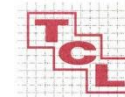


# Municipality of Greenstone

## OFFICIAL PLAN

January 2022



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# **1. THE PLAN AND ITS PURPOSE**

## **1.1 The Official Plan**

The Official Plan of the Municipality of Greenstone sets out the goals, objectives and policies to guide growth and development within the Municipality for the next 20 years (2021-2046).

The following text, diagrams and the Land Use Schedules shall constitute the Official Plan (Plan) for the Municipality of Greenstone. The Plan applies to all lands within the corporate boundaries of the Municipality of Greenstone except as otherwise indicated.

The Official Plan was prepared to be consistent with the *Provincial Policy Statement, (2014)*, to conform to the Growth Plan for Northern Ontario, and to reflect the intent of the *Planning Act*. The official plan shall be implemented in a manner that is also consistent with the recognition and affirmation of existing Indigenous and treaty rights in section 35 of the *Constitution Act, 1982*.

This official plan shall be read in conjunction with any provincial plan in effect and where deemed to conflict with a provincial plan, the policies of the provincial plan shall take precedence.

Where land use approvals involve potential approvals under other provincial legislation, the approvals under the affected legislation may be integrated, provided the intent and requirements of all affected Acts are met.

The official plan shall be implemented in a manner that is consistent with the Ontario *Human Rights Code* and the *Canadian Charter of Rights and Freedoms*.

The Official Plan does not apply to Crown Land within the Municipality and federal lands or reserves occupied by Indigenous communities.

The Official Plan replaces the Official Plans for the former municipalities of Beardmore, Geraldton, Nakina and Longlac.

## **1.2 Purpose of the Plan**

The Plan was prepared following a consultation process with the public, community stakeholders and the

Provincial government. Council's objective for the new Plan is to create positive, sustainable and healthy growth.

The purpose of the Official Plan is to identify the resources, capabilities, opportunities and constraints of the land and the community to enhance the stewardship of the Municipality's land base, the cultural heritage environment and the natural environment. Any future development in Greenstone must conform to the policies of this Plan. The Plan provides the legislative basis to implement the community's vision for its future.

## **1.3 Goal of the Plan**

To develop a strong, liveable and healthy community in which growth is well managed, the natural environment is protected, public health and safety is paramount and economic growth is facilitated.

## **1.4 Objectives of the Plan**

- 1.** To create a land use planning environment that addresses the growth and development needs over a 25-year time horizon (2021-2046).

2. To build a Municipality that promotes development within designated growth areas while providing opportunities for the management or use of resources resource-based recreational uses (including recreational dwellings), residential development, including lot creation, that is locally appropriate, agricultural and related uses that support agriculture and the rural economy, home occupations and home industries, cemeteries, and other rural land uses in the rural area.
  3. To provide sufficient land to accommodate an appropriate range and mix of land uses to meet projected growth and development needs for up to 25 years, and to position the Municipality to respond to growth and development that may be generated by the Northern Ontario Ring-of-Fire, local mining developments and forestry operations.
  4. To build a community that meets the current and changing housing needs of all residents.
  5. To promote the development of compact, cost-effective development in settlement areas that minimizes land consumption and servicing costs.
  6. To plan and provide infrastructure that is integrated with current and projected growth needs and the Municipality's Asset Management Plan.
  7. To build a healthy, safe and liveable all-season community that encourages active living, healthy lifestyles and which improves accessibility and inclusiveness for persons with disabilities and older persons and to provide measures for active transportation.
  8. To avoid development and land use patterns which may cause environmental or public health and safety concerns.
  9. To conserve and manage cultural heritage resources in a manner which perpetuates their functional use while maintaining their heritage value, integrity and benefit to the community.
  10. To promote development and land use patterns that conserves biodiversity and protection of the natural environment.
  11. To build a community that is resilient to the impacts of climate change and provides measures to support the reduction of greenhouse gas emissions.
  12. To retain the character of the current built form.
- 1.5 Growth Plan for Northern Ontario**
1. The Municipality recognizes the need to nurture the development of the local economic base in conjunction with provincial

objectives for growing the Northern Ontario economy as set out in the Growth Plan for Northern Ontario. The Municipality promotes a collaborative approach to implementation of the provincial policies in local decisions made with respect to land use, and investment in infrastructure.

2. The intent of the Plan is to enable the Municipality to sustain and improve the economic base of the community by providing a diverse range of community services, by providing a 25-year supply of land including serviced land for an appropriate range of housing types and other land uses, by providing high quality public services and spaces, by providing recreational and tourism opportunities and by enhancing the cultural life and community identity of Greenstone.
3. The Municipality recognizes the importance of sustainable

