins
Minister of Municipal Affairs

THE CORPORATION OF THE TOWN OF LONGLAC

BY-LAW NO. 906

Being a By-law to adopt a new Official Plan
for the Town of Longlac.


The Council of the Corporation of the Town of Longlac under Section 17
of the Planning Act, 1983 hereby ENACTS AS FOLLOWS:

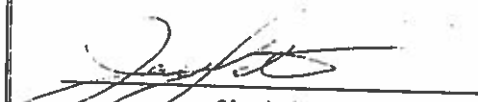
1. That the "Official Plan of the Longlac Planning Area" relating to the present Town of Longlac and adopted by Council by the enactment of By-law No. 764 on the 14th day of December, 1981 be repealed.
2. The Official Plan for the Town of Longlac consisting of the attached maps and explanatory text, is hereby adopted.
3. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for approval of the Official Plan for the Town of Longlac.
4. This By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST TIME THIS 16th DAY OF MAY A.D. 1988.

READ A SECOND TIME THIS 16th DAY OF MAY A.D. 1988.

READ A THIRD TIME AND FINALLY PASSED THIS 16th DAY OF MAY A.D. 1988.


Mayor





OFFICIAL PLAN
TOWN OF LONGLAC

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1.0 - INTRODUCTION

1.1 The Planning Act, 1983

(a) Preparation

The Town of Longlac, under Section 17 of the Planning Act, 1983, is empowered to prepare a Plan for the Town of Longlac suitable for adoption as the Official Plan of the Town of Longlac.

(b) By-law Conformity

The Planning Act, 1983 further provides that where an Official Plan is in effect, no public work shall be undertaken and no by-law shall be passed, with certain exceptions, as indicated in Section 24 of the Planning Act, 1983, that does not conform to the Official Plan.

1.2 Components of the Plan

Sections 2 through 9 of the text and the following schedules constitute this Official Plan:

- Schedule "A" - Future Land Use - Urban Area
- Schedule "B" - Future Land Use - Rural Area
- Schedule "C" - Transportation Network
- Schedule "D" - Community Improvement Area

2.0 - PURPOSE AND SCOPE

- 2.1 The purpose of the Official Plan is to provide an overall frame of reference to guide the future maintenance, growth and rehabilitation of the Town of Longlac in order to ensure the continuance of a living environment which meets the needs of present and future inhabitants.
- 2.2 The Plan is intended to guide land development within the Town of Longlac and to reduce uncertainty in both the public and private sectors with respect to future development by establishing a land use pattern and development policies and principles.
- 2.3 This Official Plan is concerned with the future growth and development of Longlac as a result of closures and layoff activities in the forestry industry.
- 2.4 Projections, development strategies and guidelines contained in this Plan attempt to reconcile existing conditions and local aspirations with known variables such as population change and economic growth.
- 2.5 Another purpose of this Plan is to define the means of implementing the policies and principles contained within the Plan and to relate these to associated governmental policies and responsibilities. In this sense, the Plan is intended to guide Council in the exercise of its powers and responsibilities relating to such matters as subdivision plan review, zoning and land severances.
- 2.6 The Official Plan is a legal document, implemented at the local level by zoning by-laws and public works programs.
- 2.7 This Plan is intended to serve as a guide for a twenty (20) year period from 1988 to 2008. It will be reviewed in all its aspects every five years and when any major event occurs which affects development in the Town.

3.0 - BASIS OF THE PLAN

3.1 From an examination and analysis of the supporting data gathered in connection with the preparation of the Official Plan (see the Background Report), as well as an examination of other studies carried out which pertain to the Town, various conclusions have been drawn and assumptions made upon which this Official Plan is based.

- (a) The Official Plan provides a framework in which the anticipated land use needs for the Town of Longlac may be accommodated for the planning period from 1988 to 2008. The population of the Town in 1985 was 2,258. Because of the nature of the economic base of the community (resource based), reliable population forecasts are not available. As in the past, it is anticipated that future population changes in Longlac will be directly related to changes in the employment rates in the resource based sector.
- (b) Provide a basis for direction of future growth and diversification of the local economic base.
- (c) The urban area of Longlac shall continue as the main centre for commercial, industrial, residential, institutional and social services for the Town. Urban development shall be encouraged to locate within the urban area of Longlac, as opposed to the rural areas of the Town.
- (d) The Town shall maintain its present importance as a forestry centre.
- (e) Outside of the urban area boundaries, the Town is predominantly rural-natural resource in nature and is expected to remain as such throughout the life of the Plan. Rural-residential development shall not be permitted in the "Rural" areas of the Town.

(f) Utilization of natural resources for agriculture, forestry, mineral extraction and recreational uses shall be encouraged on lands best suited for the specific purpose by reason of soil capability, accessibility and ownership.

(g) The downtown commercial area will continue to be the dominant commercial, business and civic focus of the Town.

*Amended by
1088*

(h) Future growth will be accommodated by infilling and expansion of existing neighbourhoods.

(i) There will be a demand for a variety of housing types and densities throughout the residential areas, including single family detached dwellings, semi-detached, townhouses and apartments.

(j) The majority of the demand for higher density housing will be supplied on a rental basis.

(k) With some exceptions, the Town owns all undeveloped lands in the urban area. As plans of subdivision are approved for these lands, the lots will be sold to individuals or local industries.

(l) Public services, including municipal water and sanitary sewers, will be required in all parts of the urban area. Urban development will proceed in an orderly and phased manner and will not be permitted in areas which require undue extensions of municipal services.

MODIFICATION

1
DER SECTION 17(9) OF
PLAN 1000000 1983

(m) ~~The existing sewage treatment plant has ample reserve capacity to accommodate future growth.~~

(n) In addition to the five (5) year review of the Plan, a major review of the Plan will occur in the event of any major changes in the employment forecasts.

- (o) Lands with environmental hazards and/or physical limitations, such as poor drainage, organic soils, flood susceptibility, erosion and steep slopes, shall be identified and protected in order to preserve and conserve the natural environment.

4.0 - GOALS AND OBJECTIVES

The following goals and objectives section briefly outlines the general long-range aspirations or goals of Council and the steps or objectives to be undertaken to achieve the goals.

4.1 Residential

Goal

- provide variety and choice of living accommodation for both the existing and anticipated population.
- optimize the pattern of development to reduce servicing costs.

Objectives

- identify deficiencies in housing types and steps to rectify the deficiencies.
- identify areas of future residential development that will meet the Town's needs for at least twenty (20) years.
- determine the sequence, method and cost of servicing these areas.
- prepare a capital works forecast which will reflect the anticipated growth.

4.2 Commercial

Goal

- provide suitably located commercial areas consistent with economic potential.

*Objectives

- provide sufficient area in the downtown core to meet the long-term requirements of the community.
- provide suitably located highway commercial areas, where necessary.
- permit neighbourhood convenience commercial within residential areas to serve the day-to-day needs of local residents.

*Amended by
1088*

4.3 Industrial

- Goal
- maintain existing resource-oriented industries.
 - diversify the industrial base by encouraging the service sector.
- Objectives
- ensure that adequate land is available to meet anticipated demand.
 - provide industrial land, either serviced or with the potential to be serviced with a municipal water and sanitary system.
 - carry out an active program to attract new service industry to the community.

4.4 Economic Development

- Goal
- diversify the economic base of the Town.
- Objective
- provide a strategy to develop new commercial, industrial and tourism opportunities to the community.
 - ensure that serviced vacant land is available for various types of commercial, industrial and tourism development activities.

4.5 Environment

- Goal
- maximize the quality of the physical environment.
 - minimize pollution.
- Objectives
- restrict development in the rural portion of the Town.
 - correct existing and potential sources of pollution.

MODIFICATION

2
R SECTION 17(9) OF
PLANNING ACT, 1983 .

4.6 Recreation

Goal

- ensure that sufficient facilities are available to meet the needs of the community.
- support and continue the development of the Town's waterfront for recreational opportunities for local residents and visitors to the Town.

Objectives

- new residential subdivisions shall include sufficient land of suitable quality to meet the neighbourhood recreational needs.
- continue to develop a variety of community recreational facilities throughout the Town.
- identify land for waterfront development in areas that are compatible to recreational uses.

4.7 Energy Conservation

Goal

- minimize energy consumption and conserve energy.
- support the development of a cogeneration facility.

Objectives

- conserve energy through the promotion of and the use of renewable energy resources.
- provide clear guidance for energy efficient development through the planning process and other means available to the municipality.

- ensure adequate serviced land is available for the establishment of a cogeneration facility.

4.8 Physical Environment

Goal

- to improve the quality of life for the residents of the Town by maintaining and developing a physical environment which is attractive, healthy, safe, complementary to the surrounding area and that provides for the community service and facility needs of the residents.

Objectives

- maintain, upgrade and extend municipal sewage disposal, street and pedestrian walkway lighting, road, traffic management and parking services and facilities.
- maintain, upgrade and provide new areas for municipal parks, recreation and cultural facilities throughout the urban area.
- encourage the maintenance, rehabilitation and renovation of existing buildings and streets.
- develop an attractive and accessible pedestrian network system throughout the urban area.
- encourage development that is designed to be compatible with surrounding areas and visually attractive.
- maintain, rehabilitate and further develop the commercial core area into a concentrated, mixed use centre that provides for the retail commercial, institutional, community service and cultural needs of the residents.

5.0 - GENERAL DEVELOPMENT POLICIES

The following general development policies shall apply to the entire Town of Longlac.

5.1 General Statement

5.1.1 It shall be the policy of the Council of the Town of Longlac to ensure that all development takes place in accordance with the general and overall intent of the land use designations and the policy statements set out in this Plan.

5.2 Existing Uses

5.2.1 Nothing in this Plan shall adversely affect the continuance of uses legally established on the date that the Plan was adopted, but Council, in co-operation with owners, shall attempt to reduce the number of non-conforming uses whenever and wherever possible according to the policies contained in Sub-section 5.3 Non-Conforming Uses.

5.3 Non-Conforming Uses

5.3.1 General

Nothing in this Plan shall limit the authority of Council, as outlined in Section 34(1) of the Planning Act, 1983, to pass a by-law permitting the extension or enlargement of any land, building or structure which is being used, at the time of passing such by-law, for a purpose which does not conform with the land use designation of the Official Plan. Such a by-law shall, however, be in conformity with the policies included in this section of the Official Plan.

5.3.2 Policies

5.3.2.1 As a general rule, any land use existing at the date of approval of this Plan which does not conform with the land use designations shown on Schedules "A" and "B", Future Land Use, in the long run, should cease to exist so that the land affected, may revert to a use in

conformity with the intent of the Official Plan and the provisions of the implementing zoning by-law. In special instances, however, it may be desirable to permit the extension or enlargement of a non-conforming use in order to avoid unnecessary hardship, provided the application is in conformity with the policies of this section of the Plan to ensure the general welfare of the Town. Such extensions or enlargements shall be dealt with through the use of Section 34(5), 34(10) or Section 44 of the Planning Act, 1983. The following clauses 5.3.2.2 to 5.3.2.5, inclusive, shall apply in connection with applications made under Sections 34(5), 34(10) and 44.

- 5.3.2.2 Before concurring with any application for the extension or enlargement of a non-conforming use, the feasibility of acquiring the property concerned at the time of the application or possibly at some future date and of holding, selling, leasing or redeveloping it, in accordance with the provisions of the Planning Act, 1983, as amended, shall be considered by Council.

In this regard, special attention will be given to the possibility of the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions, in accordance with the policies of this Plan.

- 5.3.2.3 If acquisition does not appear to be feasible and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider the passing of a zoning by-law pursuant to Section 34(10) of the Planning Act, 1983. Such a by-law may then be passed without the necessity to amend the Official Plan if it complies with the policies of Section 5.3.2.4 hereof.

- 5.3.2.4 Before making any decision on the application, Council shall refer such application to the Planning Advisory Committee or a designated Town official for a discussion and/or report on the various aspects of the matter for the information of Council. Council shall be satisfied that the following considerations which are relevant to

each specific application for the extension or enlargement of a non-conforming use are, or will be, fulfilled, in order to safeguard the wider interests of the general public:

- i) that the proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Official Plan and the requirements of the zoning by-law;
- ii) that the proposed extension or enlargement shall be in a reasonable proportion to the size of the non-conforming use established prior to the passing of the implementing zoning by-law;
- iii) that an application, which would affect the boundary between areas of different land use designation on the Future Land Use Schedules, will only be processed under the policies if it can be considered as a 'minor adjustment' permitted under the flexibility clause of the Interpretation section of this Plan without the need of an amendment. Major variances will, however, require an amendment to this Plan;
- iv) that the characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to noise, vibration, fumes, smoke, dust, odour, lighting and traffic generating capacity. No amendment to the zoning by-law shall be made and no extension or enlargement shall be permitted if one or more of such nuisance factors are created or increased, as this will essentially add to the incompatibility of the use with the surrounding area;
- v) that the neighbouring conforming uses will be protected, where necessary, by the provision of areas for landscaping, buffering or screening, by appropriate setbacks for buildings and structures, devices and measures to reduce

nuisances and, where necessary, by regulations for alleviating adverse effects caused by outside storage, lighting, advertising signs, etc. Such provisions and regulations shall be applied to the proposed extension or enlargement and, wherever feasible, shall also be extended to the established use in order to improve its compatibility with the surrounding area;

- vi) that traffic and parking conditions in the vicinity will not be adversely affected by the granting of the application and traffic hazards will be kept to a minimum by appropriate design of entrance and exit points to and from the site and improvement of sight conditions, particularly near intersections;
- vii) that adequate provisions have been or will be made for off-street parking and loading facilities;
- viii) that the water supply and sewage disposal facilities and necessary municipal services, such as roads, are adequate or can be made adequate; and,
- ix) that in cases where the established non-conforming use seriously affects the amenity of the surrounding area, Council shall consider the possibility of improving such conditions, especially when public health and welfare are directly affected.

5.3.2.5 Council shall not pass an amending by-law with respect to any application pursuant to Section 34(10) of the Planning Act, 1983 before it is satisfied in regard to the foregoing policies hereof. It will also be the policy of Council to notify property owners in the vicinity of the land included in each application for an extension or enlargement of a non-conforming use prior to a final decision on the matter, in order to obtain their views and to satisfy Section 34(12) of the Planning Act, 1983.

- 5.3.3 It shall be a further policy of this Plan to permit the zoning of some existing uses located in the Town which are not designated in this Plan at the date of passing of the by-law, but are generally in compliance with the provisions relating to Non-Conforming Uses under Section 5.3.

5.4 Infilling

It shall be the policy of Council to encourage infilling of vacant areas within the urban area, in order to minimize the costly extension of municipal services. This shall be one of the criteria used for making recommendations on proposed plans of subdivision, consents, extension of utilities or construction of roads.

In the "Rural" portion of the Town, rural residential severances are not permitted and other development proposals are discouraged, except those directly related to the natural resource base of the Town.

Infilling in the urban area is defined as new development between existing structures on the same side of a road which are no more than 120.0 metres (approximately 400 feet) apart.

5.5 Site Plan Control and Agreements

Under the authority of Section 40 of the Planning Act, 1983, certain portions of the urban area for the Town of Longlac shall be defined as Proposed Site Plan Control areas.

All lands in the Local Commercial Zone, General Commercial Zone, Highway Commercial Zone, Industrial Zones and the Mobile Home Park Zone are all Proposed Site Plan Control areas. The Council of the Town of Longlac may, by by-law, pass site plan control by-laws within these areas. In accordance with Sections 40(4) and (5) of the Planning Act, 1983, Council may require the submission of plans and drawings for all development proposals within the Site Plan Control area.

Council shall require each applicant submitting such a development proposal to enter into an agreement with the municipality as a condition to the approval of the development proposal. The agreement shall include the following items except where a development proposal is of a minor nature, some or all of the points listed below may be waived:

- i) the proposed road widenings of all roads or highways abutting the property to be developed and the location and technical data of all roads to be constructed on the property. The owners of properties along existing roads may be required to provide road widenings. But, before this provision can be included in a site plan agreement, Council shall amend this Plan by describing the roads that are to be widened and the amount of widening that will be required;
- ii) the reconstruction of the access onto all major roads or highways and any upgrading of the roads that will be necessary as a result of the increased traffic created by the development;
- iii) the number and location of all off-street vehicular loading areas and parking areas to be provided within each development and the surfacing of such areas and driveways;
- iv) the number, location and construction of all walkways and walkway ramps and pedestrian access points to be provided in the development and how these will eventually be connected to adjacent areas;
- v) all grading required to be done on the property and how storm surface and waste waters will be disposed of in order to prevent erosion and protect the environment, including the period during construction of the project;
- vi) the size, location and condition of all lands to be conveyed to the municipality;

- vii) the techniques that are to be used on the site for the landscaping of the property for the protection of adjoining lands, including the type of vegetation and techniques to be used, the vegetation which is to be preserved and any structures, such as walls and fences that are to be used;
- viii) the indication on all development proposals of the contours of the site on a contour interval of 1.0 metre (approximately 3 feet) or less;
- ix) the location and type of any facilities and enclosures for the storage of garbage and other waste material; and,
- x) the location and extent of any easements to be conveyed to the municipality or a local board for public utilities on the land.

5.5.1 Applicable Provisions

When considering proposals in the Residential and Commercial areas, Council shall have regard for all of the above provisions.

When considering proposals in the Industrial areas, Council shall have regard for all of the above provisions, with the exception of item 5.5 (iv).

