P.O. BOX 70



THE TOWN OF GERALDTON
ONTARIO
INCORPORATED 1937

OFFICIAL PLAN (GERALDTON AND SUBURBAN PLANNING AREA)

Amendment No. 1:

Area Within Town Boundaries

Amendment No. 2:

Area Outside Town Boundaries (Housekeeping Amendment)

Amendment No. 3:

Sunny Acres (Hardrock Townsite)

Amendment No. 4:

Hazardous Lands

PHONE (807) 854-1100

I, Parrice R. Wallace, Clerk of the Town of Geraldton, certify that this is when Original/Duplicate Original/certified copy of the Official Plan of the Geraldton and Suburban Planning Area.

Allallace

THE OFFICIAL PLAN OF THE GERALDTON AND SUBURBAN PLANNING AREA

The attached Schedules A-B and explanatory text, constituting the Official Plan of the Geraldton Suburban Planning Area, was prepared by the Geraldton and Suburban Planning Board and was recommended to the Council of the Town of Geraldton under the provisions of Section 12 of The Planning Act, R.S.O. 1970 on the Also day of Jan 1977.

Chairman

Secretary

Corporate Seal of Planning Board

The Official Plan of the Geraldton and Suburban Planning Area was adopted by the Corporation of the Town of Geraldton by By-law No. η much in accordance with Section 13 of The Planning Act R.S.O. 1970 on the 1 km day of July 1977.

Mayor

Clerk

Corporate Seal of the Municipality The Official Plan of the Geraldton and Suburban Planning Area, which has been recommended by the Geraldton and Suburban Planning Board and adopted by the Council of the Town of Geraldton, is hereby approved in accordance with Section 14 of The Planning Act R.S.O. 1970 as the Official Plan of the Geraldton and Suburban Planning Area.

Date

Minister of Housing

THE CORPORATION OF THE TOWN OF GERALDTON

BY-LAW NO. 81-1036

Being a by-law to adopt Amendment 4 to the Official Plan of the Geraldton and Suburban Planning Area.

The Council of the Corporation of the Town of Geraldton in accordance with the provisions of Section 17(1) of the Planning Act enacts as follows:

- 1. Amendment No. 4 to the Official Plan of the Geraldton and Suburban Planning Area, consisting of the attached explanatory text, is hereby adopted.
- 2. That the Municipal Corporation of the Town of Geraldton make application to the Minister of Housing for approval of the said amendment.
- 3. This by-law shall come into force and take effect upon final passing thereof.

ENACTED AND PASSED THIS 27th DAY OF April

, A.D., 1981.

ALEX-DANEFF

"MAYOR"

DAVID J. HORNE

"CLERK-ADMINISTRATOR"

Certified that the above is a true copy of the By-Law No. 81-1036 as enacted and passed by the Council of the Corporation of the Town of Geraldton on the 27th day of April, A.D., 1981.

DAVID J. HORNE \
"CLERK-ADMINISTRATOR"

THE CORPORATION OF THE TOWN OF GERALDTON BY-LAW NUMBER 11-902

Whereas the recommendation has been made to Council by the Geraldton and Suburban Planning Board that Schedules A and B and explanatory text constituting the Official Plan of the Geraldton and Suburban Planning Area, which have been prepared by the Planning Board, be adopted by Council in accordance with the provisions of Section 13 of The Planning Act.

NOW THEREFORE the Council of the Corporation of the Town of Geraldton enacts as follows:

- 1. That the attached Schedules A and B and explanatory text, constituting the Official Plan of the Geraldton and Suburban Planning Area, is hereby adopted.
- That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of the Official Plan of the Geraldton and Suburban Planning Area.

ENACTED AND PASSED this NTH day of Jucy 1977.

Mayor

Seal

Clerk

Certified that the above is a true copy of By-law Number 77-900 as enacted and passed by the Council of the Town of Geraldton the 11700 day of Jucy 1977.

Clerk

GERALDTON AND SUBURBAN PLANNING BOARD RESOLUTION

Moved by: John Cleaveley

Seconded by: S. M. Daoust

Resolved that recommendations be made to Council that the attached Schedules A and B and explanatory text, constituting the Official Plan of the Geraldton and Suburban Planning Board, which has been prepared by this Planning Board be recommended to Council for adoption.

Date Chairman

Certified that this is a true copy of the Resolution passed by the Geraldton and Suburban Planning Board on the 2 57 day of June 1977.

Secretary

TABLE OF CONTENTS

			PAGE
CER	TIFICA	ATION AND ADOPTION BY-LAWS	,i
	7.N.T.D	ACRUCTION	
1,-	INTRODUCTION		1 .
	1.1	Title of the Plan	1
	1.2	Components of the Plan	1
		Purpose of the Plan	1
		Effect of the Plan	2
		Interpretation of the Plan	3
	1.6	Review of the Plan	3
2.	GENE	RAL DEVELOPMENT POLICIES	4
2	2.1		4
	2.2	Economic Role	4
	2.3	Rate of Development	5
		Distribution of Development	7
. *		Detailed Plans	10
		Site Improvements	11
		Consents for Conveyance and Committee	
		of Adjustment	12
	2.8	Existing Uses	15
	2.9	Non-Conforming Uses	= 16
	2.10	Urban Design	20
		Buildings of Historical and Architectural	20
		Merit	20
	2.12	Capital Works Programs	20
		Economic Considerations	21
		Public Participation	21
¥.		Extension of Municipal Control	21
3.	ΙΔΝΩ	USE POLICIES	2.2
•			22
	3.1	<u>Rural</u>	23

	3.1.1 Rural Residential	23
	3.1.2 Extractive and Mining Industrial	26
	3.1.3 Private Non-Residential Recreation	
	Facilities	27
	3.1.4 Sensitive Areas	27
	3.1.5 Wayside Pits	27
	3.1.6 Implementation	28
3.2	Urban Residential	30
	3.2.1 Plans of Subdivision	31
	3.2.2 Infilling	32
	3.2.3 Medium Density Residential	33
	3.2.4 Mobile Home Parks and Subdivisions	34
	3.2.5 Institutional and Professional Uses	36
	3.2.6 Implementation	36
3.3	Seasonal Residential	39
	3.3.1 Forms of Development	40
	3.3.2 Location and Site Conditions	40
	3.3.3 Size and Design Standards	41
	3.3.4 Recreational Commercial	42
	3.3.5 Implementation	43
3.4	Commercial	44
	3.4.1 Commercial	45
	3.4.2 Shooping Centre Commercial	46
	3.4.3 Travel Trailer Parks and Commercial	
	Campgrounds	47
	3.4.4 Non-Commercial Uses	48
	3.4.5 Conversions	49
	3.4.6 Parking	49
153	3.4.7 Implementation	50
3.5	Industrial	52
	3.5.1 Development Pattern	53
	3.5.2 Industrial Development Standards	54
	3.5.3 Dry Industries	55
	3.5.4 Commercial Uses	55

	3.5.5 Implementation	56
	3.6 Urban Institutional	58
	3.6.1 Development Pattern	59
	3.6.2 Development Standards	59
	3.6.3 Implementation	60
	3.7 Airport Development	61
	3.7.1 Compatibility	61
ė	3.7.2 Implementation	61
	3.8 Open Space	62
	3.8.1 Population and Area Standards	63
	3.8.2 Development and Acquisition	
	Standards	64
	3.8.3 Location	64
	3.8.4 Private Ownership	64
	3.8.5 Accessory Uses	65
	3.8.6 Implementation	65
	3.9 Hazard Land	67
	3.9.1 Revisions and Refinement	68
27	3.9.2 Permanent Buildings	68
	3.9.3 Existing Uses	69
	3.9.4 Lands Under Private Ownership	69
	3.9.5 Open Space Dedication	70
	3.9.6 Parking Facilities	71
	3.9.7 Implementation	71
4.	ROADS	72
	4.1 Roads Classification	72
	4.2 Improvements	74
	4.3 Implementation	74
5.	MUNICIPAL SERVICES	75
	5.1 Water and Sewer Extensions	76
940	5.2 Solid Waste Disposal	77

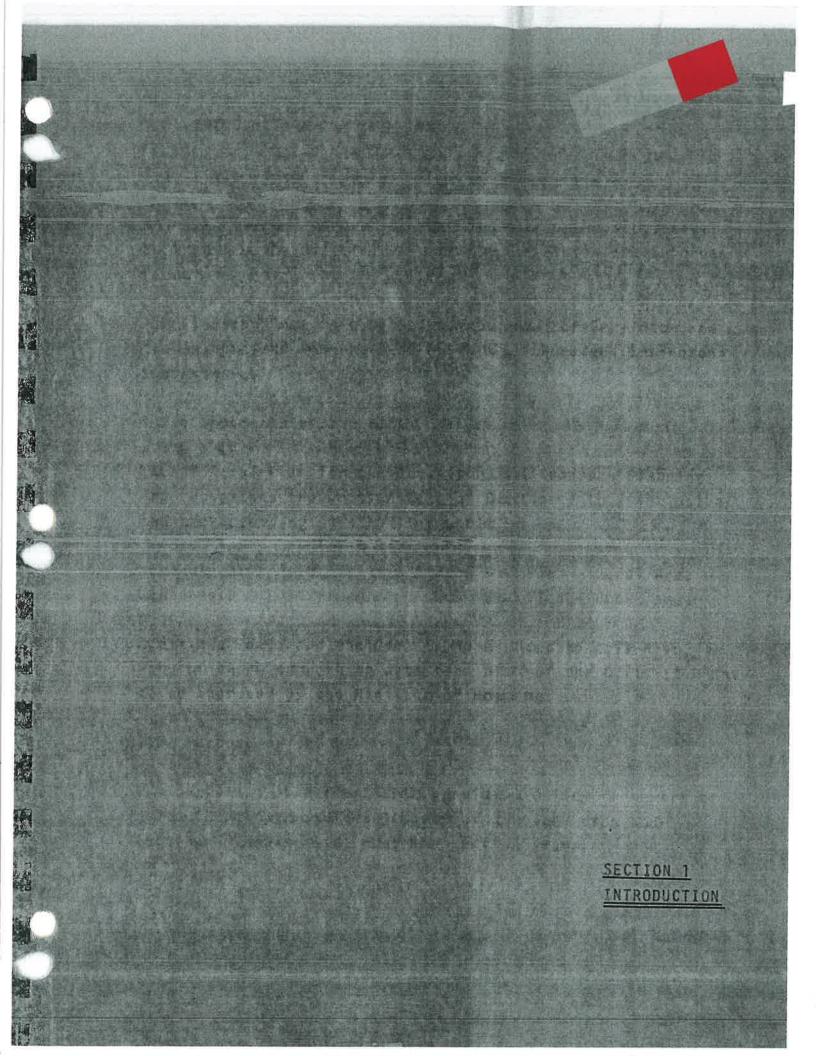
SCHEDULE A - LAND USE PLAN - RURAL AREA SCHEDULE B - LAND USE PLAN - URBAN AREA

- the availability of storm and sanitary sewer water supply and solid waste disposal services;
- ii) the separation of conflicting uses;
- iii) access to community, commercial and recreational
 facilities and services;
 - iv) the avoidance of piece-meal development where appropriate;
 - v) development on lands with the least environmental hazard;
- vi) a pattern of development which will aid in overcoming the present water distribution problems;
- vii) the expansion of established land uses where appropriate;
- viii) the maintenance of the overall collector road pattern;
 - ix) the provision of access to the existing
 built-up area;
 - x) the provision of centrally-located open space and school facilities.

To permit the logical and orderly expansion of the Urban Area, a number of areas outside the present Town boundaries have been included within the Geraldton Urban Area.

(e) The area designated for urban development outside the existing boundaries of the Town is intended for long term urban land requirements resulting from major mining or industrial expansion(s).

Urban development within the Geraldton Urban Area but outside the existing boundaries of the Town will only be permitted if it can be demonstrated to the satisfaction of Council that:



1. <u>INTRODUCTION</u>

1.1 Title of the Plan

This Plan, when approved by the Minister of Housing, shall be known as the Official Plan of the Geraldton and Suburban Planning Area.

The Planning Area is composed of the Town of Geraldton and the unorganized Townships of Fulford, McQuesten, Errington and Ashmore.

1.2 Components of the Plan

The Official Plan for the Geraldton and Suburban Planning Area comprises the written text of Section 1 to 5 inclusive and the accompanying schedules entitled:

Schedule A Schedule B

Land Use Plan - Rural Area Land Use Plan - Urban Area

Additional data are included as Appendices to this Plan. None of these supporting data form part of the Official Plan to be approved by the Minister of Housing.

1.3 Purpose of the Plan

The purpose of the Plan is to provide a policy framework to guide the growth and development of the Geraldton and Suburban Planning Area over the next 20 years.

The Plan will be used:

- by Planning Board and Town Council in their review of development proposals and as a basis for programming future municipal services such as roads, schools, parks, water supply, storm and sanitary sewers, solid waste disposal;
- by other government agencies and departments in preparing plans and programs, within or which may affect the Planning Area;
- by the housing and development industry, by business, industry and private citizens in the consideration of their own plans and programs.
- by Planning Board, the Town Council and other government agencies to provide for an extension of local jurisdiction and a local decision-making structure over the entire Planning Area when deemed necessary.

1.4 Effect of the Plan

Upon approval of the Plan by the Minister of Housing no public work shall be undertaken and no by-law passed for any purpose that does not conform with the Plan.

The Plan is a legal document but does not in itself control or regulate development of lands by private actions.

The Official Plan shall be implemented by the Town of Geraldton through the adoption of a Restricted Area (Zoning) By-law and other necessary by-laws, and by the Minister of

Housing through the adoption of a Minister's Order, together with public works programs and other legislative acts.

1.5 Interpretation of the Plan

It is intended that amendments to the Official Plan shall be required where major changes to the land use pattern, phasing and/or development policies or the overall intent of the Plan become necessary.

In determining whether or not an amendment to the Plan is required, consideration shall be given to the definitions and policies of each land use category, the intent of the phasing policy and other policies of the Plan.

The boundaries between land uses designated on Schedules A and B are approximate except where they coincide with major roads, rivers and other clearly defined features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to the Plan.

1.6 Review of the Plan

The Official Plan is not intended to be a static policy document. Planning Board will continually review the policies of the Plan and from time to time the Plan will be amended in response to changing needs and conditions. A major review of the Plan will occur every five years or when a fundamental change occurs in the Planning Area.

THE RESERVE WHERE THE PARTY OF AND LONG THE WIND COMPANY OF THE BEST STREET, AND THE SECOND OF THE SECO THE RESERVE OF THE PROPERTY OF STREET OF STREET 2. 数据 15 CE 10 CE THE TANK OF STREET SECTION 2 GENERAL DEVELOPMENT POLICIES

A CONTRACTOR OF THE PARTY OF TH

and the second second

全国对于中国的特别的特别的

2. GENERAL DEVELOPMENT POLICIES

2.1 Introduction

The General Development Policies establish an economic and development distribution framework within which the Land Use Policies (Section 3) operate. The General Development Policies also include policies which apply to all land uses.

2.2 Economic Role

- (a) Geraldton will continue as a regional service centre.

 This role is expected to be enhanced by recent improvements to services, the regional highway system and the presence of a new airport.
- (b) It is anticipated that the tourist industry will continue to expand gradually in the Planning Area.
- (c) The Town will continue to attempt to attract small industries as a means of correcting the current imbalance between residential and non-residential assessment.
- (d) The expansion of Kimberly-Clark's woodland operations in the area is expected to result in a moderate increase of approximately 100 direct jobs and approximately 30 services jobs over the next 5 years.
- (e) A major iron ore deposit to the south of Geraldton is expected to be developed in the mid 1980's. Two other iron ore deposits (the Bralorne Resources property and the Dofasco site) in the region are also expected to

be developed in the mid 1980's. The direct employment generated by the Algoma development within the Planning Area, is expected to be in excess of 600 employees. The "spinoff" effects, in terms of service employment from the iron ore operations, are likely to be substantial (200-300 employees). It is also possible that service industries, related to the Algoma operation, may be established in the Town.

The construction force for the Algoma operations is expected to be in excess of 1,000 employees.

- (f) The development of mines, particularly gold, in the Planning Area may occur during the planning period.
- (g) Geraldton contains the regional offices for a number of federal and provincial institutions. A change in government policy could either increase or decrease the size and nature of these institutions.
- (h) Geraldton was designated as a Strategic A Centre in the Design for Development-Northwestern Ontario Region report of 1972. It is, therefore, likely that the Geraldton area will continue to be a focal point for provincial government activity and aid.
- 2.3 Rate of Development
- (a) The pattern of population growth in Geraldton from 1937 to 1966 was one of gradual growth. From 1966 to 1973 the population of the Town dropped from 3,558 to 2,826 then increased to 3,000 by 1975.

The population of the Town is expected to climb to between 3200 and 3500 by 1979 as a result of the expansion of Kimberly-Clark's woodland operations and the continuing expansion of the service sector. It is estimated that there will be a need for an additional 120 to 150 owner-occupied dwelling units and between 30 and 40 rental units by 1980.

- (b) Geraldton's population is expected to increase gradually through to the mid 1980's as a result of increasing tourism and the expanding service sector. The establishment of a single industry, the development of a mine or a change in government policy would, however, result in a more rapid upsurge.
- (c) By the mid 1980's, it is anticipated that the establishment of the Algoma, the Dofasco and the Bralorne Resources mines will result in a permanent population increase for the Town in excess of 2,000 persons. During the construction phase of the Algoma operation alone it is also anticipated that the bulk of the construction work force of 1,000 employees will be living in the Planning Area. Additional mining operations could result in even more dramatic population increases in the Planning Area.

The housing requirements stemming from the Algoma expansion alone will likely be in the order of 500 to 600 housing units and rental accommodations for 250 to 300 persons.

(d) The majority of cottages in the Planning Area are owned by local residents. Following the major population increase in the mid 1980's there is also likely to be a substantial demand for cottage properties.

- 2.4 Distribution of Development
- (a) In view of the uncertainty concerning the magnitude, timing and growth implications of major development factors it has not been possible to indicate the precise staging and magnitude of development within the Planning Area.

The approach of the Plan has, therefore, been to indicate the general sequence of development and to provide a sufficient allocation for each major land use to permit a major expansion if necessary.

- (b) The proposed sequence of development is based primarily on the economical extension of services and available information concerning physical development constraints. An alternative development sequence will only be permitted if it can be demonstrated that service costs to the Town will not be increased, lands suitable for development cannot be developed because of existing land ownership patterns or on the basis of new information concerning physical development constraints.
- (c) An amendment of the Plan will be required when more detailed information becomes available, particularly concerning the plans for the Algoma property.
- (d) The bulk of future development has been directed to the Geraldton Urban Area. The Geraldton Urban Area is the area outlined on Schedule B. The Geraldton Rural Area is the area outlined on Schedule A. The proposed development pattern has been based on the following considerations:

- the availability of storm and sanitary sewer water supply and solid waste disposal services;
- ii) the separation of conflicting uses;
- iii) access to community, commercial and recreational
 facilities and services;
 - iv) the avoidance of piece-meal development where appropriate;
 - v) development on lands with the least environmental hazard;
- vi) a pattern of development which will aid in overcoming the present water distribution problems;
- vii) the expansion of established land uses where appropriate;
- viii) the maintenance of the overall collector road pattern;
 - ix) the provision of access to the existing
 built-up area;
 - x) the provision of centrally-located open space and school facilities.

To permit the logical and orderly expansion of the Urban Area, a number of areas outside the present Town boundaries have been included within the Geraldton Urban Area.

(e) The area designated for urban development outside the existing boundaries of the Town is intended for long term urban land requirements resulting from major mining or industrial expansion(s).

Urban development within the Geraldton Urban Area but outside the existing boundaries of the Town will only be permitted if it can be demonstrated to the satisfaction of Council that:

- i) there is a need for the proposed land use;
- ii) the proposed land use cannot be accommodated within the existing boundaries of the Town;
- iii) arrangements satisfactory to the Town can be reached for the provision of municipal services;
 - iv) the proposed land use will not have an adverse financial impact upon the Town or land uses within the Town.
- (f) The ultimate physical population capacity of the Geraldton Urban Area is 9,000 persons assuming a continued pattern of predominantly single family development.

Should further room for expansion be required in the very long term the Urban Area could be extended to the east and to the northeast providing that development occurs only where it will have the least effect on the environment.