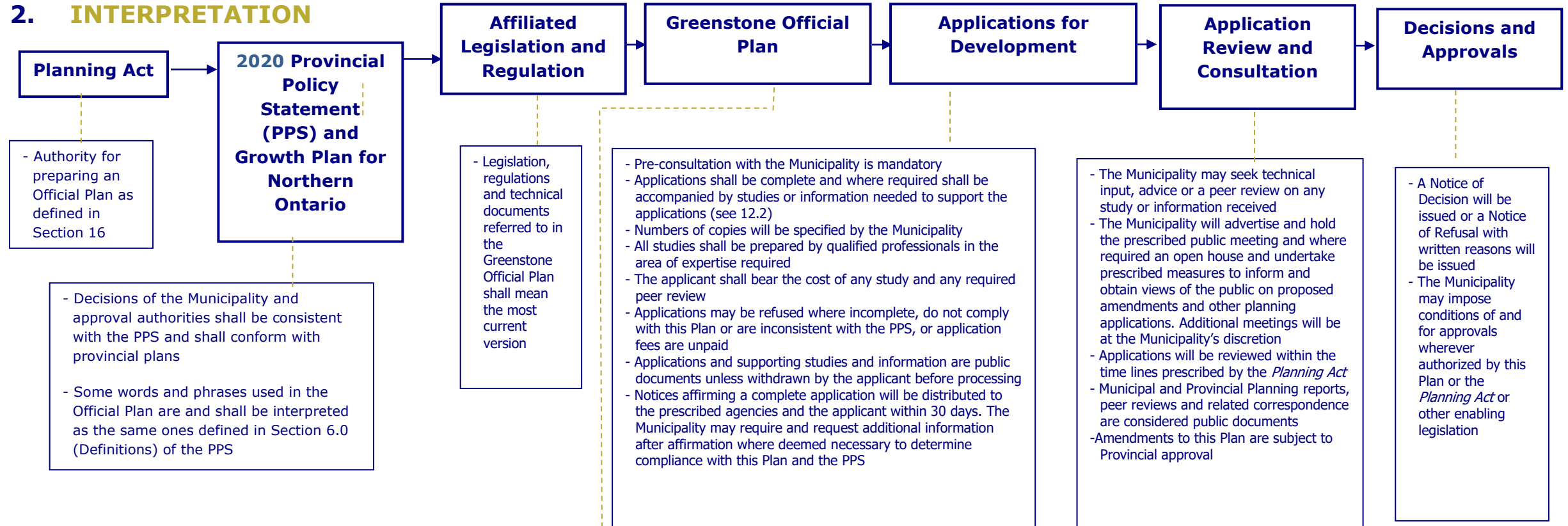
transportation services in providing access to local, regional, provincial and international markets and intends to support rail, air transport and highway corridors in particular.

4. The Municipality recognizes the potential development of the Northern Ontario Ring-of-Fire, local mining developments and the spin-off economic, growth and development benefits to Greenstone. The Municipality will work collaboratively with the mining industry, other levels of government, neighbour municipalities and Indigenous communities to facilitate the development of the Ring-of-Fire and local mining developments.
5. Other significant economic initiatives which will influence the growth and development of the Municipality include the resurgence of the mining and forest products industries. Employment growth is projected to occur with the development of

the Greenstone Gold Mines open pit mine south of Geraldton and the reopening of forest products operations in Longlac and Nakina.

**Applications for development and procedures set out affecting this Plan shall be governed by the following interpretation policies:**

**2. INTERPRETATION**



- Applies to all lands within the Corporate boundaries of the Municipality of Greenstone except for Crown Lands and lands occupied by Indigenous communities (i.e., reserves)
- The Plan consists of the text and the Land Use Plan Schedules. Appendices provide supporting but non-binding information. Photographs, appendices and diagrams (except for Section 2) are not considered to be a legal part of this Plan and are provided for information only
- The Plan will guide growth and development for twenty years from the date of approval
- The Plan shall be revised no less than ten years after it comes into effect as a new official plan and every five years thereafter unless replaced as a new plan in accordance with Section 26 of the *Planning Act*
- Reference will be made to original documents where necessary in interpreting the boundaries or limits of features, designations and constraint areas illustrated on the Land Use Plan or text described in the Plan
- Boundaries of land use designations and other features on the Land Use Plan are considered approximate except where specifically bounded by a road, rail line, Municipal boundary or other distinctive boundary and an amendment to the plan may not be required for minor adjustments where the intent of the Plan is upheld
- Permitted land uses are not intended to be limited to those prescribed where a range of uses is anticipated
- The use of land, buildings and structures normally accessory to a permitted use are permitted even though not stated in the Plan
- Legal non-conforming uses are permitted to continue
- Amendments to this Plan are not required for spelling, grammar, formatting, renumbering, typographic errors, or a consolidation
- This Plan may be amended from time to time by Council or by application in response to changing circumstances or proposed development

### 3. HOUSING AND GROWTH MANAGEMENT

#### 3.1 Introduction

Housing is a fundamental requirement of any community. Housing types, densities, affordability, location and accessibility are all factors to consider in planning for a community’s housing needs. Currently, the Municipality’s housing stock consists of 2,592 (2016) private dwellings, of which approximately 83% of the housing stock consists of single detached dwellings and the balance medium to high density. Close to 90% of the housing stock was built prior to 1986. The average number of persons per household is 2.2.

#### 3.2 Goal Statement

To provide for an appropriate range and mix of housing types and densities which will meet the projected housing needs of the community.

#### 3.3 Objectives

To ensure that sufficient land is available and serviced to meet the current and

projected housing needs over the planning period (2021-2046)

To ensure that the targets for affordable housing are met.

To facilitate measures for residential intensification.

To work in collaboration with the District of Thunder Bay District Social Services Administration Board (TBDSSAB) and other agencies in implementing the Under One Roof: Housing and Homelessness Plan, (July 2014).

To take advantage of provincial and federal housing programs to deliver the Municipality’s housing program.

To work in conjunction with the intent of the Ontario Housing Policy Statement.

#### 3.4 Population and Housing Projections

Ministry of Finance Population projections (2015-2035) forecast a 0.4% population decline in the District of Thunder Bay. Population in Greenstone decreased by 1.9% (2011-2016) and by 16.5% since 2001 (and by 30% - 1996-2016). Since 2011, the number of people in each of the age cohorts has declined

with the exception of those 55 and over. The pre-retirement and retired population have increased by 6.6 % with the largest increase in the 65-75 age cohort.

Population Characteristics - Greenstone

Age Cohort	2011 (%)	2016 (%)	Change (%)
0-4	5.7	5.3	-1.8
5-14	12.5	11.1	-5.0
15-19	7.0	5.5	-2.9
20-24	4.3	5.2	+2.4
25-54	40.4	36.0	-8.4
55-64	16.1	17.8	+34.1
65-74	8.2	10.7	+15.4
75+	5.7	8.1	+9.9
Total Population	4,724	4,636	-1.9

The numbers indicate a trend that older people are not moving out of the communities within Greenstone at this time. While this ensures the ongoing existence of the Municipality, it means that there will be a growing demand

for supports for people to remain in their own homes as the population continues to age.

Historical population declines however, are expected to be offset by the development of the Northern Ontario Ring-of-Fire and the development of the Greenstone Gold Mine could dramatically change growth projections.