5.6 Development and Redevelopment Standards

In addition to the site plan controls identified in Section 5.5, the municipality shall ensure that adequate standards for all development and redevelopment in the Town are met. This will be achieved through the implementing zoning by-law and the use of the Building Code (RSO, 1980) and the adoption of a maintenance and occupancy by-law under Section 31(3) of the Planning Act, 1983. Council may also adopt a sign by-law for the regulation of the display of signs and advertisements.

All areas in which development or redevelopment is to take place shall be adequately serviced, in accordance with the standards set from time to time by the municipality.

5.6.1 Zoning By-law Standards

The implementing zoning by-law shall contain provisions for the development or redevelopment of a site that include, among others, provisions for the following:

- i) appropriate lot areas and lot frontages for each land use type;
- ii) parking, delivery, loading and open space requirements;
- iii) the maximum portion of any lot permitted to be covered by buildings;
- iv) setbacks of buildings, structures and other facilities from roads, shoreline areas and abutting property lines;
- v) ~~minimum separation standards of buildings,~~ structures and other facilities;
- vi) maximum heights for buildings, structures and other facilities in the Town;
- vii) off-street parking, delivery and loading area standards for the applicable uses; and,
- viii) open storage standards for the applicable uses.

5.6.2 Water Supply and Sewage Disposal

All development and redevelopment will be on a lot of sufficient size and shape to permit the installation of water supply and sewage disposal facilities which meet the requirements of the Ministry of the Environment and the local Health Unit or the municipality and are in accordance with the policies of Section 5.12 of this Plan.

5.6.3 Access to Development

Development shall only be permitted if access to and frontage on a public road, of adequate width and acceptable to the Ministry of Transportation for subsidy purposes, is available. No unopened road allowance will be opened by the Town until such time that Council considers it necessary and feasible. However, when the municipality agrees that a road will be opened, the road shall be opened at the individual's expense and constructed to an acceptable standard. All year-round uses, or conversions thereto, shall have access to and frontage on roads maintained on a year-round basis.

Frontage along Provincial highways shall be subject to access limitations, in accordance with the Ministry of Transportation's "Access Control Policies".

The location of access driveways should not create a traffic hazard because of concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed to minimize the dangers for vehicular and pedestrian traffic in the vicinity.

5.6.4 Buffering

As a condition of approval for the development or redevelopment of any non-residential use, the municipality may require the developer to comply with the following additional requirements along that side of a lot which adjoins a non-compatible use:

- i) provision of increased building setbacks;
- ii) provision of planting strips, fencing, terraces and/or grassed areas;
- iii) deflection of lighting and signs; and,
- iv) prohibitions on parking, delivery, loading and open storage.

Clauses i), ii) and iii) above are only applicable in areas of Proposed Site Plan Control where Council has enacted site plan control by-laws. Clause iv) would apply only if the lands are so zoned in the comprehensive by-law.

5.6.5 Economic Considerations

Council shall, at all times, have in mind the financial status of the Town and residents alike in the evaluation of development and improvement proposals. Every attempt shall be made to ensure that development and improvement projects do not place a financial burden upon the municipality.

5.7 Land Division

The majority of land division in the Town shall take place by registered plan of subdivision. A plan of subdivision shall normally be required in the following instances:

MODIFICATION

C. 4
SECTION 17(9) OF
PLANNING ACT, 1983

- i) ~~[where more than six (6) lots are to be created on a landholding as recorded in the records of the Registry Office or the Land Titles Office on the date of adoption of this Plan; or]~~
- ii) ~~[where a new road or an extension to an existing road is required.]~~

The alternative method of land division in the Town shall be by land severances granted by a consenting authority. Prior to considering any land severance application, the consent-granting authority shall establish that a plan of subdivision is not necessary for the proper and orderly development of the lands.

5.7.1 Guidelines for Plan of Subdivision Approvals

All plans of subdivision recommended to the Minister of Municipal Affairs for draft approval shall conform to the policies of this Official Plan. Apart from the general

policies of this Plan, the municipality shall consider the following guidelines when reviewing proposed plans of subdivision:

- i) the development pattern of the proposed subdivision should mesh with existing development and roads and adjacent lands. To ensure that undeveloped lands adjacent to the proposed subdivision will not become landlocked or have difficulty obtaining access, the development pattern should make provision for access to such lands, if required. Wherever possible, the layout of proposed lots and roads should conform to the topography of the site while utilizing energy planning design considerations;
- ii) the land use designations and policies of this Plan shall be utilized to ensure compatibility between the type of development proposed for the subdivision and the land uses, both existing and future, in the surrounding area;
- iii) the municipality shall ensure that the proposed subdivision can be provided with all necessary public services and amenities, in accordance with the policies of Sections 5.9, 5.10, 5.12 and 5.14 of this Plan;
- iv) if any part of the proposed subdivision is located in any environmentally sensitive area, the municipality shall review the proposal, in accordance with the policies of Section 5.15 of this Plan; and,
- v) most proposed subdivisions shall not be zoned for their intended uses until draft approval has been received from the Ministry of Municipal Affairs.

5.7.2 Consents

The consent-granting authority, in considering consents for conveyance, shall be guided by the following policies:

- i) a report shall be provided by the Planning Advisory Committee or by a designated Town official stating his or her opinion of the suitability of the location of the proposed lot;
- ii) approval shall be obtained from the public works superintendent, the local Health Unit or Ministry of the Environment of the proposed water supply and sewage disposal systems on the severed and retained portions of the subject property;
- iii) the lot area and shape of the proposed lot shall be flexible but shall be in accordance with the requirements of the implementing zoning by-law, the local Health Unit and/or the Ministry of the Environment and shall be appropriate for the use proposed;
- iv) the proposed use of the lot to be severed shall conform to the land use designations shown on Schedules "A" and "B" and the land use policies of this Plan;
- v) no severance shall be approved which will result in the creation of a landlocked parcel, unless such parcel is to be consolidated with an abutting property which abuts and has access to an improved public road. To avoid the creation of landlocked parcels, both the severed and retained portions of the subject property must abut and have access to a publicly open and year-round maintained road;
- vi) a report shall be obtained from the public works superintendent on the suitability of the proposed access to the parcel and the ability of the Town to provide reasonable access to the proposed lot at all times of the year;
- vii) where the municipality or the Ministry of Transportation has identified the need for road widening, extensions or rights-of-way, the

consent-granting authority shall ensure that the necessary land is to be dedicated as a condition of severance approval;

viii) prior to approving any severance, the consent-granting authority shall be assured by the appropriate agency that the necessary utilities, fire protection and police protection will be provided to the proposed lot. In addition, such lot shall be located in an area where such services are economically feasible to maintain; and

ix) notwithstanding the above, consents may be granted for the following purposes:

- to provide for deed corrections;
- to convey additional land to an adjacent lot, provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot;
- to allow for partial discharge of mortgage or any other technical purpose;
- [to provide for a lease longer than twenty-one (21) years; and]
- for municipal or other government purposes.

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NO. 5
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

5.8 Development in the "Rural" Area

To preserve the natural features and resource base of the Town, land development is discouraged in the "Rural" areas of the Town of Longlac. Development in the "Rural" area shall be approved by the Ministry of Natural Resources and the Town.

5.9 Statutory Authorities

While nothing in this Plan shall affect the powers of Provincial agencies or local boards as defined in the Planning Act, 1983 to undertake public works by authority

granted under other statutes, Council shall endeavour to ensure that such development as may take place will follow the general intent of the Plan and will be compatible with the type, quality and character of the land use district in which it is proposed. Provincial and Federal agencies will consult with Council prior to undertaking developments and are encouraged to be guided by the policies of this Plan.

5.10 Utilities

Before giving its approval to any development proposal in the Town, the municipality shall be assured by the appropriate agency that the utilities (such as electricity and telephone), fire protection and police protection necessary to serve the proposed development will be provided without placing undue financial obligations on Town taxpayers. When small-scale development is involved, such as that resulting from land severance activity, the proposed development should be located in an area where such services already exist and are economically feasible to maintain.

5.10.1 Any new development that is proposed in the vicinity of major power transmission corridors and facilities should be designed to reduce any potential conflicts between the proposed use and the existing facilities.

5.10.2 Where land is required for utility easements or emergency access, such land shall be obtained for the appropriate agency in the course of approving land severances, plans of subdivision and development or redevelopment applications.

5.11 Accessory Uses

Wherever a use is permitted in a land use designation, it is intended that uses, buildings or structures, normally incidental, accessory and essential to that use also be permitted.

5.12 Servicing

In order to minimize the cost of services provided by all public agencies, development in the Town should not be permitted where it would contribute to a demand for public services which are uneconomic to provide, improve and maintain. Instead, development should be permitted in locations where demands on public services will be minimized, where such development will most effectively help pay for existing services or where new services can be provided most economically.

5.12.1 Water Supply and Sewage Disposal

All development in the urban area shall be connected to public, piped water and sewage facilities.

Prior to approving any development which will utilize public piped services, the municipality shall ensure that the necessary capacity is available in the sewage treatment, water treatment and trunk facilities.

Prior to approving any development which will eventually be provided with public, piped services, the municipality shall ensure that the owner has entered into an agreement to connect to such services, where available.

The servicing of new development shall generally be financed, constructed and maintained by the developer before being turned over to the municipality. The municipality may also require the developer to provide certain services which are external to the lands proposed for development.

A developer shall enter into an agreement with the municipality to ensure that the services are constructed to the standards and specifications set from time to time by the municipality in conformity with general engineering practices, fire underwriter's standards and the standards of the Ministry of the Environment.

5.12.2 Solid Waste Disposal

The Town will continue to provide solid waste collection and disposal service to existing and future residential, commercial and institutional users.

MODIFICATION

SECTION 17(9) OF THE ACT, 1983 The solid waste disposal site presently used by the municipality shall continue to be used for the disposal of the Town's solid waste during the next five (5) years.

5.13 Energy Conservation

To encourage the economical and efficient use of energy within the Town the following criteria should be considered when reviewing development proposals:

- i) development should be compact and contiguous with existing development;
- ii) medium density development is encouraged in the Commercial areas of the urban area especially along major transportation corridors;
- iii) existing underutilized areas, vacant lots and existing underutilized buildings are encouraged to intensify their use to promote more medium density development;
- iv) shared parking facilities shall be encouraged;
- v) in the design of residential, commercial and industrial development, Longlac shall encourage street layouts and the siting of buildings that provide for passive solar features, with particular regard for solar access on winter days for all solar collector panels and south-facing glass on existing and proposed buildings;
- vi) the design of residential, commercial and industrial development, and pedestrian areas, the siting of buildings, and the location and type of vegetation proposed for a development should, whenever possible, have regard to proper wind

orientation that reduces the energy consumption in buildings and provides acceptable comfort levels for pedestrians;

- vii) the Town shall continue to promote energy conservation by taking steps to reduce consumption of energy, where feasible, in all municipally-owned and operated facilities and equipment, including garbage disposal, piped services and maintenance systems, and public building designs;
- viii) development should be phased to effectively use existing facilities, services and resources and to create a cohesive urban form;
- ix) building and site design concepts that incorporate energy conservation features shall be encouraged. Drawings submitted for site plan approval should indicate, where Council deems it necessary, such details as solar orientation, wind patterns, surfacing, surrounding structures, pedestrian links, parking facilities and building design features that may affect the energy efficiency of the proposal and surrounding area; and,

MODIFICATION

NO. 6 x)
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

a public information program shall be pursued to educate citizens on energy conservation, community and site planning techniques and benefits.

5.14 Parks and Recreation

5.14.1 Land Conveyances

Where an approval by the municipality is required for the division of land or for the development or redevelopment of any land which is subject to a by-law passed under Section 41 of the Planning Act, 1983, the municipality may require the owner to convey up to 5 percent of lands proposed for residential purposes and 2 percent of lands proposed for commercial or industrial purposes for park or public recreation purposes. Lands for park or public recreation purposes shall be approved by the municipality.

5.14.2 Alternative Conveyances

Where the size, shape, location and condition of the lands to be divided, developed or redeveloped is unsuitable for parkland dedication or where sufficient parkland is already available, Council may require the owner to convey to the municipality, cash-in-lieu with the amount being established by an appraisal authorized by the municipality. All such monies collected by the municipality shall be used in accordance with Sections 41(5) and (6) and 50 (12) of the Planning Act, 1983.

5.14.3 Municipal Parks and Recreation

The municipality shall maintain the existing public park facilities in the Town of Longlac and provide additional parklands as required and in keeping with the policies of this Plan.

5.15 Natural Resources: Crown Lands

All Rural lands outside of the urban area are Crown lands. The use of Crown lands will be in accordance with the Ministry of Natural Resources' management policies and plans.

MODIFICATION

3. 7
UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983
Before making land use decisions on public lands, when the Ministry considers the Town will be directly affected, it shall consult with and have regard for established municipal planning policies ~~[with the view to incorporating suitable provisions into the applicable Ministry of Natural Resources' land use documents and licences, where appropriate.]~~

5.16 Interim Control By-law

In order to control development in an area where the Town is reviewing its long-term planning, an interim control by-law may be passed, effective for up to one (1) year and renewable for a further year so that the maximum period it is in effect is two (2) years from its imposition. After that, at least three (3) years must elapse before another interim control by-law may be passed covering any part of the same area. An interim

control by-law must be preceded by a by-law or resolution, directing that a study be undertaken of planning policies in the affected area.

5.17 Temporary Use By-law

Council may, in a by-law passed under Section 34 of the Planning Act, 1983, authorize the temporary use of existing structures or land for any purpose set out therein. The temporary use may be permitted initially for a period of time not exceeding three (3) years with extensions being given at the discretion of Council.

Any use introduced under such a temporary use by-law does not acquire the status of a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease.

It is not the intent of the Official Plan that temporary use by-laws be used to permit a new use while an amendment to the Official Plan and/or zoning by-law is being processed to permit the use on a permanent basis. However, if once a temporary use is established and it becomes apparent to Council that the use should be permitted on a permanent basis, the use may continue under a temporary use by-law while the required amendment(s) is/are passed.

6.0 - LAND USE POLICIES

6.1 General

This section establishes the detailed development policies for each of the land use categories identified on Schedules "A" and "B" of this Plan. These schedules indicate the distribution of the various land use categories and the criteria for the interpretation of these schedules are set out in Section 9 of this Plan. The distribution of the land use categories has been divided into two main land use groups: Urban and Rural. The Urban land use categories, as shown on Schedule "A", encompass all lands within the urban area of Longlac. The Rural land use categories, as shown on Schedule "B", encompass the remaining lands in the Town.

6.2 Urban Land Use Policies

6.2.1 Goal

It is the goal of this Plan to encourage urban development to locate within the urban area as opposed to the rural areas. The urban area of Longlac shall continue to remain as the centre for commercial, industrial, residential, institutional and social services for the Town.

6.2.2 Residential

The residential uses permitted in this designation include single-family dwellings, modular homes, trailers, duplexes, semi-detached dwellings and low-rise apartments. Mobile homes shall be on individual lots in a mobile home park.

The following ancillary uses may also be permitted in residential areas:

- i) neighbourhood parks and recreational facilities and private clubs;

- ii) public utilities, provided that they are not disruptive to the surrounding residential neighbourhood and are designed in such a manner that impact is minimized;
- iii) home occupations and professions provided they are not disruptive to the surrounding residential neighbourhood and are designed in such a manner that impact is minimized;
- iv) group homes as per Clause 6.2.2.6; and,
- v) neighbourhood institutional uses such as schools and churches.

6.2.2.1 Sequence of Development

Residential development within the Residential designation shall generally take place in the following sequence:

- i) infilling of vacant lots in predominantly built-up areas;
- ii) completing plans of subdivision already under development; and,
- iii) residential development adjacent to existing development and which constitutes a logical extension which can be serviced within the limits of economic feasibility.

6.2.2.2 Density of Development

Low density residential development shall have a maximum density of 15 units/ha and medium density residential development shall have a maximum density of 37 units/ha.

The density standards outlined in this section are given as a general guide. At the discretion of the Council, the density of development may be increased or decreased provided that the works superintendent and/or the

Ministry of The Environment are satisfied that the proposed water and sewage systems will function properly and that all other conditions of the Plan can be met.

6.2.2.3 Future Development

When developing new subdivisions an attempt will be made to limit the number of roads which provide ingress and egress for the development onto any provincial highway or other major road.

The opening of new residential areas may be staged to the availability of municipal services and developed to maintain a continuous town form.

6.2.2.4 Zoning

Single-family dwellings, modular homes, trailers, duplexes and semi-detached dwellings shall be placed in one residential zone in the implementing zoning by-law and low-rise apartments and mobile homes shall each be placed in a separate zone.

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NO. 8

6.2.2.5 Home Occupations, Home Professions

UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

The home occupation uses permitted in the residential areas may include, but not be limited to, dressmaking, molding, painting, sculpting, weaving, printing, instruction in arts, crafts, dancing or music and a business office for an independent trucker. Trucks may not be parked or stored in residential areas.

The home profession uses permitted in the residential areas may include, but not be limited to, legal, surveying, architectural, accounting, dental, optometry, shoe and leather working and repairs, real estate, bookkeeping and photography services and computer sales and services. The home profession or home occupation use shall be conducted within the residential unit.