(g) With the commencement of the iron ore operations, a major residential neighbourhood should be developed to the east of First Street East as indicated on Schedule B. The neighbourhood could include an elementary school and a community park.

The neighbourhood could accommodate approximately 3,000 persons assuming a pattern of predominantly single family homes.

Provision has been made for additional residential development in the northeast end of the Town.

- (h) Provision has not been made to house more than a small proportion of the temporary construction force for mining operations. It is the policy of this Plan that "temporary" camps will be constructed to house the construction workers on the mining sites. When the construction phase is completed the camps should be removed. The provision of local recreational facilities of the camp is encouraged in order to minimize the impact of the construction force on the community.
- (i) In the short term the regional need for seasonal residential development will be met by a new subdivision on Hutchison Lake and the provision of additional land for cottages on Wild Goose Lake. Additional cottage development will not be permitted on Kenogamisis Lake or any other lake in the Planning Area, unless it is in accord with a Lake Development Plan according to Ministry of Natural Resources guidelines.

Seasonal residential development will be given a higher priority on Kenogamisis Lake than other types of development.

2.5 Detailed Plans

To ensure the integration of major new developments into the Planning Area, the developer shall be requested to present plans of sufficient detail indicating the relationship of the proposal to existing development. Such plans shall identify the exact location of special land uses by lot, parcel or building, rights-of-way, density of development and similar design elements. The developer may be requested to provide supplementary information relating to servicing, access and

similar factors as may require the approval of local and provincial agencies.

The Planning Board and/or Council shall be satisfied that such other approvals as are necessary shall be obtained prior to the issuing of building permits, amending the Restricted Area By-law or Minister's Order, and similar matters for which the Municipality is responsible.

- 2.6 Site Improvements
- (a) In the Rural Area the construction of buildings and the placing of fill within close proximity of the top of the bank of any watercourse or the high water mark of any lake shall be in accordance with Provincial standards.
- (b) In the Geraldton Urban Area, Physical Constraint Policy Areas have been designated on Schedule B. Physical constraints to development including flood susceptibility erosion susceptibility and certain other combinations of conditions, have been identified in these areas by the Ministry of Natural Resources. It shall be the policy of this Plan that, in addition to the provisions of the land use designations for these areas, the following additional policies shall apply:
 - (i) When an application for development, where all or part of the development is contained within a Physical Constraint Policy Area, the following shall be taken into account:
 - the existing physical hazards; —
 - the potential impacts of these hazards;
 - the proposed methods by which these impacts
 may be overcome in a manner consistent with

- accepted engineering techniques and resource management practices;
- the costs and benefits in monetary, social and biological value in terms of any engineering works and/or resource management practices to overcome these impacts;
- (ii) It shall be demonstrated, to the satisfaction of Council, that either a physical hazard does not exist or can be overcome without adversely affecting the environment. No approvals will be granted for development which, by its nature, intensity or location would adversely affect the environment.
- (iii) All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Town. When an open watercourse is involved, adequate space shall be provided for maintenance and operations.
- (iv) When a development application is being considered, the Ministry of the Environment shall be consulted.
- (v) The areas contained within the Physical Constraint Policy Area shall be placed in a separate holding zone in the implementing Restricted Area (Zoning) By-law.
- 2.7 Consents for Conveyance and Committee of Adjustment

A local Committee of Adjustment shall administer applications for minor variances to the regulations of the Restricted Area (Zoning) By-law. The Ministry of Housing

shall administer applications for amendments and minor variances to the regulations of the Minister's Order and for applications for consent for the conveyance of lands within the Planning Area. The issuance of consents within the Geraldton Urban Area will only be granted in accordance with the following land division policies:

- (a) In general, all divisions of land shall be registered plans of subdivision or municipal reference plans.
- (b) Consents will only be granted for industrial or commercial development within areas designated for such purposes on Schedules A and B to a maximum of two lots excluding the retained lot.

Consents for residential development will only be permitted to a maximum of two lots per parcel excluding the retained lot.

- (c) For the review of applications for consents, the policies of the Official Plan and the following criteria shall be considered:
 - (i) consents shall only be granted when the undue extension of any major service will not be required;
 - (ii) consents shall only be granted when the land fronts on an existing assumed, public road which is of a reasonable standard;
 - (iii)consents should have the effect of infilling in the existing built-up area;

- (iv) the size of any parcel created by consent shall be appropriate for the use proposed considering the public services available and the soil conditions, and in no case shall any parcel be created which does not conform to the provisions of the Restricted Area (Zoning) By-law or Minister's Order;
- (v) direct access from major roads shall be restricted and residential lots shall, where possible, have access only from internal, residential roads;
- (vi) consents shall not be granted adjacent to a road, where the entrance could create a traffic hazard due to limited sight lines or curves.
- (d) Consents for residential development within the existing plans for the Townsites of MacLeod, Geraldton North and Sunny Acres may be permitted in accordance with the following criteria:
 - (i) consents for residential development will only be permitted to a maximum of two lots per parcel or block excluding the retained lot;
 - (ii) consents shall only be granted when the undue extension of any major service will not be required;
 - (iii) consents shall have the effect of infilling in the existing built-up area;
 - (iv) site conditions suitable for private waste disposal systems and the supply of water to the satisfaction of the Ministry of the Environment;

- (v) a Secondary Plan shall be prepared for each townsite as an amendment to this Plan before the number of residential dwellings within the particular townsite is permitted to exceed 25 per cent of the existing dwelling units;
- (vi) non-seasonal residential development by consent not permitted in the Rural area except in the Townsites of MacLeod, Geraldton North and Sunny Acres;
- (vii) the size of lot is appropriate for the use proposed; considering the public services available and the soil conditions;
- (viii)fronts on an existing, assumed public road which
 is of a reasonable standard;
- (ix) no traffic hazard created because of limited sight lines on curves or grades;
- (x) conforms to the policies of this Plan and to the provisions of the implementing Minister's Order.

2.8 Existing Uses

Nothing in this Plan shall affect the continuance of uses legally established on the date that the Plan was adopted by Council, but Council, in co-operation with the owners, shall attempt to reduce the number of non-conforming uses whenever and wherever possible.

- 2.9 Non-Conforming Uses
- (a) Non-conforming uses throughout the Planning Area should eventually cease to exist, so that the land affected may change to a use in comformity with the intent of the Official Plan and the provisions of the Restricted Area (Zoning) By-law and Minister's Order. Extensions or enlargements to non-conforming uses may be permitted where it is desirable to avoid unnecessary hardship, providing the application is in conformity with the policies of this Plan and is in the general interest and welfare of Planning Area residents.

The replacement of existing buildings accidently destroyed may be permitted.

- (b) Extensions or enlargements to non-conforming uses may be permitted as minor variances subject to the provisions of the Committee of Adjustment.
- (c) Before concurring with any application for the extension or enlargement of an existing 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 developing it in accordance with the provisions of Section 35(6) of The Planning Act should be considered. In this context, special attention will be given to the chances for 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 planning policies of this Plan.

- (d) If acquisition does not appear to be feasible and if the special merits of the individual case make it desirable to grant the extension or enlargement of a non-conforming use, the Town may consider the passing of a zoning by-law pursuant to Section 35(21) of The Planning Act; such a by-law may then be passed without the necessity to amend the Official Plan if it complies with the following policies and procedures.
- (e) Before making any decision in such a matter, the application will be referred to Planning Board for a report on the various aspects of the matter concerned for the information of Council.
- (f) The Committee of Adjustment shall be satisfied that those of the following requirements 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 provisions of the Restricted Area (Zoning) By-law and Minister's Order;
 - (ii) that the proposed extension or enlargement shall be in an appropriate proportion to the size of the non-conforming use established prior to the passing of the Restricted Area (Zoning) By-law and Minister's Order;

- (iii) that an application, which would affect the boundary between areas of different land use designations on the Official Plan, will only be processed under these policies if it can be considered as a "minor adjustment" to the Land Use Plan. Major variances will require an amendment to the Official Plan;
- (iv) that the characteristics of the existing nonconforming use and the proposed extension or enlargement shall be examined with regard to noise, vibrations, fumes, smoke, dust, odours, lighting, and traffic generating capacity and no amendment to the Restricted Area (Zoning) By-law or Minister's Order shall be made if one or more such nuisance factors will be created or increased so as to add significantly 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 or screening, 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 economically feasible, be also extended to the established use in order to improve its compatibility with surrounding areas;

- (vi) that traffic and parking conditions in the vicinity will not be adversely affected by the application and that traffic hazards will be kept to a minimum by appropriate design of access and egress points to and from the site, improvements of a sight condition, especially in proximity to intersections;
- (vii) that adequate provisions have been or will be made for off-street parking and loading facilities;
- (viii)that municipal services are adequate or can be made adequate, where necessary.
- (g) In addition to the above, in all cases where an established non-conforming use seriously affects the amenity of the surrounding area, consideration shall be given to the possibility of ameliorating such conditions, especially when public health and welfare are directly affected.
- (h) Furthermore, the Council will not pass an amending by-la pursuant to The Planning Act, before it is satisfied in regard to the foregoing policies. It will also be the policy of the Council to notify property owners in the vicinity of each application for an extension or enlarge ment of a non-conforming use prior to a final decision on the matter in order to obtain their views and satisfy the requirements of The Planning Act.

By-laws may be passed, subject to these policies, to amend the Restricted Area (Zoning) By-law and Minister's Order and to permit the extension and enlargement of

existing uses of any land, buildings or structures which do not conform with the land use classification of the Official Plan and of the zoning by-laws. Such an amending by-law passed pursuant to The Planning Act shall be considered in conformity with the Official Plan, if it complies with the policies contained in this section.

2.10 Urban Design

It is the policy of this Plan that all signs will be subject to environmental, aesthetic and design control. The Town will consider passing by-laws under the Municipal Act to regulate the size and location of signs.

The use of urban design criteria, including landscape design will be encouraged as part of the development control process.

2.11 Buildings of Historical and Architectural Merit

It is the policy of this Plan to encourage the designation of buildings and sites of architectural and historical merit by the Municipal Council in accordance with the Ontario Heritage Act 1975.

2.12 Capital Works Programmes

It is intended that the construction of public works, within the Geraldton and Suburban Planning Area, shall be carried out in accordance with the policies of this Plan.

2.13 Economic Considerations

Planning Board and Council shall at all times have in mind the financial status of the Municipality and shall attempt to secure a satisfactory ratio between residential and industrial assessment.

2.14 Public Participation

It is the intention of Planning Board to maintain a contiuuous program of dialogue with interested groups and individuals in order to ensure that the policies of this Plan reflect the needs and desires of the people of the Geraldton and Suburban Planning Area.

2.15 Extension of Municipal Control

When the Town deems it necessary to extend municipal control it shall apply to the appropriate agency for an expansion of existing Town boundaries.

LAND USE POLICIES

This section establishes detailed development policies as they relate to various land use categories and should be read in conjunction with Schedules A and B.

The Land Use Plans are intended to broadly indicate the distribution of predominant use categories. Detailed definition of boundaries will be established in the implementing Restricted Area By-law and Minister's Order.

by talk the best of the party o SECTION 3 LAND USE POLICIES

声思·文学文艺术艺术。在1947年1月17日 1947年 1947年1月18日 194

CONTRACTOR OF THE PROPERTY OF THE PARTY OF T

PERFECT TO THE PERFECT TO THE TOTAL TOTAL THE TOTAL T

THE RESERVE THE SECOND SECOND

D.P.

3.1 Rural

Goals

Proposals for Rural development shall be considered within the context of the following Rural goals:

- To protect and enhance the mineral, aggregate, timber, recreation and tourism resources of the Planning Area;
- To ensure that existing forested areas of good timber potential remain undisturbed by development;
- To ensure that the expansion of the mining industry or the establishment or expansion of any industry is carried out in a manner which will minimize adverse environmental and community effects;
- To limit development in the Rural area to uses which are not suitable or desirable in the Geraldton Urban Area.

Permitted Uses

The predominant use of land designated Rural shall be of a non-urban nature including forestry, mining, conservation, waste disposal, public buildings and utilities not suitable in the Geraldton Urban Area, wayside pits and outdoor recreation. Limited rural residential shall be permitted on existing lots and associated with permitted uses.

Policies

The following policies are adopted to achieve the Rural goals.

3.1.1 Rural Residential

- (a) A dwelling unit for an essential caretaker and which is accessory to a permitted use may be permitted in accordance with the following criteria:
 - (i) a minimum lot size of ½ acre subject to the approval of the Thunder Bay District Health Unit;
 - (ii) site conditions suitable for private individual waste disposal systems and the supply of potable water to the satisfaction of the Ministry of the Environment;
 - (iii)not located in any area specified as sensitive by the Ministry of Natural Resources or the Ministry of the Environment (Schedule A).
- (b) Residential development on existing patented lots may be permitted in accordance with the following criteria:
 - (i) one dwelling unit per lot;
 - (ii) no division of these lots for residential purposes except in the Townsites of MacLeod, Geraldton North and Sunny Acres;
 - (iii) a minimum lot size of ⅓ acre subject to the approval of the Thunder Bay District Health Unit;

- (iv) site conditions suitable for private individual waste disposal systems and the supply of potable water to the satisfaction of the Ministry of the Environment;
- (v) not located in areas of mineral potential and areas shown as Future Mining on Schedule A;
- (vii) not located in the Geraldton water supply
 area (Schedule A);



- (viii) not located in the MacLeod Townsite-Sunny Acres Water Supply Area. Subject to the necessary approvals, the area in Schedule A designated as "Future MacLeod Townsite-Sunny Acres Water Supply Area" will become the "MacLeod Townsite Sunny Acres Water Supply Area";
- (ix) not within 500 feet of an existing sand or gravel pit or sanitary landfill site or within 2,000 feet of an extractive use where blasting or stone crushing occurs;
- (x) not in any areas specified as sensitive by the Ministry of the Environment and the Ministry of Natural Resources (Schedule A);
- (xi) located on an existing assumed public road which is opened and maintained on a year-round basis and is of a reasonable standard of construction subject to the approval of the Ministry of Transportation and Communications;

(xii) in accordance with Provincial standards with respect to the construction of buildings and the placing of fill within close proximity to the top of bank of any watercourse or the high water mark.

3.1.2 Extractive and Mining Industrial

Extractive and mining industrial uses including quarrying, sand and gravel pits, and other mining operations, shall receive consideration within the Rural area.

The establishment of new operations shall be evaluated in accordance with the following criteria:

- (a) adequate road access to the site;
- (b) no adverse impact from anticipated truck traffic on local roads;
- (c) the phasing, landscaping, screening and restoration of the operation;
- (d) compliance with all recommended provincial standards governing the establishment and operation of pits and quarries;
- (e) arrangements for the specific rehabilitation of the subject lands after use or in stages during use;
- (f) a guarantee that the operation of the subject extractive or mining industry will continue to be conducted in accordance with the latest and highest standards of the industry;

- (g) routes to be used by trucks shall be specified;
- (h) the timing of blasting operations shall be specified.
- 3.1.3 Private Non-Residential Recreation Facilities

The development of private non-residential recreational facilities such as fishing and hunting camps will be permitted provided there will be no requirement for the construction and maintenance of additional public roads or other community services.

3.1.4 Sensitive Areas

Sensitive areas include areas for species maintenance, area of unique flora and/or fauna, unique topographic or physiographic features, archaeological, historical or cultural sites and representative environments.

The use of each sensitive area will be determined individually so as not to jeopardize the character of the resourc which defines its sensitivity.

3.1.5 Wayside Pits

A wayside pit operated by the Municipality or the Province shall be permitted provided that it conforms to the following policies:

(a) Arrangements shall be made for the rehabilitation of the subject lands after use, or in stages during use;

- (b) A guarantee shall be made that the operation of the subject use will continue to be conducted in accordance with the latest and highest standards of the sand and gravel industry;
- (c) Routes to be used by gravel trucks shall be specified;
- (d) The timing of blasting operations shall be specified;
- (e) Provision shall be made that no polluted water from washing or screening operations shall be discharged into any creek or watercourse.

3.1.6 Implementation

- (a) Use of land shall be controlled by the Minister's Order and/or Restricted Area By-law in accordance with Section 35 of The Planning Act.
- (b) New extractive industrial uses shall be established in accordance with the requirements of the Ministry of the Environment and the Ministry of Natural Resources;
- (c) Extractive industrial uses shall be placed in a separate category in the implementing Minister's Order and/or Restricted Area By-law;
- (d) New sanitary landfill sites shall be established in accordance with the requirements and regulations of the Ministry of the Environment;
- (e) Sanitary landfill sites shall be placed in a separate category in the implementing Minister's Order and/or Restricted Area By-law;

- (f) It is intended that the utilization of resources be encouraged through comprehensive resource management programs subject to any program receiving the approval of the Ministry of Natural Resources;
- (g) It shall be the policy of the Plan that when detailed information becomes available concerning any major mining development that an environmental assessment study should be carried out. This study should include an analysis of the effects on the physical environment, potential land use conflicts, labour force and housing requirements and municipal service and financial impacts.
- (h) Private rural recreational uses shall be placed in a separate category in the implementing Minister's Order;
- (i) Institutional uses shall be placed in a separate category in the implementing Minister's Order;
- (j) Sensitive areas shall be placed in a separate category in the implementing Minister's Order. Generally Open Space uses will be permitted;
- (k) The construction of buildings shall be controlled in accordance with the Ontario Building Code and with the Town of Geraldton.

3.2 URBAN RESIDENTIAL

Goals

Proposals for Urban Residential development shall be considered within the context of the following Urban Residential goals:

- To maintain the existing, low density character of the Urban Area (as indicated in Schedule B) through the provision of a broad range of housing for different income groups;
- To improve the quality of the existing housing stock;
- To develop residential areas in an orderly and phased manner in conjunction with the provision of community services and facilities.

Permitted Uses

The predominant use of land designated Urban Residential shall be single family dwellings. However, a limited amount of medium density, multiple family housing and mobile homes in mobile home parks will be permitted.

Compatible home occupations and professional uses will be permitted in dwellings. In addition, other uses which are complementary to and compatible with the residential area such as schools, parks, churches, homes for the aged or indigent and public utilities are permitted.

Policies

The following policies are adopted to achieve the Urban Residential goals.

3.2.1 Plans of Subdivision

Expansion of the built-up residential area shall generally take place by registered plans of subdivision. Plans of subdivision shall only be permitted in accordance with the following criteria:

(a) approval of plans of subdivision is subject to the provision that 5 per cent of the gross land or cash in lieu thereof is dedicated to the Municipality or to the Ministry of Natural Resources, subject to the approval of the Minister as set forth in Section 33(8) of The Planning Act, R.S.O. 1970;

where cash in lieu of the required parkland is received the equivalent cash value of the 5 per cent parkland is paid by the developer and is fair market value of the land as if it were fully serviced and subdivided into individual lots;

- (b) natural features and tree cover are retained where possible and incorporated into the overall development scheme;
- (c) adequate storm drainage is provided;
- (d) an agreement is entered into with the Town whereby suc internal or external services as may be deemed necessary will be provided to the specifications establishe by the Municipality.

3.2.2 Infilling

Existing lots in the Geraldton Urban Area do not generally meet the requirements of the Restricted Area (Zoning) By-law. Infilling within the existing limits of residential development may, however, be permitted upon application to the Committee of Adjustment for and approval of a minor variance in accordance with the following criteria:

- (a) the proposed dwelling is compatible with the adjacent land use;
- (b) the side yards are of sufficient width to ensure that adequate provision is made for light and air with respect to both the subject lot and adjoining lots;
- (c) adequate provision has been made for vehicular access and off-street parking on the lot;
- (d) the building coverage does not preclude the provision of adequate landscaping on the lot;
- (e) the building coverage and height of the proposed dwelling is in keeping with the adjacent development;
- (f) the proposed dwelling is in keeping with the general intent of the Restricted Area (Zoning) By-law;
- (g) the proposed dwelling is sited and/or designed in such a manner that a reduction in the minimum lot width, side yard, rear yard setback or area does not adversely affect the amenity of the surrounding area;

(h) landlocking of undeveloped Urban Residential areas as indicated on Schedule B does not occur.