Greenstone Gold is projected to create employment for the construction phase of some 512, and 468 permanent positions in operations in the first year of operation. The Ring-of-Fire would create an estimated 1,952 jobs locally and a population increase of approximately 4,000. Associated housing growth is estimated at 1,818 units at 2.2 persons per household. Future demand in an accelerated growth scenario will be met in part through the current supply of an estimated 614 existing approved lots located in Longlac (78), Geraldton (250), Nakina (180) and Beardmore (106). Housing demand beyond supply provided through intensification would be met through development of areas designated for future development on the land use schedules.

The age of the housing stock necessitates ongoing maintenance with an estimated 1,700 units

requiring ongoing maintenance and some 225 units requiring major repairs.

TBDSSAB indicated that there are 134 social housing units throughout Greenstone; 43 seniors' units, and 91 non-senior units. Some of the vacancies in the seniors' projects are due to inadequate access to the second floor of the two storey apartment buildings.

TDDSSAB has not identified homelessness as an issue in Greenstone.

### **3.5 Targets**

The intent of the Official Plan is to ensure that an adequate supply of land is available to accommodate an appropriate range and mix of housing types and densities designed to meet the Municipality's housing projections. The housing supply should be adjusted to accommodate an aging population through targets that increase the supply for medium and higher density housing. The following targets and range of permitted uses are illustrated as part of the policy direction of the Plan:

#### **1. Affordable Housing**

A target of 25% of all housing starts.

#### **2. Intensification**

A target of 75% of the total housing supply.

#### **3. Housing Supply**

A 25-year supply of designated and available land, and a three (3) year supply of approved, serviced and zoned land for residential development

#### **4. Housing Mix**

A target of 60-70% low density singles and two units.

A target of 10-15% medium density three-unit dwellings, triplexes and townhouses.

A target of 15-20% high density apartments.

#### **3.6 Affordable Housing**

The Municipality will achieve the targets established in Section 3.5 for the development of housing that is affordable to low and



moderate income households defined as follows: Affordable Homeownership Housing is defined as housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area.

Affordable Rental Housing is defined as the least expensive unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Affordable housing will be provided through one or more of the following measures:

1. Seeking opportunities to participate in future Federal, and Provincial affordable housing programs for low to moderate income households and through partnership with the District of

Thunder Bay Social Services Administration Board and other agencies, to engage on matters related to planning for affordable housing, and in stakeholder consultations related to the development of local housing plans, implementation of those plans and on-going monitoring.

A collaborative approach will be used through networking between the municipality, health care and social service delivery agencies, the development industry, the Housing Services Corporation of the Thunder Bay District Social Services Administration Board, The Ministry of Health and Long-Term Care and Indigenous organizations to identify opportunities for the delivery of an integrated housing and community services program.

2. Facilitating residential intensification in the designated growth areas of Beardmore, Geraldton, Nakina, Longlac and Caramat.

3. Permitting additional residential units in single detached, semi-detached and row house dwellings and in ancillary buildings to those units in compliance with Section 16(3) of the *Planning Act*.
4. Facilitating the development of garden suites under a temporary use by-law under Section 39 of the *Planning Act* (i.e., 20 years) (see Section 12.14).
5. Encouraging the adaptive re-use of vacant commercial and institutional buildings. (See also requirements of Section 12.20 for Record of Site Condition.)
6. Utilizing tools under Section 28 of the *Planning Act* in association with community improvement projects (e.g., land acquisition for housing development, housing rehabilitation programs) (see Section 12.9).

- 7. Defining low- and moderate-income households for ownership and rental housing to be determined on the basis of the regional market (e.g., Thunder Bay District) as the market applies to the lowest 60% of income distribution for homeowners and renter households.
- 8. Making the delivery of affordable housing a priority in the disposing of any public lands.
- 9. Working with the local development industry by offering municipal incentives, wherever feasible, to deliver affordable housing (e.g., waiving building permit fees, reducing land costs through the sale of building lots at cost).
- 10. Facilitating the development or redevelopment of mixed-use buildings where social and health

care services can be integrated with housing units.

- 11. Recognizing that affordable housing also includes consideration for job creation or available employment, accessible buildings, aging-in-place for older people, access to and the provision of health care services including mental health services and consideration for the special needs of Indigenous people, older people, people with disabilities, and the unemployed.

### 3.7 Residential Intensification

The Municipality will achieve the targets established in Section 3.5 for residential intensification within the Settlement Areas of Beardmore, Geraldton, Nakina, Longlac, Caramat, Geraldton North, Rosedale Point, Little Longlac through one or more of the following measures:

- 1. Facilitating the development of serviced vacant and/or underutilized lots and blocks.

- 2. Facilitating the conversion or expansion of existing residential buildings to create new residential units or accommodation including accessory apartments, and permitting as-of-right additional residential units in a single detached, semi-detached, row dwelling or a permitted ancillary structure.
- 3. Facilitating the conversion of non-residential buildings.
- 4. Using site plan control (see Section 12.15) for residential intensification projects.
- 5. Monitoring targets for residential intensification through the review of residential building permit activity.
- 6. Rehabilitating and redeveloping of brownfield sites.

### **3.8 Special Needs Housing**

The Municipality will engage the District of Thunder Bay Social Services Administration Board, social service agencies, service clubs and other agencies in planning for and delivering housing for:

1. Low to moderate income households;
2. Older persons;
3. Persons living with disabilities;
4. Residents requiring group homes and garden suites.

### **3.9 Settlement Areas**

The Settlement Areas of Greenstone as shown on the Land Use Schedules will be the focus of residential and employment growth. The Settlement Areas are designed to provide the land base and infrastructure required to accommodate the projected population, housing and employment growth of the Municipality. The

Settlement Areas will continue to be developed on the principles of:

1. A compact form which promotes contiguous and phased development.
2. Residential intensification (see Section 3.7).
3. Optimizing the use of available infrastructure (e.g., water and sewage services, roads and utilities).
4. Available and adequate public service facilities.
5. Land Use compatibility.
6. Minimizing the effects of climate change.
7. Providing measures to encourage active transportation.