- 6.2.2.5.1 Home occupation and home profession uses shall be permitted only if such uses are clearly secondary to the main residential use of the lands and shall be located on lots of sufficient size to be unobstructive to neighbouring areas.
- 6.2.2.5.2 Adequate off-street parking shall be provided.
- 6.2.2.5.3 Open storage of materials, containers, finished products, equipment or associated trucks or commercial vehicles is not permitted.
- 6.2.2.5.4 External display or advertising devices shall be limited to a non-illuminated sign which is a maximum of 0.2 square metres.
- 6.2.2.5.5 All existing home occupation and home profession uses are considered to be legal uses. New uses must conform to the implementing zoning by-law. Non-conforming uses shall be subject to the provisions of the implementing zoning by-law.
- 6.2.2.5.6 Employees of the home occupation and profession shall be restricted to one (1) of the residents of the dwelling unit.
- 6.2.2.5.7 ~~Council may pass a by-law under the Municipal Act requiring that all home occupations and professions obtain an annual licence.~~
- 6.2.2.5.8 ~~A public meeting shall be required prior to the issuance of the annual licence or renewal of the annual licence of a home occupation or home profession to ensure the public is adequately informed in respect to the home occupation or home profession.~~
- 6.2.2.5.9 ~~Notice of a public meeting shall be by publication in a newspaper(s) having general circulation in the Town or by personal service or prepaid first class mail to every land owner within 200 metres to which the home occupation or home profession~~

applies and to every person or agency who has given the Clerk of the Town a written request for such notice.

6.2.2.6 Group Homes

6.2.2.6.1 Group homes shall be permitted in Residential Zone (R1) in accordance with the policies of this Section of this Plan.

6.2.2.6.2 For the purposes of this Plan, a group home is a single housekeeping unit in a residential dwelling in which three (3) to five (5) persons (excluding supervisory staff or the receiving family) live as a family under responsible supervision consistent with the particular requirements of its residents. The home is licensed and/or approved for funding under Provincial Statutes and in compliance with municipal by-laws.

6.2.2.6.3 The following seven (7) types of group homes will be permitted in the Residential Zone (R1):

- i) Approved Homes, as defined in the Mental Hospitals Act, R.S.O. 1980, c. 263, R.R.O. 611;
- ii) Homes for Special Care-Residential, as defined in the Homes for Special Care Act, R.S.O. 1980, c. 202, R.R.O. 501;
- iii) Supportive Housing Programs: Adult Mental Health Programs, as defined in the Ministry of Health Act, R.S.O. 1980, c. 280, R.R.O. 661;
- iv) Children's Residences, as defined in the Children's Residential Services Act, R.S.O. 1980, c. 71, R.R.O. 101, as amended;
- v) Accommodation Services for the Developmentally Handicapped, as defined in the Homes for Retarded Persons Act, R.S.O. 1980, c. 201, R.R.O. 500, as amended and

the Developmental Services Act, R.S.O. 1980, c. 118, R.R.O. 242, as amended;

- vi) Satellite Residences for Seniors, as defined in the Homes for the Aged and Rest Homes Act, R.S.O. 1980, c. 203, R.R.O. 502, as amended; and,
- vii) Halfway Houses for the Socially Disadvantaged, as defined in the Charitable Institutions Act, R.S.O. 1980, c. 64, R.R.O. 95, as amended.

6.2.2.6.4 The Council may pass a by-law in accordance with Section 236 of the Municipal Act, R.S.O. 1980, c. 302 which:

- i) Provides for the registration and the annual renewal of registration of group homes;
- ii) Prohibits any person from owning or operating a group home that is not registered in accordance with the by-law;
- iii) Fixes fees for the registration and renewal of registration of group homes; and,

6.2.2.6.5 Group homes shall be located no closer than 500.0 metres from one another.

6.2.2.6.6 Group homes shall have sufficient off-street parking to accommodate the vehicles of the receiving family and/or any staff on duty in the home in addition to one (1) parking space for every two (2) beds or every 37 square metres of floor space, whichever is the greater.

6.2.3 Commercial

The Commercial area of Longlac shall remain as the central focus of business, service, cultural and retail uses within the Town. The mixed use development concept promotes interaction between the uses of the downtown

area through the proximity of diverse activities. This reinforces the commercial viability of all uses. Uses permitted in the Commercial area are a mix of retail shopping facilities, public and private offices, housing, hotels, civic and cultural uses, community parks and facilities and pedestrian activity areas.

To promote the concept of mixed, concentrated use in the downtown Commercial area, new commercial development should locate within, or adjacent to, the downtown area. Non-residential development should not be allowed to infiltrate unnecessarily into the residential areas surrounding the downtown area.

6.2.3.1 Residential Uses

~~Residential developments shall be permitted within the commercial area as an accessory use above, behind or beside the commercial use.~~

6.2.3.2 Shopping Facilities

Retail shopping facilities may be composed of single and multi-level buildings and shopping arcades.

6.2.3.3 Community Services

Community services such as health and social services, day care, municipal offices, community centres and service activities should be a mix of public and private services and should be located convenient to pedestrian routes, and preferably in multi-service arrangements with emphasis on the integration of services.

6.2.3.4 Crisis Residences

6.2.3.4.1 Crisis residences shall be permitted in the Commercial designation in accordance with the policies of this Section of this Plan.

6.2.3.4.2 For the purpose of this Plan, a crisis residence is a residence licensed or funded by the Province of Ontario for the short term (averaging one month or less) accommodation of three (3) to five (5)

persons, exclusive of staff, living under supervision in a single housekeeping unit and who by reason of their emotional, mental, social or physical condition, or legal status require a group living arrangement for their well-being.

6.2.3.4.3 The Council may pass a by-law in accordance with Section 236 of the Municipal Act, R.S.O. 1980, c. 302 which:

- i) Provides for the registration and the annual renewal of registration of crisis residences;
- ii) Prohibits any person from owning or operating a crisis residence that is not registered in accordance with the by-law;
- iii) Fixes fees for the registration and renewal of registration of crisis residences; and,

6.2.3.4.4 Crisis residences shall be located no closer than 500.0 metres from one another.

6.2.3.4.5 Crisis residences shall have sufficient off-street parking to accommodate the vehicles of the receiving family and/or any staff on duty in the home in addition to one (1) parking space for every two (2) beds or every 37 square metres of floor space, whichever is the greater.

6.2.3.5 Circulation System

The circulation system in the Commercial area shall include roads, pedestrian spaces and routes which together will provide a network throughout the Commercial area, and provide access to the Commercial area from adjacent areas in the Town.

6.2.3.5.1 Loading, access driveways and storage facilities shall be provided on site for those activities in the Commercial area that require such uses.

6.2.3.5.2 Parking spaces shall be supplied in municipal or privately owned parking lots. Parking lot locations should maximize the opportunities for shared parking, such as lots that may be used jointly for office and retail parking uses.

6.2.3.6 Revitalization

The renovation and refurbishing of buildings in the Commercial area shall be encouraged. To enhance the character of existing buildings and downtown streets, plant materials, street furniture, display facilities, works of art, lighting and other fittings may be provided.

6.2.3.7 Zoning

Existing uses in the Commercial area shall be zoned accordingly in the implementing zoning by-law. Future development sites in the Commercial area shall be zoned for their intended use. Regulations for parking, setbacks, building coverage area, pedestrian open spaces, permitted uses and loading and storage facilities shall be set in the zoning by-law for future development in the Commercial area.

*6.2.4 Highway Commercial

*Amended
by 1088*
Highway Commercial uses shall consist of establishments and uses oriented to servicing the travelling public, tourism and recreation, including, but not limited to, motels, restaurants, drive-in food outlets, automobile service stations, public garages and automobile sales and service dealers.

6.2.4.1 Location

Highway Commercial uses shall be located along Highway 11.

6.2.4.2 Future Development

When considering an application for highway commercial development, Council shall have regard for:

- i) the location of the site relative to existing development of a similar nature;
- ii) the size of the proposed development;
- iii) the provision of buffering to protect adjacent land use;
- iv) the provision of appropriate off-street parking; and,
- v) the impact on the surrounding development.

*6.2.4.3 Zoning

Highway Commercial uses shall be zoned in a separate zone in the implementing zoning by-law.

6.2.5 Industrial

The uses permitted in the Industrial areas, may include manufacturing and processing operations, warehouses, service shops, transportation facilities, commercial garages, maintenance garages, equipment storage areas, offices, factory outlets, individual warehouses-retail outlets, secondary mining and forestry related industries and public utilities.

6.2.5.1 Noxious Uses

Uses classified as noxious uses by the Public Health Act or any regulations thereunder shall be prohibited.

6.2.5.2 Open Storage

The open storage of goods or materials shall be controlled by implementing zoning by-laws.

6.2.5.3 Noise and Emissions

Noise and emissions shall be strictly controlled by municipal by-laws and the requirements of the Ministry of the Environment.

6.2.5.4 Location

Wherever possible, buildings shall be grouped together and set back from adjacent roads a distance which will allow adequate landscaping and permit the parking and movement of vehicles clear of any road allowance.

6.2.5.5 Future Development

When considering industrial development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the environment and the urban area;
- iii) buffering proposed between the development and the surrounding land uses;
- iv) the road network serving the site; and,
- v) the adequacy of water and sewage treatment facilities, existing or proposed.

6.2.5.6 Zoning

Heavy industry, light industry and industry related to the Canadian National Railway shall all be placed in separate zones.

6.2.6 Institutional

The Institutional uses shall be permitted in the Residential, Commercial, Open Space and Recreation, Waterfront Open Space, Environmental Protection and Rural areas. Permitted Institutional uses may include cemeteries, churches, public and private schools, medical centres, libraries, community centres, municipal offices, major provincial and federal facilities and other public services.

6.2.6.1 Future Development

When considering institutional development proposals, Council shall have regard for:

- i) the size and type of the proposed development;
- ii) the anticipated impact of the development on the urban area; and,
- iii) the road network serving the site and proposed parking facilities.

6.2.6.2 Zoning

Institutional uses shall be permitted in any zone except Highway Commercial and the Industrial Zones.

6.2.7 Open Space and Recreation

Within the urban area, Council shall ensure that appropriate main parks and recreational facilities are adequately provided to serve both existing and proposed developments on lands designated as Open Space and Recreation Lands, in accordance with the policies of Section 5.14 of this Plan.

Uses such as major parks, public and private recreational uses, picnic areas, snow ski areas, golf courses, and public utilities shall be permitted.

Structures permitted accessory to park or recreational uses shall be those which are incidental to the use, such as a golf pro shop, club house, refreshment stand, bleachers, pavilions, playground equipment, swimming pool, change house, ski lifts, etc.

6.2.7.1 Zoning

Open Space and Recreation Lands shall be zoned in a separate zone in the implementing zoning by-law.

6.2.8 Waterfront Open Space

Lands located along the major waterbodies in the urban area that are intended to be developed for active park or recreational uses have been designated as Waterfront Open Space Lands. It is intended that these lands be developed for the use of community residents, as well as visitors to the Town and to provide a open space network in certain areas in the urban area.

Uses such as travel trailer camping parks, marinas, tourist commercial establishments, picnic areas and boat launch ramps are permitted uses.

Passive recreational uses such as cross-country skiing, hiking, snowmobiling, and seasonal camping on municipal campsites may be permitted.

Accessory uses such as municipal trails, rest stations or trail markers may also be permitted. Accessory buildings of a permanent nature such as changerooms, washrooms, campground kiosks, refreshment stands and pavilions shall be permitted.

6.2.8.1 Zoning

Waterfront Open Space Lands shall be placed in a separate zone in the implementing zoning by-law.

6.2.9 Environmental Protection

6.2.9.1 The Environmental Protection Area is defined as those lands adjacent to the Kenogami River and below the 314.0 metre elevation contour. These lands are not capable of supporting buildings or structures or the removal of placing of fill.

6.2.9.2 Uses Permitted

The uses permitted shall be limited to agriculture, conservation, forestry, wildlife management areas, public or private parks and other outdoor recreational uses and electrical power generation and transmission.

6.2.9.3 Buildings and Fill

No buildings or structures shall be permitted in areas designated as Environmental Protection except where such are intended for flood or erosion control or are normally associated with the water course protection works or bank stabilization projects or electrical power and are approved by the Council in consultation with the Ministry of Natural Resources.

6.2.9.4 Land Dedication Under the Planning Act

Where new development is proposed in an area, part of which is in the Environmental Protection designation, then such lands may or may not be acceptable as part of the dedication for park purposes as required under the Planning Act, 1983. All lands dedicated to the municipality shall be conveyed in a physical condition satisfactory to the municipality. When an open water course is involved, adequate space shall be provided for maintenance and operations.

6.2.9.5 Setbacks and Lot Lines

Building setbacks will be imposed from the margins of the Environmental Protection designation in relation to the severity of the existing and potential environmental hazards.

6.2.9.6 Changes to Areas Designated as Environmental Protection

An amendment to the Official Plan is not required for changes to areas designated as Environmental Protection, as long as the changes are deemed to be suitable to Council after consultation with the Ministry of Natural Resources. Requests for changes will be given consideration after taking into account:

- i) the existing environmental hazards;
- ii) the potential impacts of these environmental hazards;

- iii) the proposed methods by which impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and,
- iv) the costs and benefits in monetary terms of any engineering works and/or resource management practices needed to overcome these impacts..

There is no public obligation, however, either to change the delineation of or to purchase any area shown as Environmental Protection, particularly if the environmental hazard would be difficult or costly to overcome.

6.2.9.7 Zoning

The Environmental Protection Area shall be zoned in a separate classification in the implementing zoning by-law. Copies of all by-laws dealing with or affecting areas designated as Environmental Protection will be sent to the Ministry of Natural Resources.

6.2.9.8 Existing Non-Conforming Uses

Notwithstanding the existing uses provisions of this Plan, Council shall discourage the expansion of any existing non-conforming uses in areas designated as Environmental Protection.

6.3 Rural Land Use Policies

6.3.1 Goal

It is the goal of this Plan to discourage urban related development in the Rural areas of the Town. Natural physical features shall be protected and activities related to the natural resource base of the Town shall be promoted.

No permanent residential development shall be permitted in the Rural area of the Town.

6.3.2 Permitted Uses

Within the Rural designation the following uses are permitted without amendment to the Plan:

- i) sand and gravel extraction including wayside pits and quarries;
- ii) public utilities including a sanitary landfill site and sewage disposal facility;
- iii) public recreational facilities;
- iv) railway; and,
- v) primary forestry and mining operations;

6.3.3 Pits and Quarries

In light of the fact that the amount of good aggregate material in the Town is limited, it is the policy of this Plan to protect these aggregate resources. As a result, when Council is considering any development in the Rural designation, either those permitted under Section 6.3.2 or those proposed by amendment under Section 6.3.4, regard shall be given to the potential impact of these new developments on the aggregate resources. The proponent of the new development shall provide information satisfactory to Council on the impact of the new development on the aggregate resources.

On Crown Land, rehabilitation clauses may be incorporated into quarry permits to aid in final site cleanup.

6.3.4 Future Development

The future development of uses not outlined in Section 6.3.2 shall only proceed by amendment to this Official Plan. Such an amendment will include adequate documentation to the satisfaction of the Council and the Ministry of Natural Resources as to:

- i) size and type of development proposed;

- iv) proposed buffering between the development and surrounding areas;
- v) the road network serving the site; and,
- vii) the adequacy of utilities and services.

6.3.5 Zoning

Uses which are existing on the date of passage of this Official Plan by Council, and which are permitted within the Rural designation, shall be placed in the appropriate zone in the implementing zoning by-law.

MODIFICATION

NO. 10

UNDER SECTION 17(9) OF
THE PLANNING ACT, 1983

New development which conforms with the Rural designation shall occur by rezoning, with the exception of wayside pits and quarries. Such rezoning shall address the items outlined in Section 6.3.4.

Any applications for rezoning shall be accompanied by a report prepared by the applicant, to the satisfaction of Council, dealing with the items listed in Section 6.3.4.

7.0 - TRANSPORTATION POLICIES

7.1 Introduction

This section establishes the general transportation policies for the Town of Longlac.

The Transportation Network, as set out in Schedule "C" is based on the inter-relationship of land use and transportation. The roads are intended to be compatible with the land use and to promote and serve orderly growth. The road pattern is designed to facilitate the safe efficient movement of people and goods for travel within and through the Town.

7.2 General Objectives

The transportation system should fulfill the following objectives:

- i) provide efficient and safe transportation for both people and goods;
- ii) be compatible with land use and promote and serve orderly growth;
- iii) reduce travel conflicts and accidents by the separation of through and local trips and the separation of vehicular and rail traffic; and,
- iv) provide for rights-of-way for long-term improvements to minimize future disruption to adjacent lands.

7.3 Road Classification

- 7.3.1 The roads of the Town, both existing and proposed, are classified according to their anticipated ultimate function.

7.3.2 Provincial Highways

Provincial Highway No. 11 is intended to facilitate the movement of traffic passing through the Town and travelling between the Town and destinations outside the Town. Provincial Highway No. 11 will continue to provide a regional function as a major arterial route of higher order. Undeveloped frontage along this highway shall be subject to access limitations under the jurisdiction of the Ministry of Transportation.

7.3.3 Collector Roads

Collector roads are intended to facilitate the movement of traffic between the Provincial Highway and local roads and to provide access to some of the Rural areas within the Town. It is intended that consents and plans of subdivision that would provide a multitude of access points along collector roads be discouraged. A minimum right-of-way width for collector roads shall be 20.0 metres (approximately 66 feet).