3.2.3 Medium Density Residential

- (a) Medium density residential refers to town or row houses, maisonettes and small low-profile apartments up to fifteen units per acre, together with accessory uses;
- (b) It is not the policy of this Plan to designate specific parcels for medium density residential development nor will vacant parcels of land be pre-zoned in the implementing Restricted Area (Zoning) By-law.
- (c) Various residential density zones will be established in the implementing Restricted Area (Zoning) By-law and Minister's Order. Various types of dwellings are permitted in residential areas but similar types shall be grouped together for aesthetic and functional reasons. Re-zoning applications for densities in excess of single family shall be evaluated in accordance with the following criteria:
 - (i) location within the Geraldton Urban Area;
 - (ii) Density of development should, to some extent, be related to the size of the site to avoid excessive densities on inadequate sites. The following standards shall be used as guides when considering the appropriateness of higher density residential development:

Site Area	Maximum Density Suggested
Less than 1 acre (net)	5 dwelling units per net
	acre
1 to 2 acres (net)	10 dwelling units per net
	acre
2 to 3 acres (net)	12 dwelling units per net
	acre
over 3 acres (net)	15 dwelling units per net
	acre

- (iii) location within reasonable walking distance of the commercial area;
- (iv) the design is complementary to surrounding uses; in this regard particular attention should be directed to maintaining the amenity of low density areas;
- (v) adequate parking and buffer planting;
- (vi) adequate on-site landscaping and amenities;
- (vii) the provision of full municipal water supply, storm and sanitary sewers.

3.2.4 Mobile Home Parks and Subdivisions

Mobile homes will be permitted only if located within mobile home parks and subdivisions. Mobile home parks and subdivisions will be permitted within the Urban Residential area subject to the provisions of the Restricted Area (Zoning) By-law and Minister's Order.

Applications to permit the re-zoning for mobile home parks and subdivisions shall be evaluated in accordance with the following criteria:

- (a) property access limited to internal roads;
- (b) compatible with the density and character of adjacent development and generally located in areas suitable for medium density residential use;
- (c) the provision of full municipal water supply, storm and sanitary sewers;
- (d) a minimum of 5 per cent of the gross land area of the mobile home parks and subdivisions allocated for open space or recreational uses or cash in lieu thereof is dedicated to the Municipality or the Ministry of Natural Resources subject to the approval of the Minister as set forth in Section 33(8) of The Planning Act;
- (e) an agreement entered into with the Town whereby such internal or external services as may be deemed necessary will be provided by the developer to the specifications established by the Municipality in accordance with Section 35(a) of The Planning Act;
- (f) as a guideline mobile home parks and subdivisions should have a minimum lot area of 10 acres, a maximum lot area of 20 acres and a maximum density of 10 units per acre.

3.2.5 Institutional and Professional Uses

Within areas designated Urban Residential institutional uses may be permitted which are compatible and necessary to serve residential neighbourhoods. These uses shall be subject to specific site re-zoning. In evaluating such proposed uses the following criteria shall be considered:

- (a) the compatibility of the use with adjacent development;
- (b) the appropriateness of the location to serve the neighbourhood and to minimize problems of traffic;
- (c) the adequacy of off-street parking, loading and buffering of adjacent residential development.

3.2.6 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and Minister's Order in accordance with Sections 35 and 32 of The Planning Act;
- (b) Residential development shall be permitted either by registered plans of subdivision pursuant to Section 33 of The Planning Act or by division of land pursuant to Sections 29 and 30 of The Planning Act;
- (c) Approval of plans of subdivision is subject to the provision that 5 per cent of the gross land area or cash in lieu thereof is dedicated for public open space subject to the approval of the Minister as set forth in Section 33(8) and Section 35(b) of The Planning Act, R.S.O. 1970.

- (d) Medium density residential uses shall be placed in a separate category in the implementing Restricted Area By-law and Minister's Order in accordance with Sections 35 and 32 of The Planning Act;
- (e) Mobile home residential uses shall be placed in a separate category in the implementing Restricted Area By-law and Minister's Order and shall comply with all recommended provincial standards governing the establishment and operation of mobile home parks and subdivisions:
- (f) Conversion of homes into apartments will be permitted only by amendment to the Restricted Area By-law;
- (g) Areas designated Urban Residential outside the existing built up area and outside the Town of Geraldton shall be designated Rural in the implementing Restricted Area By-law and Minister's Order.

Development of such areas for Urban Residential uses shall be permitted only where there is a demonstrated need for further urban development. The development proposed represents a logical extension of the built up area and the Town is willing and financially able to extend full municipal services;

- (h) The construction of buildings shall be in accordance with the Ontario Building Code;
- (i) The standards of maintenance and occupancy of property shall be established by Maintenance and Occupancy By-laws in accordance with Sections 36 and 37 of The Planning Act;

- (j) Detailed development controls shall be established by Development Control By-laws in accordance with Section 35 of The Planning Act;
- (k) The developer and the Municipality and/or the Ministry of Housing shall enter into a Development Agreement imposed as a condition prior to the approval of a plan of subdivision or a mobile home park.

3.3 SEASONAL RESIDENTIAL

Goals

Proposals for Seasonal Residential development shall be considered within the context of the following Seasonal Residential goals:

- To provide and maintain public access to the waterfront
- To discourage the conversion of seasonal residences for year-round occupation;
- To phase Seasonal Residential development in accordance with a lake development program according to Ministry of Natural Resources guidelines;
- To encourage plans of subdivision which utilize a design suited to the physical characteristics of the site and to develop public waterfront parks;
- To phase seasonal development in accordance with a lake management program.

Permitted Uses

The predominant use of land designated Seasonal Residential shall be seasonal residential uses. Seasonal Residential shall be defined as an area designated secondary residences only as distinguished from primary residences and intended for recreational purposes only.

Other permitted uses shall include parks and open space and small scale commercial and recreational uses compatible with the seasonal residential environment.

<u>Policies</u>

The following policies are adopted to achieve the Seasonal Residential goals:

3.3.1 Forms of Development

- (a) Seasonal Residential development shall be predominantly by registered plans of subdivision;
- (b) Infilling shall only be permitted within existing Seasonal Residential areas as designated on Schedule A. Infilling is limited to situations where one or more new seasonal residences are located between two existing seasonal residences separated by a distance of not more than 450 feet;

3.3.2 Location and Site Conditions

Seasonal Residential development shall be evaluated in accordance with the following criteria with respect to location and site conditions:

- (a) not located in areas of mineral potential and areas shown as Future Mineral on Schedule A;
- (b) not located within 500 feet of an existing sand or gravel pit or a sanitary landfill site or within 2000 feet of an extractive use where blasting or stone crushing occurs;
- (c) not located in a manner which would adversely affect any areas designated as sensitive by the Ministry of Natural Resources or the Ministry of the Environment (Schedule A);

- (d) located in a manner that adequate access roads are provided to the satisfaction of the Ministry ofTransportation and Communications;
- (e) site conditions suitable for private individual waste disposal systems and the supply of potable water to the satisfaction of the Ministry of the Environment;
- (f) not located in the Geraldton water supply area or the MacLeod Townsite-Sunny Acres water supply area (Schedule A).

3.3.3. Size and Design Standards

Seasonal Residential development shall be evaluated in accordance with the following size and design standards:

- (a) for plans of subdivision whereby such internal or external services as may be deemed necessary will be provided by the developer to the specifications established by the Ministry of Housing;
- (b) approval of plans of subdivision is subject to the provision that 5 per cent of the gross land or cash in lieu thereof is dedicated for public open space, subject to the approval of the Minister as set forth in Section 33 of The Planning Act, R.S.O. 1970;
- (c) where cash in lieu of the required parkland is received the equivalent cash value of the 5 per cent parkland dedication is paid by the developer and is fair market value of the land as if it were subdivided into individual lots;

- (d) natural features and tree cover are retained where possible and incorporated into the overall development scheme;
- (e) any existing road allowances which extend to the waterfront shall remain open for public use;
- (f) plans of subdivision designed in a manner that leaves as much of the existing unoccupied lakefront free for use by the public and accessible to cottagers occupying lots behind the lakefront;
- (g) use shall be seasonal; there shall be no requirement for the provision of year-round road maintenance or other community services;
- (h) property access limited, where possible, to internal roads;
- (i) development to take place by individual private waste disposal systems and waste supply systems. All private waste disposal systems and water supply facilities shall conform to the standards of the Ministry of the Environment;
- (j) not located in the Airport Development Area (Schedule A).

3.3.4 Recreational Commercial

Recreational commercial uses in the Seasonal Residential areas shall be evaluated in accordance with the following criteria:

- (a) small establishments necessary to serve local seasonal residential and tourist needs;
- (b) blends in with character of the adjacent area;
- (c) adequate off-street parking to accommodate employees and customers available in the vicinity of the proposed use.

3.3.5 Implementation

- (a) Use of land shall be controlled by the Minister's Order in accordance with Section 35 of The Planning Act;
- (b) Seasonal Residential development shall be permitted either by registered plans of subdivision pursuant to Section 33 of The Planning Act or by division of land pursuant to Sections 29 and 30 of The Planning Act;
- (c) Seasonal Residential uses shall be placed in a separate category in the implementing Minister's Order and shall be in accordance with the requirements of the Ministry of Natural Resources;
- (d) The construction of buildings shall be in accordance with the Ontario Building Code;
- (e) The developer and the Ministry of Housing or the Municipality shall enter into a Development Agreement as a condition prior to the approval of a plan of subdivision.

3.4 COMMERCIAL

Goals

Proposals for Commercial development shall be considered within the context of the following commercial goals:

- To provide a broad range of commercial facilities to accommodate the needs of the residents of Geraldton and of the service area surrounding the Town;
- To maintain and improve the existing commercial area within the Town;
- To co-ordinate and enhance the downtown commercial area with respect to such considerations as signs, fascias, lighting, landscaping and general maintenance;
- To provide additional on and off-street parking facilities in the vicinity of the core area as the commercial area expands.

Permitted Uses

The predominant use of land designated Commercial shall be the buying, selling and leasing of commodities and the supply of personal, business and recreation services including overnight travel trailer parks and commercial campgrounds.

Other permitted uses shall include: public buildings, utilities, professional uses, single family dwellings and residential uses above or behind stores.

<u>Policies</u>

The following policies are adopted to achieve the Commercial goals.

3.4.1 Commercial

General commercial uses are Commercial uses of a convenience type which provide for the needs of the Town and the surrounding service area.

Proposals for general commercial uses shall be evaluated in accordance with the following criteria:

- (a) primarily as infilling or minor extensions to the existing Commercial area;
- (b) uses encouraged to locate in groups;
- (c) adequate off-street parking to accommodate employees and customers available in the vicinity of the proposed use;
- (d) buildings designed and lighting or signs arranged to blend in with the character of the adjacent area;
- (e) adequate buffer planting or fencing provided by the commercial use;
- (f) no open storage;
- (g) a setback of the building from the front lot line or side lot lines may be required depending upon the location and nature of the use.

3.4.2 Shopping Centre Commercial

Shopping Centre Commercial uses are a group of Commercial uses operated as a unit.

Proposals for shopping centre commercial uses shall be evaluated in accordance with the following criteria:

- (a) it is demonstrated that the additional floor space is necessary by reason of changes in population, personal disposable income, retail sales per capita and existing retail floor space;
- (b) it is demonstrated that the proposed centre will have no long-term detrimental effect upon the existing commercial area;
- (c) it is demonstrated that the proposed centre will have no adverse financial effect upon the Town;
- (d) no serious traffic congestion or traffic hazard problems;
- (e) adequate buffer planting or fencing provided between the shopping centre and any adjacent residential area by the shopping centre;
- (f) adequate parking to serve employees and customers;
- (g) design and appearance of buildings, including exterior materials, siting, location, landscaping, exterior lighting and signing does not detract from surrounding land uses;
- (h) location within the Geraldton Urban Area.

3.4.3 Travel Trailer Parks and Commercial Campgrounds

Proposals for overnight travel trailer parks and commercial campgrounds shall be evaluated in accordance with the following criteria:

- (a) compatible with adjacent uses;
- (b) use shall be seasonal;
- (c) adequate on-site parking and an internal road system which provides for the safe movement of vehicular and pedestrian traffic;
- (d) preservation of existing topographic and physical features as far as possible;
- (e) water supply and sewage disposal facilities satisfactory to the Ministry of the Environment;
- (f) not located in areas of mineral potential and areas shown as Future Mining on Schedule A;
- (g) not located in the Geraldton water supply area or the MacLeod Townsite-Sunny Acres water supply area (Schedule A);
- (h) not within 500 feet of an existing sand or gravel pit or a sanitary landfill site within 2000 feet of an extractive use where blasting or stone crushing occurs;
- (i) not in any areas specified as sensitive by the Ministry of Natural Resources or the Ministry of the Environment (Schedule B);

(j) located on an existing public road which is opened and maintained on a year-round basis and is of a reasonable standard of construction subject to the approval of the Ministry of Transportation and Communications;

3.4.4 Non-Commercial Uses

(a) The existing Commercial area of Geraldton is presently a mixture of commercial, residential and institutional uses. It is assumed that this land use pattern will continue through the planning period.

The Commercial designation does not prevent the continued use of some of the lands designated Commercial for non-commercial uses. The expansion of existing or the establishment of new non-commercial uses including residential will also be permitted provided such uses are compatible with commerce and in no way detract, hinder or prevent the Commercial area from being used for proper Commercial development.

- (b) Dwelling units over and behind stores shall only be permitted in accordance with the following criteria:
 - (i) in areas already characterized by that form of use;
 - (ii) uses compatible with adjoining areas;
 - (iii)adequate access to school and park facilities.

3.4.5 Conversions

Conversions of dwellings to general commercial uses in residential areas shall generally be discouraged and will be permitted only where the use is compatible with adjacent residential areas and adequate facilities such as off-street parking can be provided.

3.4.6 Parking

In order to provide adequate parking facilities, the Town will continually assess parking needs. Part of the current parking need will be met by the provision of additional parking on the sites of the old and the new fire halls. The Town will endeavour to provide adequate parking in accordance with the following criteria:

- (a) Initially in areas closest to demand;
- (b) The use of measures such as regulating the duration of parking;
- (c) The provision of employee parking areas in areas other than those of high shopper parking demands;
- (d) The provision of parking to serve joint uses such as institutional, commercial and recreational;
- (e) The participation of merchants in the provision and financing of parking facilities;
- (f) Designed in a manner that access is controlled to minimize danger to vehicular and pedestrian traffic.

3.4.7 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and Minister's Order in accordance with Section 35 of The Planning Act;
- (b) The establishment of new Commercial uses in locations other than those designated on Schedules A and B shall be permitted only by amendment to this Plan and the implementing Restricted Area (Zoning) By-law or Minister's Order;
- (c) New Commercial uses or conversions to Commercial uses shall be permitted in accordance with approved site plans;
- (d) General commercial uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order;
- (e) Highway commercial uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order;
- (f) Shopping centre commercial uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order;
- (g) Recreational commercial uses shall be placed in a separate category in the implementing Minister's Order;

- (h) Travel trailer parks and commercial campgrounds shall meet the requirements of the Tourism Act 1972 as applicable and any other requirements of the Ministry of Industry and Tourism, the Ministry of Natural Resources and the Ministry of the Environment;
- (i) Travel trailer parks and commercial campgrounds shall be placed in a separate category in the implementing Minister's Order and Restricted Area (Zoning) By-law;
- (j) The developer and the Ministry of Housing or the Municipality shall enter into a Development Agreement imposed as a condition prior to the approval of a travel trailer park and/or commercial campground;
- (k) The conversion of dwellings to Commercial uses in areas designated Urban Residential shall only be permitted by amendment to the implementing Restricted Area (Zoning) By-law or Minister's Order.
- The construction of buildings shall be controlled in accordance with the Ontario Building Code;
- (m) The standards of maintenance and occupancy of commercial property shall be established by Maintenance and Occupancy By-laws in accordance with Section 36 and 37 of The Planning Act;
 - (n) The provision of parking shall be in accordance with Section 352 of the Municipal Act and Section 35(1)(5) of The Planning Act.

3.5 INDUSTRIAL

Goals

Proposals for Industrial development shall be considered within the context of the following Industrial goals:

- To establish ample and attractive areas for industrial uses in recognition of the tax base needs of the Town;
- To provide industrial employment opportunities to meet the work needs of the Planning Area;
- To plan and design Industrial uses in a manner compatible with adjacent areas;
- To plan and design Industrial uses in a manner which ensures no adverse environmental effects or industrial traffic through residential areas;
- To group Industrial uses within serviced industrial parks;

Permitted Uses

The predominant use of land designated Industrial shall be for the manufacturing, warehousing, assembly, processing, fabrication, repair, maintenance and storage of goods, materials and commodities. Associated wholesaling, offices, public buildings and utilities, commercial uses compatible with industrial uses, accessory buildings and open space shall also be permitted.

<u>Policies</u>

The following policies are adopted to achieve the Industrial goals:

3.5.1 Development Pattern

(a) Industrial uses shall be located primarily with the Geraldton Urban Area. Industrial uses permitted in the Rural Area include forestry, extractive and mining industries and industries which, because of their type of operation, would not be compatible with urban uses.

Forestry, extractive and mining industries are permitted under the Rural designation. The establishment of other types of industry will require an amendment to this Plan.

(b) Three sites have been designated Industrial on Schedule B. The site at the northwest end of the Urban Area is intended only for light industrial uses which would have no adverse effect on adjoining land uses as a result of the emission of noise, smoke or odour and would generate a minimum of heavy truck traffic through residential areas or the downtown.

The site at the southwest end of the Urban Area is also intended for lighter industrial uses or for commercial uses compatible with industrial uses.

The site at the southeast end of the Urban-Area is intended for heavier industrial uses, warehousing and transportation terminals primarily related to the Algoma mining operation.

3.5.2 Industrial Development Standards

Proposals for Industrial uses shall be evaluated in accordance with the following criteria:

- (a) uses offensive by reason of appearance, noise or odour confined to areas secluded from residential areas and public visibility and located so as to minimize adverse effects that will result on the surrounding areas;
- (b) adequate off-street parking to accommodate employees and customers;
- (c) adequate off-street loading facilities;
- (d) design and appearance of buildings including exterior materials, siting, location, landscaping, exterior lighting and signing that do not detract from surrounding uses;
- (e) open storage confined to areas removed and secluded from residential areas;
- (f) no undue financial burden on the Town;
- (g) adequate protection of adjoining residential areas by the routing of heavy truck traffic;
- (h) grouped in a manner that will ensure the economical extension and maintenance of utilities, services and roads.
- (i) water and sewage treatment facilities and distribution systems or alternative systems acceptable to the

Ministry of the Environment and adequate to absorb the planned industrial development;

- (j) all municipal services are readily accessible to the industrial land under consideration;
- (k) adequate transportation services to serve the needs of the occupants of proposed industrial park;
- (1) adequate electrical power capacity available to meethe anticipated demands of the park;
- (m) a letter of clearance from the Ministry of the Environment.

3.5.3 Dry Industries

Lands designated as Industrial on Schedule A of this Plar may be developed without municipal services, provided the industrial functions permitted shall be dry in nature. § dry industrial uses would include warehousing, storage, machinery, repairs and similar uses not producing effluer from the industrial process.

New dry industrial development shall require the approval the Ministry of the Environment with respect to sewage disposal and water supply facilities.

3.5.4 Commercial Uses

Within areas designated Industrial, commercial uses may be permitted which are compatible with Industrial uses. The uses shall be subject to specific site re-zoning. In evaluating such proposed uses, the following criteria shall be considered:

- (a) no interference with or detraction from the industrial function of the area;
- (b) only uses such as wholesaling outlets, showrooms, service stations and garages which are not appropriate in or cannot economically be located in the designated Commercial areas;
- (c) adequate off-street parking, buffer planting or fencing.

3.5.5 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and Minister's Order in accordance with Section 35 of The Planning Act.
- (b) The establishment of new Industrial uses in locations other than those designated on Schedules A and B shall be permitted only by amendment to this Plan.
- (c) New Industrial uses shall be permitted in accordance with approved site plans;
- (d) The Restricted Area (Zoning) By-law shall establish two industrial zones Restricted Industrial and General Industrial. Uses in the Restricted Industrial zone shall be restricted to those uses which will have no adverse effects on adjoining land uses as a result of the emission of noise, smoke or odour; open or bulk storage uses will be excluded. The General Industrial Zone will be less restrictive and will permit open storage;

- (e) No Industrial uses shall be permitted which by the nature of its operations or materials is declared to be obnoxious under the provisions of the Public Health Act or regulations;
- (f) All industries shall be subject to the requirements of the Ministry of the Environment;
- (g) The establishment of new commercial uses in areas designated on Schedules A and B as Industrial shall be permitted only by amendment to the implementing Restricted Area (Zoning) By-law or Minister's Order;
- (h) The construction of buildings shall be controlled in accordance with the Ontario Building Code;
- (i) The standards of maintenance and occupancy of Industrial property shall be established by Maintenance and Occupancy By-laws in accordance with Sections 36 and 37 of The Planning Act.