The expansion of the Settlement Areas' boundaries is not anticipated within the life of this Plan; however, growth of the Northern Ontario Ring-of-Fire and a resurgence of the forest products industry and tourism may necessitate an expansion. Any potential expansion will comply with the parameters set out in the Provincial Policy Statement for a comprehensive review (i.e., population and employment projections, potential alternatives to growth and development, integrated with the existing capacity of or planned infrastructure and public service facilities) tailored to the local needs and circumstances that correspond with the complexity and scale of the settlement boundary or development proposal.

(See Sections 4.4-4.10 for additional Settlement Area policies and Section 4.28 for Future Growth Areas.)

### **3.10 Rural Area**

The Rural Area will be conserved principally for the management or use of natural and renewable resources, principally minerals, mineral aggregate resources, forestry and the

protection of natural heritage and water features. Residential development including lot creation that is locally appropriate, resource-based recreational uses (including recreational dwellings), and infrastructure and public service facilities appropriate to the rural setting (e.g., waste management facilities, communication facilities, energy facilities) and rural commercial, industrial and other rural uses may also be permitted (see Section 4.11 and 4.25 for comprehensive list of permitted uses in the Rural Area).

The Rural Area will be developed on the principles of:

1. Cost-effective and sustainable development.
2. Land use compatibility.
3. Integration of development with the conservation of features of the natural environment.

4. Stewardship of natural and renewable resources.

5. Stewardship of cultural heritage resources.

6. Planned rural infrastructure and public service facilities that is required in the rural area and which cannot be located in the settlement area.

7. Promotion of recreation, tourism and rural-based economic development which leverages rural assets and amenities without compromising the environment but serve as a foundation for a sustainable economy for the municipality.

(See Sections 4.11-4.25 for additional Rural Area policies.)

## 4. COMMUNITY DEVELOPMENT

### 4.1 Introduction

Greenstone is a vast rural Municipality with a land base of 2,768 km<sup>2</sup> extending in excess of 190 km along Trans-Canada Highway 11 and TransCanada Pipeline corridors from Lake Nipigon to the municipal border east of Longlac. The Municipality is an amalgamation of four former municipalities and an extensive area without municipal organization. Over 95% of the population lives within the communities of Beardmore, Geraldton, Longlac, Nakina and Caramat while most of the balance lives in clusters along the shorelines of the many lakes that characterize the landscape. There are also several First Nation communities located within or adjacent to the Municipality.

Greenstone owes its genesis to the mining and forestry industries and resource-based employment will continue to play a significant role in the economic base in the future. The Northern Ontario Ring-of-Fire which comprises a large mineral deposit some 350 km north of the municipality along with a resurgence in the forest products industry in Longlac and Nakina,

mining in the Geraldton area and tourism is expected to have a significant impact on Greenstone.

#### **4.2 Goal Statement**

To design and develop safe, and sustainable Settlement Areas which integrate the employment, housing and social needs of residents and businesses in a highly livable and functional urban environment.

#### **4.3 Objectives**

- 1.** To encourage a land use pattern that retains the integrity of the residential neighbourhood but which recognizes and is designed to accommodate neighbourhood-supporting non-residential uses (i.e., school, place of worship, long-term care home, recreational and administrative facilities and social services).
- 2.** To facilitate provision of sufficient land for projected housing and employment growth within the Settlement Areas.
- 3.** To provide for orderly, cost-efficient, compact and phased development.
- 4.** To ensure that all development has appropriate and adequate municipal services (infrastructure) and public service facilities.

- 5.** To avoid and/or mitigate land use conflicts.
- 6.** To conserve natural and cultural heritage resources.
- 7.** To enhance the quality of urban living through sensible community design.
- 8.** To enhance waterfront areas where appropriate.

#### **4.4 Land Use Designations – Settlement Areas**

- 1.** Land use designations within the Settlement Areas include:
  - a.** Residential District (see Section 4.5)
  - b.** Commercial District (see Section 4.6)
  - c.** Industrial District (see Section 4.7)
  - d.** Rural District (see Section 4.8) found within the settlement area boundaries.
  - e.** Environmental Protection Area (see Section 4.9)
- 2.** The boundaries of the various land use designations are

illustrated on the Land Use Schedules.

- 3.** Development in any land use designation will only be permitted where there is sufficient capacity available in the municipal infrastructure prior to development being approved including:
  - a.** Municipal sewage services (see Section 5.4)
  - b.** Municipal water services (see Section 5.4)
  - c.** Stormwater and drainage facilities (see Section 5.4)
  - d.** Transportation services (see Section 5.8 – 5.10)
  - e.** Waste management services (see Section 5.7)
- 4.** Development approvals will also consider whether public service facilities are available and adequate (see Section 12.2).
- 5.** The intent of the Plan as a development principle is to

promote residential intensification within existing built-up areas. This should take the form of using vacant lands, and unused buildings within urban areas and community improvement areas and measures as set out in Section 3.7 of this Plan.

6. Studies or information may be required to support an application for development within any of the 'District' designations (see Section 12 - Planning Tool Kit and Section 2 - Interpretation).

#### 4.5 Residential District

1. The scope of permitted land uses in the Residential District include:
  - a. Low, medium and high-density housing types (see Section 3 - Housing and Growth - Management), mobile home parks and subdivisions. A group home shall be permitted in any residential neighbourhood and in any zone where a residential use is permitted as a principal use.

- b. Public service facilities appropriate to and compatible with a residential neighbourhood such as parks, playgrounds, recreation and open space areas, community gardens, schools, places of worship, libraries, daycare facilities, long-term care homes and cemeteries.

- c. A neighbourhood serving commercial use may be permitted where a need is established, the use is compatible, and the access road has sufficient capacity. Examples include but are not limited to a convenience store, and a dry-cleaning outlet.

