

THE OFFICIAL PLAN
FOR THE
TOWNSHIP OF NAKINA

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FEBRUARY 1983
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I hereby certify that the enclosed document is a true copy of the
Official Plan for the Township of Nakina as approved by the Minister
of Municipal Affairs and Housing on the _____ day of _____,
1982.

CORPORATE
SEAL OF
MUNICIPALITY

J. Nagorski, Clerk-Treasurer
Township of Nakina

The Official Plan for the Township of Nakina which has been recommended by the Nakina Planning Board and adopted by the Council of the Township of Nakina is hereby approved in accordance with the provisions of Section 14 of The Planning Act, as the Official Plan for the Nakina Planning Area.

Date _____

BY-LAW NO. _____

The Council of the Corporation of the Township of Nakina, in accordance with the provisions of Section 13 of The Planning Act, hereby enacts as follows:

1. The Official Plan for the Township of Nakina consisting of the attached maps entitled Schedules 'A', and explanatory text, is hereby adopted.
2. That the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan for the Township of Nakina.
3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed this _____ day of _____, 19____.

Clerk-Treasurer

Reeve

CORPORATE
SEAL OF
MUNICIPALITY

Certified that the above is a true copy of By-law No. _____ as enacted and passed by the Council of the Township of Nakina on _____, 19____.

Clerk-Treasurer

OFFICIAL PLAN
FOR THE
TOWNSHIP OF NAKINA

The attached map entitled Schedule 'A' and explanatory text, constituting the Official Plan for the Township of Nakina, were prepared by the Nakina Planning Board and were recommended to the Council of the Township of Nakina under the provisions of Section 12 of The Planning Act, on the _____ day of _____, 19__.

Secretary

Chairman

CORPORATE
SEAL OF
PLANNING
BOARD

This Official Plan was adopted by the Corporation of the Township of Nakina by By-Law No. _____ in accordance with the provisions of Section 13 of The Planning Act, on the _____ day of _____, 19__.

Clerk-Treasurer

Reeve

CORPORATE
SEAL OF
MUNICIPALITY

DEFINITION OF TERMS

Adequate means sufficient for the purpose named according to acceptable standards of health, safety, convenience, welfare and amenity, and according to all other standards and policies that are applicable under this Plan.

Amenity means pleasant and agreeable with an absence of nuisances, and when applied specifically, it means a pleasant and agreeable environment for any particular activity.

Appropriate means fitting, adequate and suitable for the circumstances involved. The municipal Council will be the arbiter of what is considered appropriate but it will have regard for the principles of urban, regional and environmental planning and a high standard of urban design and protection of the environment.

Developer means any person proposing or engaging in development.

Development means the subdivision and severance of land, the erection of buildings and structures and includes any improvement that can be made on land. The use of the term shall be taken to include redevelopment in all cases.

Engineering Services means those public works and services associated with the urban development of land, including those for water supply, other utilities, sewage disposal, storm drainage and roads.

Local Board means any board, commission, committee, body or local authority established or exercising any power or authority under any general or special act with respect to any of the affairs or purposes of the Township of Nakina.

Official Plan means a program and policy designed to secure the health, safety, convenience or welfare of the inhabitants of the area.

Public Work means any improvement of a structural nature or any other undertaking that is within the jurisdiction of the Council or of a local board, or of the Province of Ontario.

Redevelopment means both the public and private redesign, resubdivision, clearance, rebuilding and reconstruction of or on any land or area in the municipality that has previously been developed.

PART ONE
INTRODUCTION

PART ONE - INTRODUCTION

The Corporation of the Township of Nakina is located in the District of Thunder Bay. The Nakina Townsite, which provides the focus of the municipality, is located on Highway 584 approximately 64 kilometres north of Geraldton and 350 kilometres northeast of the City of Thunder Bay.

A. PURPOSE OF THE PLAN

The purpose of the Official Plan is to provide a clear statement of public policies, supported by maps, that will guide planning and development in the Township of Nakina for the next 10-15 years.

The Plan sets out the official position of Council in matters within its jurisdiction to direct and influence the pattern of development within the municipality. It also provides a framework within which the provision of public works, the action of local boards and municipal departments, the fulfilment of provincial responsibilities and the proposals of private enterprise may be co-ordinated.

B. EXPLANATION

This plan is based on a detailed investigation of the physical, social and economic conditions of the Nakina Planning Area. The Township of Nakina Technical Appendix contributed to the formulation of policies for the Plan and should be referred to for further information and guidance in interpreting the general intent of the Plan.

The text of the Official Plan is set out in paragraphs of explanation and numbered policy statements. The policy statements contain the essentials which will govern through the authority of The Planning Act. The paragraphs of explanation, which precede the policy statements, provide further information which will assist in the interpretation of the policy statements and help clarify the general intent of the Plan.

While the Official Plan establishes goals and objectives and policies to achieve them, it is intended to be flexible and responsive to external changes. This will require that the plan be reviewed and updated regularly. The period of review has been selected as five years but this will not preclude other reviews if events so warrant.

C. THE BASIS OF THE PLAN

The policies contained in the Plan are based on the following assumptions. Factors which cause any of the assumptions to become invalid will require that the Plan be reviewed and, if necessary, amended.

1. The character of the municipality will not change significantly over the life of the Plan unless there is a substantial change in economic circumstances such as an increase in mining activity, forestry or tourism. In all cases, the Nakina Townsite will continue to provide the major community focus.

2. Urban land use activities in the Township are concentrated in the Nakina Townsite. Large expanses of resource land which will remain virtually undeveloped surround the townsite.
3. Major employment opportunities in the planning area will be generated by the resource base of forestry and mining, railway transportation, industry and tourism. The most favourable prospects for increased economic activity at the present time appear to be the forestry, mining and tourist industries. Increased tourist activity will require a competitive stance, and an improvement in the quality of services and in the appearance of the community.
4. Population projections for small resource communities are impossible to predict with any certainty. An increase of up to 2,000 in the permanent population, over the next 10-15 years has been adopted for design purposes in the Plan. It is also acknowledged that an increase in the permanent population will require an improvement in the quality of services and in the appearance of the community.
5. In order to provide for this growth, the additional minimum land needs in the Planning Area have been determined as:

Residential	10 hectares
Commercial	2 hectares
Industrial	20 hectares
Public and Institutional Uses	as required
Parks and Open Space	8.0 hectares/1,000 population

6. The Plan recognizes that the growth of business and industry, and the resultant influx of people into the area in turn creates demands for housing, which in turn generates a need for additional shopping facilities and the many other activities that provide services to people as well as water supplies, waste disposal and roads.
7. Where feasible, land needed for growth within the Nakina Townsite will be serviced with municipal water supply and sewage disposal facilities.
8. The Plan is also based on the need to improve the level of physical and social amenities as part of the general objective of improving the Township's attractiveness. This implies an orderly arrangement of community facilities and social services, a high standard of visual amenity and the prevention of scattered, poorly serviced and unsightly development.
9. The time frame for this Plan is approximately 10-15 years, with a major review to occur at intervals of 5 years.