3.6 URBAN INSTITUTIONAL

Goals

Proposals for Urban Institutional development shall be considered within the context of the following Urban Institutional goals:

- To provide a broad range of institutional facilities to accommodate the needs of the residents of Geraldton and of the service area surrounding the Town;
- To provide adequate land for the development and expansion of institutional uses within the Town;
- To encourage the joint use of community, educational and recreational facilities including the location of schools adjacent to public open space;
- To guide the location of institutional uses to ensure that the service population can be readily served;
- To promote the location of major institutional uses in the major area designated for institutional uses;

<u>Permitted Uses</u>

The predominant use of land designated Urban Institutional shall be buildings and properties which are under public, semi-public or private ownership and are non-profit in nature.

Permitted Urban Institutional uses includes schools, churches, libraries, hospitals, cemeteries and government buildings.

Policies

The following policies are adopted to achieve the Urban Institutional goals:

3.6.1 Development Pattern

One major area has been set aside for Urban Institutional uses on Schedule B. It is recommended that major institutions such as hospitals and government offices be located in this area.

Smaller institutions which serve the entire Planning Area are encouraged to locate either in the Urban Institutional area or in the downtown commercial area.

Small institutions such as elementary schools and churches may be centrally located in residential neighbourhoods.

3.6.2 Development Standards

Proposals for Urban Institutional uses shall be evaluated in accordance with the following criteria:

- (a) compatible with surrounding areas;
- (b) adequate off-street parking;

- (c) access points limited and designed in a manner which will minimize the danger to vehicular and pedestrian traffic in the immediate area;
- (d) grouped, where possible, in a manner that will ensure the economical extension and maintenance of public utilities and services;
- (e) the provision of full municipal water supply, storm and sanitary services.

3.6.3 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and Minister's Order in accordance with Section 35 of The Planning Act;
- (b) Urban Institutional uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order;
- (c) The construction of buildings shall be in accordance with the Ontario Building Code.

3.7 AIRPORT DEVELOPMENT

Goals

To ensure the compatibility of the commercial airport and surrounding uses.

Permitted Uses

All permitted uses are subject to the requirements of the Aeronautics Act.

Policies

The following policies are adopted to achieve the Airport Development goal.

3.7.1 Compatibility

Development proposals in the Airport Development area shall be reviewed on the basis of their compatibility with the operation of an airport.

3.7.2 Implementation

Height restrictions, the limits of take-off approach areas, take-off approach surfaces, transitional surfaces and building limit lines as determined by the Ministry of Transport, in accordance with the Aeronautics Act, shall be incorporated into the implementing Minister's Order or Restricted Area By-law.

3.8 OPEN SPACE

Goals

Proposals for Open Space development shall be considered within the context of the following Open Space goals:

- To provide for a range of active and passive recreational activities and open facilities to accommodate the needs of the residents of Geraldton and the service area surrounding the Town;
- To preserve areas of environmental sensitivity or unique topographical or ecological significance;
- To encourage the development of waterfront open space;
- To encourage the development of snowmobile trails, hiking trails and other linear recreational systems;
- To locate open space and recreational facilities to ensure that the service population can be readily serviced;
- To provide adequate land for the development and expansion of Open Space facilities within the Planning Area;
- To encourage the joint planning and use of community, recreational and Open Space uses;
- To provide a balanced park system catering to a wide range of users.

Permitted Uses

The predominant use of land designated Open Space shall be for parks, public or private non-commercial recreational uses and public utilities and accessory uses.

Policies

The following policies are adopted to achieve the Open Space goals:

- 3.8.1 Population and Area Standards
- (a) Public parks shall be provided in the Planning Area in accordance with the following population and area standards:

	Acres per i	ווווויי טטט	ium Siz
(i) local parks	2	» »	acres
(ii) community parks	3	10	acres
(iii)regional and special use	15	30	acres

Local parks are defined as parks servicing a residential area or neighbourhood.

Community parks are defined as parks which serve the entire Town.

Regional and Special Use are defined as major open space use such as the Provincial Park and the golf course, which serve a much larger area than the Town.

3.8.2 Development and Acquisition Standards

Public parks shall be provided in the Planning Area in accordance with the following development and acquisition standards:

- (a) the joint development of parks and schools;
- (b) centrally located in relation to service area population;
- (c) adequate off-street parking;
- (d) access points limited and designed in a manner which will minimize the danger to vehicular and pedestrian traffic in the immediate area.

3.8.3 Location

Council shall seek to provide recreational facilities in conjunction with future residential development by way of required park dedications where possible, or shall purchase and develop local park facilities as park development funds become available.

3.8.4 Private Ownership

(a) Where any land designated as Open Space is under private ownership, the Plan does not intend that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that such land is free and open to the general public or will be purchased by the Town or any other public agency; (b) If proposals to develop such lands which are under private ownership are made, and the Town or any other implementing body has no interest or plans for further acquisition in order to maintain the Open Space, then an application for redesignation to another use by amendment to the Plan shall be given due consideration.

3.8.5 Accessory Uses

- (a) Lands in the Open Space designation shall be kept open and free from all buildings and structures, except for a small percentage on which buildings and structures may be erected for purposes that are incidental to and accessory to the open recreational purposes such as golf clubs;
- (b) The classification need not prevent some of the land in the designation being used for institutional purposes such as cemeteries.

3.8.6 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and Minister's Order in accordance with Section 35 of The Planning Act;
- (b) Open Space uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order;

- (c) The designation and development of major open space and recreational uses will be carried out in consultation with the Ministry of Natural Resources, the Ministry of Culture and Recreation, the Municipality and the property owners affected;
- (d) The construction of buildings shall be in accordance with the Ontario Building Code.

3.9 HAZARD LANDS

Goals

Proposals for the development of Hazard Land areas shall be considered within the context of the following Hazard Landgoals:

- To limit development on any floodplains, steep slopes and other lands physically unsuitable for development;
- To protect unique biological and geological sites;
- To conserve water resources and minimize water and land pollution;
- To give priority to areas where there are the least environmental hazard to build;
- To protect inhabitants from loss of life and property by limitation of development on any lands designated as hazardous.

Permitted Uses

The Hazard Land designation applies to lands which possess physical characteristics which would cause severe property damage or loss of life if development is permitted. The physical characteristics include flood susceptibility, erosion susceptibility, instability and certain other combinations of conditions.

The uses and activities permitted within an area designated as Hazard Land shall be limited to agriculture, conservation

horticultural nurseries, forestry, wildlife areas, public or private parks, golf courses and outdoor recreational activities.

Policies

The following policies are adopted to achieve the Hazard Land goals:

3.9.1 Revisions and Refinement

- (a) The Hazard Lands have been delineated using aerial photographs only, granting them an interim status. They should be replaced by engineering data as it becomes available and the land use accordingly reclassified;
- (b) In the absence of more detailed Hazard Land mapping, the boundaries of the Hazard Land as shown on Schedules A and B will be used as guides for the preparation of the implementing Restricted Area (Zoning) By-law and Minister's Order;
- (c) When any flood control or other works are undertaken which result in changes in any area designated as Hazard Land, such changes will be incorporated into the Restricted Area (Zoning) By-law or Minister's Order. No changes will be necessary to the Plan unless major changes occur in the Hazard Land designations.

3.9.2 Permanent Buildings

(a) No buildings and structures nor the placing or removal of fill of any land whether originating on the site

or elsewhere shall be permitted in the Hazard Land, except where such buildings, structures or fill are intended for flood or erosion control and are approved by the Municipal Council;

(b) Building setbacks will be imposed from the margins of Hazard Lands in relation to the kind, extent and severity of the existing and potential hazards.

3.9.3 Existing Uses

- (a) Uses existing at the date of approval of the Plan shall be recognized in the implementing Restricted Area (Zoning) By-law and Minister's Order as legally conforming despite the Hazard Land designation in the implementing Restricted Area By-law and Minister's Order. The expansion of any existing use in a Hazard Land area shall be discouraged beyond the limits of such use as recognized in the Implementing Restricted Area By-law and Minister's Order;
- (b) The replacement of existing buildings accidentally destroyed may be permitted. However, the erection of dwellings in the Hazard Land designations shall require the approval of the Municipal Council.

3.9.4 Lands Under Private Ownership

(a) Where any land designated as Hazard Land is under private ownership, this Plan does not intend that this land will necessarily remain as Hazard Land indefinitely, nor shall it be construed as implying that such land is free and open to the general public or that the land will be purchased by the Town or any other public agency; (b) When an application for the redesignation of a Hazard Land to some other purpose is being considered, the Ministry of the Environment shall be consulted.

When an application for the redesignation of Hazard Land to some other purpose is being considered, the following shall be taken into account:

- (i) the existing physical hazard;
- (ii) the potential impacts of these hazards;
- (iii) the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices;
- (iv) The costs and benefits in monetary, social and biological value in terms of any engineering works and/or resource management practices needed to overcome these impacts;
- (v) There is no public obligation, however, either to redesignate or to purchase any areas designated Hazard Lands particularly if there is an existing or potential hazard that would be difficult or costly to overcome.

3.9.5 Open Space Dedication

When new development is proposed on a site, part of which is designated Hazard Land in the Plan, then such Hazard Land shall not necessarily be acceptable as part of the dedication for open space purposes as required under The Planning

Act. All lands dedicated to the Municipality shall be conveyed in a physical condition satisfactory to the Town. Where an open watercourse is involved, adequate space shall be provided for maintenance and operations.

3.9.6 Parking Facilities ...

Where recreation or conservation projects are designed for public or private use, adequate automobile parking areas shall be established and access points to parking areas shall be designed in such a manner that they will minimize the danger to vehicular and pedestrian traffic.

3.9.7 Implementation

- (a) Use of land shall be controlled by the Restricted Area (Zoning) By-law and the Minister's Order in accordance with Section 35 of The Planning Act.
- (b) Hazard Lands shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law and Minister's Order.

SECTION 4
ROADS POLICIES

4. ROADS

Goals

Proposals for the provision of roads shall be considered within the context of the following Roads goals:

- To improve regional access to Geraldton;
- To provide for and maintain a roads system which fulfills the transportation needs of the residents of the Planning Area;
- To control development in a manner which will minimize the necessity to extend or improve existing roads or open new roads in accordance with the financial capacity of the agencies concerned;
- To ensure the roads system efficiently serves the Planning Area;
- To discourage the movement of large volumes of traffic on local and collector roads.

<u>Policies</u>

The following policies are adopted to achieve the Roads goals.

4.1 Roads Classification

The roads which serve the Planning Area are indicated on Schedules A and B.

The characteristics of the various classes of streets are described below.

(a) Provincial Highways

Provincial highways provide the basic road transportation network which serves the entire province. Provincial highways are constructed and maintained by the provincial Ministry of Transportation and Communications.

Highway 584, which is the main street through Geraldton, is classified as a connecting link by the Ministry of Transportation and Communications.

The rights-of-way for provincial highways are generally 100 feet or greater.

(b) Collector Roads

Collector roads are designed to collect and carry local traffic to arterial roads, distribute traffic to local roads and provide access to adjacent properties. Generally collectors are two lane roads and have a minimum right-of-way width of 66 feet.

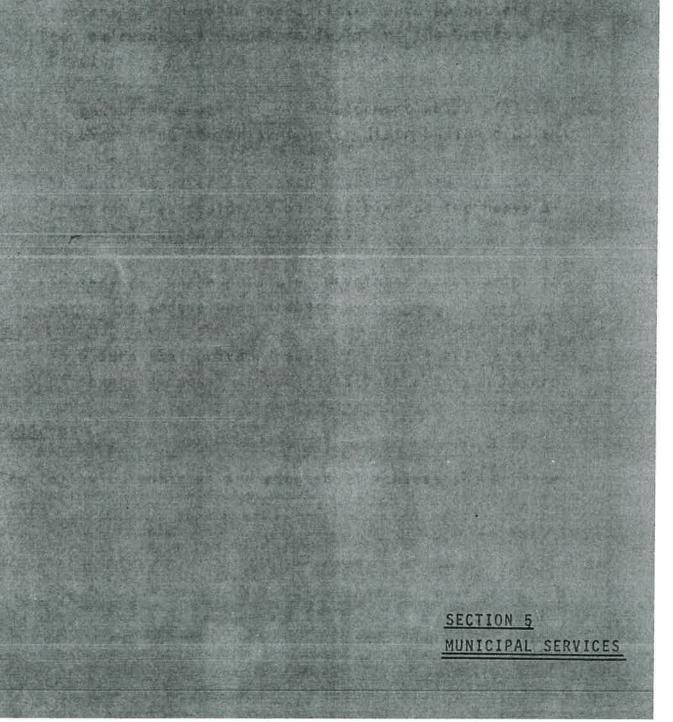
Where the widening and improvement of collector roads is necessary abutting new developments, the developer shall dedicate the required right-of-way for such widenings and bear the cost of necessary improvements.

(c) Local Roads

The remaining existing and proposed public roads in the Planning Area function as local roads. Their purpose is primarily to provide access to abutting properties.

4.2 Improvements

- (a) Council shall pursue a program of improving road alignments, surfaces, pavement widths and the establishment of adequate road allowances for new development.
- (b) It shall be a further policy of Council to provide for the improvement of intersections where deemed necessary. In this respect, regard shall be given to sight distances and jog elimination.
- (c) It is the policy of this Plan that a separate access road from Highway 11 be provided by each mining operation to its mine site.
- 4.3 Implementation
- (a) The Ministry of Transportation and Communications provide detailed entrance and setback requirements for all provincial highways.
- (b) Provision shall be made in the implementing Restricted Area By-law and Minister's Order for adequate setbacks for the width and function of the abutting road.
- (c) New roads and road widenings will be acquired by conditions of approval of plans of subdivisions, by consents for conveyance, or by purchase.



and the second of the second o

等是在自己的主义,这种类似的关系是是

MUNICIPAL SERVICES

Goals

Proposals for the provision of services shall be considered within the context of the following service goals:

- To ensure that the development of public utility systems are adequate for existing development and can be readily expanded to implement the General Development Policies;
- To encourage a pattern of development which will aid in overcoming the present water distribution problem;
- To meet the water and waste disposal needs of the Planning Area residents without placing too heavy a financial burden upon the Town;
- To service, where possible, developed areas prior to servicing undeveloped areas;
- To ensure that private means of water supply and means of sewage disposal do not constitute a health hazard.

<u>Policies</u>

The following policies are adopted to achieve the service goals.

- 5.1 Water and Sewer Extensions
- (a) Existing and proposed development in the Geraldton Urban Area shall be provided with full municipal services.
- (b) Over the planning period Planning Board and Council will pursue a program of providing separate sanitary and storm sewers to all parts of the Town.
- (c) Urban development will be encouraged in a pattern which will overcome the present water distribution problems.
- (d) Urban development shall generally only be permitted in areas, which to the satisfaction of Planning Board and Council, can adequately be serviced by available municipal services, public works, schools and parks.
- (e) Developed areas, particularly those areas where water pollution is a problem shall be serviced before undeveloped areas.
- (f) Priority for undeveloped areas shall be given to areas most easily and economically serviced.
- (g) The extension of water mains and sewer lines from the Town to the adjacent Rural area shall generally be discouraged and shall only be permitted where:
 - (i) it is clearly demonstrated that insufficient land, which can be economically developed, exists within the Town;

- (ii) any necessary enlargements or extensions to the water supply and sanitary sewage system, resulting from such extensions, will not place an undue burden upon either the Town's financial capability or the capacity of existing services;
- (iii)or, it will correct an existing health hazard such as a lack of an adequate supply of potable water or an existing pollution problem resulting from an improperly functioning sewage disposal system.
- (h) A developer shall be permitted to provide services only where such developer enters into an agreement to construct such services to the standards and specifications set from time to time by the Town.

5.2 Solid Waste Disposal

When considering the acquisition or expansion of solid waste disposal sites including dumps, process organic waste sites, septic tank effluent sites and derelict motor vehicle sites, the following criteria shall be considered and such other criteria as determined by the Ministry of the Environment.

(a) Location

- (i) located in a manner compatible with adjacent uses;
- (ii) located in a manner which will minimize haul distances;
- (iii) not located in an area designated Hazard Land or on a site with a high water table;

(iv) a minimum of 500 feet from any property designated for residential purposes.

(b) Site Conditions

- (i) space requirements such that existing and future needs can be met;
- (ii) topography, soil conditions, cover material and drainage conditions such that there are no adverse environmental effects.

(c) Design

- (i) adequate buffer planting, landscaping and the use of earth berms provided to properly screen the use from any public road;
- (ii) consideration given to the intended use of site only if its capacity for solid waste disposal is exhausted.

AMENDMENTS TO OFFICIAL PLAN 77-902, GERALDTON

OPA 1	by-law 80-100 3 , March 17, 1980 various properties throughout the town policies
OPA 2	by-law 80-1026, December 22, 1980 various properties throughout the town policies
OPA 3	by-law 81-1032, February 23, 1981 Sunny Acres reduce minimum lot size to 0.3 ac.
OPA 4	by-law81-1036, April 27, 1981 flexibility to Hazard Land boundaries
OPA 5	by-law 97-2022, zoning by-law 97-2023 - data Koevoet Property, west shore of Hutchison Lake
OPA 6	by-law 98-2031, zoning by-law 98-2032, February 9, 1998 south of west arm of airport - Industrial

AMENDMENTS TO OFFICIAL PLAN 77-902, GERALDTON

OPA 1 by-law 80-1003, March 17, 1980 various properties throughout the town policies OPA 2 by-law 80-1026, December 22, 1980 various properties throughout the town policies OPA 3 by-law 81-1032, February 23, 1981 Sunny Acres reduce minimum lot size to 0.3 ac. by-law81-1036, April 27, 1981 OPA 4 flexibility to Hazard Land boundaries OPA 5 by-law 97-2022, zoning by-law 97-2023 - date. Koevoet Property, west shore of Hutchison Lake OPA 6 by-law 98-2031, zoning by-law 98-2032, February 9, 1998 south of west arm of airport - Industrial

AMENDMENT NUMBER 1

TO THE

OFFICIAL PLAN

FOR THE

GERALDTON AND SUBURBAN PLANNING AREA

The following text and plan, designated Schedule "A" attached hereto, constitutes Amendment Number 1 to the Official Plan for the Geraldton and Suburban Planning Area.

This Amendment No. 1 to the Official Plan for the Geraldton and Suburban Planning Area, which has been recommended by the Geraldton and Suburban Planning Board and adopted by the Council of the Corporation of the Town of Geraldton, is hereby approved in accordance with Section 17 of the Planning Act, as Amendment Number One to the Official Plan for the Geraldton and Suburban Planning Area.

Date

Minister of Housing

AMENDMENT NUMBER 1 TO THE OFFICIAL PLAN FOR THE GERALDTON AND SUBURBAN PLANNING AREA

The attached map designated Schedule "A" and explanatory text, constituting Amendment No. 1 to the Official Plan for the Geraldton and Suburban Planning Area was prepared by the Geraldton and Suburban Planning Board and was recommended to the Council of the Corporation of the Town of Geraldton under the provisions of Section 12 and 17 of the Planning Act, on the 27th day of February 1980.

"G. Brydges"	
Chairman	 Corporate
	Seal of Planning Board
"P. Rotmark"	Franking boay u
Secretary	_
*	
Geraldton by By-law Number	by the Council of the Town of 80-1003 in accordance with Sections Act, on the 17th day of March .
"M. Power"	40
Mayor	Corporate Seal of Municipality
"D Hanna"	

Clerk

BY-LAW NUMBER 80-1003

The Council for the Town of Geraldton, in accordance with the provisions of Sections 13 and 17 of the Planning Act, hereby enacts as follows:

- 1. Amendment No. 1 to the Official Plan for the Geraldton and Suburban Planning Area, consisting of the attached map designated Schedule "A" and explanatory text, is hereby adopted.
- 2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment No. 1 to the Official Plan for the Geraldton and Suburban Planning Area.
- 3. That this By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 17th day of March , 1980.