- d. Accessory uses may include a bed and breakfast facility, home based businesses, and garden suites (subject to a temporary use by-law for a garden suite) (see Section 12.14). Home based businesses and home industries shall be legal and shall not create a public nuisance to surrounding residential uses. A bed and breakfast establishment and

lodging facilities oriented to the construction and resource industries shall be permitted as an accessory use where compatible with the surrounding neighbourhood. The number of guest suites shall be established in the zoning by-law.

Storage containers and recreational vehicles and equipment may be permitted subject to zoning controls where permitted (i.e., type, number, height, location).

2. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.
3. All uses will be appropriately zoned. Residential uses, intensification projects, public service facilities and commercial uses may be subject to site plan control.

4. Development will occur primarily by plan of subdivision (see also Sections 4.26 and 12.18 for land division) and will be phased giving priority to the build-out of approved and contiguous subdivisions prior to new subdivisions where feasible.
5. Phasing may be used as a growth management tool within a single project to ensure that infrastructure and public service facilities are optimized before developing new infrastructure or public service facilities.
6. Phasing should be planned to occur concurrently with residential intensification in order to provide for an integrated build-out of residential neighbourhoods. Phasing will be undertaken in conjunction with the installation of infrastructure having proven capacity for the proposed development. Future phases may be added within a Settlement Area without an amendment to this Plan or as part of a comprehensive review.

7. Development will be subject to the community design principles of this Plan (see Section 4.10).
8. Greenstone urban waterfront areas in Geraldton, Longlac and Nakina will be carefully planned as public places for open space uses, tourist facilities and commercial uses integrated and connecting with the surrounding residential neighbourhoods.
9. Consideration may be given to the establishment of an urban mining camp as a temporary residential facility provided the camp can be integrated into and is compatible with surrounding residential land uses. A range of housing types may be permitted as well as staging areas for passenger and shuttle services.

#### **4.6 Commercial District**

1. The scope of permitted land uses in the Commercial District include:
  - a. A full range of commercial uses such as retail stores, service commercial uses, personal service uses (examples include but are not limited to hair care, pet care, repair shops, computer services),

business offices, and financial services.

- b. Uses that depend on the travelling public or substantial traffic flows and which are important to services (examples include but are not limited to automotive uses, auto and recreational vehicle sales and services), accommodation, restaurants and eateries, convenience stores, grocery stores, gift shops, and antique stores.
- c. Existing residential uses and new residential uses where they can be compatibly integrated (i.e., mixed use and standalone buildings).
- d. Public service facilities and infrastructure designed to service the commercial district, or which are appropriate in a commercial area (i.e., ambulance station, emergency facilities, renewable energy systems).



**e.** Accessory uses may include parking, loading and storage facilities, administrative uses and accessory dwelling units. Storage containers shall be permitted subject to controls (i.e., number, height, location).

**2.** Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.

**3.** All uses will be appropriately zoned. Commercial uses may be distinguished between general and highway commercial uses. Highway commercial uses should be strategically located where they benefit from exposure to large volumes of traffic. All commercial land uses will be subject to site plan control (see Section 12.15).

**4.** Development will be subject to the community design principles of this Plan (see Section 4.10) and residential uses shall be

integrated to prevent or mitigate adverse effects from non-residential land uses through such techniques as:

**a.** Appropriate separation distances;

**b.** Buffering and screening using landscaping, fencing intervening buildings, parking areas and amenity areas;

**c.** Noise attenuation;

**d.** Dust and air quality controls;

**e.** Designing areas to be pedestrian and cycling friendly;

**f.** Designing to retain, protect and enhance features of the natural environment wherever feasible.

#### **4.7 Industrial District**

**1.** The scope of permitted land uses in the Industrial District include:

**a.** Class I, II and III industrial uses as classified by the Ministry of the Environment, Conservation and Parks Guideline D-6, Compatibility Between industrial Facilities and Sensitive Land Uses (e.g., light, medium and heavy industries).

**b.** Industrial uses servicing the resource sector.

**c.** Commercial uses designed to service or appropriate within an industrial area including but not limited to business offices, rental establishments, financial uses, bulk and individual storage facilities, fuel and energy supplies, restaurants and private clubs.

**d.** Public service facilities and infrastructure designed to service the industrial district, or which are appropriate in an industrial area (i.e., ambulance station, emergency facilities, renewable energy use or system).



e. Accessory uses may include parking, loading and storage facilities, warehousing and administrative uses but shall not include an accessory dwelling unit. Storage containers shall be permitted subject to controls (i.e., number, height, location).

2. Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements.

3. All uses will be appropriately zoned. Industrial uses may be distinguished and segregated by Class of industrial use and separation requirements. Other permitted uses may also be zoned to control type, location and compatibility. All land uses will be subject to site plan control (see Section 12.15).

4. The Industrial District as designated on the Land Use Schedules will be designed and

developed to ensure that the integration of land uses are compatible or where adverse effects can be satisfactorily mitigated as determined through a technical study based on Guideline D-1 or D-6, of the Ministry of the Environment, Conservation and Parks.

#### 4.8 Rural District in a Settlement Area

1. Uses will be generally limited to existing uses or uses which do not preclude the future orderly development of a Settlement Area. The scope of permitted uses include:

a. An existing use.

b. Open space, community garden, outdoor recreation, conservation, park or parkland use.

c. A forestry use and agriculture.

d. A bulk storage or other storage use or facility.



e. A public service use.

f. A cemetery.

g. An alternative or renewable energy use or system.

h. A temporary use subject to Section 39 of the *Planning Act* (see Section 12.14).

2. A change of use to a use permitted in the Residential, Commercial or Industrial Districts will require an amendment to the official plan subject to Section 3.9 of this Plan.

3. Lands within the Rural District designation shall be appropriately zoned for the scope of permitted uses and associated zone regulations and may be placed in a holding zone (see Section 12.11).