D. THE GOALS OF COUNCIL

A goal is a long term statement of intent established in order to achieve a desired condition. The Township of Nakina Council recognizes that all

the goals of the Plan are inter-related, and while they may represent idealized ends, it is the intention of Council to direct its efforts to achieve each goal in co-ordination with all others. The goals of Council are as follows:

1. To adopt a positive and optimistic approach to planning and development.
2. To promote a logical, orderly, and economic pattern of development with clearly defined urban and resource areas.
3. To overcome existing servicing problems.
4. To provide physical services and community facilities, within the Township's financial capabilities to satisfy the needs of the population.
5. To enhance the economic potential of the Township by protecting resource development areas from incompatible uses and by promoting recreation and tourism.
6. To ensure a logical and orderly pattern of development in the Township.

7. To strengthen the municipal economy by encouraging the establishment of industry and commerce suitable for the Township.
8. To control municipal expenses by limiting development that would place an unnecessary financial burden on the Township.
9. To encourage and provide the means for public participation in the planning process.
10. To encourage other levels of government to implement the policies of the Plan.

PART TWO
THE PLAN DETAILS

SECTION ONE
DESIGN POPULATION

SECTION ONE - DESIGN POPULATION

Population projections for resource communities are difficult to predict with any certainty. For planning purposes an optimistic projection of the permanent population growth has been used to ensure that sufficient land is designated to maximize development opportunities. Council recognizes however, that in the short term there is a potential for a decrease in population.

For the purpose of this Official Plan, which will guide planning and development for the next 10-15 years, a permanent population design figure of 3,000 has been used. This reflects the desire of the Township of Nakina to plan for growth. This design figure is used as a basis for designating land use, determining specific land needs and for ensuring that community services and facilities are adequate to meet the needs of the population. Some flexibility will be allowed in the interpretation of this design figure as it is not intended to be precise.

- 1.1 For the purpose of this Plan the design population for the Township of Nakina is 3,000.

SECTION TWO
GENERAL PROVISIONS

SECTION TWO - GENERAL PROVISIONS

A major goal of this Plan is to promote the development of an orderly, economic and attractive land use pattern with clearly defined urban and rural areas. To accomplish this, the Planning Area is divided into a number of land use groups. The general pattern of these uses is set out on Schedule 'A'.

The intent of Council is to guide new development into appropriate land use groups and to separate activities that have conflicting requirements and functions. Council recognizes, however, that within any land use groups, there are generally several kinds of uses, some of which are mutually compatible under all normal circumstances. These constitute the primary or major uses. Other uses may or may not be compatible, depending upon their character and compatibility. These constitute secondary and sub-ordinate uses but frequently fulfil a useful service to improve an area.

It is the objective of Council that the lands in the Municipality shall be developed in accordance with the policies in the Plan and as shown on Schedule 'A'.

- 2.1 It is intended that development will occur in a manner which ensures that available land will be utilized to its fullest potential in a way that will be of benefit to all members of the community.
- 2.2 The Township is divided into Residential, Commercial, Tourist Commercial, Industrial, Parks and Open Space, Resource Lands, Recreation Residential and Hazard Lands, land use designations.
- 2.3 The following land uses are permitted to establish in any area, regardless of the land use designation shown on Schedule 'A', provided that Council considers them to be necessary and in agreement with the intent of the Plan.
- a) parks and open space uses; and
 - b) the essential operations of governments, municipally associated institutional uses, utilities and transportation agencies, excluding their offices and maintenance facilities, provided that they are designed as far as possible to harmonize with the character of the area in which they are located.
 - c) all existing electric power facilities and the development of new electric power facilities including works defined in the

Power Corporation Act, such as lines, transformer stations and distributing stations shall be permitted throughout the planning area provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made thereunder, or any other relevant statutes.

- 2.4 Wherever a use is permitted in a land use classification, it is intended that uses, building or structures normally incidental, accessory and essential to that use are also Permitted.

SECTION THREE
LAND USE

SECTION THREE - LAND USE

It is the intent of Council that the Nakina Townsite provide the major focus for future urban related development in the Planning Area. In order to achieve this, all urban related development will be guided into the Nakina Townsite as it is best able to supply the level of services required for urban growth, while distances to schools, and community facilities are also minimized.

A goal of Council is the protection of the resource base of the planning area. In order to achieve this, development must be guided into an organized pattern and an appropriate system of checks must be introduced into the planning process to afford examination of the impacts of development before it proceeds. The Plan endeavours to reconcile the need for such a checking procedure with the need to maintain a respect for development aspirations. In doing this, it sets guidelines for the separation of uses that may conflict and in some instances, restricts development until impact studies can demonstrate that development will not lead to any further deterioration of the environment.

GENERAL PROVISIONS

- 3.1 Schedule 'A' to the Official Plan identifies the areas where the policies set out in this section apply.

3.2 Future urban development in the planning area will be directed into the Nakina Townsite.

RESIDENTIAL

Large parts of the Nakina Townsite are devoted to Residential uses. In general, these areas occupy land for which there may be a demand over the next 10-15 years for housing purposes and land which is suitable for housing from a topographic and servicing point of view.

It is the intent of Council that the servicing deficiencies in the water and sewerage systems will be corrected, and the storm drainage system upgraded before further development occurs.

While it is expected that single family housing will continue to be the dominant form of housing over the life of the Plan, an increasing demand for various types of multiple family housing is recognized.

Mobile home parks/subdivisions may be permitted in the Residential designation, subject to a rezoning, and will generally be subject to development standards similar to those required for conventional single family dwellings. It is the intention of Council to promote the development of a mobile home park/subdivision in the Nakina Townsite.