Signed "M. Power" Signed "D. Horne" Clerk

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 Corporation of the Town of Geraldton on the 17th day of March , 1980

Signed "D. Horne"
Clerk

 $\underline{\mathsf{PART}}$ A - $\underline{\mathsf{THE}}$ $\underline{\mathsf{PREAMBLE}}$ outlines the purpose of Amendment Number 1 but does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and map (designated Schedule "A"), constitutes Amendment Number 1 to the Official Plan for the Geraldton and Suburban Planning Area.

PART C - THE APPENDICES does not constitute part of this amendment. However, these appendices contain the background data, planning considerations and public involvement associated with this amendment and should be read to assist in understanding the amendment.

PART A - THE PREAMBLE

1. Purpose

The purposes of the Amendment are:

- (i) to change the designations for certain areas on Schedule "B", "Land Use Plan Urban Area" of the Official Plan for the Geraldton and Suburban Planning Area in response to a public meeting on the draft comprehensive restricted area (zoning) by-law.
- (ii) to clarify and amplify several policies which affect zoning by-law provisions.

2. Location

This Amendment consists of eight parts which shall be referred to as items 1 to 8.

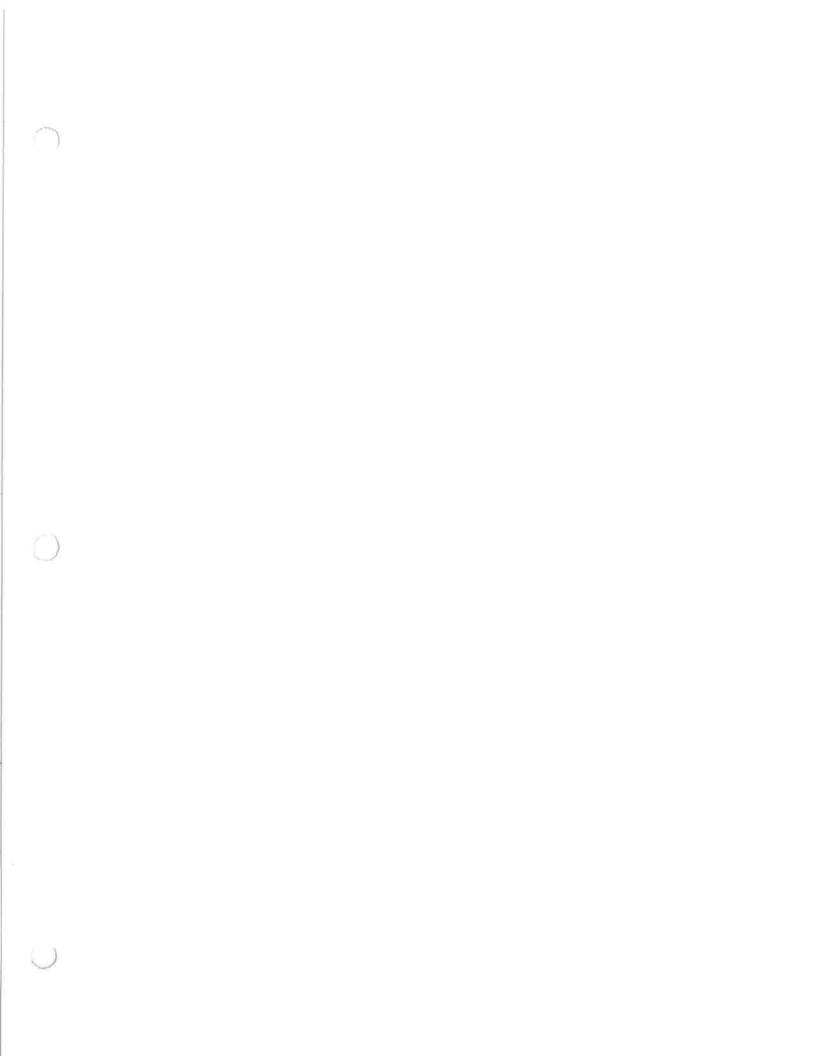
- Item 1: The lands affected by this redesignation are located on the east side of First Street North, bounded by Second Avenue North on the north and the Canadian National Railway (CNR) on the south, as shown on Schedule 'A' attached.
- Item 2: The lands affected by this redesignation are located on the west side of Second Street North, bounded by Second Avenue North on the north and the CNR on the south, as shown on Schedule 'A' attached.

- Item 3: The lands affected by this redesignation are located on the north-west corner of the intersection of Main Street and Wardrope Avenue, as shown on Schedule 'A' attached.
- Item 4: The lands affected by this redesignation are located on the north side of Clarke Avenue, east of Main Street, as shown on Schedule 'A' attached.
- Item 5: The lands affected by this redesignation are located on the east side of East Street, as shown on Schedule 'A' attached.
- Item 6: The lands affected by this redesignation are located on the west side of Main Street, between John Street and Edith Street as shown on Schedule 'A' attached.
- Item 7: A policy is to be added to Section 2, General Development Policies, to provide guidance for the zoning of existing uses.
- Item 8: A policy is to be added in Section 2, General Development Policies, to allow the application of a development or holding zone for areas designated for development but vacant at the time of passing of the implementing zoning by-law.

3. Basis of the Amendment

- Item 1: The lands affected by Item 1 are presently designated "Urban Residential" and "Commercial" on Schedule 'B', "Land Use Plan Urban Area" of the Official Plan for the Geraldton and Suburban Planning Area. Planning Board believes that the lands affected by Item 1 should be placed in the "Institutional" designation to recognize the Town of Geraldton Works Department Yard.
- Item 2: The lands affected by Item 2 are presently designated "Commercial" on Schedule 'B', "Land Use Plan Urban Area" of the Official Plan for the Geraldton and Suburban Planning Area. The Planning Board believes that the lands affected by Item 2 should be placed in the "Industrial" designation to recognize as a permitted use an existing industrial use.
- Item 3: The lands affected by Item 3 are presently designated "Urban Residential" on Schedule 'B', "Land Use Plan Urban Area" of the Official Plan for the Geraldton and Suburban Planning Area. The Planning Board believes that the lands affected by Item 3 should be placed in the "Commercial" designation to recognize as a permitted use an existing autobody repair shop.







0		

-		
0		
\cup		

1		
	*	
1		

		241

PUBLIC NOTICE

RESIDENTS OF THE GERALDTON AND SUBURBAN PLANNING AREA

The Geraldton and Suburban Planning Board is considering a draft Amendment to the Official Plan.

AMENDMENT NUMBER 1

The effect of Amendment Number 1 is to change the Official Plan designations of certain lands located in the urban area of the Town of Geraldton, as shown on the attached Schedule 'A' as items 1 to 6, as follows:

Item 1: Change the present "Urban Residential" and "Commercial" designations to "Urban Institutional".

Item 2: Change the present "Commercial" designation to "Industrial".

Item 3: Change the present "Urban Residential" designation to

Item 4: Change the present "Urban Residential" designation to "Commercial". Item 5: Change the present "Open Space" and "Industrial" designations to "Residential."

item 6: Change the present industrial" designation to "Commercial".

Additionally, proposed Amendment Number 1 has two policies to clarify the status of existing uses [Item 7] and the application of a development zone to some vacant lands [Item 8].

Residents of the Geraldton and Suburban Planning Area are encouraged to participate with Planning Board in reaching a decision which will affect their area.

A public meeting will be held to present Amendment No. 1

Place- HIGH SCHOOL CAFETERIA Date- WEDNESDAY, FEBRUARY 27th 1980
Time- 7.00 p.m.

Please attend.

Copies of the proposed Amendment are available for your review during offices hours at:

Mrs. P. Rotmark, Secretary
Geraldton and Suburban Planning Board
424 Main Street
Geraldton, Ontario
Telephone- 854-1100

Mr.D. Horne, Clerk Town of Geraldton 424 Main Street Geraldton, Ontario Telephone: 854-1100 MINUTES OF THE PEETING OF THE GERALDTON & SUBURBAN PLANNING BOARD HELD ON WED., FEB. 27th/80 AT THE HIGH SCHOOL CAFETERIA.

Mrs. G. Brydges. Chairman:

S. Granger; M. Jacobson; K. Lind; Mrs. P. Rotmark, Secretary. Present:

Councillor R. Sinclair.

This meeting which followed immediately after the adjournment of the Second Public Meeting re proposed amendments to the Official Plan convened at 8.00 p.m. to consider the results of the meeting and the comments made.

Item 1 - no objections, but a few questions.

Item 2 - no objections, but busses are put there.

Item 3 - no objections, so it can be changed.

Item 4 - no objections to this change; if Mr. Knott wants to re-zone to Residential he can apply to get the by-law changed.

Item 5 - no objections. Item 6 - no objections.

Moved by M. Jacobson, seconded by K. Lind, that Planning Board adopt Amendment #1, items 1 - 8 inclusive, carried.

Councillor Sinclair who had not been able to attend the meeting with Mr. H. Crone on Jan. 24th following the Public Meeting the previous night was informed that Mr. Crone had said that he would look after the changes to the Zoning By-law that were brought up.

The Secretary will write to Council and to those people who attended the Second Public Meeting and tell them that Amendment #1 as published in the local paper has been adopted by Planning Board.

.: : : : :

The meeting adjourned at 8.15 p.m.

MINUTES OF THE SECOND PUBLIC MEETING OF THE GERALDTON & SUBURBAN PLANNING BOARD HELD AT THE HIGH SCHOOL CAFETERIA ON WED., FEB.27th/80, RE PROPOSED AMENDMENTS TO THE OFFICIAL PLAN IN CONNECTION WITH THE PROPOSED ZONING BY-LAW.

Chairman: Mrs. G. Brydges.

Present: S. Granger; M. Jacobson; K. Lind; Mrs. P. Rotmark, Secretary. Councillors H. Holm; R. Sinclair. Five members of the Public.

This meeting which was taped, convened at 7.07 p.m. with introductory remarks by S. Granger; she explained the purpose of the meeting with regard to the amendments requested to the Official Plan, which were necessary to make the Zoning By-law workable.

The members of the public, not having a copy of the Draft Zoning By-law, listened to the six proposed amendments read out by M. Jacobson. Those with any questions were asked to let the Planning Board know after they heard each proposed amendment.

Item 1 - a proposal to amend to Urban Institutional from Urban Residential and Commercial. is to recognise the Town Garage. J. Ondusko whated to know if any houses in the residential area adjoining this property could be re-built as residential if they burned down, he was assured that they could. He was also advised as to the procedure in the event of a change to Commercial being requested.

Item 2 - a proposal to change from Commercial to Industrial. H. Molkoski had some questions regarding this item and said that there was a garage in this area, an that busses were parked there, however, the owner had not registered any objections against this proposed change.

Item 3 - a proposal to change the area occupied by Meyers Body Shop from Urban Residential to Commercial - no comment was made.

Item 4 - a proposal to change from Urban Residential to Commercial to accommoda the Knott's upholstery business, which cannot be considered as a home occupation. It was explained to J. Ondusko that this is an existing use at the time of the passi of the By-law. Mr. Knott wondered about joining his two buildings together - this would be permitted in a Commercial zone and Councillor Sinclair did not think there would be any problem because in commercial you can buildfrom property line to proper The zoning of the piece of property adjoining his has not been changed, this belongs to Mrs. L. Vaudrin. Should Knotts move this commercial property would have to be occupied by another upholstery business to keep its commercial status. Knott would just as soon keep this property residential the way it is now as a nonconforming use, he does not think the joining of the two buildings would contravene residential regulations. However, the fact that there is a part-time employee who not a family member makes a difference; Councillor Sinclair thinks it would be best for Mr. Knott to get this property amended to commercial; if he wants it changed to residential in the event of moving away, he could make application to get this done.

Item 5 - a proposal to change from Industrial and Open Space to Urban Residenti - this is to recognise the Gunson house. M. Molkoski thought it would have been zo

Institutional but the position was explained to him, the adjoining Rotary Park is zoned the same as the Kin Park and the Ball Park as Open Space.

Item 6 - a proposal to change from Industrial to Commercial for three reasons. There was no discussion on this item.

There had been a few errors made on the map which did not call for any discussic

These being the only items proposed for amendment, the Chairman asked if there were any other items those attending would like to bring up.

- J. Ondusko asked if there were any definitions to cover terms covered in the zoning by-law. Councillor Sinclair said Urban Residential is a broad zone covering several different types of zoning. Once the matter of the amendments to the Official Plan and the Zoning By-law had been approved by Planning Board and Town Council copies of the Zoning By-law would be made available to all taxpayers with property in Town.
- J. Ondusko expressed concern regarding roads, especially wondering if those near to the Separate School and by Weedmarks' would be maintained, pointing out that these roads have been in use for years and he wondered if somebody was to build if it would mean that people living on the outskirts of town would be cut off. He was assured if there was any chance of this happening people who might be cut off would be given a chance to appeal and their objections considered.
- D. Knott wondered if there is more provision being made for apartment and multidwellings. He was told that people wishing to construct such buildings would have to apply to get the zoning changed to R.5; we do not want pre-zoning.
- M. Molkoski asked for, and was given, a definition of arterial and collector roads.

Mrs. M. MacMahon asked about zoning for nairdressers - these can be either commercial or home occupation. In a home occupation no signs are permitted, there must be no parking problems for neighbours and employees are limited to family membe

There being no more questions a motion was made by M. Jacobson, seconded by S. Granger, that the meeting now adjourn, carried. (7.53 p.m.).

: : : :

AMENDMENT NO. 2

To The Official Plan for

The Geraldton and Suburban Planning Area

The Following TEXT AND PLANS, DESIGNATED SCHEDULES "A" and "B" attached hereto, constitute Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area.

AMENDMENT NUMBER 2 TO THE OFFICIAL PLAN FOR THE GERALDTON AND SUBURBAN PLANNING AREA

The attached maps designated Schedule "A" and Schedule "B" and explanatory text, constituting Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area was prepared by the Geraldton and Suburban Planning Board and was recommended to the Council of the Corporation of the Town of Geraldton under the provisions of Section 12 and 17 of the Planning Act, on the day of December , 19 80.

Lecture h. Bugiges Chairman

Phylis Romant
Secretary

Corporate
Seal of
Planning Board

This Amendment was adopted by the Council of the Town of Geraldton by By-law Number 80-1026 in accordance with Sections 13 and 17 of the Planning Act, on the 22 day of December, 19 80.

Mayor

Corporate Seal of Municipality

Clerk-Administrator

Amendment No. 2
to the
Official Plan for the
Geraldton and Suburban
Planning Area

1) 1

This amendment to the Official Plan for the Geraldton and Suburban Planning Area which has been recommended by the Geraldton and Suburban Planning Board and adopted by the Geraldton Town Council is hereby modified under the provisions of Section 17 of The Planning Act, as follows:

that item 9 in part B - The Amendment - be deleted and replaced with the following

1. "Item 9: Section 3.7, Airport Development policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting subsection 3.7.2 in its entirety and replacing it with the following:

The Airport Development Area shall be placed in a separate zone in The Minister's Order. This zone shall be deleted from The Minister's Order upon imposition of a regulation under The Aeronautics Act by Transport Canada which will establish height restrictions, the limits of take-off approach areas, take-off approach surfaces, transitional surfaces and building limit lines.

As thus modified, this amendment is hereby approved pursuant to Section 17 of The Planning Act, as Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area.

Date M.1.27/4

G. M. FARROW Excessive Director

Plans Administration Division

Ministry of Housing

The Council for the Town of Geraldton, in accordance with the provisions of Sections 13 and 17 of the Planning Act, hereby enacts as follows:

- 1. Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area, consisting of the attached maps designated Schedule "A" and Schedule "B" and explanatory text, is hereby adopted.
- 2. That the Clerk is hereby authorized and directed to make application to the Minister of Housing for approval of Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area.
- 3. That this By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 22 day of December, 1980.

TRued

Mayor

Signed

Clerk-Administrator (Deputy)

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 Corporation of the Town of Geraldton on the 22 day of December, 1980.

Signed

lerk-Administrator

PART A - THE PREAMBLE outlines the purpose of Amendment Number 2 but does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and maps (designated Schedule "A" and Schedule "B"), constitutes Amendment Number 2 to the Official Plan for the Geraldton and Suburban Planning Area.

PART C - THE APPENDICES does not constitute part of this amendment. However, these appendices contain the background data, and public involvement associated with this amendment and should be read to assist in understanding the amendment.

1. Purpose

The purposes of the Amendment are:

- (i) to change the designations for certain areas on Schedule "A", "Land Use Plan Urban Area" and on Schedule "B", "Land Use Plan Urban Area" of the Official Plan for the Geraldton and Suburban Planning Area.
- (ii) to clarify and amplify several policies which affect zoning order provisions.

2. Location

This Amendment consists of nine parts which shall be referred to as items 1 to 9.

- Item 1: The land affected by this redesignation is located in the Township of Fulford, approximately 5 km, north of the Town of Geraldton on the east side of Highway 584, as shown in Schedule "A" attached.
- Item 2: The policy in Section 3.2, Urban Residential, Subsection 3.2.6. (d), Implementation is to be changed to delete reference to Minister's Order and Section 32 of the Planning Act.
- Item 3: The land affected by this redesignation is situated within the Township of Ashmore and located east of the Town of Geraldton at the eastern extremity of Jackson Avenue, as shown in Schecule "B" attached.
- Item 4: The policies in Section 3.6, Urban Institutional, Subsection 3.6.3(a) and (b), Implementation is to be changed to delete reference to Minister's Order and Section 32 of The Planning Act.

2. Location: (continued)

- Item 5: The policy in Section 3.1, Rural, Subsection 3.1.6(i), Implementation is to be deleted.
- Item 6: The policy in Section 3.1, Rural, Subsection 3.1.6(h), Implementation is to be changed to place private rural recreational uses in the same category as recreational commercial uses in the implementing Minister's Order.
- Item 7: The policy in Section 3.4, Commercial, Subsection 3.4.7(f), Implementation, as relettered by Minister's modification, is to be changed to place recreational commercial uses in the same category as private rural recreational uses in the implementing Minister's Order.
- Item 8: The land affected by this redesignation is located in the Townships of Fulford and McQuesten being lands within and adjacent to the "Airport Development Area" of the Official Plan of the Geraldton and Suburban Planning Area, as shown in Schedule "A" attached.
- Item 9: The policy in Section 3.7, Airport Development, Subsection 3.7.2, Implementation is to be changed to replace "Minister's Order or Restricted Area By-law "with" a Federal Zone Regulation pursuant to the Aeronautics Act."

3. Basis of the Amendment

Item 1. The land affected by Item 1 is presently designated as "M.T.C. Gravel Reserves" on Schedule "A", Land Use Plan - Rural Area of the Official Plan for the Geraldton and Suburban Planning Area. Planning Board believes that the lands affected by Item 1 should be redesignated to the "Rural" designation because the aggregate resource has been depleted at this location according to the Ministry of Transportation and Communications.

3. Basis of the Amendment: (continued)

Item 4: The Official Plan indicates that urban institutional uses in the unorganized townships shall be controlled by a Minister's Order in accordance with Section 32 of The Planning Act. It requires urban institutional uses to be placed in a separate category in the implementing Minister's Order.

Planning Board believes that the Town's existing sewage treatment plant would be more appropriately redesignated from "Urban Institutional" to "Rural" in Item 3 to this Amendment. No other areas are presently designated "Urban Institutional" outside of the limits of the Town of Geraldton.

Planning Board believes that new institutional uses should be located within the limits of the Town of Geraldton. Consequently, reference to "Minister's Order and Section 32 of The Planning Act" should be deleted from sections 3.6.3(a) and (b) to reflect this intent.

Item 5: Section 3.1.6(i) of the Official Plan indicates that institutional uses in the "Rural" designation shall be placed in a separate category in the implementing Minister's Order.

As in Item 4 to this Amendment, Planning Board believes that new institutional uses should be located in the urban area within the Town of Geraldton. Planning Board, therefore wishes to delete the superfluous requirement for a separate institutional category in the Minister's Order. The following subsections are relettered accordingly.

Item 6: The Official Plan requires that private rural residential uses in the "Rural" designation shall be placed in a separate category in the implementing Minister's Order.