7.3.4 Local Roads

Local roads are intended to carry local traffic and are primarily to provide land access to abutting properties in the urban area of the Town. The movement of through traffic on these roads shall be discouraged. The minimum right-of-way width for local roads shall be 20.0 metres (approximately 66 feet).

7.4 Improvements

It shall be the policy of this Plan that a continuous program of improvement to existing roads and bridges be undertaken within the Town. Provision shall be made in the zoning by-law for adequate set-backs for all new development having regard for the width and function of the abutting road. Where additional land is required for road widening, extensions or rights-of-way, such land may be obtained, by the appropriate agencies, in the course of approving plans of subdivision, development and redevelopment applications and consents for land

severances. Council shall also attempt to preserve established roadside planting along roads in accordance with sound engineering practice.

7.5 Access to Development

The location of access driveways should not create a traffic hazard because of its concealment by a curve, grade or other visual obstruction. Access driveways should be limited in number and designed to minimize the dangers to vehicular and pedestrian traffic in the vicinity. Development shall only be permitted if access to and frontage on a public road is available or established as a condition of approval.

7.6 Conversion to Public Road

Unless it is clearly in the public interest, it is not intended that existing private roads will be assumed by any public agency. No responsibility for access, snow removal, maintenance or use by school buses is acknowledged. Before any private road or any new road in a plan of subdivision is assumed, appropriate standards must be met.

7.7 Parking

7.7.1 Adequate parking facilities shall be provided for all uses within the Town. The implementing zoning by-law shall establish regulations for the amount, type and standard of parking facilities to be provided for various uses within the Town.

7.7.2 Cash-in-Lieu of Parking

Under Section 39 of the Planning Act, 1983, the municipality may enter into an agreement with owners or occupants of land, for the purposes of exempting such land from the parking requirements of the zoning by-law.

These agreements may provide for a cash payment to be made to the municipality. All such monies received shall be paid into a special account and used for future municipal parking purposes. An agreement entered into under this Section may be registered on title to the land of which it applies.

8.0 - IMPLEMENTATION

8.1 General

The implementation of the Official Plan policies will be achieved primarily in the following ways:

8.2 Zoning By-Law

It is intended that the Town of Longlac will enact a comprehensive zoning by-law which would reflect the principles, policies and land-use descriptions contained in this Plan. Such a by-law shall make provision for adequate development standards and ensure an orderly sequence of development through the rezoning process.

When Council receives an application for a development project which it considers at that time to be desirable, not premature, capable of being adequately serviced and in conformity with the policies and designations of this Plan, Council may pass an implementing amending by-law to the comprehensive zoning by-law.

8.3 Subdivision Control

All lands within the Town are subject to subdivision and part-lot control by virtue of Section 49 of the Planning Act, 1983.

It shall be the policy of Council to recommend to the Minister of Municipal Affairs for approval only those plans of subdivision which comply with the proposals of this Plan.

It shall be a further policy of Council to ensure that where old registered plans or parts of old registered plans exist and are deficient in some way by reason of inadequate lot size, poor access, or would encourage development in undesirable locations, consideration be given to passing a by-law under Section 49(4) of the Planning Act, 1983 deeming such plans not registered.

8.4 Land Severances

Land development shall take place primarily by plan of subdivision or by consent in accordance with Section 5.7.2. Consents will only be granted in cases where it is clearly not necessary in the public interest that a plan of subdivision be registered.

8.5 Capital Works Program

It is intended that construction of public works within the Town shall be carried out in accordance with the policies of this Plan.

Implementation of policies contained in this Plan may involve the provision of some community facilities, together with other programs which require public financing. The text and schedules of the Plan outline the nature and scope of these projects, either directly or by implication. They would include, for example, development of neighbourhood and community parks and schools, road improvements and construction and implementation of master plans for water supply and distribution.

An individual five (5) year Capital Works Program would then be developed which Council could carry out systematically, adopting initially the first year of the program as part of their budget. Such a five (5) year program would be reviewed annually as part of the capital budget procedure.

8.6 Environmental Impact Assessment

Since the overall intent of this Plan is to protect the area's amenities and resources, Council or the Provincial Government may require further investigations as to the effects of significant proposed development. These investigations shall be required in the form of an assessment of the impact on the environment and shall generally be required for all major or significant development projects including new roads, utilities and transmission lines, dams and commercial, industrial and recreational developments which may be expected to have a

significant or cumulative impact. In determining what is a major or significant development, consideration shall be given to the relationship to the surrounding area, possible effects on water quality, scale of change that may be caused and need to preserve the general amenities.

Where the Environmental Assessment Act (R.S.O. 1980) is applied, the Report shall follow the form required by the Act. Where the municipality requires a report on a proposed development not covered by the Act, the Report shall include:

- a description of the environment assessed and affected;
- an analysis of the effects of the development;
- a description of the actions necessary to prevent or remedy any adverse effects upon the environment; and,
- an evaluation of the advantages and disadvantages of the undertaking in terms of the environment.

Assessment Reports shall be prepared by the agency or developer concerned. Prior to the proposed development's approval, a copy of the Report shall be submitted to the Council and to all other parties having an interest in the matter for their review and comments.

Notwithstanding the generality of the foregoing, a Town Environmental Assessment Report and Council approval shall not be required for any undertaking which has satisfied the provisions of the Environmental Assessment Act (R.S.O. 1980).

8.7

Building By-Laws

Council shall ensure that any building by-law pursuant to the provisions of the Building Code Act (R.S.O., 1980) properly implements the policies of this Plan.

8.8 Pits and Quarries Control

Council may consider the enactment of by-laws to regulate the operation of pits, quarries and related matters, as set out in Section 6.3.3 of this Plan, or, as an alternative, provide the Ministry of Natural Resources with a list of conditions it wishes to have applied to all operations under the Ministry's control, in accordance with the Mining Act (R.S.O. 1980).

8.9 Bonus By-Laws

Council may consider the enactment of bonus by-laws under Section 36 of the Planning Act, 1983 for the granting of bonuses in height and density of development, in return for meeting the following policy objectives of this Plan in the Commercial area for:

- i) the development of an active pedestrian area with public open spaces, walkways and landscaping in conjunction with a development proposal, that connects with the main pedestrian circulation system in the Commercial area; and,
- ii) the renovation and refurbishment of buildings in the Commercial area as a result of a development proposal.

Agreements may be entered into between the municipality and developer that deal with the matters related to a bonus by-law and such agreement may be registered on title.

8.10 Site Plan Control

In accordance with the policies of Section 5.5 of this Plan and Section 40 of the Planning Act, 1983, certain portions of the Town of Longlac are designated as Proposed Site Plan Control Areas. Information, as identified in Section 5.5 of this Plan and Section 40 of the Planning Act, 1983, may be required by the municipality for any development proposed within these areas.

8.11 Other By-Laws

Council shall review its existing legislation pursuant to the Municipal Act and other relevant Provincial statutes and update, revise or introduce new legislation governing such uses as waste disposal sites, trailers, mobile home parks, salvage yards, signs and business licensing to ensure such uses are properly regulated and controlled.

8.12 Community Improvement

Community improvement may be defined as activities that maintain, rehabilitate and redevelop the existing physical environment of an area to accommodate the social and economic priorities of a community.

8.12.1 Goals and Objectives of Community Improvement

Within Longlac, the goals of community improvement are:

- i) To safeguard the health, convenience and enjoyment of both residents and visitors by improving social, cultural and recreational facilities and services;
- ii) To improve the Town's physical environment by participating in and/or encouraging programs which improve the municipal physical services, facilities and streetscapes and by encouraging private property owners to upgrade their holdings; and,
- iii) To protect and improve the economic well being of the Town and its residents by encouraging and/or participating in programs that will promote new jobs, new capital investment and increases in the economic base and municipal tax base, having regard for the cost/benefit relationship of such programs.

- 8.12.2 In the Community Improvement Area, the Town of Longlac shall achieve the above goals by meeting the following objectives, where feasible:

- i) Provide publicly-owned and operated sewage collection facilities to all property owners. These services shall be in good working order and free from problems;
- ii) Provide publicly-owned water services to all developed properties in the urban area. The water shall be of a high quality and the water distribution system shall be in good working order and free from problems;
- iii) Pave all roads in the urban area with hot mix asphalt (HL4) and surface treat all roads outside of the urban area;
- iv) Provide lanes in the urban area which are gravel surfaced, adequately drained and well-maintained;
- v) Provide adequate streetlighting on all roads;
- vi) Provide low intensity lighting on footpaths, lanes and in park areas;
- vii) Provide sidewalks of an adequate width on both sides of the streets in the urban area;
- viii) Improve existing and establish new parks, playgrounds, rest areas, open space areas, indoor recreational facilities and water access facilities;
- ix) Improve existing and establish new social and recreational facilities and programs for children, adults and senior citizens;
- x) Phase out non-compatible land uses as identified by both the Official Plan and the zoning by-law; and,
- xi) Prepare and implement a design scheme and marketing strategy for the Commercial area.

In achieving the above objectives, Council shall consider whether finances permit the undertaking of these objectives.

8.12.3 Criteria for the Selection of Community Improvement Areas

The following criteria shall be applied by Council when delineating a part or parts of the Town as Community Improvement Areas:

- i) deficiencies in the piped water and sewer facilities servicing an area;
- ii) the lack of, or inadequacy of pedestrian walkways;
- iii) the lack of, or inadequacy of space and facilities for public parks and recreational facilities;
- iv) the substandard construction or maintenance of existing buildings that cause a public health and safety problem, negative aesthetic impression and/or an unattractive physical atmosphere that decreases the potential for retaining or developing a viable residential, commercial, industrial or institutional area;
- v) the lack of parking facilities, and/or the inadequate design of such facilities;
- vi) the lack of, or inadequacy of local roads to provide efficient and safe transportation service;
- vii) the lack of visual and social amenities such as street and pedestrian landscaping and furniture, buffering, display centres, sheltered pedestrian areas and lighting systems;
- viii) the lack of community cultural and entertainment facilities; and,
- ix) the lack of an appropriate mix of land uses and the underutilization of existing lands in areas intended to serve as major community focus or activity areas.

8.12.4 Delineation of Community Improvement Areas

Types of Community Improvement Areas that may be delineated by Council are downtown commercial areas, residential neighbourhoods and industrial areas that may require rehabilitation in accordance with the criteria established in Section 8.12.2 of this Plan. Based on the criteria set out in Section 8.12.2, a Community Improvement Area has been delineated and shown on Schedule "D".

8.12.5 Phasing of Improvements

The following considerations shall be taken into account in the phasing of improvements:

- i) The improvement which will most substantially increase the safety, stability and aesthetic quality of the community shall be undertaken first;
- ii) In determining the importance of the projects, Council shall take into account the comments received from the landowners/residents at advertised public meetings;
- iii) The disruption to the community shall be limited wherever possible; and,
- iv) Prior to undertaking any improvements, Council shall be satisfied that it can reasonably finance and afford the Town's share of costs associated with the required improvement.

8.12.6 Implementation

Council shall endeavour to achieve the Community Improvement goals and objectives, as stated in this Plan, through a comprehensive land use planning program. The tools of implementation may include the following:

- i) within Community Improvement Area, as shown on a Schedule "D" to the Official Plan, the designation

of Community Improvement Project Areas and the preparation of Community Improvement Plans under Sections 28(2) and 28(4) of the Planning Act, 1983.

- ii) use of public funds obtained through municipal, Provincial and Federal programs;
- iii) the acquisition of land;
- iv) the holding of land acquired within a Community Improvement Project Area;
- v) passing and enforcing a property standards by-law under Section 31 of the Planning Act, 1983;
- vi) rezoning lands in a manner that provide for mixed land uses;
- vii) passing and enforcing of bonus by-laws under Section 36 of the Planning Act, 1983;
- viii) encouragement of rehabilitation; and,
- ix) downtown revitalization programs and a Business Improvement Area program.

8.13 Public Participation

Council shall undertake a program of planning education for the citizens of the Town whenever opportunities may arise and shall be satisfied that an adequate level of public understanding with regard to the purpose and content of Official Plans exists at the time of formal approval and with any future amendments to the Plan as they arise. Public discussion of the Plan shall be encouraged and informed opinions shall be solicited from local citizens prior to the adoption of the Plan as the Official Plan of the Town of Longlac.

The importance of public awareness and understanding of the proposals contained in this Plan shall be stressed since the broadening of the base of public understanding

and participation in planning will strengthen the possibility of accomplishing lasting benefits for the Town as a whole.

8.14 Official Plan Amendments and Notification

When development which would require an amendment to this Plan is proposed, such amendments shall only be considered if they would conform to the major objectives of this Plan.

The following procedures shall be followed to ensure that the public receives adequate notification of a proposed amendment:

i) Public Meetings

Prior to the adopting of any amendment to this Plan, Council shall have the amendment prepared, arrange a public meeting to present the amendment and receive comments on the amendment from the public.

ii) Notice

Notice shall be given in accordance with Ontario Regulation #402/83 by publication in a newspaper(s) having general circulation in the Town; or by personal service or prepaid first class mail to every landowner in the area to which the amendment applies, and within 120.0 metres of the area to which the amendment applies, and to every person or agency who has given the Clerk of the Town a written request for such notice in respect of an Official Plan Amendment.

The notice shall contain Council's intent to consider an amendment to this Plan, the general content and purpose of the amendment and the date, time and place for each public meeting.

iii) Record of Meetings

A record shall be made of each public meeting and it shall be appended to the amendment prior to its adoption by Council.

iv) Notice of Approval

Following approval of the amendment, a notice shall be placed in the local newspaper(s) advising of such approval and that copies of the amendment may be obtained from the municipality.

8.15 Alternative Notice Procedures

The procedure for informing and involving the public in respect of Official Plan amendments and zoning by-laws, other than minor Official Plan amendments and minor zoning by-laws, shall be in accordance with Sections 17(2) and (3) and 34(12) and (13) of the Planning Act, 1983.

8.15.1 Public Participation - Official Plan Amendments

8.15.1.1 A minor Official Plan amendment shall be defined as:

- i) An amendment that changes the land use designation of a site not exceeding one (1) hectare in area;
- ii) An amendment that, by means of a "notwithstanding clause", alters a policy for a site not exceeding one (1) hectare in area; and,
- iii) Notwithstanding the above, proposals in respect to a mobile home use, multiple residential use (three (3) dwelling units or more), shopping centre use (three (3) commercial establishments or more) institutional use and industrial use are not included.

- 8.15.1.2 Notice under Section 17 (4) of the Planning Act, 1983 of a public meeting for the purpose of informing the public in respect of a proposed minor Official Plan amendment shall be given by personal service or prepaid, first class mail to every owner of land in the area to which the proposed Plan amendment would apply and within 120.0 metres of the area to which the proposed Plan amendment would apply, as shown on the last revised assessment roll of the municipality at the address shown on the roll, but where the Clerk of the Town of Longlac has received written notice of a change of ownership of land, notice shall be given only to the new owner at the address set out in the written notice.
- 8.15.1.3 Notice of the above-mentioned public meeting shall also be given by personal service or prepaid, first class mail to every person and agency that has given the Clerk of the Town of Longlac a written request for such notice in respect of the proposed Plan amendment provided this written request shows the person's or agency's address.
- 8.15.1.4 The public meeting shall be held not sooner than fifteen (15) days after personal service or the receipt of prepaid, first class mail. For these purposes, first class mail shall be considered to be received two (2) days after it is postmarked.
- 8.15.1.5 The Notice shall indicate the date, time and location of the public meeting where the proposed amendment will be considered. The Notice shall give the amendment and contain a map, if applicable. It shall indicate that any person may attend the public meeting and/or make written or verbal representation in support of, or in opposition to, the proposed Official Plan amendment. It shall indicate that additional information relating to the proposed amendment is available for inspection during office hours at the appropriate office.

8.15.2 Public Participation - Minor Zoning By-law Amendments

8.15.2.1 A minor zoning by-law shall be defined as a zoning by-law that:

- i) Changes the zone designation of lands not exceeding two (2) lots and 6,000 square metres in area to the Residential Zone (R1), Residential Apartment Zone (R2) and Mobile Home Park Zone (R3);
- ii) Changes the zone designation of lands not exceeding two (2) hectares in area to the Rural Zone (RU) and lands not exceeding one (1) hectare in area to the Open Space Zone (O);
- iii) Amends the zoning regulations in respect to the coverage, yards, location of accessory buildings, amount of occupancy of floor area and use permitted for home occupations or home professions and accessory uses for lands and buildings in the zones described in clauses i) and ii) above; and,
- iv) Notwithstanding the above, proposals in respect to institutional use, commercial use and industrial use are not included.

8.15.2.2 Notice under Subsection 34 (14) of the Planning Act, 1983 of a public meeting for the purpose of informing the public in respect of a proposed minor zoning by-law shall be given by personal service or prepaid, first class mail to every person assessed in respect of land in the area to which the proposed by-law would apply and within 120.0 metres of the area to which the proposed by-law would apply, as shown on the last revised assessment roll of the municipality, at the address shown on the roll, but where the Clerk of the Town of Longlac has received written notice of a change of ownership or occupancy of land, notice shall be given only to the new owner or occupant, as the case may be, at the address set out in the

- 8.15.2.3 Notice of the above-mentioned public meeting shall also be given by personal service or prepaid, first class mail to every person and agency that has given the Clerk a written request for such notice in respect of the proposed zoning by-law, provided this written request shows the person's or agency's address.
- 8.15.2.4 The public meeting shall be held not sooner than fifteen (15) days after personal service or the receipt of prepaid, first class mail. For these purposes, first class mail shall be considered to be received two (2) days after it is postmarked.
- 8.15.2.5 The Notice shall indicate the date, time and location of the public meeting where the proposed by-law will be considered. The proposed by-law, schedules (if any) and the Purpose and Effect of the by-law shall be provided. The Notice shall indicate that any person may attend the Public Meeting and/or make written or verbal representation, either in support of, or in opposition to, the proposed zoning by-law amendment. The Notice shall also indicate that additional information relating to the proposed by-law is available for inspection during office hours at the municipal office.