Areas designated as Residential are shown on Schedule 'A'.

3.3 The primary uses permitted in areas designated as Residential are residential dwellings and other forms of permanent living accommodation, including group homes and senior citizen housing.

3.4 In areas designated as Residential, mobile homes will only be permitted to locate in a Mobile Home Park/Subdivision.

3.5 Home occupations and institutional uses under the jurisdiction of a local board may be permitted in the Residential area as secondary uses without an amendment to the zoning by-law.

3.6 Neighbourhood commercial uses, personal service uses and private institutions such as schools, churches, halls and day care centres, may be permitted as secondary uses in the Residential area by an amendment to the zoning by-law, provided they are compatible with the character of the area in which they propose to locate.

3.7 In interpreting what is compatible, secondary uses will be judged according to the following principles:

- a) They do not alter the predominantly residential character and amenity of the area;

- b) Their number in any one neighbourhood may be limited and their design and location controlled so that effects on residential uses are not detrimental;
- c) The noise, odour, traffic generation and lighting to which the use may give rise is not excessive in relation to the predominant residential character;
- d) The lot is of sufficient size and has direct access to an arterial or local road; and
- e) Major facilities will be directed to undeveloped parts of the Nakina Townsite.

COMMERCIAL

The Commercial designation identifies the prime business and commercial areas in the Nakina Townsite. It is the intent of Council to foster the business function of this area by promoting retail, service, office and public uses and by encouraging community improvements.

The areas designated as Commercial are shown on Schedule 'A'.

3.8 The primary uses permitted in the areas designated as Commercial are retail operations, offices, personal services, tourist facilities, institutions, government and public operations and general business activities.

3.9 Residential accommodation for store owners, operators or as rental units associated with stores may be permitted as secondary uses without an amendment to the zoning by-law in any of the Commercial areas.

3.10 Council will encourage the establishment of a Business Improvement Area in the Townsite Centre, and the development of a Business Improvement Plan.

INDUSTRIAL AREA

Provision has been made in the Plan for an industrial area as shown on Schedule 'A'.

The site has sufficient land to meet most of the municipality's industrial land requirements. Industrial uses related to resource development will also be permitted in the Resource Lands designation in accordance with the policies of the Plan.

- 3.11 The primary uses permitted in the area designated as Industrial are industries, warehouses, or industrial services whose operations are generally of a manufacturing, assembly, repair, storage, or wholesaling nature.
- 3.12 Secondary uses may be permitted in the Industrial area by amending the zoning by-law provided they are incidental to industrial operations; they provide a service for the industrial area or increase its attractiveness for industry; and they have characteristics or functional requirements similar to the industries.
- 3.13 Industries whose operations may be offensive by virtue of heat, noise, glare or obnoxious emissions, or that involve large scale operations not enclosed in buildings, will be restricted and will

require a specific zoning amendment in order that an acceptable design can be agreed upon. Uses shall be restricted to those operations that minimize the possibility of future noise, soil, water and air pollution problems affecting nearby residential areas.

PARKS AND OPEN SPACE

The lands designated for Parks and Open Space include the existing school site, ball diamond and recreation complex.

The standards in this Plan are set up primarily as a guide in judging what may be adequate and will not necessarily be interpreted literally in all cases. Parks and recreation facilities cannot be provided on a purely mathematical basis. A flexible approach is necessary to meet the varying circumstances that will be encountered.

Lands dedicated for park purposes under The Planning Act will not be accepted by the Township unless they are reasonably drained, with construction debris, and derelict buildings and vehicles removed.

Areas designated as Parks and Open Space are identified on Schedule 'A'.

3.14 The primary uses and activities permitted in areas designated as Parks and Open Space are active and passive parks, open space, and recreation facilities necessary to satisfy the recreational needs of the population.

3.15 The standard for parks and open space that is adopted in this Plan is 8 hectares of parks, recreational land, and open space per 1,000 population. This figure is interpreted as follows:

Hectares/1,000 Population

Community Parks	4.0
Passive Open Space	<u>4.0</u>
	8.0

3.16 The standard for parks and open space will be considered a minimum, which may be exceeded where circumstances warrant the designation of additional space.

3.17 The standards for parks and open space will be taken to include parks, school playgrounds, river banks and other open space normally available for active and passive recreation.

- 3.18 Areas designated for parks and open space will be kept free of all buildings and structures, except those accessory to the uses of the area.

Acquisition of Land for Parks

- 3.19 Municipal parks will be established when sufficient funds have been accumulated from municipal funds and through the provisions of The Planning Act.
- 3.20 All lands dedicated for park purposes under The Planning Act will be conveyed in a physical condition satisfactory to the Township.
- 3.21 Where the land dedication is of insufficient size or poorly located to be of use for park purposes, a cash equivalent may be given in lieu of the land dedication.
- 3.22 Where cash is accepted in lieu of the land dedication, Council will use the funds for such purposes as provided for by The Planning Act.
- 3.23 Where land designated as Parks and Open Space is under private ownership, the Plan does not intend that this land will necessarily remain as Parks and Open Space indefinitely, nor shall it be construed as implying that such land is free and open to the general public or

that it will be purchased by some public agency. If proposals to develop such lands are made, and no public agency has an interest in acquisition, then an application for redesignation shall be given consideration.

RESOURCE LANDS

The resource lands designation covers the parts of the Township where no urban development is contemplated and where municipal services will generally be maintained at present levels.

Substantial parts of the Township are undeveloped and in a natural state. It is the intent of Council to encourage the maintenance of these lands for resource uses. In this regard the Plan attempts to provide for the development of potential mineral, aggregate and forest resources, consistent with sound environmental practices. This also includes related industrial uses.

The Plan also recognizes the potential for outdoor recreation that is offered by the resource areas of the Township. It is the intent of Council to encourage a wide variety of outdoor recreation opportunities, including the conservation of unique physical, biological, cultural and historical features, the management of fish and wildlife resources, and the establishment of tourist commercial uses.

Because of local concerns about possible future fires endangering the survival of the Nakina community, a priority of Council is to establish a fire suppression area around the Nakina Townsite under the direction of the Ministry of Natural Resources.

Areas designated as Resource Lands are shown on Schedule 'A'.