#### **4.9 Environmental Protection Area**

1. The scope of permitted land uses in the Environmental Protection Area include:
  - a. A conservation use, park or open space use, a golf course excluding buildings and structures
  - b. Uses which by their nature must locate in an environmental protection area, including flood and /or erosion control works, bank stabilization projects or infrastructure such as a sewage outfall or water supply intake.
2. The applicable policies of Sections 8.11 – Natural Hazards and 8.13 – Flood Hazard shall apply.

3. The Municipality is not obliged to accept any lands in an Environmental Protection Area for parkland dedication under Section 42 of the *Planning Act*.

#### **4.10 Community Design Principles**

1. Good community design seeks to create a safe, functional and attractive built environment. The Municipality is committed to achieving a high standard of community design through applying the following community design principles in the review and approval of development applications.
  - a. Design street lighting and site lighting for clarity of night-time visibility and safety for pedestrians, cyclists and motorists;
  - b. Create play areas and public places or common areas which
2. **Create streets and public places that are safe, lively and comfortable:**
  - a. Design street lighting and site lighting for clarity of night-time visibility and safety for pedestrians, cyclists and motorists;
  - b. Create play areas and public places or common areas which

provide opportunities for social interaction, public events and recreation or leisure activities and which are clearly accessible to all users;

- c. Separate pedestrian, cycling and motorized activities wherever possible.
- d. Retain natural wilderness areas and river corridors in urban areas.

#### **3. Create opportunities for energy conservation:**

- a. Orient buildings to take advantage of solar gain;
- b. Retain/plant and maintain shade trees for summer cooling and winter shelter;
- c. Encourage energy efficient construction (e.g. LEED and zero-net energy buildings);
- d. Encourage the installation of micro-scale alternative and renewable energy systems (e.g., solar panels, wind turbines). The type and location of such facilities will be

governed by the zoning by-law;

- e. Encourage recycling of stormwater run-off;
- f. Encourage the use of green infrastructure and systems (e.g., use of permeable surfaces, swales, rainwater catchment devices and vegetation, and passive design by landscaping, geo-thermal facilities, biological wastewater treatment systems, passive, bio-based and solar-based energy systems and facilities, use of recycled building and construction, and renewable resource materials, waste diversion, etc.).

#### **4. Create a safe liveable Winter Municipality:**

- a. Build in measures to protect pedestrians and properties from the impacts of climate such as minimizing snow drifting at entrance points to buildings and at emergency exits, avoiding structures which allow snow or ice to fall onto sidewalks or pedestrian

pathways, using landscaping for summer cooling or shelter from wind, maximizing sun light penetration, avoiding sun shadow on adjacent properties, providing weather protected pedestrian spaces;

- b. Provide for snow storage in site design;
- c. Ensure that signage for accessible facilities is visible under winter conditions.

#### **5. Ensure compatible design:**

- a. Industrial uses with significant nuisance impacts should be directed away from sensitive land uses. Reference should be made to Ministry of the Environment, conservation and Parks Guideline D-1: Land Use Compatibility, Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses, and Publication NPC 300: Environmental Noise Guideline, Stationery and Transportation Sources – Approval and Planning.

#### **6. Design with Nature:**

- a. Integrate the protection of natural features into the design of subdivisions and sites through zoning and site plan control (e.g., escarpments, river valleys, woodlots, rock outcrops);

- b. Provide for tree replacement plans and construction mitigation plans for all new development;

- c. Maximize the retention of existing (native) vegetation for all development and provide for the reinstatement, restoration or enhancement of vegetated areas wherever feasible;

- d. Minimize grading and hydrogeological changes to avoid disruption to natural ecosystems;

- e. Retain, detain and recycle stormwater to avoid excess run-off, erosion and sediment discharge.

#### **7. Design for accessibility and circulation:**

- a. Incorporate barrier-free design for new development;
- b. Incorporate standards for accessible parking into zoning and site plan control agreements;
- c. Provide sight triangles at street intersections;
- d. Provide adequate intersection spacing for streets and driveways with unobstructed sight lines;

**8. Site Design:**

- a. Provide barrier-free access from buildings to sidewalks through dedicated pathways or sidewalks;
- b. Locate parking areas in close proximity to building entrances. However, parking areas shall generally be located to the side or rear of buildings;
- c. Provide adequate lighting levels and uniform coverage in parking areas and pedestrian walkways. Screen lighting from glare onto adjacent residential properties and public streets;

- d. Provide clearly defined access routes and signage for designated fire routes;
- e. Provide convenient and easily visible locations for accessible parking, bicycle and motorcycle parking including the provision of end trip facilities for bicycles (e.g., bike racks/bike storage). Encourage the provision of parking areas for motorized mobility aids;

- f. Locate storage areas or provide adequate visual buffering to fully screen from adjacent public streets and sensitive land uses;

- g. Locate drive-through windows/services away from residential areas;

- h. Provide adequate off-street stacking spaces for drive-through facilities and to avoid illumination of vehicle headlights on neighbouring properties.

**9. Built-Form:**

Encourage and plan for new development that is consistent

with the current height and density of the existing built-form within the settlement areas. In the rural area, new development should be consistent with the low-density large lot built-form character of the municipality. Shoreline development should also be designed to be low density where the built-form respects and supports the conservation of the natural environment to the best extent possible.

**10. Climate Change Adaptation and Mitigation:**

The municipality will support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change mitigation and adaptation through land use and development patterns that promote compact form, promote the use of active transportation, maximizing vegetation, and by maximizing energy efficiency and conservation and opportunities

for the use of renewable and alternative energy systems. The measures for climate change and greenhouse gas mitigation include but are not limited to the following:

**a. Transportation:**

- Promoting carpooling and supporting rural carpooling through establishing car parks at major commuting intersections along Highway 11.
- Improving opportunities for cycling through the designation and signage of cycling routes through the planning area and by encouraging provincial initiatives to provide cycling lanes on provincial highways.
- Encouraging the development of rural transportation services and shuttle services for multiple occupancy through the use of mini-vans, buses.