8.16 Property Maintenance and Occupancy Standards

This Plan is committed to the maintenance and development of Longlac as a safe, healthy and attractive environment. Therefore, Council may pass a by-law pursuant to Section 31 of the Planning Act, 1983 which sets out standards for the maintenance and occupancy of property and prohibits the use of property which does not conform with the standards. The by-law shall require that all sub-standard properties be repaired in conformance with the by-law or be cleared of all buildings, debris, structures or refuse and left in a graded and levelled condition. The by-law shall specify the manner in which the by-law will be administered and enforced.

8.16.1 The above by-law may address the following:

- i) The physical condition of yards and passageways, including any accumulation of debris and rubbish and discarded motor vehicles and trailers;
- ii) The adequacy of sanitation, including drainage, waste disposal and garbage;
- iii) The physical condition of accessory buildings; and,
- iv) The physical condition of all buildings and dwellings with particular regard to the following:
 - (a) insects and vermin;
 - (b) structural standards and appearance;
 - (c) tightness against wind, water and weather;
 - (d) adequate heat, light and ventilation;
 - (e) condition of stairs;
 - (f) condition of interior walls, floors and ceilings;
 - (g) satisfactory plumbing facilities, including washroom and toilet facilities;
 - (h) condition of chimneys and external appurtenances;
 - (i) general cleanliness;
 - (j) adequacy of noise abatement and privacy;
 - (k) adequacy of electrical services;
 - (l) adequacy of food preparation and kitchen facilities;
 - (m) adequacy of access and egress;

- (n) standards of living area, room sizes and occupancy;
- (o) adequacy of fire protection and safety and warning devices; and,
- (p) adequacy of thermal insulation and storm windows and storm doors.

8.16.2 After passing the above by-law, Council shall appoint a Property Standards Officer and a Property Standards Committee. The appointment and responsibility of the Property Standards Officer and Property Standards Committee shall be in accordance with Section 31 of the Planning Act, 1983.

9.0 - INTERPRETATION

9.1 General

This Plan generally provides a twenty (20) year development framework to guide future growth of the Town of Longlac. In determining whether or not an amendment to the Plan is required, special regard shall be given to the definitions and policies of each land-use category under Section 6 and other general development policies of Section 5.

9.2 Land Use Boundaries

The boundaries between land uses designated on Schedules "A" and "B" are approximate only, except where they coincide with major roads, railway lines, rivers or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an amendment to this Plan, in addition, numerical standards contained in the text are not to be construed as being absolutely rigid. In this context, most of the suggested planning standards have been included as guidelines for Council to follow and should be periodically reviewed as to their adequacy in meeting changing circumstances.

9.3 Agency Names and Responsibilities

From time to time, the names of various government agencies may change. In addition, responsibilities may shift from agency to agency. The names of the various agencies responsible for the many programs, regulations and approvals are given in this Plan as of the date of adoption of this Plan. It is not intended to amend this Plan each time a name change or function shift occurs. Rather, this Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions dictate.

Legislation

From time to time, Provincial legislation may be replaced by new legislation bearing a new name. In addition, every ten (10) years, all the Statutes in Ontario are revised and all sections of the many Acts of Legislation are renumbered to reflect any additions or deletions made in each Act in the previous decade. The names and sections of the various Acts used in this Plan are according to the Revised Statutes of Ontario as of the date of adoption of this Plan. It is not intended to amend this Plan each time an Act is renamed or when new consolidations of the Statutes are issued. Rather, this Plan shall be interpreted so as to refer to those Acts of the Legislation named or to their successors, as conditions dictate.

AMENDMENT NUMBER ONE TO THE OFFICIAL PLAN

FOR THE TOWN OF LONGLAC

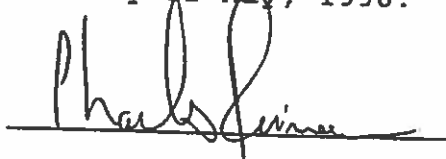
Prepared : December , 1995

OFFICIAL PLAN FOR THE TOWN OF LONGLAC

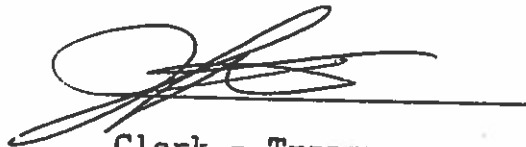
Amendment Number One

Amendment Number One to the Official Plan for the Town of Longlac was prepared for the Town of Longlac and was recommended to Council under the provisions of The Planning Act, on the 28th day of March, 1996.

This Amendment was adopted by the Town of Longlac by By-law Number 1052 in accordance with the Planning Act, on the 6th day of May, 1996.



Mayor



Clerk - Treasurer

AMENDMENT NUMBER ONE
TO THE
OFFICIAL PLAN FOR THE
TOWN OF LONGLAC

This Amendment Number One to the Official Plan for the Town of Longlac which was adopted by the Council of the Town of Longlac is hereby approved under Sections 17 and 21 of the Planning Act.

dated _____

Director
Plans Administration Branch
North and East
Ministry of Municipal Affairs

AMENDMENT NUMBER ONE TO THE OFFICIAL PLAN

FOR THE TOWN OF LONGLAC

Prepared : December , 1995

AMENDMENT NUMBER ONE
TO THE OFFICIAL PLAN
FOR THE
TOWN OF LONGLAC

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute a part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and maps, such maps being designated as Schedules 'A-1', 'B-1' and 'C-1' constitutes Amendment Number One to the Official Plan for the Town of Longlac.

PART C - APPENDICES - does not constitute a part of this Amendment. The Appendices contain details of the public meeting and other relevant activities or matters associated with this Amendment.

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

The Town of Longlac has initiated this Amendment in order to address and remedy several matters and concerns relating to the present municipal planning program. Specifically the Amendment implements the following;

- a) provide an alternative trucking route that eliminates the current conflict and safety concerns arising as a result of pulp trucks travelling through the built up area.
- b) allocate alternative land use designation to certain lands abutting the aforementioned alternative access route.
- c) expand the commercial downtown area into lands that are presently designated as Highway Commercial.
- d) alter certain text that presently exists in the Official Plan so as to support the change described in c) above.
- e) provide site specific consideration to a bait business operating from an existing residential property.

LOCATION OF THE AMENDMENT

This Amendment applies to several locations within the Town of Longlac, generally described as;

- . extending from Highway 11, approximately one kilometre east of the present built up area, southerly for a distance of approximately one kilometre to link with the east-west extension of Hamel Avenue.
- . both sides of Highway 11, extending from York Street to east of Picnic Point Road.
- . a residential property located at the intersection of Picnic Point Road and Queen Street; being Lot 4, Registered Plan M-117; and further having the municipal address of 122 Queen Street.

BASIS FOR THE AMENDMENT

1. New Truck Access Road to Industrial Area

Industrial land use is generally located at the southerly side of the Town of Longlac, and is dominated by forestry sector activities.

Re-opening of the Long Lake Forest Products sawmill has brought about conditions in the community wherein pulp hauling trucks will again travel through the community -- past businesses, residences, and schools, to access the sawmill. These trucks represent a traffic and land use conflict as well as a significant safety concern.

A proposed new access route east of the existing community would allow pulp hauling trucks and other industrial vehicles to by-pass the built up community entirely, thereby making their operation more expedient, and at the same time eliminating congestion, land use conflict and safety concerns in the Town.

The new access road would be located approximately one kilometre east of Picnic Road, along Highway 11. It would extend for approximately one kilometre in length, and would travel through lands that are owned by the Town or by the Province of Ontario, as Crown Land. The road would connect to an existing industrial road and the extension of Hamel Avenue immediately north of the CNR line, to the south-east of the built up community.

2. Industrial Use Designation for Lands Abutting New Road

At present, the Official Plan designates lands along Hamel Avenue in the southerly portion of the Town as Industrial. Extension of Hamel Avenue and subsequent connection to the new access road provides a logical and sound rationale for extending the existing industrial land use designation along the entire length of Hamel Avenue, to the intersection with this new access road.

In addition, it is desirable to establish future land use along the length of the new access road and to define the future line between land use related to this road and the extension of the built up community east of Centennial Avenue and Skinner Avenue. Accordingly, industrial designation has been introduced for lands one lot deep on either side of the new access road.

Extension of the existing Hamel Avenue industrial designation would allow further urban serviced land to be made available, while designation of lands further east along the new access route would provide the opportunity for some larger parcels that would have minimal servicing requirement.

Extension of development along Hamel Avenue would be sequential, and would account for the major portion of new industrial initiative. This would be consistent with recent Provincial policy that requires growth to be located on full communal services where ever possible, and with the Town's development policy which likewise expects growth to take advantage of and support the Town's urban services. Staged release of larger lots along the new access road would accommodate the needs of certain industrial operations that require large parcels, and that involve lesser intensity of activity, and thus minimal servicing requirements. This approach allows efficient and effective use of the communities communal services.

Such a combination of available land would place the Town in a sound position to accommodate future development, and more important, would place such lands at a state of readiness that is particularly important to a small community that is competing for economic development.

It is proposed that the Town further study opportunities for economic development in the immediate area of the new access road intersection with Highway 11. Previous research has determined that uses such as a truck stop and a transportation terminal would be desirable, and it may be that this location would be able to support such activities. The results of further consideration could be incorporated into a future official plan amendment.

The absorption of present Highway Commercial lands into the General Commercial designation, as proposed in a subsequent part of this amendment, would give the Town the opportunity to reconsider the nature of their Highway Commercial land use designation, and perhaps focus it upon spot situations that provide specific opportunities and/or unique physical location, and that may not need to be in the urban serviced area of the community. The aforementioned truck stops, or tourist trailer parks are examples.

3. Expansion Of The Downtown or Core Commercial Area.

Appendix V to this document contains a listing of the numerous planning statements that are contained in the existing Official Plan relating to commercial land use and commercial activity. These statements describe a municipal planning program that is focussed upon the downtown or core commercial area of the community, and that looks toward providing support to this area by making available lands for expansion and directing new initiatives into this area. Section 4.4 and Section 4.2 in particular set out objectives that call for the provision of land in anticipation of development.

The downtown area is bounded on the north by Highway 11; on the west by Longlac Bay; and on the east by Forestry Road and Keewatin Avenue. To the south, commercial lands give way to low density residential land use without specific physical reference point, except for the small, east-west Victor Avenue, and Indian Road to the east.

The largest concentration of businesses are presently located in this area. In addition, several low density residential dwellings are located within the commercial area, particularly along Kenogami Road. In addition, one vacant parcel exists on the corner of Victor Avenue and Dieppe Road, and a second at the corner of Kenogami Road and York Street. The first vacant lot is a possible candidate for conversion to commercial, however, have not been readily available to date, while the latter vacant lot is being used as part of an existing industrial business. The various existing dwelling units also are likely candidates for conversion to commercial use, however, they remain as viable residential properties and show no inclination to such change.

Land use mapping presented to the public meeting is attached as Appendix III and illustrates the commercial and other nearby land use areas, as well as these various vacant and non-conforming land uses. Appendix IV elaborates upon the land use map by detailing specific vacant and non-conforming land uses in and near to the existing commercial core or downtown area.

Existing policy statements in the present Official Plan direct the Town's efforts towards diversification of the Town's economic base; towards the provision of suitably located commercial area for expansion of the downtown commercial area; towards expanding existing neighbourhoods (including commercial); and towards the provision of vacant land in advance of development. The concept of providing for expansion of the downtown commercial area is therefore

well documented in the existing Official Plan, and in itself is not a new initiative to be considered by this Amendment.

Council's implementation strategy respecting these commercial planning statements has encompassed a research initiative and ongoing efforts to enter into a property exchange with the local school board.

The former initiative has confirmed the existence of a strong and relatively diverse business sector that offers continuing opportunity for expansion. Location, being approximately three hours drive from the City of Thunder Bay has been cited in the research as a positive feature for the commercial base of the community.

Research has also identified a substantial competitive commercial environment with nearby Geraldton and Hearst, and with the larger and more distance City of Thunder Bay. Recent, and seemingly continuing aggressive retail expansion in the City of Thunder Bay (Superstore, Canada Safeway, WalMart, Intercity Mall expansion, possible Price Club/Costco) suggest that competition for Longlac dollars has increased since these studies were completed, and that leakage of funds from the community will likely continue and may well increase. Recent proposals by local developers further attest to the need to continue strength in the community and the need for ongoing efforts to implement stated policies that call for available lands for development.

These findings emphasize the need for the Town to continue efforts to improve its local commercial base.

The second component of the Town's commercial strategy and primary means of supporting the downtown commercial area expansion has been Council's attempts to acquire the existing school site on Forestry Road and Indian Road. This property would have been capable of being added to the commercial downtown area by amendment to the Official Plan, in conformity with the various policy statements that are currently within the Plan. These lands would also provide the desired land for expansion with minimal impact to surrounding land uses.

Regrettably, the school site has been confirmed not to be available to the Town, and accordingly that major part of the Town's efforts targeted at providing for the physical expansion of the downtown core commercial area is in need of reconsideration.

To the north of the present downtown commercial area, expansion is inhibited by the elevated Highway 11. Similarly to the west, Longlac Bay represents a physical barrier to expansion.

To the south, lands are presently committed to low density urban residential land use. Ownership is fragmented and individual lot sizes, although typically above average as single detached dwelling lots, are generally too small to support larger development initiatives. These lots also contain existing residential dwellings that are typically sound and viable residences, and that contribute to a generally tight housing inventory in the community. Where larger lots do exist, they are committed to multiple residential activity. These characteristics and factors do not lend themselves to practical conversion to commercial use, consistent with the existing planning program that calls for readily available land for commercial expansion.

Further, the existing road pattern is such that it does not offer physical separation of one or more logical, smaller sections of the now residential street. Such separation would have allowed the opportunity to isolate commercial conversion, thus minimizing impact to residual residential properties.

Consequently, conversion of lands to the south to commercial would be expected to generate negative impacts to surrounding land uses, while at the same time requiring complex and stringent management of future change of use. An adequate and available supply of land to support the downtown commercial area would not be guaranteed, and the existing municipal housing inventory would be compromised.

Lands to the east of the downtown commercial area are predominantly commercial, however, they differ from the downtown core in their target client base. These lands abut both sides of Highway 11 and focus upon tourism and the travelling public. Notwithstanding, a significant degree of overlap does exist between the two areas;

a) due to the duplication of permitted uses in the implementing zoning by-law (ie. both allow motel, hotel, restaurant, and transportation terminal uses).

b) due to the existence of non-conforming businesses such as an appliance store and an electronics store in the highway commercial area.

Underlying land ownership in this area consists of larger parcels, thereby offering more opportunity for intensification, redevelopment, or, as in the case of a current project being brought forward for Council's consideration that involves removal of a motel and replacement of new motel rooms and retail space, for a mixed use.

Additional commercial activity in this area would not bring about conflicting land use or otherwise negatively impact existing land uses with service vehicles, different traffic patterns, different building form, or similar planning concerns.

On both sides of Highway 11, traffic enters/exits the commercial area on service roads, and does not travel through nearby residential areas. In addition, these service roads allow additional expansion without impeding the through traffic function of Highway 11, while at the same time giving valuable exposure to the commercial businesses.

The Town's research into economic development opportunities suggests that tourism is an important potential area for expansion and diversification, and the introduction of general commercial activities onto the highway, such as a grocery store, retail stores (gift shop, beer/liquor), or a laundromat can offer positive opportunities to attract tourists to stop and to shop in the community.

It is of interest that the communities of Dryden and Fort Frances have approved development of a retail nature in generally considered highway commercial settings rather than in the existing downtown locations. Ignace as well appears to gain benefit from the existence along the Highway of general commercial stores such as a grocery store or liquor store. In addition, the City of Thunder Bay is experiencing strong pressures for inclusion of higher order commercial activities such as retail in what have traditionally been highway commercial settings. In this instance much of the argument has been suggested to relate to a changing economic environment in which survival is much less assured, and restricted levels of operation are more onerous on property owners. As well, new commercial activities and much larger scale of operation has led to the need to reconsider traffic related impacts and traffic related rationale for designation of commercial categories. Similar considerations can be expected in Longlac.

The existing Highway Commercial lands located to the east of the present downtown commercial area would appear to offer the most logical and desirable alternative for immediate expansion of the downtown commercial area, and would be capable of doing so in a manner that is generally consistent with existing planning concepts in the Official Plan and with good planning principles and practices generally.

Beyond the immediate periphery of the downtown commercial area, two areas of the Town have existing larger commercial zonings. The first is situated at the south side of the residential community, on Hamel Avenue. A municipal fire station and municipal office make up the largest component of this area, while a Tru-Value food store is the other main business. Immediately abutting industrial lands support a large Do-It-Centre (lumber and hardware store) which adds to the commercial character of the area. Surrounding lands are industrial, and railway.