- 3.24 The primary uses and activities permitted in the Resource Lands designation are mining, forestry, aggregate extraction and processing, and other resource production activities, the municipal airport, conservation, wildlife management and hunting, trapping and recreation uses.
- 3.25 Secondary uses, which may include industrial, commercial and tourist commercial uses, and individual recreation residences, may be permitted in the Resource Lands designation by amending the zoning by-law provided: they are compatible with the primary uses; they meet all appropriate health and environmental standards; they do not restrict the potential for economic activities related to the resources of the area; and, there is a need for locating the proposed use in the Resource Lands designation.
- 3.26 Council will undertake a study, in co-operation with the Ministry of Natural Resources, to determine the location and environmental impacts of establishing a fire suppression zone to protect the Nakina Townsite from possible forest fires.

Mining

3.27 The establishment of new mining and mining-related uses, including above ground mining structures, tailing sites, slag dumping sites, pits and ore processing plants may be permitted in the Resource Lands designation provided that they conform to all standards and requirements of the appropriate authorities.

3.28 The establishment of new above ground mining and mining related buildings and structures shall be by way of an amendment to the zoning by-law with regard for the following factors:

- a) the nature and location of other adjacent uses and the impact the proposed uses would have on them;
- b) the capacity of the road network to service the proposed uses; and,
- c) the effect that the proposed uses would have on the environment including aesthetic, pollution and drainage considerations.

3.29 Prior to amending the zoning by-law to permit new above ground mining and mining related buildings or structures Council may require the proponent to provide a site plan and other documentation necessary to support the rezoning application; such information should indicate the following:

- a) the location, dimensions, topography and natural and man made features of the subject property;

- b) the existing uses of all land and the location of all buildings and structures on the subject property lying within a distance of 300 metres from the subject property;
- c) the location of all entrances and exits;
- d) the extent of the above ground mining or mining related buildings and structures;
- e) landscaping and bank stabilization and other restoration activities to be undertaken after excavation is completed or in stages during use;
- f) the extent and nature of screening and buffering to adjacent uses and public roads;
- g) that top soil removed prior to or in the course of the mining operation shall be retained on part of the land and from time to time redistributed on the surface of such land;
- h) that sources of potable water for these operations, emissions from these operations, and all methods of industrial waste disposal meet the standards and have approval of the appropriate authorities;
- i) that any adverse effects to persons or the environment are minimized;
- j) that any access roads are of an appropriate standard;

3.29a Council may enact a site plan control by-law under Section 40 of The Planning Act where such by-law is considered necessary for the proper development of the new above ground mining and mining related buildings and structures.

3.30 Council may request a performance bond or other acceptable security to be posted to ensure that the conditions of the development agreement are met.

3.31 Council may request the proponent to provide such information as is necessary to determine compliance with this Plan.

3.32 Where in the opinion of Council, a proposal would not be in the best interests of the Township, the rezoning will be denied.

Pits and Quarries

3.33 With the exception of temporary wayside pits associated with road construction or maintenance, the establishment of new pits or quarries may be permitted in the Resource Lands designation by way of an amendment to the zoning by-law implementing the Plan, provided that they:

a) conform to all the standards and requirements of the appropriate authorities;

b) are effectively screened and located as far as possible from public view; and

- c) are generally located not closer than 100 metres for any shoreline or watercourse, public road allowance or any adjoining property boundary.

3.33a Wayside pits and quarries that are opened solely for the purpose of a particular contract for road construction or maintenance by a public road authority shall be permitted in the Resource Lands designation without the need for an amendment to the Official Plan or the implementing restricted area zoning by-law provided that the contracting agency ensures that the wayside pit is rehabilitated upon completion of the construction project.

3.34 In considering an amendment to the zoning by-law to permit a new pit or quarry, Council will have regard for:

- a) the location, nature, extent and commercial potential of the deposit;
- b) the nature and location of other adjacent uses and the impact that the pit or quarry could have on these uses;
- c) the capability of the road network to service the proposed activity; and
- d) the effect that the pit or quarry would have on the environment including aesthetic, pollution and drainage considerations.

3.35 Prior to amending the zoning by-law to permit a new pit or quarry Council may require the proponent to provide a site plan and other documentation necessary to support the rezoning application; such information should include the following:

- a) the location, dimensions, topography and natural features of the subject property;
- b) the existing uses of all land and the location of all buildings and structures on the subject property lying within a distance of 300 metres from the subject property;
- c) existing and final grades of the pit or quarry;
- d) the location of all entrances and exits;
- e) the extent of the pit or quarry;
- f) the proposed depth of excavation of the pit or quarry;
- g) an end use or rehabilitation plan;
- h) landscaping and bank stabilization and other restoration activities to be undertaken after excavation is completed or in stages during use;
- i) the extent and nature of screening and buffering to adjacent uses and public roads;

- j) that topsoil removed prior to or in the course of the mining or quarrying operation shall be retained on part of the land and from time to time redistributed on the surface of such land;
- k) that sources of potable water for these operations, emissions from these operations, and all methods of industrial waste disposal meet the standards and have approval of the appropriate authorities;
- l) that any adverse effects to persons or the environment are minimized;
- m) that any access roads are of an appropriate standard;
- n) provision is made to rehabilitate worked out areas after the aggregate has been removed, or in stages during use.

3.36 Council may require a performance bond or other acceptable security to be posted to ensure that rehabilitation of the pit or quarry will take place.

Forestry

Timber management insures not only continued timber production but also prevents soil erosion, supplies habitats for wildlife, and maintains the aesthetic quality of the area. Council recognizes the importance of forestry to the economic position of the Township and will work in co-operation with the Ministry of Natural Resources to promote this activity.

3.37 Forest management practices will be regulated by the Ministry of Natural Resources under the sustained yield principle and a timber management plan.

3.38 Council will encourage productive timber management on mining claims and Crown Land.

3.39 Timber harvest practices will be controlled and large clear-cut logging operations may be restricted in order that wildlife habitats may be protected and the forest and recreation amenity maintained.

TOURIST COMMERCIAL

In this plan tourist commercial uses and facilities include accommodation, tourist resorts, tourist outfitters, float plane operations, camping establishments and other similar or accessory uses catering to tourists.

In order to increase the tourist potential, every effort will be made to encourage new tourist commercial uses to locate in the Planning Area, and since the location of the new tourist commercial locations cannot be determined with any degree of accuracy, an amendment to the zoning by-law rather than an amendment to this plan will be required to designate new tourist commercial uses.