**b. Energy Efficient Buildings and Vehicles:**

- Reducing energy consumption through municipal building retrofits.
- Promoting zero-emission and green building design.
- Undertaking replacement of municipal vehicles with alternative fuel or alternative energy vehicles.
- Supporting or installing new vehicle electric charging stations.

**c. Renewable Energy:**

- Promoting and supporting the development of renewable energy sources on a commercial and individual scale through wind, solar, geothermal, biogas and micro-hydro systems.

**d. Food Security:**

- Encouraging local food production through measures such as farmer's markets, farm stands,

waste food recycling, and community gardens.

**e. Waste Management:**

- Promoting recycling of non-organic wastes.
- Reducing waste disposal in landfill sites through waste diversion, recycling and re-use.

**f. Carbon Capture:**

- Sustaining high level of forest cover for carbon capture.

**g. Well Built Communities and Infrastructure:**

- Ensuring that all development is directed away from lands susceptible to flooding and erosion through severe climate events.
- Designing road infrastructure and stormwater management facilities to protect against severe weather events and to facilitate evacuation.

**h. Emergency Preparedness:**

- Council will review emergency preparedness plans on a regular basis giving consideration to:
- Types of impacts such as floods, forest fires, mud slides.
- Evacuation routes from low lying lands.
- Communication services during emergency events.
- Provision of generators or alternative energy supplies.
- Location and provisioning of evacuation centres.

- a.** The management or use of natural and renewable resources, including agriculture, mining, mineral aggregate resources, forestry, water resources and peat extraction.
- b.** Resource-related commercial and industrial uses.
- c.** Public Service Facilities.
- d.** Rural Residential uses.
- e.** Shoreline Residential.
- f.** Resource-based Recreational Commercial uses.

- h.** Communication facilities.
- i.** Airport District inclusive of air transportation and related passenger, administrative and airport navigation and meteorological services; aircraft fuel, maintenance and repair services; facilities for storage and distribution of freight, goods and supplies; evacuation and firefighting-related facilities; and air-related business services.
- j.** Cemeteries.
- k.** Renewable and alternative energy systems including water power resources.
- l.** Waste management facilities.
- m.** Other rural land uses as specified.

#### **4.11 Rural Area**

- 1.** The Rural Area will be conserved for land uses including:

- g.** Commercial Kennels.

n. Accessory uses such as home based businesses, home industries, bed and breakfast establishment. Home based businesses and home based industries are subject to Section 5.8.1 (h).

o. Storage containers and recreational vehicles and equipment shall be subject to zoning controls where permitted (i.e., type, number, height, location).

2. Additional policies for certain land uses listed in Section 4.11 may be found in the Plan as follows:

- a. Mineral Aggregate Resources (see Section 9)
- b. Mining (see Section 10)
- c. Waste Management (see Section 5.7)

#### 4.12 Agriculture

1. There are no lands utilized or identified as prime agricultural lands in the Rural Area. The intent

of this Plan is to permit and to encourage agriculture (farming) for local food production as a land use including livestock operations. Agriculture-related, on-farm-diversified uses are encouraged as a means to supporting the economic viability of a farming operation provided, they are compatible with and do not hinder surrounding agricultural operations.

2. Agriculture-related uses may be permitted in a designated Industrial District.

3. The Minimum Distance Separation (MDS) Formulae I and II, as amended from time-to-time, of the Ministry of Agriculture, Food and Rural Affairs shall be applied (in support of a development application) to reduce incompatibility concerns about odour from livestock facilities and/or manure storage facilities and any non-farm uses. The MDS Formulae II will not apply to the rebuilding of a building destroyed

by natural causes (e.g., fire, flood), provided that the rebuilding does not further diminish the applicable distance separation.

#### 4.13 Peat Extraction

Substantial peat resources exist within the Municipality. Peat harvesting and extraction shall be permitted including ancillary activities including but not limited to stock piling, screening, mixing, handling, processing, weighing, shipping. Extraction may be subject to the *Environmental Assessment Act* and the *Electricity Projects Regulation O. Regulation 116/01*. The applicable policies of Sections 8.5 – 8.8 shall be considered in the review of any application for a zoning amendment to permit peat extraction including any associated studies or information.

#### 4.14 Forestry

The Municipality recognizes the importance of forests as a renewable and sustainable resource and encourages sustainable timber harvesting and silviculture activities in the management of forests by private and commercial property owners. The Municipality recognizes that other land uses may co-exist



with timber operations such as outdoor recreation, eco-tourism, trapping, and traditional Indigenous land use activities. Forestry and these other land uses are permitted in the Rural Area.

#### **4.15 Resource-related Commercial and Industrial uses.**

- 1.** Resource-related commercial and industrial uses shall be permitted by an amendment to the zoning by-law subject to the following criteria:
  - a.** The proponent demonstrates that the proposed use is resource-related or is more appropriately located in a rural setting.
  - b.** The use is a dry-industry (i.e., with an average daily effluent flow of less than 10,000 litres per day per lot and consisting of domestic wastes only). The processing of mineral aggregates and forest industry uses (e.g., log cooling) is exempt from the restrictions on “dry industries”.

- c.** Lot sizes will be designed to accommodate the main use, any accessory uses, and potential future expansion and associated infrastructure requirements including on-site sewage and water services subject to Section 5.4.5.
- d.** All uses will be appropriately zoned. Industrial uses may be distinguished and segregated by Class of industrial use and separation requirements. Other permitted uses may also be zoned to control the type, location and land use compatibility. All land uses will be subject to site plan control (see Section 12.15).
- e.** Any industrial use will be designed and developed to ensure that the integration of land uses is compatible or where adverse effects can be satisfactorily mitigated as determined through a technical

study based on Guideline D-1 or D-6, of the Ministry of the Environment, Conservation and Parks.

- f.** A salvage yard shall be permitted where the operation is visually screened from a public road and adjacent uses, and provisions are made for the on-site storage and management of waste materials, fuels, and lubricants.
- g.** The proposed use meets the criteria set out in Section 10.6.
- h.** Highway commercial type uses may also be permitted.
- i.** All resource-related commercial and industrial uses are subject to site plan control (see Section 12.15).