The second location is south of the CNR railway line, west of Picnic Point Road, and including Birchcrest Street and lands to the north thereof. This particular commercial area recognizes the former Kiberly-Clark administrative and engineering office, and includes small institutional uses and a doctor's office. Surrounding land uses in the immediate area are predominantly low density residential. This area is isolated from the rest of the community to the north, and offers little vacant land.

Opportunity to expand in the immediate areas surrounding each of these smaller commercial locations is limited. In the case of the first site, lands to the south and east are used for industrial purposes, and are designated for future industrial use. Given the existing industrial use, the railway, and the new industrial access road that is being provided for as a part of this Amendment, industrial use is an appropriate land use designation for lands in this area. Introduction of further commercial land use would bring about the possibility of returning to a situation wherein industrial traffic and community related traffic separated by the proposed new access road may again come into conflict. In the case of the second site, surrounding lands are committed to residential use.

In the case of the second site, commercial zoning exists, however, commercial use is fairly limited.

More important, introduction of further commercial land use at either location in the community would not be consistent with the Official Plan concept of continuing a focus upon the downtown commercial area, and providing abutting land to allow that area specifically to meet the future commercial needs of the community.

Expansion of these secondary commercial areas to the south of the community are therefore not appropriate alternative means of implementing the established commercial vision as set out in the present Official Plan.

Appendix VI contains an illustration of a current development initiative that is proposed for lands located on the north side of Highway 11. The proposal involves demolition of an existing motel and redevelopment of the lands as a 32 unit motel and fast food restaurant plus a 1,115 square metre grocery store and approximately 435 square metres of strip mall space.

This proposal is supported by Council.

The proposal is the catalyst for Amendment to the Official plan, but it is Council's long standing desire to expand the downtown commercial area consistent with the official plan rather than the proposal that is the force driving this Amendment.

In summary, the logical and desirable expansion of the downtown commercial area is to the east, absorbing the present highway commercial area. This expansion would allow lands for expansion of the commercial community; would recognize some currently non-conforming commercial uses; and would be consistent with the official plan concept of focus on and expansion of the present downtown commercial area. At the same time, this initiative would continue and strengthen service to the tourist and travelling public.

Care will have to be taken to ensure that the two present zoning by-laws are integrated in a manner that allows uses that are currently in the highway commercial zone to remain legal, and are not disadvantaged in any way.

4. Site Specific Consideration of Bait Business

A accessory building to the existing residence at 122 Queen Street has been used as a commercial bait business for several years. This property is located at the westerly periphery of the commercial lands north of Highway 11, and shares the opportunity made available by virtue of exposure to Highway 11.

Council previously enacted a temporary use by-law to give preliminary recognition to the business, and to provide an opportunity to investigate possible impacts arising from its operation. Findings suggest that the business has not generated significant off site impact that would impact the surrounding residential land uses. At the same time, Council is of the opinion that the owner should not be able to operate out of an accessory residential building and not invest in a commercial level of infrastructure. It is intended therefore that the owner undertake an addition to the present residence to add commercial space at the front of the present residence.

The bait operation targets a tourist client group and in this respect takes advantage of the opportunity provided by exposure to Highway 11. It is also consistent with the community's identified economic research which suggests that expansion of tourist based activities represents an economic development opportunity.

PART B - THE AMENDMENT

The Town of Longlac Official Plan, is amended, as follows:

- 1) Schedule "B" Future Land Use - Rural and Schedule "C" - Transportation Network are amended by including on such plans the road shown as "NEW ACCESS ROAD" and by extending Hamel Avenue, as contained on Schedule 'B-1' and Schedule 'C-1' attached to and being a part of this Amendment. Schedule 'C' - Transportation Network is further amended to add to the map the extension of Hamel Avenue as is described on the said Schedule as "EXTENDED HAMEL AVENUE".
- 2) Schedule "B" Future Land Use - Rural is amended by re-designating certain lands as are shown on Schedule 'B-1', attached hereto and being a part of this Amendment as "RURAL TO INDUSTRIAL" from the "Rural" land use designation to the "Industrial" land use designation.
- 3) Schedule "B" Future Land Use - Rural is further amended by the addition of "I INDUSTRIAL" to the Legend, as is shown on the said Schedule 'B-1'.
- 4) Schedule "A" Future Land Use - Urban Area is amended by redesignating the lands shown on Schedule 'A-1', attached hereto and being a part of this amendment, as "HIGHWAY COMMERCIAL TO COMMERCIAL" from the "Highway Commercial" land use designation to the "Commercial" land use designation.
- 5) Schedule "A"- Future Land Use - Urban Area is further amended by redesignating lands as are shown on Schedule 'A-1' as "RURAL TO INDUSTRIAL" from the "Rural" land use designation to the "Industrial" land use designation.

- 6) Section 6.2.3 is amended by the addition of the following at the end of the present text:

"Where the Commercial designation has been expanded to include lands along Highway 11, the implementing zoning by-law shall ensure that existing uses are legally recognized."

- 7) Section 6.2.4.3 is amended by deleting the present text and substituting therefore the following:

" Lands describe in the "Highway Commercial" land use designation on the implementing land use Schedules shall be zoned in a separate zone in the implementing zoning by-law."

- 8) Notwithstanding the policies of the Residential land use designation, for the lands and premises being Lot 4, Registered Plan M-117, and being further identified as 122 Queen Street, a "Local Commercial" Zoning shall be assigned to the lands, and shall include a "Bait Business", including the selling of hunting and fishing supplies.

SCHEDULE "A" FUTURE LAND USE URBAN AREA TOWN OF LONGLAC OFFICIAL PLAN

LEGEND

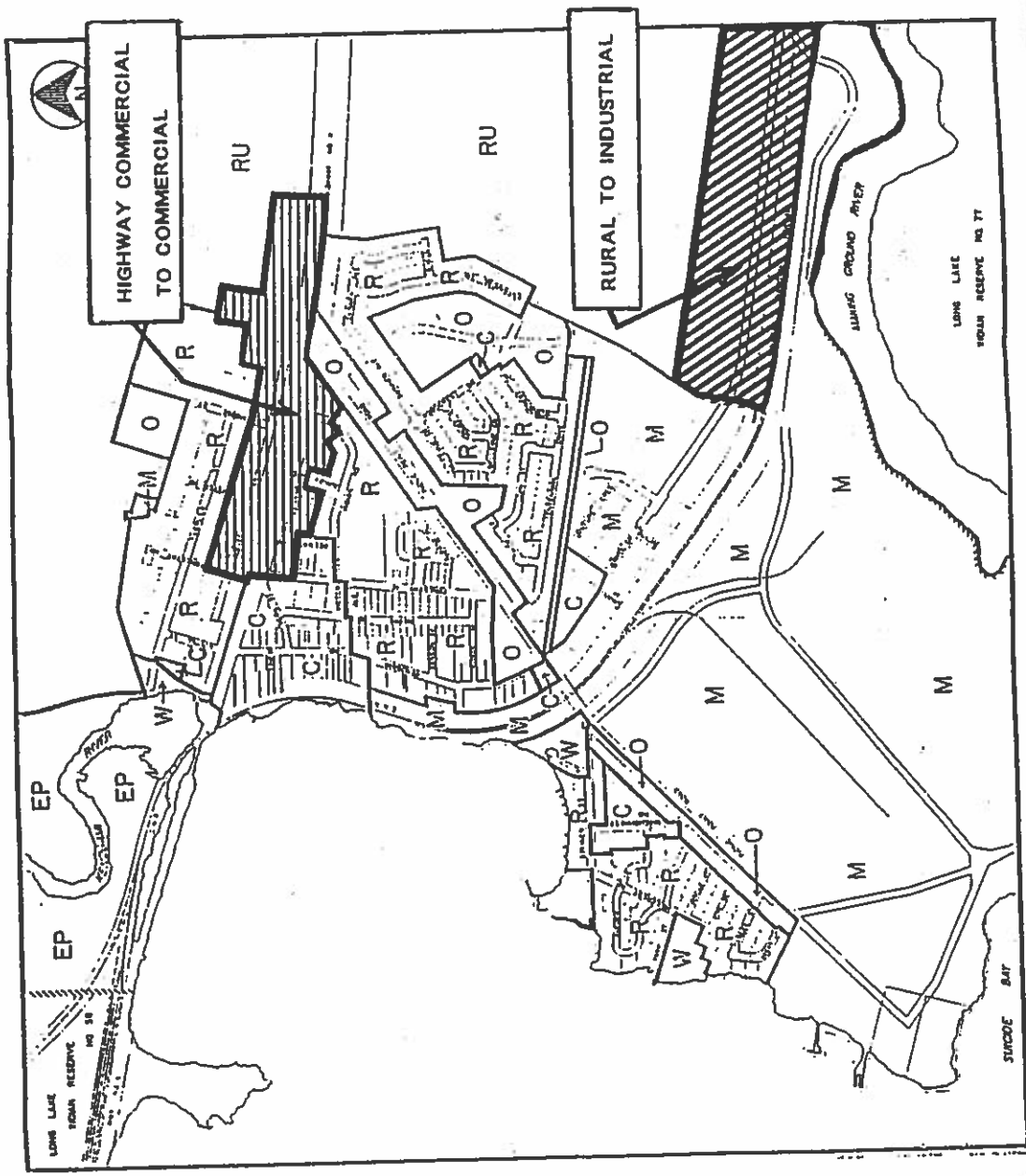
R	RESIDENTIAL
C	COMMERCIAL
HC	HIGHWAY COMMERCIAL
M	INDUSTRIAL
O	OPEN SPACE AND RECREATION
W	WATERFRONT OPEN SPACE
EP	ENVIRONMENTAL PROTECTION
RU	RURAL

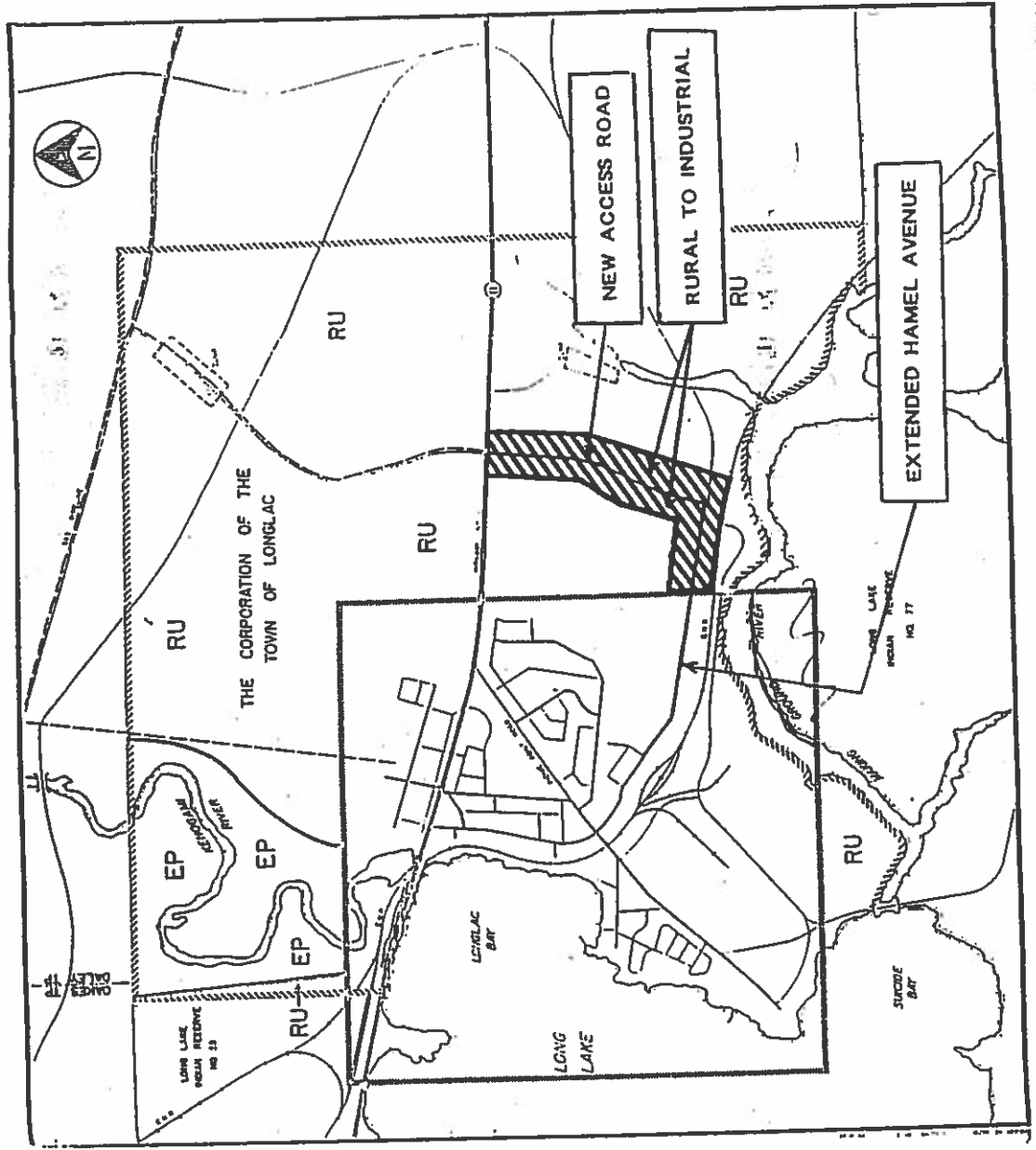
SCHEDULE A-1
TO AMENDMENT ONE

TOWN BOUNDARY
POWAN RESERVE BOUNDARY

SCALE IN METRIC UNITS

CONLIN ENGINEERING & PLANNING LTD.
 ENGINEERS
 PROJECT MANAGEMENT
 BRANCH OFFICES:
 178 KING STREET WEST, SUITE 305
 TORONTO, ONTARIO M5X 1C2
 TEL: (416) 593-1111
 FAX: (416) 593-1112
 (416) 593-9600





SCHEDULE "B"
FUTURE LAND USE
RURAL AREA
TOWN OF LONG LAC
OFFICIAL PLAN

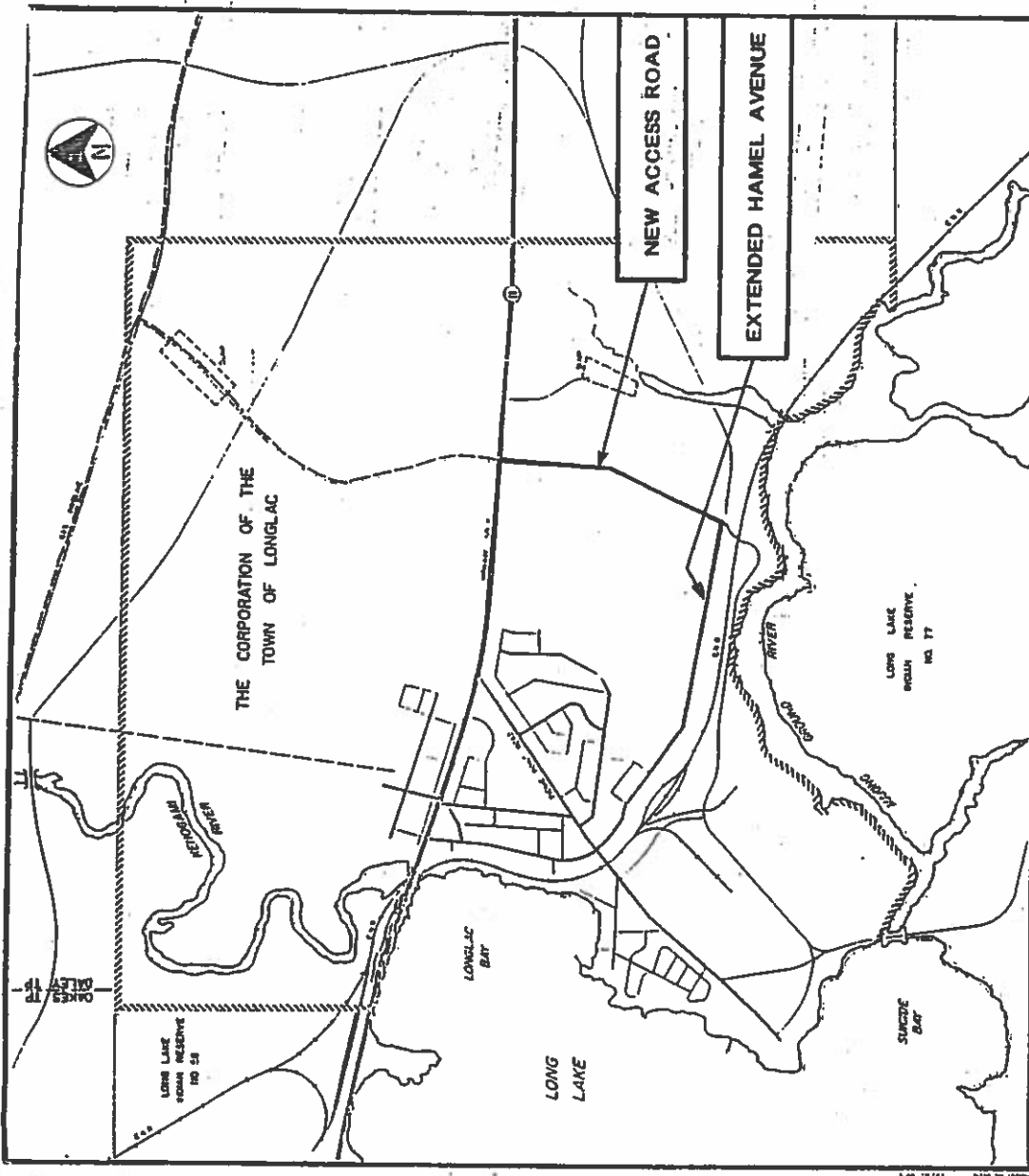
ENVIRONMENTAL
 RURAL
 Industrial

SCHEDULE B-1
TO AMENDMENT ONE

GAS PIPELINE
 RAILWAY
 URBAN AREA (SEE SCHEDULE "A")
 TOWN BOUNDARY
 BROWN RESERVE BOUNDARY

SCALE IN METRIC UNITS
 0 100 200 300 400 500 600 700 800 900 1000

COULIN ENGINEERING
PLANNING LTD.
 ENGINEERING
 PLANNING
 PROJECT MANAGEMENT
 BRANCH OFFICES:
 KENORA (807) 221-1111
 WILKINSON (807) 221-1111
 LONDON (519) 881-1111
 THUNDER BAY (807) 621-1111
 HEAD OFFICE:
 115 ONE STREET
 WILKINSON, ONTARIO L3R 3J3
 TEL: (519) 881-1111
 FAX: (519) 881-1111



SCHEDULE "C" TRANSPORTATION NETWORK

TOWN OF LONGLAC OFFICIAL PLAN

LEGEND

- ARTERIAL ROAD (MICHENER PROJECT)
- COLLECTOR ROAD
- LOCAL ROAD

SCHEDULE C-1

TO AMENDMENT ONE

- GAS PIPELINE
- RAILWAY

- TOWN BOUNDARY
- BEAUM RESERVE BOUNDARY

SCALE IN METRIC UNITS

CONLIN ENGINEERING & PLANNING LTD.
ENGINEERING
PLANNING
PROJECT MANAGEMENT
HEAD OFFICE:
170, LONG STREET, S.S. 3J5
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(416) 242-2044
(416) 242-2050

BRANCH OFFICES:
TORONTO: (416) 464-3799
OTTAWA: (613) 464-3799
KINGSTON: (613) 464-3799
THUNDER BAY: (807) 623-2041

PART C - THE APPENDICES

THE CORPORATION OF THE TOWN OF LONGLAC

NOTICE OF PUBLIC MEETING

A public meeting to consider Amendment No. 1 to the Longlac Official Plan will be held in the municipal Council Chambers, 105 Hamel Avenue, Longlac on Thursday March 28th, 1996 at 7:00 p.m.