The establishment of new tourist commercial uses shall be by way of an amendment to the zoning by-law with regard for the following factors:

- a) the nature and location of other adjacent uses and the impact of the tourist commercial use on them;
- b) the capability of the road network to service the proposed site, when road access is required;
- c) the effect that the tourist commercial use will have on the environment including aesthetic, pollution and drainage considerations;
- d) that the use will have a source of potable water and a sewage disposal system which will meet the standards of the appropriate authorities.

RECREATION RESIDENTIAL

Two areas have been identified on Schedule 'A' as Recreation Residential. These areas have been designated to recognize two approved lake development plans on Lower Twin Lake. The plans estimate the potential development of 33 seasonal residential cottage lots from Crown Land. It is the intent of Council to permit new recreation residential development in environmentally suitable areas, and to encourage these to develop in such a manner as to minimize any environmental impacts. It is also intended that new Recreation Residential areas will develop by registered plan of subdivision. Since the location of new recreation residential areas cannot be determined with any accuracy, an amendment to this Plan will be required to designate new Recreation Residential areas.

Areas designated as Recreation Residential are shown on Schedule 'A'.

3.40 The primary use permitted in Recreation Residential areas are recreation residential dwellings.

3.41 New Recreation Residential areas will only be permitted to develop by registered plan of subdivision.

3.42 The establishment of new recreation residential areas shall be by way of amendment to Official Plan and Zoning By-law.

3.43 The development of new Recreation Residential areas will be strictly limited according to the capability of the lakes and soil to sustain further human activities.

3.44 The designation for Recreation Residential Areas shall be in no way interpreted to mean that access roads will be kept open in the winter or that additional public services will be provided. It is intended that these areas shall remain as seasonal use only. All persons obtaining building permits and/or a land division shall be advised of this policy.

HAZARD LANDS AND SENSITIVE AREAS

Areas where constraint on human activities is advisable can be divided into two groups: Hazard Lands and Sensitive Areas.

Hazard Lands are those lands which increase the risk of loss of life or property damage because of inherent physical or environmental characteristics which are suspected of being potentially hazardous including lands prone to flooding, erosion, shifting, slumpage and sinking.

Sensitive areas are defined as land or water areas having unique biological, geological or historical features which may be damaged or destroyed by human activities. It is the intent of this Plan that these areas be protected from the impacts of development.

Preliminary hazard lands as identified by the Ministry of Natural Resources are shown on Schedule 'A'. No sensitive areas have been identified at this point in time.

Hazard lands in the Nakina Townsite include a greenbelt area along Howard and Balkam Creeks.

3.45 The primary uses permitted in areas designated as hazard lands are agricultural conservation, forestry, wild life management, public or private parks, golf courses, and other outdoor recreational uses. Other public, commercial and private uses normally associated with water frontage, utilities, marinas, boat docking, and associated uses are also permitted.

- 3.46 Where detailed hazard land mapping is not available, the boundaries of the lands designated on the land use schedule shall be used as a guide for the preparation of the zoning by-law which will implement the policies of this section.
- 3.47 No buildings or structures shall be permitted in areas designated as hazard lands except where such buildings or structures are intended for flood or erosion control or are normally associated with water course protection, bank stabilization, docking, boat storage, bridges or municipal water or sewerage services.
- 3.48 Sensitive areas will be zoned as such and this zone will provide for the retention of the sensitive areas in their natural state and will generally permit compatible uses such as scientific research, nature study, resource management functions and recreation.
- 3.49 An amendment to the Official Plan is not required for changes to areas designated as Hazard Land, 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:
- a) the existing environmental and/or physical hazards;
 - b) the potential impacts of these hazards;

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

3.50 Where any form of development or any other activity requiring a building or structure is proposed on or abutting a sensitive area or feature, a study to determine the potential impacts of the development will first be carried out by the proponent or developer and where damage is shown to be likely, the development may be prohibited or it will be controlled and designed to remove the danger of damage.

3.51 Where an impact study is required under this part, regard will be had to the following:

- a) the existing environmental and physical characteristics;
- b) the potential impacts of the proposed development on these characteristics;
- c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices; and

34.

- d) the social, economic and environmental costs and benefits of the proposed development.

3.52 Council will amend this Plan to include additional Hazard Lands or Sensitive Areas as they are identified.

SECTION FOUR
AMENITY AND DESIGN

SECTION FOUR - AMENITY AND DESIGN

It is the intent of Council to encourage an attractive land use pattern by setting out certain principles designed to secure a high quality of development in the Township.

GENERAL

- 4.1 All roads, storm drains and ditches, water and other public works will be maintained in good repair to encourage by example the maintenance of private property and to keep pollution to a minimum.
- 4.2 Appropriate buffering, tree planting and landscaping will be required between all uses of land where there may be a conflict and where a use may detract from the enjoyment and functioning of adjacent uses.
- 4.3 Adequate parking and/or loading areas will be required for all new development, redevelopment, and the conversion of buildings from one use to another. This will include not only space for owners, residents or employees, but also for visitors or customers.
- 4.4 The keeping of derelict automobiles and the salvaging of parts from automobiles will only be permitted in areas specially designated in a zoning by-law for this purpose.

POLLUTION

The public responsibility for improving the environment and reducing pollution has now been recognized. It is imperative that measures be taken to reduce existing pollution and particularly to prevent any new sources from arising.

4.5 The sources of domestic, commercial, industrial, mining and other pollution will be controlled by appropriate by-laws and other means as provided for by provincial statutes.

4.6 No development will be permitted unless it is of a standard that will conform with the current policies and regulations of the Provincial Government regarding air, soil and water pollution.

RESIDENTIAL AMENITY

Council seeks to promote residential amenity by encouraging a high standard of property maintenance and by the provision of an ample and varied supply of dwelling types to cater to the needs of all income groups, and those of special population groups such as the elderly and the handicapped. As well, the Municipal Housing Statement is now more than 5 years old and is being updated to reflect current circumstances.

4.7 A variety of residential dwelling types will be encouraged including single and multiple family accommodation with both ownership and rental units.

4.8 When needed, senior citizen housing will be located in areas convenient to community facilities, social services and shopping areas.