3. Basis of the Amendment: (continued)

- Item 6: The zoning provisions for private rural residential uses such as private fishing and hunting camps would be similar to the zoning provisions for recreational commercial uses such as housekeeping cabins, lodges, and tourist outfitting establishments.

 Planning Board believes that to simplify the Minister's Zoning Order, Section 3.1.6(h) should be changed to permit private rural residential uses to be zoned in the same category as recreational commercial uses in a resort commercial zone.
- Item 7: The Official Plan requires that recreational commercial uses shall be placed in a separate category in the implementing Minister's Order.

 The zoning provisions for recreational commercial uses as described in Item 6 to this Amendment, would be similar to the zoning provisions for private rural residential uses. Similarly, Planning Board believes that Section 3.4.7(f), as relettered by Minister's modification, should be changed to permit recreational commercial uses to be zoned in the same category as private rural residential uses in a resort commercial zone.
- Item 8: The land affected by Item 8 is presently designated as "Airport Development Area", "M.T.C. Gravel Reserves" and "Rural" on Schedule "A", Land Use Plan Rural Area of the Official Plan for the Geraldton and Suburban Planning Area.

2 1

3. Basis of the Amendment: (continued)

- Item 8: The present "Airport Development Area" designation extends beyond the boundaries of the municipal airport. Discussions between the Ministry of Housing and Transport Canada have confirmed that it would be more appropriate to change the boundaries of the Airport Development Area to reflect municipal airport property boundaries. The proposed boundaries would be the basis for imposition of a federal zone regulation pursuant to the Aeronautics Act to control development within the airport development area.
 - Planning Board believes that the boundaries of the "Airport Development Area" should be changed to co-incide with the limits of the municipal airport property. This would enable development on lands within the airport property to be controlled by a Minister's Order to be administered locally, The "M.T.C. Gravel Reserves" designatio will not be redesignated and will continue to be partially supplemented by the "Airport Development Area" designation, as amended by Item 8 of this Amendment.
- The Official Plan requires that height restrictions, limits Item 9: of take-off approach areas, take-off approach surfaces, transitional surfaces and building limit lines in accordance with the Aeronautics Act, in the Airport Development Area shall be incorporated into the implementing Minister's Order or Restricted Area By-law. Discussions between the Ministry of Housing and Transport Canada indicate that the appropriate authority to zone take-off approach areas/surfaces, transitional surfaces, building limit lines and height restrictions lies with a federal zone regulation pursuant to The Aeronautics Act. Planning Board believes therefore that developments within the Airport Development Area should be regulated through a federal zone regulation rather than a zoning by-law or Minister's Order.

PART B - THE AMENDMENT

18

All of this part of the document entitled, PART B - THE AMENDMENT, consisting of the following text and attached maps designated Schedules "A" and "B" constitutes Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area.

1. Details of the Amendment

The Official Plan for the Geraldton and Suburban Planning Area is amended as follows:

- Item 1: Schedule "A" to the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by redesignating the area shown as Item 1 on Schedule "A" attached hereto from "M.T.C. Gravel Reserves" to "Rural".
- Item 2: Section 3.2, Urban Residential policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting in Subsection 3.2.6(d) the words "and Minister's Order " after the word "By-law", and by deleting "and 32" after the phrase "with Sections 35".
- Item 3: Schedule "B" to the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by redesignating the area shown as Item 3 on Schedule "B" attached hereto from "Urban Institutional" to "Urban".
- Item 4: Section 3.6, Urban Institutional policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting in its entirety Sections 3.6.3(a) and (b) and replacing them with the following:

THE AMENDMENT Cont'd

The Official Plan for the Geraldton and Suburban Planning Area is amended as follows:

Item (1): Section 3.1.1. (b) (iii) of the Official Plan for the Geraldton and Suburban Planning Area is hereby deleted in its entirety and replaced by the following:

" a mimimum lot size of .202 ha (1/2 acre) subject to the approval of the Thunder Bay District Health Unit, except in Plan 55R-3421, parts 1 - 22 inclusive, Sunny Acres Townsite where the mimimum lot size of .121 ha (3/10 acre) shall apply subject to the approval of the Thunder Bay District Health Unit."

PART B - THE AMENDMENT

2 J 8

l. Details of the Amendment: (continued)

- Item 4: "(a) Use of land shall be controlled by the Restricted Area (Zoning) By-law in accordance with Section 35 of The Planning Act;
 - (b) Urban Institutional uses shall be placed in a separate category in the implementing Restricted Area (Zoning) By-law.
- Item 5: Section 3.1, Rural policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting Subsection 3.1.6(i) in its entirety and by relettering the following subsection 3.1.6(j) and (k) to 3.1.6(i) and (j) respectively.
- Item 6: Section 3.1, Rural policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting in Subsection 3.1.6(h) the phrase "in a separate category" and replacing it with the phrase "in a resort commercial category".
- Item 7: Section 3.4, Commercial policies of the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by deleting in Subsection 3.4.7(f), as relettered by Minister's modification, the phrase "in a separate category" and replacing it with the phrase "in a resort commercial category".
- Item 8: Schedule "A" to the Official Plan for the Geraldton and Suburban Planning Area is hereby amended by redesignating portions of the present "Airport Development Area" to "Rural" and by redesignating portions of the present "Rural" designation to "Airport Development Area" as shown as Item 8 on Schedule "A" attached hereto.

PART B - THE AMENDMENT

l. Details of the Amendment: (continued)

Section 3.7, Airport Development policies of the Official Planton Planting Area is hereby amended by deleting in Subsection 3.7.2, the phrase "int Note implementing Minister's Order or Restricted APPERSTANTION OF Phrase "shall be incorporated" and by Adding ACTits place, the phrase "into a federal zone regulation pursuant to The Aeronautics Act".

PART C - APPENDICES

The following appendices do not constitute part of Amendment No. 2, but are included as information supporting the Amendment. The appendices include three section; I <u>Background data</u>, II <u>Public</u>
Notice and III <u>Minutes of Public Meeting</u>.

I Background Data

Official Plan Amendment No. 2 was prepared jointly by the staff of the Operations Review Section and the Community Planning Advisory Branch of the Ministry of Housing in conjunction with the Geraldton and Suburban Area Planning Board.

The Amendment is essentially "housekeeping" in nature amplifying and clarifying certain policies in the Official Plan which affect zoning order provisions. It also redesignates certain lands to facilitate the preparation of an administratively simply zoning order with a minimum of zones.

Operations Review Section of the Ministry of Housing is preparing the Zoning Order to implement the Official Plan in the unorganized portions of the planning area. The Zoning Order will be based upon the proposed amendment contained in Official Plan Amendment No. 2 to the Official Plan for the Geraldton and Suburban Planning Area.

II Public Notice

NOTICE OF PUBLIC MEETING
RESIDENTS OF THE GERALDTON AND SUBURBAN
PLANNING AREA

PART C - APPENDICES

II Public Notice: (continued)

The Geraldton and Suburban Planning Board is considering a draft Amendment to the Official Plan which will facilitate the preparation of a Zoning Order to control development in the unorganized portions of the Geraldton and Suburban Planning Area.

Amendment No. 2

The effect of Amendment No. 2 is to change the Official plan designations of certain lands located outside of the Town of Geraldton within the unorganized portions of the Geraldton and Suburban Planning Area, as shown on Schedule "A" and "B" attached as item 1, 3 and 8, as follows:

- Item 1: Change the present "M.T.C. Gravel Reserves" designation to "Rural".
- Item 3: Change the present "Urban Institutional" designation to "Rural".
- Item 8: Change portion of the present "Airport Development Area" designation to "Rural" and change portions of the present "Rural" designation to "Airport Development Area" to include only lands within the municipal airport property in the Airport Development Area.

Additionally, the proposed Amendment No. 2 amends existing policies in various sections, the effect of which are as follows:

Item 2 and 4: Eliminates the need to implement "Urban Residential and "Urban Institutional" land use policies through a Minister's Zoning Order.

Item 5: Eliminates the need to zone "institutional uses" in a separate category in the Minister's Zoning Order.

PART C - APPENDICES

Amendment No. 2: (continued)

Item 6 and &: Permits "private rural residential uses" to be zoned

with "recreation commercial uses" in the same resort

commercial zone in the Minister's Zoning Order.

Item 9:

Controls development within the municipal airport property by a federal zone regulation pursuant to The Aeronautics Act rather than a zoning by-law or

Minister's Zoning Order.

Residents of the Geraldton and Suburban Planning Area are encouraged to participate with Planning Board in reaching a decision which will affect their area.

A public meeting will be held to present Amendment No. 2

PLACE: Geraldton Town Hall, Council Chambers

OR

DATE: December 10, 1980

TIME : 7:00 p.m.

Copies of the proposed Amendment are available for your review during office hours at:

Mrs. P. Rotmark

Secretary

Geraldton and Suburban Planning Bd.

424 Main Street

Geraldton, Ontario

Telephone: 854-1100

Mr. Dave Horne

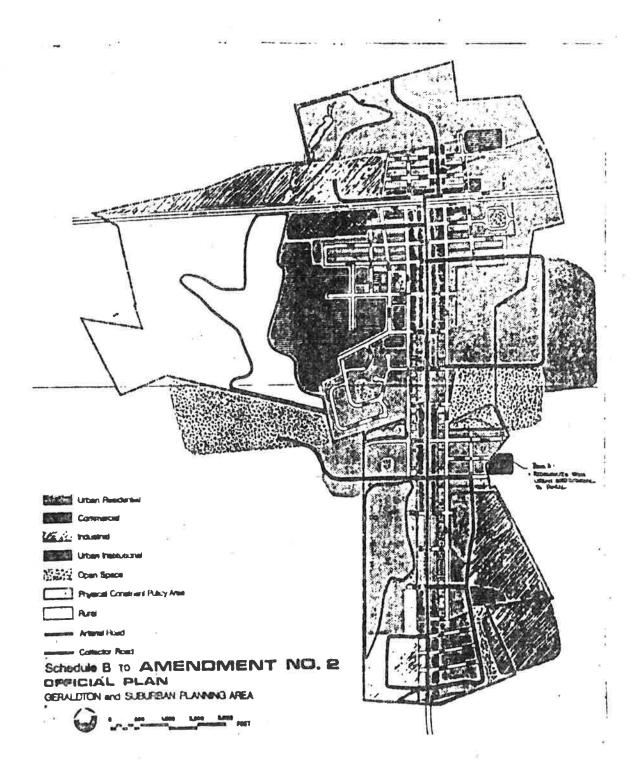
Clerk-Administrator

Town of Geraldton

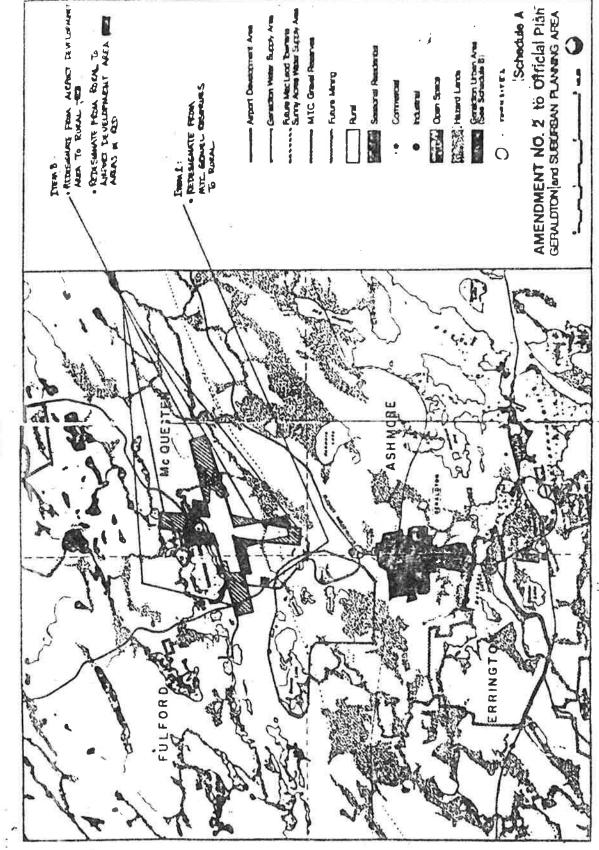
424 Main Street

Geraldton, Ontario

Telephone: 854-1100



j 1



MINUTES OF THE PUBLIC HEARING HELD BY THE GERALDION & SUBURBAN PLANNING BOARD AT COUNCIL CHARBERS, GERALDION, ON WEDNESDAY, DECEMBER 10th 1980.

Chairman: Mrs. G. Brydges.

Present: S. Granger; M. Jacobson; R. Heyers; Mrs. P. Rotmark, Secretary Mayor A. Daneff; Councillors S. Drajanoff and R. Sinclair.

This Hearing which concerned proposed Amendment $_{17}2$ to the Official Plan dealing with the areas outside the Town boundaries which are under the jurisdiction of the Geraldton & Suburban Planning Board was brought to order at 7.15 p.m. There were no members of the public present who wished to express any views on this amendment.

The amendment was read out in its entirety by the Secretary-Treasurer; those present were asked if they had any comments or questions regarding it.

R. Meyers clarified for the Mayor that the Official Plan has now been in effect for two years; Amendment #1 covering the area within the Town boundar is now in force; Amendment #2 concerns Housekeeping Amendments to the area outside the Town Boundaries.

Hoved by i4. Jacobson, seconded by S. Granger, that Planning Board recomm to Town Council the acceptance of Amendment i72, carried.

This concluded the Public Hearing, which then continued with the regular Planning Board meeting.

.

58-0P-0017-3

AMENDMENT NUMBER 3

TO THE

OFFICIAL PLAN

FOR THE

GERALDTON AND SUBURBAN PLANNING AREA

The following text constitutes Amendment Number 3 to the Official Plan for the Geraldton and Suburban Planning Area.

AMENDMENT NUMBER 3 TO THE OFFICIAL PLAN FOR THE GERALDTON AND SUBURBAN PLANNING AREA

The attached explanatory text, constituting Amendment No. 3 to the Official Plan for the Geraldton and Suburban Planning Area was prepared by the Geraldton and Suburban Planning Board and was recommended to the Council of The Corporation of the Town of Geraldton under the provisions of Section 12 and 17 of the Planning Act, on the 23 day of February , A.D. 1981.

de M. Benjdges CHAIRMAN

Corporate Seal of Planning Board

SECRETARY

This Amendment was adopted by the Council of the Town of Geraldton by By-Law Number 81-1032 in accordance with Sections 13 and 17 of the Planning Act, on the 23 day of February , A.D. 1981.

MAYOR

Corporate Seal of Municipality

CLERK

Amendment No. 3 to the Official Plan for the Geraldton & Suburban Planning Area

1 1

This Amendment No. 3 to the Official Plan for the Geraldton and Suburban Planning Area, which has been recommended by the Geraldton and Suburban Planning Board and adopted by the Corporation of the Town of Geraldton is hereby approved in accordance with section 17 of The Planning Act as Amendment No. 3 to the Official Plan for the Geraldton and Suburban Planning Area.

Date July 23/81

G. M. FARROW, Executive Director Plans Administration Division

Ministry of Municipal Aftairs and Housing

THE CORPORATION OF THE TOWN OF GERALDTON

BY-LAW NO. 81-1032

Being a by-law to adopt Amendment 3 to the Official Plan of the Geraldton and Suburban Planning Area.

The Council of the Corporation of the Town of Geraldton in accordance with the provisions of Section 17(1) of the Planning Act enacts as follows:

- 1. Amendment No. 3 to the Official Plan of the Geraldton and Suburban Planning Area, consisting of the attached explanatory text, is hereby adopted.
- 2. That the Municipal Corporation of the Town of Geraldton make application to the Minister of Housing for approval of the said amendment.
- 3. This by-law shall come into force and take effect upon final passing thereof.

ENACTED AND PASSED THIS 23 DAY OF February

, A.D. 1981.

ALEX DANEFF

"MAYOR"

DAVID J. HORNE \
"CLERK-ADMINISTRATOR"

Certified that the above is a true copy of the By-Law No. 81-1032 as enacted and passed by the Council of the Corporation of the Town of Geraldton on the 23 day of February $\int A.D.$ 1981.

DAVID J. HORNE

"CLERK-ADMINISTRATOR"

AMENDMENT NO. 3

TO THE

OFFICIAL PLAN

FOR THE

GERALDTON AND SUBURBAN PLANNING AREA

1. TITLE

This document shall be known as "Amendment No. 3 to the Official Plan of the Geraldton and Suburban Planning Area."

2. COMPONENTS

Part 5 - The Amendment shall constitute Amendment No. 3 to the Official Plan of the Geraldton and Suburban Planning Area. Part 3 and Part 4 do not constitute part of this amendment.

PURPOSE

To amend the Official Plan of the Geraldton and Suburban Planning Area, applicable only to Sunny Acres, Parts 1 - 22 inclusive Plan 55R-3421, by changing the mimimum lot requirements under Section 3.1.1.B. (3) from .5 acre (.202 ha) to .3 acre (.121 ha).

BASIS OF THE AMENDMENT

This amendment applies only to the lands described as Parts 1 - 22 inclusive, Plan 55R-3421 and known as Sunny Acres.

This amendment to the Official Plan will permit the registration of a plan of subdivision for Sunny Acres in conjunction with Section 33 of the Planning Act.

The residential units located in the area of proposed subdivision have been in their exact location for the past forty years.

The Official Plan permits no residential development on existing patented lots except within the Townsites of MacLeod, Geraldton North and Sunny Acres, and limited to one dwelling unit per lot and a mimimum lot size of $\frac{1}{2}$ acre, subject to the approval of the Thunder Bay District Health Unit. The amendment will reduce the minimum lot size from .5 acres to .3 acres.

5. THE AMENDMENT

All of this part of the document entitled - The Amendment consisting of the following text constitutes Amendment No. 3 to the Official Plan of the Geraldton and Suburban Planning Area.

58-0P-0017-4

AMENDMENT NUMBER 4

TO THE



OFFICIAL PLAN

FOR THE

GERALDTON AND SUBURBAN PLANNING AREA

The following text constitutes Amendment Number 4 to the Official Plan for the Geraldton and Suburban Planning Area.

AMENDMENT NUMBER 4 TO THE OFFICIAL PLAN FOR THE GERALDTON AND SUBURBAN PLANNING AREA

The attached explanatory text, constituting Amendment No. 4 to the
Official Plan for the Geraldton and Suburban Planning Area was pre-
pared by the Geraldton and Suburban Planning Board and was recommended
to the Council of The Corporation of the Town of Geraldton under the
provisions of Section 12 and 17 of the Planning Act, on the 24th
day ofApril, A.D., 198 <u>1</u> .

		2
· Leal	receiv Mis	Dreit aco
	CHAIRMAN	

Corporate Seal of Planning Board

Juliu Poturesk

This Amendment was adopted by the Council of the Town of Geraldton by By-Law Number 81-1036 in accordance with Sections 13 and 17 of the Planning Act, on the 27th day of April , A.D., $198\underline{1}$.

Alex Dans

Corporate Seal of Municipality

Amendment No. 4

to the

Official Plan for the Geraldton and Suburban Planning Area

This Amendment No. 4 to the Official Plan for the Geraldton and Suburban Planning Area, which has been recommended by the Geraldton and Suburban Planning Board and adopted by the Council of the Corporation of the Town of Geraldton, is hereby approved in accordance with Section 17 of The Planning Act as Amendment No. 4 to the Official Plan for the Geraldton and Suburban Planning Area.

Date Aug /8/1

G. M. FARROW, Executive Director Plans Administration Division Ministry of Municipal Affairs and Housing

AMENDMENT NO. 4 TO THE OFFICIAL PLAN FOR THE GERALDTON AND SUBURBAN PLANNING AREA

1. TITLE

This document shall be known as "Amendment No. 4 to the Official Plan of the Geraldton and Suburban Planning Area".

COMPONENTS

Part 5 - The Amendment shall constitute Amendment No. 4 to the Official Plan of the Geraldton and Suburban Planning Area. Part 3, 4 and Appendix A, do not constitute part of this amendment.

PURPOSE

To amend Section 3.9.1(b) of the Official Plan of the Geraldton and Suburban Planning Area to clarify procedures for the administration of the Hazard Land Policies and zoning controls applicable thereto. The amendment establishes a procedure for the refinement of hazard land zone boundaries where deemed appropriate without the need for concurrent amendments to Schedule A of the Official Plan.