PURPOSE OF THE AMENDMENT

The Town of Longlac has initiated this Amendment in order to address and remedy several matters and concerns relating to the present municipal planning program. Specifically the Amendment implements the following;

- a) provide an alternative trucking route that eliminates the current conflict and safety concerns arising as a result of pulp trucks travelling through the built up community.
- b) allocate an industrial land use designation to certain lands abutting the aforementioned alternative access route.
- c) expand the commercial downtown area into lands that are presently designated as Highway Commercial.
- d) alter text that presently exists in the Official Plan so as to support the change described in c) above.
- e) amend the land use designation for a portion of the Lakeside Centre to accommodate residential development and use for a portion of the current property.
- f) provide site specific consideration to a bait business operating from an existing residential property.

LOCATION OF THE AMENDMENT

This Amendment applies to several locations within the Town of Longlac, generally described as:

- * extending from Highway 11, approximately one kilometre east of the present built up area, southerly from a distance of approximately one kilometre to link with the east-west extension of Hamel Avenue.
- * Along both sides of Highway 11, extending from York Street to east of Picnic Point Road.
- * the south portion of the Lakeside Centre property, being south of the CNR railway line, on the lakeshore of Long Lake.
- * a residential property, being Lot 4, Registered Plan M-117; and further having the municipal address of 122 Queen Street.

The proposed Official Plan Amendment will be available to the public for inspection weekdays at the municipal office, 105 Hamel Avenue, Longlac between the hours of 9:00 a.m. to noon and 1:00 p.m. to 4:30 p.m.

The land affected by the amendment is also the subject of an application under the Act for a zoning by-law amendment, which will also be addressed at the same meeting.

Written submissions in respect of the proposed plan amendment are to be made to:
Mrs. Jane Jantunen, Clerk-Treasurer
Town of Longlac, Box 640, 105 Hamel Avenue
Longlac, Ontario P0T 2A0

Oral presentation can be made at the meeting.

If a person or public body that requests a referral of a proposed decision in respect of the proposed official plan amendment to the Ontario Municipal Board does not make oral submissions at the public meeting or does not make written submissions before the proposed official plan amendment is adopted then,

- i) the Council of the Corporation of the Town of Longlac, as the approval authority, may refuse to refer all or part of its proposed decision to the Ontario Municipal Board, and
- ii) the Ontario Municipal Board may dismiss all or part of the referral of the proposed decision.

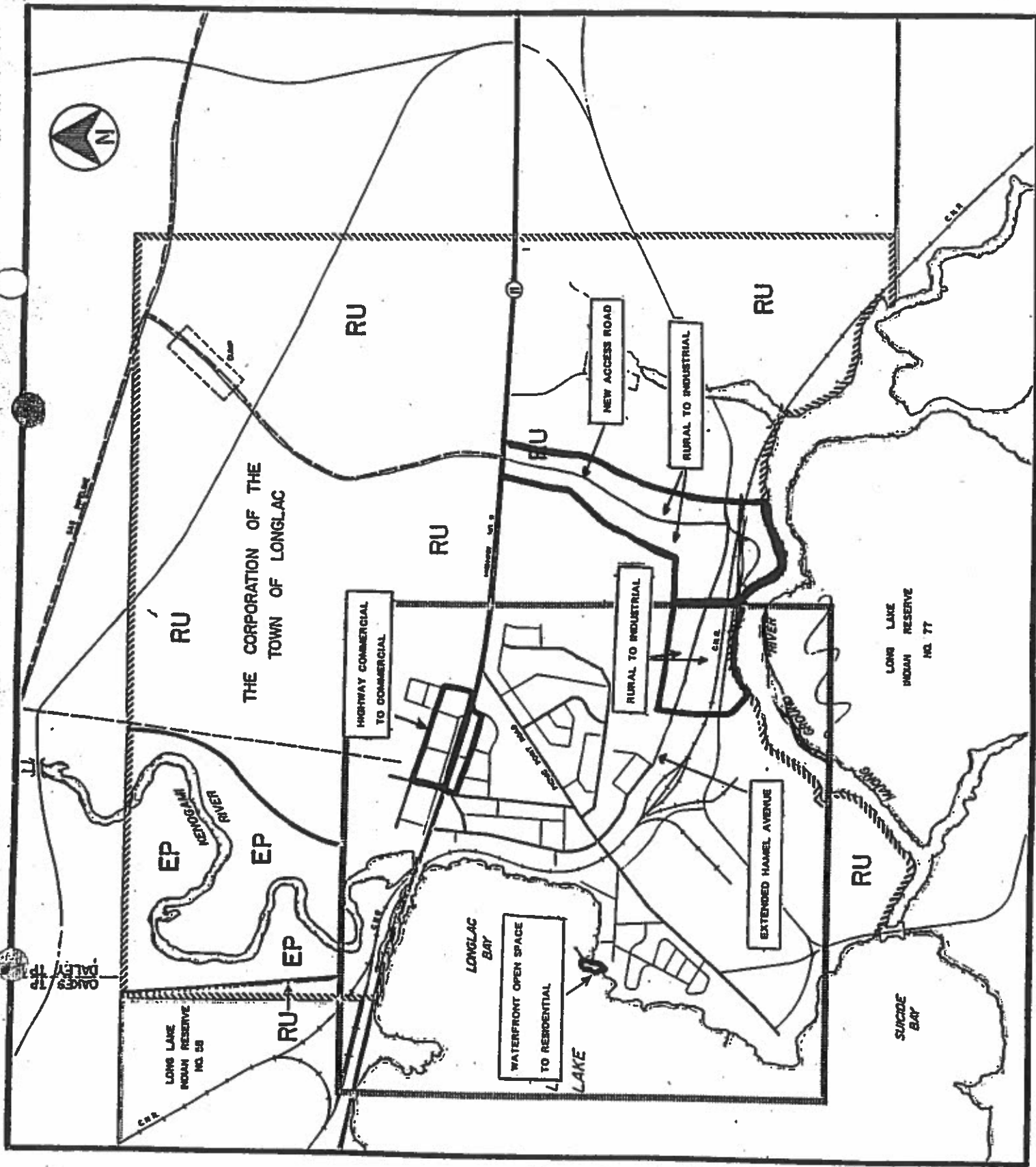
If you wish to be notified of the adoption of the proposed official plan amendment you must make a written request to:

Mrs. Jane Jantunen, Clerk
Town of Longlac
Box 640, 105 Hamel Avenue
Longlac, Ontario P0T 2A0

Dated at the Town of Longlac in the District of Thunder Bay this 23rd day of February 1996.

(Key Map on reverse)





KEY MAP
OFFICIAL PLAN
AMENDMENT

APPENDIX I & II - NOTICE AND MINUTES

THE CORPORATION OF THE TOWN OF LONGLAC

Minutes of a special meeting of Council
held on Thursday, March 28th, 1996 at
7:00 p.m. in the Council Chambers.

THOSE PRESENT: Mayor Primeau, Councillors
Pengelly and Tonelli.

STAFF: J. Jantunen.

GUEST: Don Manahan - Manahan Planning.

1. Mayor Primeau read the announcement to the public. This is attached as Schedule A to these minutes.
2. **CONFLICT OF INTEREST**
Councillor Tonelli declared an interest in all sections of the proposed amendments which relate to the Highway Commercial designation. Councillor Tonelli owns property in this area.
3. Mayor Primeau introduced Mr. Don Manahan, Planner of Manahan Planning. Mr. Manahan gave an overview of the amendments attached to these minutes as Schedule B.
4. Mayor Primeau directed Mrs. Jantunen, Clerk-Treasurer, to read the letters of objection.
Letters of objection to the Lakeside re-designation from O - Open Space to R1 residential were received from Mr. Bob Forbes, Mr. James Harrison, Mr. Les McLean, Mr. Dave Wright, Mrs. K. McPherson, Mrs. J. Wright, Mrs. V. Tornblom, Mrs. R. Torkko, Mrs. E. Tornblom, Mr and Mrs. B. Chapman, Mrs. I. Lopenen, Mrs. E. Lopenen, Mr. R. Poulin, Mr. L. Hebert, Mrs. B. Desaulniers, Mr. F. Gallant, Mrs. R. Carrier, Mr. A. Nadeau, Mrs. G. Bolduc, Mrs. M. Owca, Mr. S. Duffus, Mr. D. Mannisto, Mr. G. Emms, Mr. Hector Vincent and a presentation on behalf of the Historical Society was requested by Eric Tornblom.

Kimberly Clark wrote a letter objecting to the re-zoning of a portion of land between their road and the Suicide River.

The law firm of Aird & Berlis representing the local Valu Mart store objected to the proposed amendments to the Highway Commercial designation.
5. Mayor Primeau asked if anyone wanted to speak in support of any or all of the proposed amendments.
Mr. Bob Forbes spoke in favour of the Highway Commercial designation change. He felt, as a consumer, that there should be no restriction to potential development. Mr. Wayne Wilson requested clarification of the proposed "local commercial" designation. Mr. Manahan explained the reasoning for the designation. He stated that the abutting residential area should be clearly defined and separate from the commercial area.

Mrs. Diane Dupont and Mr. George Blouin both stated that

Mr. Alain Corbin presented his opposition to the Highway Commercial Designation change. Mr. Corbin feels the community cannot support two grocery stores.

No other person spoke in opposition.

Mr. Forbes asked if further input would be considered by Council after the meeting. Mr. Manahan explained that Council should consider all input before a final decision is made.

Mr. Manahan also explained the procedures and time lines for the balance of the process.

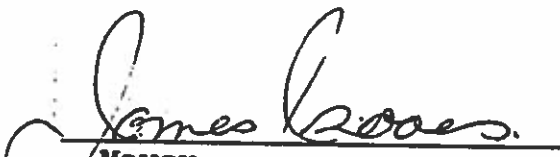
Mrs. Jantunen asked that all people requesting notice sign the sheets posted at the door.

7. The Mayor announced that Council will consider all discussions and letters before making a decision on the amendments.
- 8.

PENGELLY
TONELLI

"RESOLVED THAT: the hour of 8:01 p.m. having arrived, this meeting adjourn."

CARRIED



Mayor



Clerk-Treasurer

PUBLIC MEETING PROCEDURES
OFFICIAL PLAN AND ZONING AMENDMENTS

PURPOSE

The Purpose of this meeting is to provide information regarding the proposed changes to the official plan and zoning by-law changes, and to allow any person who wishes an opportunity to comment upon these proposed changes.

Council, after considering the input of this meeting will terminate the public meeting and move into regular Council, where it may decide to support the amendments with or without changes.

The official plan ^{process} requires that the enacting by-law not be presented to Council until 14 days after the public hearing, and thus both the official plan and zoning by-laws will be adopted by Council at a subsequent meeting, if they are supported by Council.

Notice of the passing of the zoning by-law is required to be given to owners of property within 120 metres, or alternatively by newspaper.

Notice of the passing of the official plan is not required to be circulated.

For both by-laws, any person that does want to receive further notice can register with the Municipal Clerk at the end of this meeting or forward a written request to the Clerk's office requesting further notice.

CONSULTANT'S PRESENTATION
TOWN OF LONGLAC -- OFFICIAL PLAN AMENDMENT NUMBER ONE
AND IMPLEMENTING ZONING BY-LAW AMENDMENT

> DON MANAHAN -- OWNER AND SOLE EMPLOYEE OF MANAHAN
PLANNING

> AT THE REQUEST OF THE TOWN, MANAHAN PLANNING HAS PREPARED
AND IS NOW PLEASED TO SUBMIT A DRAFT OF AMENDMENT NUMBER ONE
TO THE OFFICIAL PLAN FOR THE TOWN OF LONGLAC, AND DRAFT
ZONING BY-LAW AMENDMENTS NECESSARY TO IMPLEMENT THE OFFICIAL
PLAN CHANGES

> THE OFFICIAL PLAN AMENDMENT IS INTENDED TO;

- . INTRODUCE A NEW INDUSTRIAL ACCESS ROAD AND PROVIDE LAND
USE DESIGNATIONS FOR LANDS ABUTTING THE NEW ROAD
- . IMPLEMENT THE EXISTING OFFICIAL PLAN OBJECTIVE OF
PROVIDING FOR EXPANSION OF THE DOWNTOWN CORE
- . INTRODUCE A RESIDENTIAL LAND USE DESIGNATION FOR A
PORTION OF LAKESIDE PARK
- . RECOGNIZE AN EXISTING BAIT BUSINESS AT A LOCATION THAT
IS PRESENTLY NOT COMMERCIAL

> THE NEW INDUSTRIAL ROAD IN PARTICULAR WILL OFFER DIRECT
AND SIGNIFICANT COMMUNITY BENEFIT BY ELIMINATING PULP TRUCKS
TRAVELLING WITHIN THE BUILD-UP COMMUNITY. CONGESTION AND
GENERAL TRAFFIC CONFLICT WILL BE REDUCED, AND THE
COMMUNITY'S SAFETY WILL BE ENHANCED -- PARTICULARLY AS THE
PRESENT TRUCK ROUTE PASSES RESIDENTIAL AND SCHOOL LANDS.

> AS WELL, THE DESIGNATION OF INDUSTRIAL LAND USE ALONG
HAMEL AVENUE AND ALONG THE NEW TRUCK ROUTE WILL PROVIDE A
STRONGER ECONOMIC BASE AND GREATER OPPORTUNITY TO ADDRESS
FUTURE INDUSTRIAL DEVELOPMENT INITIATIVES THAT MIGHT BE
BROUGHT FORWARD.

> IN THIS CHANGING ECONOMY, DEVELOPMENT NO LONGER APPEARS TO
WAIT FOR A PLANNING PROGRAM THAT IS SATISFIED TO RESPOND
AFTER THE FACT. THE DESIGNATION OF THESE LANDS WILL PROVIDE
A SIGNIFICANT AND VARIED INDUSTRIAL LAND INVENTORY.

> THE CURRENT OFFICIAL PLAN CONTAINS PLANNING POLICIES THAT SUGGEST A SIMILAR PROACTIVE APPROACH FOR THE DOWNTOWN COMMERCIAL CORE AREA BY PROVIDING FOR EXPANSION IN ANTICIPATION OF DEVELOPMENT INITIATIVES.

> IT IS MY UNDERSTANDING THAT CONSIDERABLE MUNICIPAL EFFORT HAS BEEN DIRECTED TOWARDS ACQUISITION OF THE SCHOOL PROPERTY ABUTTING THE DOWNTOWN COMMERCIAL AREA, WITH THE EXPECTATION THAT SUCH LANDS COULD SERVE THE PURPOSE OF EXPANDING THE DOWNTOWN CORE AREA. THESE LANDS WOULD INDEED HAVE BEEN A LOGICAL AND DESIRABLE LOCATION, HOWEVER, IT APPEARS NOW THAT THE SCHOOL LANDS WILL NOT BE AVAILABLE.

> ALTERNATIVE MEANS OF IMPLEMENTING THE PLANNING OBJECTIVE OF EXPANSION OF THE COMMERCIAL AREA ARE EXPLORED IN AMENDMENT NUMBER ONE, AND A PREFERRED OPTION RECOMMENDED.