MAINTENANCE AND OCCUPANCY BY-LAW

4.9 In order to encourage the proper maintenance and repair; and establish standards of occupancy for all property, the Township of Nakina will prepare and implement a Maintenance and Occupancy By-law pursuant to the provisions of The Planning Act, in accordance with the following policies:

a) Property Standards

The Maintenance and Occupancy By-law applicable to all property shall contain requirements with respect to:

- i) garbage disposal;
- ii) pest prevention;
- iii) structural maintenance of buildings;
- iv) safety of buildings;

- v) cleanliness of buildings;
- vi) service to buildings - plumbing, heating and electricity;
- vii) keeping land and waterfront properties free from rubbish, debris, weeds, abandoned or used vehicles, trailers, boats, barges, mechanical equipment or material.
- viii) maintaining yards, lands, parking and storage areas;
- ix) maintaining fences, swimming pools, accessory buildings; and
- x) occupancy standards.

b) Administration and Enforcement

To ensure the efficient administration of the Property Standards By-law, the Township will appoint a Property Standards Officer who will be responsible for administering and enforcing the maintenance and occupancy by-law.

- c) The Township will also appoint a Property Standards Committee, for the purpose of hearing appeals against an order of the Property Standards Officer.
- d) The measures to be used generally in achieving the property maintenance program would include an education and public relations program to show people the benefits of continued property maintenance, together with information showing what improvement can be made without increasing assessment.

- e) Complementary to the enforcement of minimum standards on private properties, the Township will undertake to keep in a fit and well-maintained condition, all municipally-owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, etc.

4.10 The Township will attempt to participate in government programs providing funds for the conservation, rehabilitation and the renewal of existing housing stock.

4.11 Council will undertake a program to update the Municipal Housing Statement to reflect current circumstances in the municipality.

SECTION FIVE
ENGINEERING SERVICES

SECTION FIVE - ENGINEERING SERVICES

It is the intent of Council that all development in the Nakina Townsite be provided with a municipal water supply, a complete system of sanitary sewers connected to an adequate sewage disposal plant and wholly separated from a storm drainage system which, in turn, is adequate to remove all storm water from developed areas.

To achieve this objective, it will be necessary to ensure that all new development is adequately serviced from the beginning and this has to be accomplished within the Township's financial ability to provide its share of the money involved.

It is the intent of Council to maintain the existing level of services in areas outside the Townsite.

GENERAL

- 5.1 New development in areas where an adequate level of public works and services are not provided or ensured will be considered premature and contrary to the intent of this Plan.
- 5.2 The provision of public works and services will be budgeted and undertaken to guide development in an orderly way, but this policy

will not prevent work necessary for maintenance or work that will benefit more than one area at a time.

5.3 At the discretion of Council, municipal services and other public works may be installed by private developers provided that such installation is in accordance with a subdivision agreement or a development agreement between the developer and the Township.

5.4 In areas outside the Townsite boundary not presently provided with municipal water supply or sewage disposal services:

a) the provision of such services will be regarded as a private responsibility of the property owner who shall ensure that his particular means are adequate and in sound working order to minimize the possibility of pollution or danger to health; and

b) only means of sewage disposal and water supply approved by the required authorities are permitted.

5.5 Where the cost of providing municipal sewerage and/or water systems is prohibitive, or the construction of such systems is premature, private individual systems may be used on a limited time basis provided:

- a) the provision of such services is regarded as a private responsibility of the property owner who shall ensure that his particular means are adequate and in sound working order to minimize the possibilities of pollution or danger to health; and
- b) only means of sewage disposal and water supply approved by the appropriate public agencies are permitted.

5.6 All sanitary sewers constructed will be completely separated from any storm drainage facilities.

5.7 The design and construction of all sanitary sewers will be adequate to serve all areas which may be ultimately connected to that part of the system.

5.8 In keeping with the policy of Council to guide new development into the Nakina Townsite, no extension of any sewerage system will be made outside the Townsite.

WATER SUPPLY

5.9 Council will continue to provide water through the municipal water supply system and, where feasible, all development in the Nakina Townsite will be connected to this system.

5.10 In keeping with the policy of Council to guide new development into the Nakina Townsite, no extension of any watermain will be made into the Resource Lands designation.

5.11 Any expansion to the municipal water supply system will be designed so as to serve all areas which may be ultimately connected to that part of the system.

SOLID WASTE

5.12 Council will continue to provide a waste collection service to the residents of the Nakina Townsite.

5.13 Solid waste will only be disposed of in an approved landfill site which will be maintained according to Provincial regulations.

5.14 At such time as the present landfill site reaches its capacity, and is to be abandoned for another site, Council will reclaim the land through a rehabilitation program to a condition in keeping with the general area in which it is located.

5.15 The Township will ensure that the landfill site is monitored on a regular basis and that at least two years prior to reaching

capacity, the municipality, in consultation with the Ministry of the Environment, will select a new location for a landfill site that meets the standards and requirements of the Ministry of the Environment.

STORM DRAINAGE

5.16 Council will undertake a comprehensive storm water management program to address deficiencies in the present system.

5.17 Ditches, culverts and other drainage systems in the Townsite will be cleaned on a regular basis to facilitate storm water runoff and to minimize the effects of infiltration of storm water into the sewerage system.

5.18 Council will pass a by-law prohibiting property owners from connecting roof and foundation drains to the sanitary sewers, once the system is owned by the Township.

TRANSPORTATION

It is the intent of Council to provide a road network that will accommodate the transportation needs of the Township.

5.19 Except where existing development precludes it, all public roads will be designed and maintained in accordance with Ministry of Transportation and Communications Standards.

- 5.20 Council will undertake a road needs study to determine construction needs and road improvements in the Township.
- 5.21 Council will initiate a road improvement program as funds become available.
- 5.22 All new permanent year-round development in the municipality will require suitable access to a year-round publicly maintained road except for resource related development.
- 5.23 Unless it is in the public interest, no new roads will be constructed by Council in the Resource Lands designation. An individual may, however, request that a road be constructed, provided that it is constructed at the individual's expense, and a development agreement is entered with the Council for constructing the road and bringing the road up to the minimum provincial road standards.
- 5.24 Unless it is in the public interest, private roads will not be assumed by any public agency and no responsibility for access, snow clearance, maintenance, or use by school bus or emergency vehicles is acknowledged.

PUBLIC WORKS PROGRAM

In order to assist Council in prioritizing and budgeting for improvements to roads and services, a preliminary assessment of road needs and servicing requirements will be undertaken.