4. BASIS OF THE AMENDMENT

This amendment, in the absence of more detailed hazard land mapping, will allow some flexibility in altering boundaries which are non-engineered. An amendment to the Official Plan will not be required for changes to Hazard Land boundaries which are deemed to be suitable by Council and the Planning Board after consultation with the Ministry of Natural Resources. Where such changes occur, the appropriate abutting land use designation shall apply and the implementing Zoning By-Law shall be amended accordingly.

5. THE AMENDMENT

All of this part of the document entitled The Amendment consisting of the following text constitutes Amendment No. 4 to the Official Plan of the Geraldton and Suburban Planning Area. The Official Plan for the Geraldton and Suburban Planning Area is amended as follows:

- Item (1): Section 3.9.1(b) of the Official Plan for the Geraldton and Suburban Planning Area is hereby deleted in its entirety and replaced by the following:
 - "In the absence of more detailed hazard land mapping, the boundaries of the lands designated as Hazard Land as shown on Schedule A shall be used as guides for the preparation of the Ministers Zoning Order provisions which will implement the policies of this section. An amendment to this plan will not be required for changes to the Hazard Land Zone boundaries, which are deemed to be suitable by Council and the Planning Board, after consultation with the Ministry of Natural Resources. Where such changes occur, the appropriate abutting land use designation shall apply and the Ministers Zoning Order shall be amended accordingly. When more detailed hazard land mapping becomes available, the Official Plan and implementing Ministers Zoning Order shall be amended accordingly. "

THE TOWN OF COLUMN OF

MINUTES OF THE PUBLIC MEETING AND MEETING OF THE GERALDTON & SUBURBAN PLANNING BOARD HELD AT COUNCIL CHAMBERS, GERALDTON, ON APRIL 22nd 1981.

Chairman:

Mrs. G. Brydges.

Present:

Mrs. S. Granger; M. Jacobson; Mrs. P. Rotmark, Secretary,

Councillors J.M. Boulay, R. Sinclair. Karl Marszowski (arrived 7.25 p.m.)

The Public Meeting opened at 7.05 p.m. with no members of the public present. Amendment #4 to the Official Plan which replaces sec.3.9.1 (b) of the Official Plan was read. This amendment relates to hazard land outside the Town boundaries only and does not cover land inside the Town boundaries, which is designated as Physical Constraint Policy land. Mr. Horne's presence at the meeting was requested and he explained the situation where land inside the Town boundaries is concerned. There had been some conflict between M.O.H. personnel as to whether an amendment would be needed for inside the Town boundaries but this matter had now been straightened out for him by Paul Mason, M.O.H., Thunder Bay. This amendment will give Council and Planning Board authority to amend Hazard land, subject to the approval of the Minstry of Natural Resources. Moved by M. Jacobson seconded by S. Granger, that Planning Board recommend to Council that they adopt Amendment #4, carried.

D. Horne left the meeting at this point.

The Chairman told the members that she and the Secretary had had a meeting with Ms. Susan Taylor from M.O.H., Thunder Bay, on April 7th in Geraldton, re the Administration Grant.

Moved by M. Jacobson, seconded by S. Granger, that the Minutes of the last Planning Board meeting, March 17th/81, be adopted as circulated, carried.

Councillor Sinclair asked that Planning Board look at parking requirements for downtown area; if we should get more commercial development downtown Council would like to see better parking facilities available; D. Horne is writing Planning Boar about this.

Correspondence:

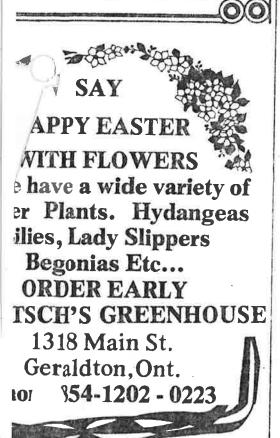
Letter from the Town, March 23rd, enclosing Minutes of Council meetings since February 9th, and confirming that Amendment #3, Sunny Acres, was passed on Feb.23rc 81 by Council.

Letter from the Town, April 8th, enclosing copy of letter from R.H.: Meyers, March 18th, in which he makes four suggestions. Mrs. Granger commented that there are two vacant positions on the Board since January; she felt that a job descript should have been included with the advertisements placed by the Town, also she did

aldton Men's
League is
5 Fifth Annual
1t this weekend
0-122 at the
hool. Out
include:
18, ManitouHornepayne,
19 and Thunder
teams are: Jazz,

Saturday 9:00 a.m.
Thunder Bay vs.
Hornepayne
10:30 a.m. Terrace Bay vs
Geraldton Jazz.
Come out and enjoy a
fine weekend of Basketball
activity and support your
local teams.
ADMISSION IS FREE.

ralaton Mens Fastball
REGISTRATION
Sat., April 11, 1981
lesta Banquet Room
:- 1 a.m. to 4 p.m.
:- \$50.00 per player
lust Be Paid to Sign
No Pay...No Play
Contact Sal Salerno



FAMILY and CHILDREN'S SERVICES

Family and children's Services (formerly called the Children's Aid Society) is mandated to protect children. The Agency has an office located at 1411 Main Street in Geraldton with two workers centered there. These workers are servicing the following communities: Auden. Beardmore, Jellicoe, Geraldton, Longlac, Reserves 58 and 77, Aroland Nakina and Caramat, The services offered by

The services offered by Family and Children's Services can be summarized as follows:

 the investigation of all complaints that children may be improperly cared for.

 the provision of counselling and guidance to families towards strengthening family life.

 the provision of short or long term foster home care for children until parents can resume responsibility.

 the completion of both private and agency adoptions.

If you have any questions concerning the work of Family and Children's Services, contact their office at 854-1910 or see your Community Resource Worker.



Easter Seal Kids really need your help. THE EASTER SEAL SOCIETY



NOTICE

NOTICE TO PARENTS

Geraldton Composite High School will be issuing Mid-Term progress reports to all students on April 13. Parents night will take place on Tuesday, April 14 from 2.50 p.m. to 4.00 p.m. and from 6.30 p.m. to 8.30 p.m.

A.Korkola Principa!





PUBLIC NOTICE

NOTICE OF PUBLIC MEETING

The Geraldton and Suburban Planning Board is considering a draft Amendment to the Official Plan.

AMENDMENT NUMBER 4

The effect of Amendment No. 4 to the Official Plan of the Geraldton and Suburban Planning Board is to give Council and the Planning Board some flexibility in dealing with applications for rezoning hazard lands which are not defined by engineered lines. An amendment to the Official Plan would not be required in each instance, for changes to hazard land boundaries which are deemed to be suitable by Council and the Planning Board after consultation with the Ministry of Natural Resources.

A public Meeting will be held to present Amendment No. 4:

Place- Municipal Council Chambers Date: Wednesday, April 22, 1981 Time: 7.00 p.m.

Copies of the proposed Amendment are available for your review during office hours at:

Mr. Dave Horne, Clerk Town of Geraldton 424 Main Street Geraldton, Ontario POT IMO Telephone: 854-1100

Telephone: 854-1100

Mrs.P. Rotmark, Secretary
Geraldton & Suburban Planning Board
424 Main Street
Geraldton, Ontario
POT IMO

SHOCKS...

NOW... HERE'S A DEAL

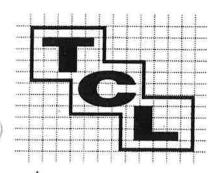
42119-58.5

licating "Lands to be Designated Industrial"

Foronto this 7th of May, 199



58.0P-0018-006



Tunnock Consulting Ltd.

DECISION

With respect to an Official Plan Amendment Subsection 17(34) of the Planning Act

I hereby approve all of proposed amendment no. 6 to the Official Plan for the Geraldton and Suburban Planning Area adopted by By-law No. 98-2031, with the following modification.

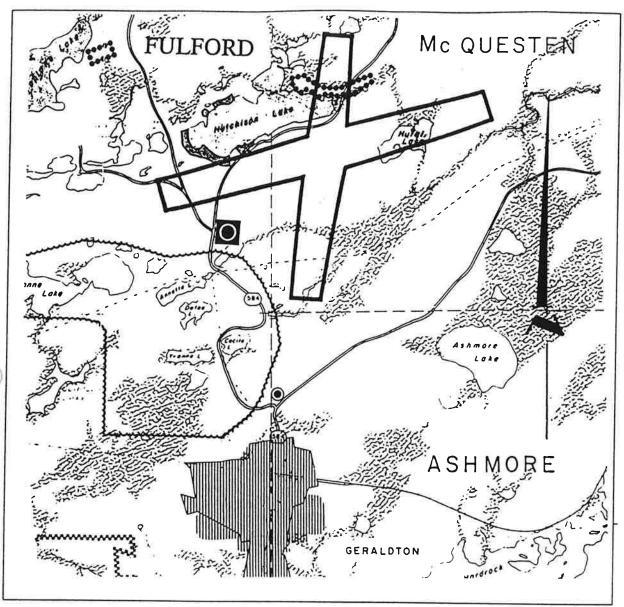
Schedule A, as attached, is modified by adding "21 Hectares" after the legend indicating "Lands to be Designated Industrial"

Dated at Toronto this 7/1/2 of

Audrey Bennett

Manager

Provincial Planning Services Branch Ministry of Municipal Affairs and Housing



This is Schedule 'A', Land Use Plan to Amendment No. 6 to the Official Plan of the Geraldton and Suburban Planning Area, (now the Town of Geraldton).

O	- Indicates	Lands to I	be Designated	Indus	trial	(21 He	ectares	,)
		M	.T.C. Gravel Reserves					
		۰۰۰۰۰۰۰۰۰۰ Fر	uture Mining	9.41	Open Sp	ace		
)	elopment Area	RL		1957				
Geraldion W	later Supply Area	Se Se	easonal Residential		Geraldto	n Urban Ar	rea ±	

Note: This Schedule forms part of Amendment No. 6 to the Official Plan for the Geraldton and Suburban Planning Area and must be read in conjunction with the written text.

CERTIFIED/TRUE COPY OF ORGINAL.

CHIEF ADWRISHRATIVE OFFICER

19. 78

AMENDMENT Nº 6 TO THE OFFICIAL PLAN FOR THE

Geraldton and Suburban Planning Area

(C & L Enterprises - Sawmill)

Prepared by:

Tunnock Consulting Ltd. 137 Shallot Crescent, North Bay, Ontario P1A 3V7

Tel. (705) 472-7110 Fax (705) 472-0067

File P-849 February 9, 1998

AMENDMENT Nº 6 TO THE OFFICIAL PLAN FOR

Geraldton and Suburban Planning Area

INDEX

THE STATEMENT OF CONTENTS			PAGE
Part A — The Preamble			5
Purpose			5
Location			5
Basis		• • • • • •	5
Part B — The Amendment	• • •	• • • • • •	11
Introductory Statement			11
Details of the Amendment			11
Implementation and Interpretation			13
Schedule "A"	• • •		14
Part C — The Appendices	• • • •		15
Appendix 1: Background Information			
Appendix 2: Zoning By-Law			
Appendix 3: Public Participation			

ADOPTION BY-LAW

CORPORATION OF THE Town of Geraldton

BY-LAW Nº 98-2031

The Council of the Corporation of the Town of Geraldton under section 17(6) of the *Planning Act*, RSO 1990 as amended, hereby enacts as follows:

- 1. The Official Plan Amendment Nº 6 for the Geraldton and Suburban Planning Area consisting of the attached explanatory text, is hereby adopted.
- 2. The Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the Official Plan Amendment Nº 6 for the Geraldton and Suburban Planning Area.
- 3. This By-law shall come into force and take effect on the day of the final passing thereof.

Enacted and passed on the 9th of February, 1998

Mayor Mac Odrum
Clerk

Certified that the above is a true copy of By-law Nº 98-2031 as enacted and passed by the Council of the Corporation of the Town of Geraldton on February 9, 1998.

Roy T. Sinclair

AMENDMENT Nº 6

TO THE

OFFICIAL PLAN FOR THE

Geraldton and Suburban Planning Area

Part A - The Preamble does not constitute part of this amendment.

Part B - The Amendment, consisting of the following text and map (designated Schedule A), constitutes Amendment Nº 6 to the Official Plan for the Geraldton and Suburban Planning Area.

Also attached is Part C - The Appendices which does not constitute part of this Amendment but contains additional background information associated with this amendment.

PURPOSE

The purpose of this amendment is to redesignate certain lands within the Geraldton and Suburban Planning Area from "Rural" to "Industrial" to provide for the development of a sawmill operation to produce various lumber products such as hardwood planking, log siding, manufactured mining products etc. The initial development would be for a sawmill and planer as well as an office and lunch room. Other facilities could include a drying kiln, chipper, machine shop and a more up-to-date mill.

In order to effectively control environmental issues related to this (and potentially other) development, policies for Site Plan Control are also introduced.

LOCATION

The location of the lands, which are the subject of this Amendment are located on the east side of Highway 584 at its intersection with the Greta Road in the geographic township of Fulford. The lands are currently owned by the Crown. The unsurveyed parcel proposed for disposition at this location is 3.6 ha (8.95 ac.).

BASIS

1. Project Description

The proposal is to develop a sawmill operation at this location. Currently, a sawmill owned by C & L Enterprises is operated further to the south in the urban cluster known as Geraldton North. This location although zoned for industrial use (under a Minister's Zoning Order) has created a land use conflict with existing residential development in Geraldton North. A draft Official Plan prepared for the area proposed to remove the potential for industrial development at this location and the implementing zoning by-law proposed to lift the industrial zoning. Consequently, C and L Enterprises proposes to relocate the operation to a more remote location where there would not be the same potential for land use conflicts. (See Appendix 1 for Background Information)

Access to the proposed site will be from Highway 584. The proposed entrance will be located 1.1 km south of the current intersection of Highway 584 and the MacIntosh Road.

2. Surrounding Land Uses

The closest residences to the proposed sawmill operation are located on Hutchison Lake and comprise a mix of seasonal and permanent residential development and a resort commercial use. On the north side of the lake, a Crown subdivision consists of 13 lots, 12 of which have

been developed. The remaining lot cannot be developed due to marshy conditions on the site. All of the lots in thew Crown subdivision are now under sale and patent except for the lot that cannot be developed because of marshy conditions. On the southwest side of the lake, a privately developed subdivision, the MacIntosh Road subdivision consists of 20 lots. Of these, 3 are for seasonal use, 13 are permanent residential and 4 are vacant. On the south side of the lake, there is a commercial resort comprising a lodge, and several housekeeping cabins. Further to the east of Hutchison Lake is the Geraldton Municipal Airport.

The distance separation between the proposed industrial use and the nearest residence (on Hutchison Lake) has been measured as 1.1 km in a straight line distance.

The Town of Geraldton Water Supply Area is located to the south of the proposed site e.g. Marie Lake.

3. Terrain Characteristics

The site is a former gravel pit utilized by the Ministry of Transportation. This mineral aggregate area has been depleted of aggregate material.

The topographic relief may be described as undulating. The terrain is typical of the Canadian Shield. Lands are covered by mature trees while the portion of the area proposed for the sawmill facility is only partially covered with younger regeneration because of the aggregate extraction program previously carried out by the Ministry of Transportation.

4. Municipal Services

Roads

The property fronts on and has direct access to Highway 584, a provincially maintained road.

5. Land Use Policies - Official Plan

The Geraldton and Suburban Planning Area Official Plan sets out policies for rural land uses in Section 3.1 of the Plan. Of the Goals enumerated, one goal is to:

"- To limit development in the Rural Area to uses which are not suitable or desirable in the Geraldton Urban Area."

Permitted uses in the Rural area "shall be of a non-urban nature including forestry, mining, conservation, waste disposal, public buildings and utilities not suitable in the Geraldton Urban Area, wayside pits and outdoor recreation".

The policies of this section of the Plan are complemented by the industrial policies of Section 3.5.1 (a) which states:

"Industrial uses shall be located primarily within the Geraldton Urban Area. Industrial uses permitted in the Rural Area include forestry, extractive and mining industries and industries which, because of their type of operation, would not be compatible with urban uses".

The Plan also sets out a variety of development standards for industry under Section 3.5.2:

"3.5.2 Industrial Development Standards

Proposals for Industrial uses shall be evaluated in accordance with the following criteria:

- (a) uses offensive by reason of appearance, noise or odour confined to areas secluded from residential areas and public visibility and located so as to minimize adverse effects that will result on the surrounding areas:
- (b) adequate off-street parking to accommodate employees and customers;
- (c) adequate off-street loading facilities;
- (d) design and appearance of buildings including exterior materials, siting, location, landscaping, exterior lighting and signing that do not detract from surrounding uses;
- (e) open storage confined to areas removed and secluded from residential areas;
- (f) no undue financial burden on the Town;
- (g) adequate protection of adjoining residential areas by the routing of heavy truck traffic;
- grouped in a manner that will ensure the economical extension and maintenance of utilities, services and roads;
- (i) water and sewage treatment facilities and distribution systems or alternative systems acceptable to the Ministry of the Environment and adequate to absorb the planned industrial development;
- (j) all municipal services are readily accessible to the industrial land under consideration;
- (k) adequate transportation services to serve the needs of the occupants of proposed industrial park;
- (l) adequate electrical power capacity available to meet the anticipated demands of the park;
- (m) a letter of clearance from the Ministry of the Environment."

Not all of the above standards would apply to the proposed development. However, the environmental impacts must be taken into consideration in deciding on the appropriateness of the location prior to the adoption of the Official Plan Amendment.

A sawmill operation is classified as a Class III Industrial Facility as per MOEE Guideline No. D-6, "Compatability Between Industrial Facilities and Sensitive Land Uses":

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

A sawmill operation typically has noise and dust emissions as part of the processing. The operation may also generate waste materials in the form of sawdust, bark and chips. The scale of the operation will, of course, have an impact on the volume of emissions and waste materials discharged or produced.

Approvals from the Ministry of Environment and Energy will be required prior to the establishment of the operation. A Part 9, Environmental Protection Act approval will be required for dust, particulate and noise emissions. Approval for waste control for sawdust, bark etc. will also be required. Storage of fuels used in the operation is also a concern relative to the water supply area for the Town of Geraldton. The proponent will be expected to undertake the required studies and/or provide appropriate information to the MOEE and the municipality to obtain essential approvals.

The environmental impacts are typically measured at the property line e.g. concentration and type of emissions and noise levels as is the minimum distance separation (MDS) of a Class III Industrial Facility. The MDS is 1000 m (1 km).

The municipality will require the applicant to obtain the necessary approvals as a prerequisite to development.

Zoning controls and the use of Site Plan Control will allow the municipality to address impacts that complement controls imposed through the environmental approval process. For example, a visual buffer can be required to fully obscure the operation from passing traffic on Highway 584. This vegetative buffer can also serve to mitigate the impacts of noise and particulate emissions. The site plan can be used to establish the location of storage areas for raw materials, waste products and fuel storage.

From a land use perspective, the location of a sawmill in the rural area with an adequate MDS from residential development is appropriate. The size of the land area required will suffice to ensure that appropriate mitigation measures can be implemented on site, particularly distance separation, visual screening or buffering, storage of raw materials etc.

In considering other development standards set out in the Official Plan, the site is of adequate size to accommodate off-street parking for employees, deliveries and loading and unloading.

Access is via Highway 584, a provincial highway designed for heavier volumes of traffic of the type associated with a sawmill operation. There will be no undue financial impact on the municipality since there are no requirements for the extension of services e.g. roads, sewer or water. Existing services such as fire protection are in place. However, the sawmill facility will also have to meet the requirements and standards set out in the Forest Fires Prevention Act.

6. Provincial Policy Statement

Regard must be had to the provincial policy statement in considering the appropriateness of an amendment to the Official Plan.

The location is consistent with Policy 1.1.1 (b) e.g. "Rural areas will generally be the focus of resource activity..."

Policy 1.1.1 (f) requires that "Development and land use patterns which may cause environmental or public health and safety concerns will be avoided." The relocation of this land use is intended to alleviate current land use conflicts and potential public health concerns. The new location is more appropriate in meeting the requirements of the policy statement.

As an area that has been depleted of aggregate materials, Policy 2.2.3, Mineral Aggregates does not apply.

There are no known natural heritage features on the site that would warrant the application of Policy 2.3.