> IN COMING TO THIS CONCLUSION MANAHAN PLANNING HAS RELIED UPON VALUABLE RESEARCH THAT HAS BEEN CARRIED OUT BY COMMUNITY ORGANIZATIONS, INCLUDING;

- . TOWN OF LONGLAC RETAIL MARKET AND BUSINESS OPPORTUNITY STUDY, PHASES 1 & 2; 1991
- . TOWN OF LONGLAC ECONOMIC OVERVIEW AND DEVELOPMENT STRATEGY, 1991

> IN ADDITION, MANAHAN PLANNING HAS COMPLETED SEPARATE RESEARCH INCLUDING LAND USE MAPPING AND A REVIEW OF PROPERTY SIZES FOR LANDS IN AND SURROUNDING THE EXISTING COMMERCIAL CORE AREA. THIS RESEARCH ILLUSTRATES SEVERAL FEATURES OF THE DOWNTOWN, INCLUDING;

- . THE PRESENT DOWNTOWN AREA HAS LITTLE VACANT LAND.
- . SOME RESIDENTIAL LAND USE DOES EXIST, HOWEVER THE UNITS ARE VIABLE AND OPERATING RESIDENCES, INCLUDING APARTMENTS, AND THEY ARE NOT CANDIDATES FOR REDEVELOPMENT.
- . RESIDENTIAL PROPERTIES LYING AT THE PERIPHERY OF THE DOWNTOWN DO, IN SOME INSTANCES HAVE LARGER LOT FRONTAGES, HOWEVER, LOTS OF SMALLER FRONTAGES ALSO ARE MIXED INTO THE SAME AREA. ORIGINAL LARGER LOTS THAT APPEAR ON THE REGISTERED PLAN HAVE GENERALLY BEEN SLIT INTO SEVERAL SMALLER PARCELS, AND CONTAIN VIABLE RESIDENTIAL DWELLINGS.

> DISCUSSIONS WERE ALSO HELD WITH THE ECONOMIC DEVELOPMENT, AND SOME OF THE SUGGESTIONS MADE WERE INCORPORATED INTO THE AMENDMENT.

> IT IS MY BELIEF -- AND I SAY THIS NOT ONLY AS A PLANNER THAT HAS NUMEROUS COMMERCIAL CLIENTS, BUT ALSO AS A MEMBER OF THUNDER BAY VENTURES (CHAIRMAN OF THE INVESTMENT COMMITTEE) WHICH HAS A REGIONAL FOCUS UPON ECONOMIC DEVELOPMENT IN NORTH WESTERN ONTARIO; THAT THERE IS A NEW AND PROFOUNDLY DIFFERENT ECONOMIC ENVIRONMENT EVOLVING AND THAT IT WILL CAUSE MUNICIPALITIES TO RETHINK MANY OF THEIR PREVIOUS PLANNING APPROACHES. GREATER FLEXIBILITY; A READINESS TO DO BUSINESS QUICKLY; AND THE LIKELIHOOD OF HAVING TO RESPOND TO NEW AND INNOVATIVE TECHNOLOGY, NEW BUSINESS STRUCTURES AND/OR NEW PHYSICAL REQUIREMENTS ARE EXAMPLES OF WHAT WILL BE REQUIRED IN THE FUTURE.

> THE NEW INDUSTRIAL ROAD AND THE EXPANDED COMMERCIAL DOWNTOWN DESIGNATION WILL ENHANCE THE TOWN OF LONGLAC'S CAPABILITIES IN THIS RESPECT.

> THE PROPOSAL TO ABSORB THE HIGHWAY COMMERCIAL LAND USE DESIGNATION IS ONE OF SEVERAL APPROACHES TO IMPLEMENTING THE STATED PLANNING POLICY OF PROVIDING FOR FUTURE EXPANSION. IT DOES NOT BY ANY MEANS SOLVE ALL PROBLEMS, BUT IT DOES APPEAR TO OFFER THE LEAST DISRUPTION TO EXISTING AND SURROUNDING LAND USES, AND THE BEST OPPORTUNITY FOR FUTURE COMMERCIAL DEVELOPMENT WITHIN THE BUILT-UP COMMUNITY, EITHER BY USE OF THE EXISTING VACANT LAND (PROVINCIAL LAND FOR WHICH THE TOWN HAS TRADITIONALLY BEEN A PART OF THE DISPOSITION PROCESS), OR BY RE-USE OR REDEVELOPMENT OF EXISTING BUILDINGS.

> MANY OF THE PERMITTED USES IN THE GENERAL COMMERCIAL AND HIGHWAY COMMERCIAL ARE THE SAME -- FOR EXAMPLE, MOTEL OR HOTEL; OR RESTAURANT USES ARE CONTAINED IN BOTH ZONES.

> THE ZONING BY-LAW THAT IS TO BE PASSED DOES PROVIDE THAT, FOR SOME OF THE USES THAT ARE DIFFERENT, SUCH AS THE VEHICLE SERVICE BUSINESSES, THAT THEY CONTINUE TO BE LEGAL IN ALL RESPECTS.

> LAKESIDE PARK PRESENTLY INCLUDES TWO RESIDENCES THAT ARE OWNED BY THE MUNICIPALITY, AND IT IS PROPOSED THAT MODEST INFILL BE ACCOMMODATED BETWEEN THESE BUILDINGS AND THE RESIDENTIAL PORTION OF THE MUNICIPAL OWNERSHIP BE SEPARATED AND COMMITTED TO RESIDENTIAL PURPOSES FOR THE LONG TERM.

> FINALLY, THE EXISTING BAIT BUSINESS HAS BEEN CONSIDERED BY COUNCIL PREVIOUSLY, AND IT IS MY UNDERSTANDING THAT THE CONCERN EXPRESSED IN SUCH REVIEW WAS THAT THE OPERATION BE REQUIRED TO INVEST IN A BASIC LEVEL OF COMMERCIAL INFRASTRUCTURE. THE OFFICIAL PLAN AND ZONING AMENDMENTS PROVIDE THE BASIS FOR CONSTRUCTION OF AN ADDITION OR FREE STANDING COMMERCIAL COMPONENT ON THE LANDS, THEREBY ADDRESSING THIS CONCERN. FROM A PLANNING PERSPECTIVE, THE LOCATION IS APPROPRIATE FOR INCLUSION IN SOME FORM OF COMMERCIAL DESIGNATION.

> THE PROPOSED ZONING BY-LAW WILL IMPLEMENT THE OFFICIAL PLAN BY PLACING A LOCAL COMMERCIAL ZONE ON THE LANDS, AND THUS ALLOW IT TO FUNCTION AS A COMMERCIAL OPERATION, BUT AT A LESSER SCALE THAN THE NEARBY COMMERCIAL PROPERTIES SINCE SURROUNDING LANDS ARE RESIDENTIAL.

SEVERAL CONCERNS HAVE BEEN INDICATED IN SUBMITTED CORRESPONDENCE, AND REQUIRE YOUR CONSIDERATION AT THIS TIME. THESE INCLUDE;

- . K-C -- PORTIONS OF THEIR LANDS PROPOSED TO BE MOVED TO THE INDUSTRIAL ZONE HAVE NO ROAD. THEY FEEL THAT THESE LOCATIONS WOULD BETTER BE LEFT IN THE RURAL ZONE.

-- THESE PARTICULAR LANDS WERE NOT PART OF THE INITIAL DRAFT PREPARED BY MANAHAN PLANNING. THEY WERE SUGGESTED BY YOUR ECONOMIC DEVELOPMENT OFFICE.

- . AIRD & BERLIS -- ON BEHALFS OF THE EXISTING FOOD STORE IN THE COMMUNITY AND THEIR SUPPLIERS.

-- OBJECTION TO THE COMMERCIAL CHANGES AND SEEMINGLY MAINLY TO THE FACT THAT A FOOD STORE IS A PART OF THE CHANGE. THEIR OBJECTIONS ARE TO THE PROCESS; TO THE LACK OF A MARKET STUDY AND THE PREMATUREITY OF ANY DEVELOPMENT WITHOUT SUCH A STUDY; THAT THE APPLICATION IS DRIVEN BY THE NEW DEVELOPMENT PROPOSAL.

- . NUMEROUS INDIVIDUALS -- TO THE CHANGE OF PART OF LAKESHORE PARK TO INCLUDE RESIDENTIAL USE.

> THESE CAN BE DISCUSSED AT THIS TIME, AND I AM QUITE PREPARED TO RESPOND TO QUESTIONS CONCERNING ANY OF THE MATTERS RAISED -- OR THEY CAN BE DISCUSSED AFTER YOU HAVE HAD THE OPPORTUNITY TO HEAR THE SUBMISSIONS THAT MIGHT BE MADE TONIGHT.

> AT THE END OF YOUR DISCUSSION AFTER THE PUBLIC MEETING, MANAHAN PLANNING EXPECTS THAT COUNCIL WILL ADVISE OF WHAT, IF ANY CHANGES ARE TO BE MADE TO THE OFFICIAL PLAN AND ZONING DOCUMENTS.

> THE NEW PLANNING ACT STIPULATES THAT A PLAN (AMENDMENT) MAY NOT BE ADOPTED UNLESS 14 DAYS HAVE ELAPSED FROM THE DATE OF THE PUBLIC MEETING. DURING THIS TIME MANAHAN PLANNING WILL PREPARE FINAL COPIES OF THE DOCUMENTS AND FORWARD THEM TO THE TOWN.

> THIS COMPLETES MY PRESENTATION, AND IN CLOSING I WOULD LIKE TO THANK YOU FOR SELECTING MANAHAN PLANNING TO ASSIST YOU.

DATED : MARCH 28TH, 1996

THE CORPORATION OF THE TOWN OF LONGLAC

Minutes of a special meeting of Council held
in the Council Chambers on Thursday, March 28th
at 8:00 p.m.

THOSE PRESENT: Mayor Charles Primeau, Councillors
Pengelly and Tonelli.

STAFF: J. Jantunen.

GUEST: Don Manahan of Manahan Planning.

1. Discussion of public meeting

- a) Highway Commercial Designation - Councillor Tonelli left the Council Chambers during this discussion as he had declared an interest in this item.

Mr. Manahan explained the objections raised by the law firm of Aird & Berlis to Council. Council asked about costs for an appeal to the O.M.B. Mr. Manahan explained that the Board will sit in Longlac. Council directed that the objections be sent to the municipal lawyer and Council confirmed their intention to proceed with the proposed amendment.

- b) New road access - there were no issues raised.

The Kimberly Clark concerns of rezoning adjacent to their road will be addressed. This portion of the proposed rezoning will be removed.

- c) Bait Shop - this will proceed as per the proposed amendments.

- d) Lakeside Centre

There were a number of objections to the proposal to re-zone from Open Space to Residential. The Mayor wanted the rezoning to enable Council to sell the property for funds to do capital works. Council felt the property is an enhancement to the Town and should be maintained.

Mr. Manahan was directed to remove this area from the amendments.

3.

TONELLI
PENGELLY

"RESOLVED THAT: the hour of 9:05 p.m.
having arrived. this meeting adjourn "

APPENDIX III -- LAND USE MAP

**APPENDIX V -- OFFICIAL PLAN STATEMENTS RELATING TO
COMMERCIAL LAND USE**

APPENDIX V - OFFICIAL PLAN STATEMENTS RELATING TO COMMERCIAL LAND USE

SECTION 3.1.g) -- The downtown commercial area will continue to be the dominant commercial, business and civic focus of the Town.

SECTION 3.1.h) -- Future growth will be accommodated by infilling and expansion of existing neighbourhoods.

SECTION 4.2 -- Goal -- To provide suitably located commercial areas consistent with economic potential.

SECTION 4.2 -- Objective - To provide sufficient area in the downtown core to meet the long-term requirements of the community.

SECTION 4.2 -- Objective - To provide suitably located highway commercial areas, where necessary.

SECTION 4.4 -- Goal - To diversify the economic base of the Town.

SECTION 4.4 -- Objective - To provide a strategy to develop new commercial, industrial and tourism opportunities to the community.

SECTION 4.4 -- Objective - To ensure that serviced, vacant land is available for various types of commercial, industrial and tourism development activities.

SECTION 4.8 -- Objective - To maintain, rehabilitate and further develop the commercial core area into a concentrated, mixed use centre that provides for the retail, commercial, institutional, community service and cultural needs of the residents.

SECTION 6.2.3 -- The commercial area of Longlac shall remain as the central focus of business, service, cultural and retail services within the Town. ... To promote the concept of mixed, concentrated use in the downtown commercial area, new commercial development should locate within, or adjacent to, the downtown area.

SECTION 6.2.4 -- Highway Commercial uses shall consist of establishments and uses oriented to servicing the travelling public, tourism and recreation, including but not limited to motels, restaurants, drive-in food outlets, automobile service stations, public garages and automobile sales and service dealers.

SECTION 6.2.4.1 -- Highway Commercial uses shall be located along Highway 11.

SECTION 6.2.4.2 -- When considering an application for highway commercial development, Councils shall have regard for:

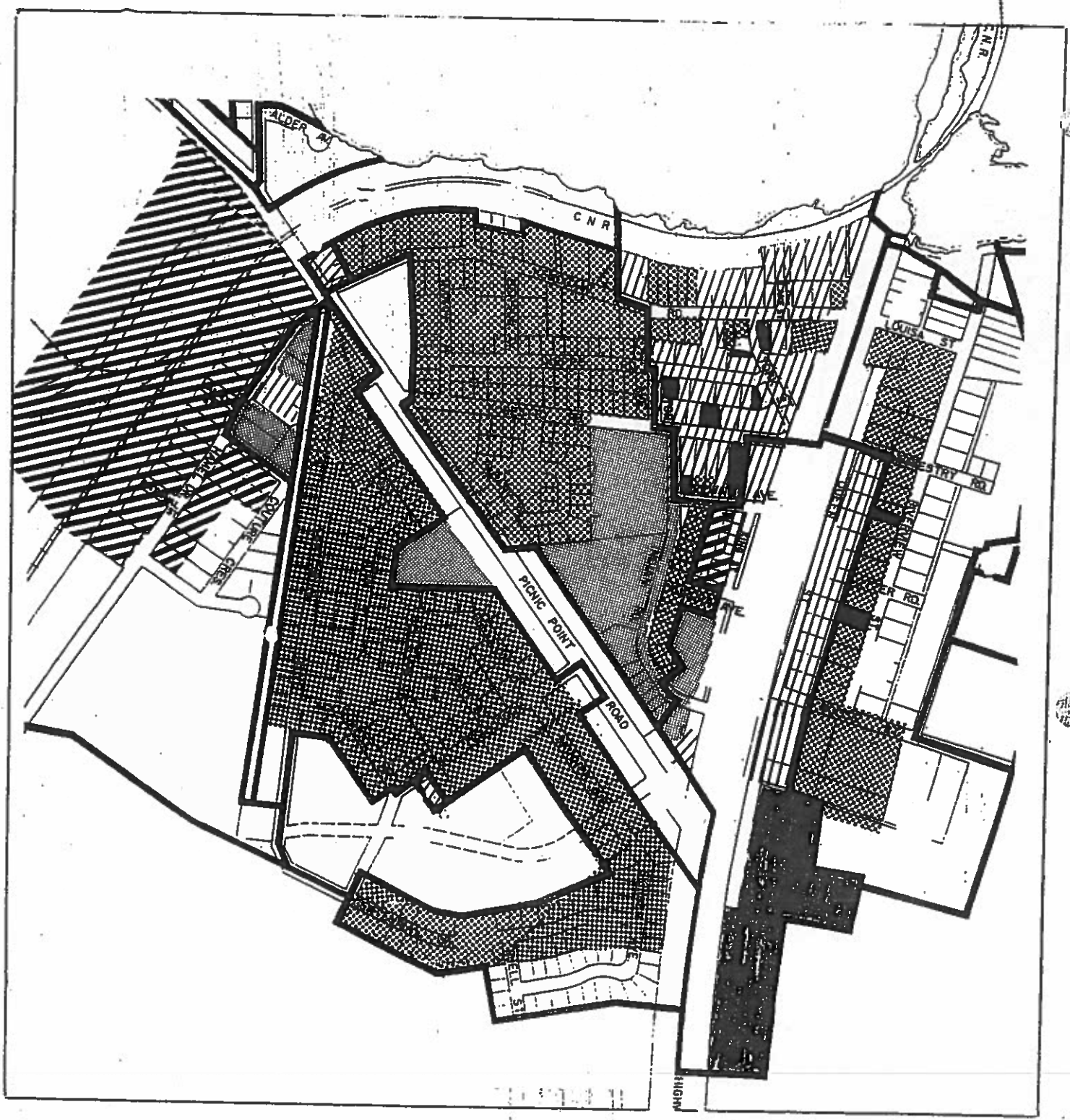
- i) location relative to existing development of similar nature.**
- ii) size**
- iii) provision of buffering to protect adjacent uses**
- iv) provision of appropriate off-street parking**
- v) impact on surrounding development**

SECTION 6.2.4.3 -- Highway Commercial uses shall be zoned in a separate zone in the implementing zoning by-law.

APPENDIX VI - COPY OF CURRENT DEVELOPMENT PROPOSAL

- residential
- commercial
- industrial
- industrial
- vacant

APPENDIX III
land use



**APPENDIX IV -- DETAILED LAND USE MAPPING -- VACANT AND NON-
CONFORMING USES IN AND SURROUNDING COMMERCIAL LAND USE
DESIGNATIONS**