5.25 Council will undertake a public works program to determine road needs and servicing requirements, including cost estimates, priorities and a program for public works.

AIRPORT

An airport master plan study is presently being undertaken to assess needs and to promote the development of the Nakina Municipal Airport.

SECTION SIX
COMMUNITY FACILITIES

SECTION SIX - COMMUNITY FACILITIES

An important objective of Council is to provide recreation and community facilities and services to meet the needs of the Township's inhabitants. It is the intent of Council to ensure that a range of community facilities and services continue to be provided in keeping with the needs of the population and the financial resources of the Township.

- 6.1 The provision of community facilities and services is the responsibility of Council.
- 6.2 Council will continue to support and improve existing community facilities and services and expand these when the need arises.
- 6.3 Council will encourage the local School Board to make school facilities available for use by the general population when not required for educational use.
- 6.4 Council will make maximum use of funds and programs available from senior levels of government for parks, recreation and community facilities.
- 6.5 The Cordingly Lake Beach area will be used as a public recreational area to serve the municipality until a more suitable site is located and developed.

SECTION SEVEN IMPLEMENTATION

SECTION SEVEN - IMPLEMENTATION

This Plan will be implemented by means of the powers conferred upon the Council, and the Minister of Municipal Affairs and Housing by The Planning Act, the Municipal Act, and other applicable statutes. In particular, this Plan will be implemented by a Restricted Area Zoning By-law, land division policies and a public works program.

GENERAL

- 7.1 Before urban development is permitted to proceed and before any by-law is passed or land division approved, Council will be satisfied that:
- a) soil and drainage conditions are suitable to permit the siting of buildings;
 - b) appropriate arrangements have been made for water supply, sewage disposal, storm drainage, waste disposal and any other necessary engineering services;
 - c) minimum traffic hazards or interference with the flow of traffic will result;

- d) the land fronts on a year-round, publicly-maintained road, except where such access is not necessary;
- e) adequate protection and preventive services for persons and property are available including health, welfare, fire and police;
- f) appropriate education and recreation facilities are available within a reasonable distance; and
- g) no hazardous feature of the land exists.

INTERPRETATION

7.2 The intent of this Plan shall, in all cases, be considered flexible, and no strict interpretation of any boundary line or figure is intended. Appropriate variations may be made to these and to the policies herein provided that, in the opinion of Council, the general intent of the Plan is maintained.

ZONING BY-LAWS

7.3 Council shall implement the Plan through restricted area (zoning) by-laws, which will reflect the principles and

policies contained in this Plan. Such by-laws will make provisions for adequate development standards and zone land in accordance with the policies of the Plan.

- 7.4 Notwithstanding the land use designations shown on Schedule 'A' or other policies in this Plan, special zones and zoning provisions may be established for holding purposes for areas where changes of land use are anticipated, and for areas in which development would be premature.

NON-CONFORMING USES

Schedule 'A' and the policies for land use represent a concept for the future land use pattern in the Township. It is recognized, however, that some existing uses of land will not conform with this concept and it is likely that this situation may persist for some time. Moreover, these uses have generally been established for a number of years and a measure of stability exists between them and their neighbours. While a conscientious planning program would not seek to deliberately foster a mixture of uses that were believed to be detrimental to each other, it must recognize that there are many existing situations which can continue without causing any serious adverse results.

- 7.5 Where an existing use of land does not conform with the land use designation shown on Schedule 'A' or to any other applicable policy in this Plan, it may, notwithstanding these policies, be zoned in any zoning by-law in accordance with the present use and performance standards, provided:
- a) the zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;
 - b) it does not constitute a danger to surrounding uses by virtue of a hazardous nature, environmental threat or other detrimental characteristics; and
 - c) it does not interfere with desirable development in adjacent areas that are in conformity with this Plan.
- 7.6 Where an existing use in one or more of these respects is incompatible, it will expressly be made a non-conforming use in any zoning by-law with the intent that the use will eventually terminate.
- 7.7 Where a use of land may not conform with the land use designation shown on Schedule 'A', or to any other applicable policy in the Plan, but is nevertheless reasonably compatible with other uses in its

vicinity and is a non-conforming use in any zoning by-law it may be permitted to expand or to redevelop, provided:

- a) the expansion or redevelopment, will not seriously jeopardize the possibility of future developments in its vicinity that may conform more closely with the intent of the Plan;
- b) in any such expansion or redevelopment, special efforts are made to enhance the compatibility of the use and to improve amenity and design; and,
- c) the expansion or redevelopment will only be permitted as set out in The Planning Act.

CROWN LAND

While it is the intent of the Plan that land presently in public ownership will remain so, some lands may be disposed of if it is found in the public interest to do so.

7.8 The use of Crown land will be in accordance with the Ministry of Natural Resources management policies as constituted from time to time. Where a change in land use is to take place, such change will generally conform to the policies in this Plan and will be assessed in consultation with Council.

7.8a Crown Land will be disposed of in accordance with the following general procedures:

- a) The Ministry of Natural Resources will contact Planning Board upon receipt of disposition request and indicate location, present and proposed use, services, surrounding uses, etc.
- b) Planning Board/Council will advise the Ministry of Natural Resources with respect to conformity with the Township of Nakina Official Plan.
- c) A rezoning application will be considered by Council upon approval in principle of the Crown Land disposition.
- d) The disposition will be effective after all municipal planning approvals have been obtained.

LAND DIVISION

The general intent of Council is to encourage the division of land by plan of subdivision. Consents to sever individual parcels will only be permitted for those cases where it is quite clear that a plan of subdivision is not needed to ensure that the applicable policies in this Plan are followed.

- 7.9 Major land development or redevelopment shall generally take place by registered plan of subdivision. When considering an application for subdivision, regard shall be had to other policies in this Plan and the following criteria:

Conformity

- a) All approved plans of subdivision shall conform to this plan.

Development Impact Study

- b) All applications for subdivision development may require an impact study undertaken at the developer's expense, which establishes to the satisfaction of the Council

that the development will not have a detrimental physical, economic, or social effect on the Township. Among other matters, the impact study shall address itself as to how each proposal will affect the following:

- i) the financial position of the Township;
- ii) surrounding development;
- iii) community facilities;
- iv) the accessibility of the site in terms of existing routes and access to proposed lots;
- v) the natural features of the site;
- vi) utilities; and
- vii) drainage.