7. Zoning By-law

The lands are currently zoned as Rural (RU) under a Minister's Zoning Order. The list of permitted uses in this zone includes forestry uses but these do not extend to a sawmill operation. The Zone classification which permits a sawmill is the General Industrial (M) zone. This is the zoning which applies to the current location of the sawmill in Geraldton North.

In order to implement appropriate controls for this use, the subject lands are proposed to be zoned Heavy Industrial (M4) Special Exception. The lands will be zoned as an amendment to the existing Town of Geraldton Zoning By-Law. The application of zoning standards will take into consideration the particular requirements for mitigating the impacts of this development on surrounding lands.

9. Amendment

The amendment to the Official Plan will:

- A) Modify Schedule 'A', Land Use Plan (Rural Area) to designate the subject lands as Industrial.
- B) Modify Section 2 of the Plan by introducing policies for Site Plan Control.

PART B — THE AMENDMENT

INTRODUCTORY STATEMENT

All of this part of the document entitled PART B — THE AMENDMENT, consisting of the following text and attached map designated as Schedule «A», constitutes Amendment N^a 6 to the Official Plan of the Geraldton and Suburban Planning Area.

DETAILS OF THE AMENDMENT

The Official Plan is amended as follows:

- Item (1): Schedule 'A', Land Use Plan (Rural Area) of the Official Plan is hereby amended by redesignating certain lands as Industrial.
- Item (2): Section 2 of the Official Plan is hereby amended by adding thereto, the following policy for Site Plan Control:

"2.16 SITE PLAN CONTROL

2.16.1 General Intent

It is the intent of Council to use site plan control to enhance the quality of new development or redevelopment within Geraldton in conjunction with other applicable controls such as zoning and the Building Code.

2.16.2 Goal of Site Plan Control

To apply site plan control in providing for aesthetically pleasing and functional operation of development and redevelopment in Geraldton.

2.16.3 Objectives of Site Plan Control

In order to achieve the goal, Council will:

- 1. Require the submission of site plans for review.
- 2. Establish appropriate engineering and environmental standards.
- 3. Minimize land use incompatibility between new and existing development.
- 4. Ensure that development which is proposed is built and maintained as set out in the site plan agreement.

5. Ensure that development which is proposed is sensitive to the conservation of natural heritage features and areas cultural heritage and archeological resource.

2.16.4 Site Plan Control Area

The entire community of Geraldton (formerly comprising the Geraldton and Suburban Planning Area) shall be considered a Site Plan Control Area under the provisions of Section 41 of the Planning Act. The following uses shall be exempt from Site Plan Control:

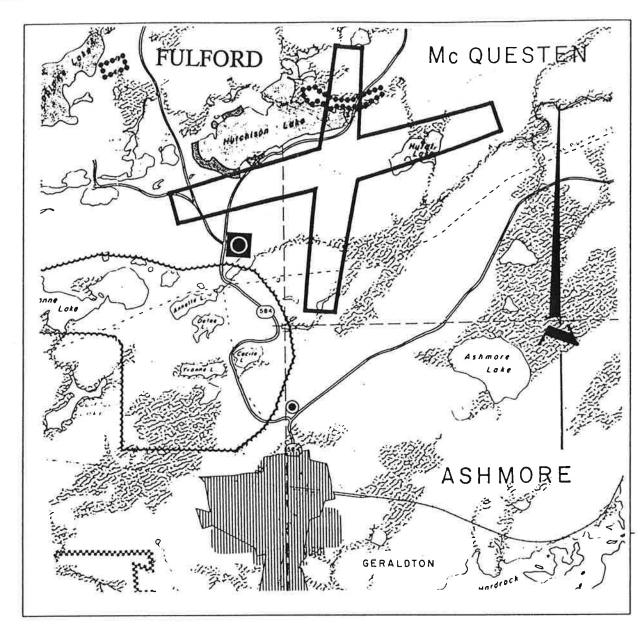
- 1. Accessory apartments, garden suites and group homes.
- 2. A bed and breakfast establishment.
- 3. Electric power facilities of Ontario Hydro but excluding an administration building.
- 4. Public uses and utilities which do not include the construction of a building.
- 2.16.5 Application of Site Plan Control

Site plan control shall apply to the following land uses:

- 1. All uses permitted within any commercial, industrial or institutional zone.
- 2. A residential dwelling consisting of three (3) or more dwelling units.
- 2.16.6 In imposing site plan control, Council will seek to regulate the general site design of the property and, when appropriate, the conceptual design of all buildings and structures on the property. Site plan drawings will be requested in all cases. Floor plan, elevation and cross-section drawings of each proposed building may be requested and may include residential projects containing less than 25 dwelling units.
- 2.16.7 In the review of site plan applications, Council may circulate to agencies who are considered to have a vested interest for their comments prior to the approval of any site plan or site plan agreement.
- 2.16.8 Council shall have regard for the enabling authority of Section 41 of the Planning Act with respect to the matters which may be addressed under site plan control, the entering into one or more agreements for the provision of any or all of the facilities, works or matters as provided for by the Act and the maintenance thereof and for the registration of such agreements against title to the land.

IMPLEMENTATION AND INTERPRETATION

The implementation and interpretation of this amendment shall be in accordance with all other relevant policies of the Geraldton and Suburban Planning Board Official Plan.



This is Schedule 'A', Land Use Plan to Amendment No. 6 to the Official Plan of the Geraldton and Suburban Planning Area, (now the Town of Geraldton).

- Indicates Lands to be Designated Industrial M.T.C. Gravel Reserves Future Mining Open Space Hazard Lands Geraldton Water Supply Area Seasonal Residential Geraldton Urban Area

Note: This Schedule forms part of Amendment No. 6 to the Official Plan for the Geraldton and Suburban Planning Area and must be read in conjunction with the written text.

APPENDIX 1 BACKGROUND INFORMATION



Ministry of Natural Resources Ministère des Richesses naturelles

December 11, 1997

File:

Pending Land Disposition

McNeely-Tunnock Ltd. 137 Shallot Crescent North Bay, Ontario P1A 3V7

Attention:

Mr. Glenn P. Tunnock

President

Dear Mr. Tunnock:

SUBJECT:

Proposed Sawmill Location - Fulford Township East Side of Highway 584 Across from Greta Road

This is in response to your request for information on the above-noted subject.

The area that was identified to The Corporation of The Town of Geraldton in our letter of December 1, 1997, for a possible zoning amendment to accommodate the proposed sawmill development was approximately 21 hectares. The proposal that was submitted to this office from 1143555 Ontario Inc. (C & L Enterprises) for an actual sawmill site was for an area of approximately 3.6 hectares (8.95 acres).

The reason for the significant increase in area for the zoning amendment is because the actual site for the proposed sawmill has not been surveyed yet so it is not possible to confirm what will be its exact location or dimensions on the maps. With the increased zoning area, it will ensure that there will not be any portion of the proposed sawmill area outside what would be re-zoned industrial, if there is final approval for the location. If there is a concern for the amount of area that has been submitted for re-zoning, some adjustments can be made to the maps to reduce the overall area.

The business proposal that was submitted to this office was to establish a sawmill operation to produce various lumber products such as hardwood planking, log siding, manufactured mining products, etc. The initial development would have a sawmill and planer facility as well as an office and lunch room. Depending on the demand for the products, there could be a drying kiln, chipper, machine shop, and more up-to-date mill developed on the site.

The general area of the proposed sawmill is approximately 1.1 kilometers in a straight line distance from the closest residence on Hutchison Lake. This is also the approximate distance on highway 584 from the proposed entrance for the sawmill site to the turnoff onto the MacIntosh Road which leads into the MacIntosh Subdivision.

The Ministry of Natural Resources has indicated to the proponent that there will not be any guarantee of Crown wood for any type of proposal such as this. The Crown wood supply (spruce, pine, fir, poplar) in Northwestern Ontario is fully allocated as is the wood supply in Northeastern Ontario. The sources of Crown wood that could be available would be salvage areas (e.g. forest fires, blowdown) and possibly in reserves that have been left during normal harvesting operations after going through the formal review and approval process (possibly along shorelines, highways and corridors). Other sources that the proponent could investigate would be purchasing agreements with someone who already holds a harvesting licence or purchasing from privately owned wood sources.

Page 2 December 11, 1997 McNeely-Tunnock Ltd.

Attention: Mr. Glenn P. Tunnock

SUBJECT: Proposed Sawmill Location - Fulford Township

We recommend that you contact the proponent for additional details on the sawmill proposal and planned wood sources that they are hoping to utilize.

If you have any questions or require additional information, please contact Mike Davis, Senior Area Technician, at 1-807-854-1809.

Yours truly,

Kenneth House
Area Supervisor
Geraldton Area
Nipigon District
Ministry of Natural F

Ministry of Natural Resources 208 Beamish Avenue West P.O. Box 640

P.O. Box 640 Geraldton, Ontario P0T 1M0

Telephone:

(807) 854-1824, 854-1030

Facsimile:

(807) 854-0335

DMD/md



Ministry of Natural Resources Ministère des Richesses naturelles

January 15, 1998

File: Pe

Pending Land Disposition

Tunnock Consulting Limited 137 Shallot Crescent North Bay, Ontario P1A 3V7

Attention:

Mr. Glenn Tunnock

President

Dear Mr. Tunnock:

SUBJECT:

OPA # 6, Geraldton and Suburban Planning Area

C & L Enterprises - Sawmill Site Request

This is in response to the draft of OPA # 6 dated December 12, 1997, for the above-noted subject.

Following are our comments on the draft which may be considered for possible changes to the document.

1. On page 5 of the draft under LOCATION, it indicates that the unsurveyed parcel proposed for disposition could include as much as 21 ha. As stated in our letter dated December 11, 1997, to you, the reason for the significant increase in area for the zoning amendment is to ensure that none of the required area of 3.6 ha for the proposed sawmill facility will fall outside the area of zoning amendment. Because the exact location for the sawmill area has not been finalized, nor has it been surveyed, the area for zoning amendment has been increased to provide for possible adjustment in location.

We do not feel that the draft should make the statement the unsurveyed parcel proposed for disposition could include as much as 21 ha, as the area that has been requested by the proponent is significantly smaller.

- 2. On page 6 of Surrounding Land Uses, all of the lots in the Crown subdivision are now under sale and patent except for the lot that cannot be developed due to marshy conditions.
- 3. On page 6 in the second last paragraph of **Surrounding Land Uses**, the distance to the nearest residence has been measured as approximately 1.1 km in a straight line distance.
- 4. On page 6 in the second paragraph of **Terrain Characteristics**, it states that the lands are densely covered by mature trees. A portion of the area proposed for the sawmill facility is only partially covered with younger regeneration because of the aggregate extraction program carried on previously by the Ministry of Transportation.
- 5. On page 7, Land Use Policies Official Plan, Item (e), change the word form to from.
- 6. On page 9, the last paragraph of Land Use Policies Official Plan, it talks about existing services such as fire protection being in place. If there is approval for this proposed sawmill facility, it will also have to meet the requirements and standards outlined in the Forest Fires Prevention Act.

Page 2 January 15, 1998 Tunnock Consulting Limited Attention: Glenn Tunnock

SUBJECT: OPA # 6, Geraldton and Suburban Planning Area

7. The draft does not contain a copy of the map that was sent to The Corporation of The Town of Geraldton on December 1, 1997, showing the area to be considered for re-zoning. A copy is enclosed for your reference.

If you have any questions on the information provided, please contact Mike Davis at this office at (807) 854-1809.

Yours truly,

for Kenneth House

Area Supervisor Geraldton Area

Nipigon District

Ministry of Natural Resources 208 Beamish Avenue West

P.O. Box 640 Geraldton, Ontario

POT 1M0

Telephone:

(807) 854-1030

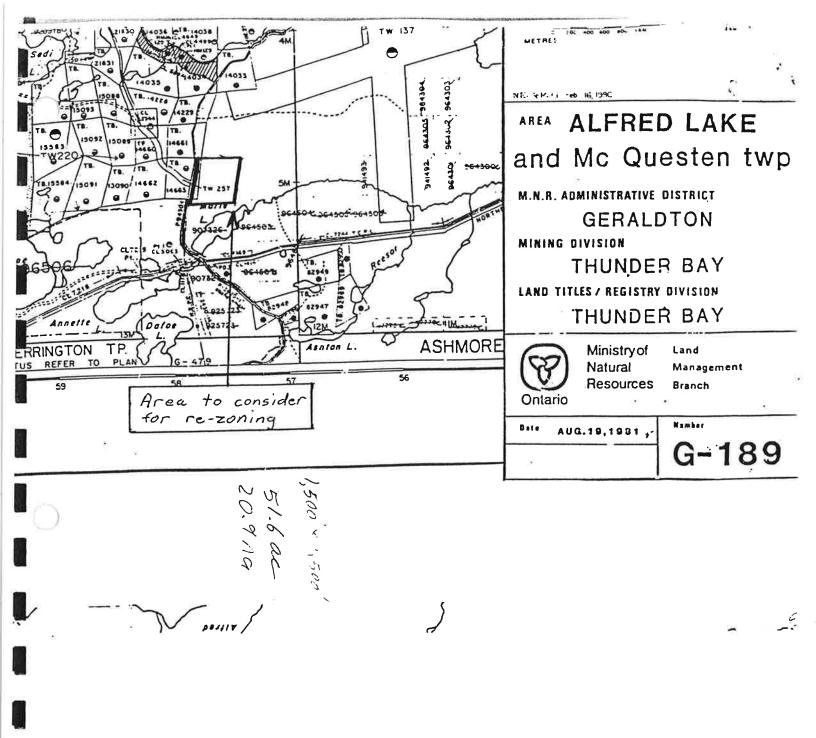
Facsimile:

(807) 854-0335

DMD/

encl.

c.c. Darlene Mahyr-Richardson, Planner, Ministry of Municipal Affairs and Housing Roy Sinclair, The Corporation of The Town of Geraldton



APPENDIX 2 ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF GERALDTON By-law Nº 98--2032

BEING A BY-LAW TO AMEND BY-LAW Nº 80-1004 AS AMENDED

WHEREAS pursuant to the provisions of the Planning Act, RSO 1990, Section 34, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

WHEREAS By-law Nº 80-1004 regulates the use of land and the use and erection of buildings and structures within the Town of Geraldton;

AND WHEREAS the Council of the Corporation of the Town of Geraldton deems it advisable to amend By-law N^a 80-1004 to implement a corresponding amendment to the Official Plan as hereinafter set forth;

AND WHEREAS the Minister's Zoning Order is repealed as it applies to the subject lands.

NOW THEREFORE the Council of the Corporation of the Town of Geraldton enacts as follows:

- 1. That By-law No 80-1004 is amended by changing the zoning of lands shown on Schedule "A" to "Heavy Industrial (M4-X1) Special Exception Zone".
- 2. That the applicable provisions of By-law 80-1004 shall be deemed to apply to lands subject to this amendment.
- 3. That By-law No. 80-8004 is further amended by adding thereto, the following new Section.

16 A HEAVY INDUSTRIAL (M4) ZONE

No person shall use any land or erect, alter or use any building or structure in the Heavy Industrial (M4) Zone except in accordance with the following provisions.

16 A.1 Permitted Uses

 Class III: Heavy Industrial uses including uses characterized as having emissions such as noise, smoke, odour, fumes or vibrations or extensive outside storage as part of their normal operation and without limiting the foregoing shall include sawmills, refineries, smeltering operations and similar uses.

Accessory uses to the foregoing but excluding any residential use.

16 A.2 Zone Requirements

Minimum Lot Area	4 ha (9.8 ac)
------------------	---------------

Minimum Lot Frontage 100 m (328.8 ft.)

Minimum Required Yards

Maximum Building Height 15 m (49.2 ft.)

Maximum Lot Coverage 30%

16 A.3 Additional Requirements

a) All industrial uses in the M4 Zone shall be operated in compliance with the Environmental Protection Act.

16 A.4 Special Exceptions

On lands shown on Schedule "A" and zoned Heavy Industrial (M4-X1) Special Exception Zone, the following zone provisions shall apply.

Permitted Uses

A sawmill

A planer

A drying kiln

Accessory uses to the foregoing permitted uses including a chipper, machine shop, office and staff facilities but excluding a residential

use.

Zone Requirements

Lot Area:

-the lot area for the permitted uses described above shall not exceed 3.6 ha (8.95 ac.)

-additional lands may be added to the lot area for the purposes of mitigating the impacts of noise or other emissions or to create a visual barrier

Buffering

No part of any building or the storage area for logs shall be visible from Highway 584. A visual screen shall consist of natural or planted vegetation and may be supplemented with a fence or berm.

4. That By-Law 80-1004 is further amended by adding thereto, the following additional definitions:

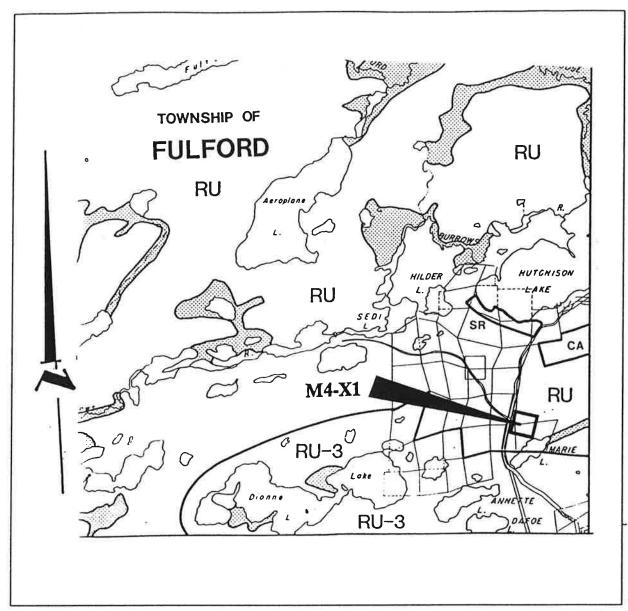
"SAWMILL or PLANING MILL" means a building, Structure or area where timber is cut or sawed, either to finished lumber or as an intermediary step.

- 5. That Schedule "A" hereto attached forms part of this By-law.
- 6. That all other applicable provisions of By-law Nº 80-1004 shall continue to apply.

Read a first and second time this _____ day of ______, 1998.

Read a third time and adopted this _____ day of ______, 1998.

Mayor Roy T. Sinclair, Clerk



This is Schedule 'A' to By-Law No. 98-2032 passed this 9th day of February 1998.

Mayor Michael Power

Roy T. Sinclair, Clerk

M4-X1 - Indicates Lands to be Zoned Industrial Special Exception

Town of Geraldton

APPENDIX 3 PUBLIC PARTICIPATION

THE CORPORATION OF THE TOWN OF GERALDTON

Notice of the Passing of Amendments to the Official Plan and to the Zoning By-Law of the Corporation of the Town of Geraldton

TAKE NOTICE that the Council of the Corporation of the Town of Geraldton passed Amendment No. 6 to the Official Plan and passed Zoning By-Law 98-2032 on February 9, 1998, under Sections 17 and 34 of the *Planning Act*.

Purpose and Effect - The Town of Geraldton has received an application to amend the municipality's Official Plan and Zoning By-law (Nº 80-1004). The lands to which the proposed amendment applies are located on the east side of Highway 584 at its intersection with the Greta Road. The proposed amendments will allow for the development of a sawmill operation on a 3.6 ha (8.95 ac.) parcel of land currently owned by the Crown. The proposed sawmill operation is located on a larger parcel of land of 21 ha (51 ac.). The sawmill operation may include a planer, drying kiln, chipper, machine shop, office and staff facilities. See attached key map for location.

Appeal - The last date for filing a notice of appeal of the Zoning By-Law is _____. Any such appeal must be filed with the clerk of the municipality and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Municipal Board. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

With respect to the Official Plan Amendment, any person or public body is entitled to receive notice of the decision of the approval authority if a written request is made to the Ministry of Municipal Affairs and Housing, Provincial Planning Services Branch, 777 Bay Street, 14th Floor, Toronto, Ontario, M5G 2E5.

The amendments to the Official Plan and to the Zoning By-Law are available for inspection in the office of the clerk during regular office hours.

DATED at the Town of Geraldton, February 10, 1998

Roy T. Sinclair
Clerk
Town of Geraldton
P.O. Box 70
301 East Street
Geraldton ON POT IM0
Tel. (807) 854-1100 FAX (807) 854-1947