Development Agreement

- c) Upon draft approval of a plan of subdivision by the Minister of Municipal Affairs and Housing, the developer shall be required to enter into an agreement with the Township relating to the following matters, among others:

- i) road requirements;
- ii) drainage requirements;

- iii) access requirements;
- iv) servicing requirements;
- v) financial requirements;
- vi) insurance requirements for the protection of the Township; and
- vii) park dedication.

7.10 Where a plan of subdivision is not necessary for proper and orderly development, a consent to a land conveyance may be granted in accordance with the following applicable policies where:

Conformity

- a) It is clearly apparent that the resulting use of the land will be in accordance with the policies of this Plan;

Municipal Expenditure for Public Works

- b) It is clearly apparent that no development could result which would lead to significant expense by the Township for additional public works;

Lot Dimensions

- c) The size and shape of the parcel is appropriate for the use proposed;

Compatibility

- d) The proposed use is compatible with adjoining uses;

Public Roads

- e) In the case of permanent development, the parcel fronts on a year-round maintained public road which is of an acceptable standard of construction;

Access

- f) The effect of the severance will not prevent access to any other parcel of land;

Hazards

- g) No hazardous feature exists;

Traffic Hazards

- h) Access to the parcel does not create a traffic hazard;

Soil and Drainage

- i) The soil and drainage conditions of the proposed and retained lots are suitable for: the proper siting of buildings; the provision of an adequate supply of potable water; and the installation of an adequate means of sewage disposal.

Exceptions

- j) Notwithstanding the above, consents may be granted for the following purposes:
 - i) to correct lot boundaries;
 - ii) to convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot for the purpose for which it is being used.
 - iii) severances which do not have the effect of creating an additional building lot are permitted;

- iv) to clear title; and
- v) for municipal or other government purposes.

PUBLIC WORKS

7.11 Public works that do not conform with the intent of this Plan will not be undertaken by any authority.

MUNICIPAL BUDGET

7.12 The Municipal budget will recognize the provisions of this Plan.

STATEMENT OF ENVIRONMENTAL IMPLICATIONS

The land use designations and the policies in this Plan are based on extensive background studies. However, it is not possible within the scope of these studies to determine what the effect may be of developments not yet proposed. Since the overall intent of the Plan is to protect the area's amenity and its resources, further investigations of the effects of significant development will need to be made if this intent is to be implemented and fulfilled. These investigations will be required in the form of a statement of environmental implications.

7.13 A statement of environmental implications will generally be required for all major or significant development projects including new commercial, industrial and recreational developments, which may be expected to have a significant or cumulative impact.

7.14 In determining what is a major or significant development,

regard shall be had for the relationship to the surrounding area, the possible effects on water quality, the scale of change that may be caused and the need to preserve the amenity of the Planning Area.

7.15 A statement of environmental implications shall include:

- a) a description of the area affected by the proposed development;
- b) an analysis of the effects of the development;
- c) a description of the actions necessary to prevent, or remedy any adverse effects upon the environment; and
- d) an evaluation of the social, economic and environmental costs and benefits of the undertaking.

7.16 A statement of environmental implications shall be prepared at the expense of the agency or developer concerned, and prior to the approval of the proposed development, the statement shall:

- a) be submitted to the Planning Board and the Council; and

- b) to all other parties who can justify an interest in the matter.

7.17 Where the Provincial Government requires an Environmental Impact Assessment, this will be taken as the requirement for the purposes of this Plan.

7.18 Where a statement of environmental implications reveals that detrimental effects may result, every effort will be made to devise the necessary means to reduce or eliminate the harmful effects. If it is shown that this cannot reasonably be done:

- a) the project may be rejected;
- b) the project may be suspended until such means can be devised;
- c) the project may be altered or reduced in scope so that harmful effects are avoided; or
- d) the project may be permitted with as great an abatement of harmful effects as possible, so long as it is shown conclusively to be in the public interest.

ENERGY CONSERVATION

7.18a An objective of Council is to encourage all new development to take place in a manner that contributes to energy efficiency and reduces energy consumption. Specifically, Council will:

- a) undertake to reduce consumption of energy and dependency on non-renewable energy sources in all municipally owned and operated facilities and equipment;
- b) encourage mixed use developments of complementary uses; concentrate diverse land uses as a means to conserve energy;
- c) encourage infilling to achieve more concentrated development and to encourage energy efficiency;
- d) encourage the conversion of large single family detached dwellings in appropriate locations into multiple family dwellings, rooming or boarding houses;
- e) encourage the conversion of single purpose buildings to multiple use complexes where conditions are appropriate;
- f) encourage the sequential and multiple use of institutional space for educational, recreational and community activity purposes;
- g) encourage the establishment of home occupations and corner store type uses to reduce commuting and to make multiple use of floor space;

- h) encourage higher density housing forms that are more energy efficient in terms of space heating;
- i) consider the approval of smaller lot sizes in fully serviced urban areas;
- j) encourage the orientation of streets and lots so that major building access can be in an east-west direction to optimize opportunities for solar heating by active or passive means;
- k) encourage the design, construction and situation of all public buildings in a manner that is most conducive to energy conservation;
- l) design parks and open space so as to reduce wind flow through the community and provide bicycle ways and pedestrian path networks, as a means of conserving energy;
- m) encourage residential, commercial and industrial subdivisions that maximize solar access and minimize excessive winds;
- n) encourage the use of appropriately selected and located vegetation that will reduce the energy consumption of buildings.

REVISIONS AND AMENDMENTS

While it is not the intent of Council to amend this Plan frequently, it is recognized that some circumstances may require an amendment; the Plan must be reviewed on a regular and ongoing basis.

7.19 Council will undertake a major review of the Plan at five year intervals.

7.20 An annual review will be made as a routine administrative procedure, and will incorporate new information as available. Minor changes not requiring amendment or permitted through the flexibility clause will be consolidated in the Plan at this time.

7.21 Amendments will be required at any time that changes are made to the land use schedules, major public works are undertaken or any other change is made to the policies of the Plan.

PUBLIC NOTIFICATION

7.22 Prior to adopting any amendment to the Official Plan, the Council will place a notice in the local newspaper, on at least two separate occasions:

- a) advertising its intention to consider an amendment to the Plan;
- b) outlining the contents of the amendment;
- c) requesting comments on the amendment from the public;
and
- d) specifying a date, time and place for a special meeting to discuss the amendment.