#### **4.16 Public Service Facilities**

Public Service Facilities are permitted where they service rural development or are more appropriately located in a rural setting.

#### **4.17 Rural Residential**

1. Residential uses including resource-related accessory dwellings are permitted on existing lots of record or on lots created by consent (see Sections 4.26 and 12.18). New lots shall have a minimum frontage of 60 metres, a minimum lot area of 0.8 hectare and frontage on a publicly maintained road.
2. Residential dwelling types are limited to single and two-unit dwellings. Additional residential units shall be permitted in accordance with the Section 3.7.2 except on lakes at capacity (see Section 8.9), on undersized lots and where the conditions for individual on-site services cannot be met as set out in Section 5.4.6.

#### **4.18 Shoreline Residential**

1. Shoreline recreational residential dwellings may include seasonal and permanent residential uses on separate lots; however, only

seasonal residential uses are permitted on seasonally maintained public roads and on islands and water access only lots.

2. New shoreline residential development shall be directed to lands that are physically suitable for development in their natural state in an effort to maintain the unique character of shoreline areas.
3. New shoreline lots shall have a minimum frontage of 60 metres and a lot area of 0.8 hectare.
4. Shoreline development will typically be confined to lands within 300 m of an inland lake or major river and only on a water body that has development capacity. Approval of shoreline development is subject to the policies of Section 8.9 – Lake Capacity of this Plan.
5. Shoreline residential uses may include accessory uses subject to Section 8.9 Lake Capacity as follows:

- a. Guest cabin (Bunkie) or loft over a garage to a maximum of one per lot;
  - b. Garden suite on a lot not occupied by a guest cabin or loft over a garage
6. Back-lot development will only be permitted on a waterbody with development capacity (see Section 8.9 – Lake Capacity).
  7. Shoreline residential may occur by plan of subdivision, condominium or by consent (see Sections 4.26 and 12.18).
  8. Shoreline residential development shall comply with Section 5.4.6 for individual on-site sewage disposal, Section 5.9 for access requirements, Section 8.10 – Shoreline Management of this Plan, Section 8.5-8.7 – Natural Heritage Section 10.6 – Mineral assessment, and Section 11.9 - Archaeological Resources.

9. All new lots on islands or with water access only shall possess title to a freehold shoreline lot on the mainland for use as a parking and staging area or other means of access on the same waterbody deemed acceptable to Council.

10. Shoreline development shall be subject to a zoning amendment and site plan control (see Sections 12.10 and 12.15).

11. Conversions from seasonal to permanent residential may only be permitted on lakes with development capacity, with direct access or frontage on a public road or existing private road and only on lots have a lot area of 0.4 ha [ 1 acre] or larger.

#### **4.19 Resource-Based Recreational Commercial Uses**

1. Resource-based recreational commercial uses such as tourist establishments, campgrounds, marinas, golf courses, adventure sports facilities, recreational trails, ski hills and facilities for winter sports and recreational or leisure

uses are permitted in the Rural Area subject to meeting the applicable policies of Sections 5.4.5, 5.9, 8.10 and 8.11.

2. In considering an application for a zoning amendment to permit the development of a resource-based recreational commercial use, consideration shall be given to the physical suitability of the site, the adequacy of vegetative cover, the location of the proposed site relative to the land use policies and designations contained in this Plan. Specific regard shall also be had for such matters as the provision of adequate setbacks, buffer planting and landscaped open space, the design and location of off-street parking facilities and access points, and the location of signs and outdoor lighting so as to provide for a reasonable degree of compatibility with adjacent land uses.

3. Accessory uses to the above uses may include accommodation for operators, equipment and supply

services and service commercial related uses (e.g., restaurant/dining facilities, retail outlets and concessions).

4. Resource-based recreational commercial uses shall be subject to a zoning amendment and site plan control (see Sections 12.10 and 12.15).

#### **4.20 Commercial Kennels**

Kennels for commercial breeding or boarding shall be permitted by an amendment to the zoning by-law in the Rural Area provided lot sizes and/or separation distances are large enough to mitigate noise impacts on adjacent properties occupied or zoned for a residential use.

#### **4.21 Communication Facilities**

Communication facilities may be permitted where they meet federal or provincial standards and appropriate consultation protocols.

#### **4.22 Airport District**

1. Airports including water-based air services are recognized and permitted subject to meeting the applicable requirements of Transport Canada and to meeting

environmental (e.g., fuel, waste storage, sewage disposal) and noise attenuation requirements.

2. Sensitive land uses shall be buffered and/or separated through appropriate design to prevent or mitigate adverse effects from noise, odour and other contaminants. New residential development and other sensitive land uses shall be prohibited in the vicinity of airports and water-based air services where noise levels are determined to exceed 30 NEF/NEP. Infill and redevelopment of residential and other sensitive land uses may be permitted in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term operation of the airport. Development will not be permitted which may cause a potential aviation hazard.
3. At the Greenstone Regional Airport and the R. Elmer Ruddick Municipal Airport, land uses and

services including industrial and commercial uses such as manufacturing, assembly, maintenance, processing, fabrication, storage and/or warehouse uses and research establishments that benefit from their proximity to the airport the airport or enhance the economic base of the Municipality are permitted. Other permitted uses may include outfitter administration and staging uses, bulk fuel storage, warehousing and storage facilities, aeronautic related training and educational facilities

4. Development shall meet the applicable policies of Section 5.4.5 for on-site servicing. Lot sizes shall be adequate for the intended use (including parking, loading, and access). Any industrial use will be designed and developed to ensure that the integration of land uses are compatible or where adverse effects can be satisfactorily mitigated as determined through a technical study based on Guideline D-1 or D-6, of the Ministry of the

Environment, Conservation and Parks.

#### **4.23 Cemeteries**

1. Cemeteries for the interment of human remains are permitted in the Rural Area provided they comply with the *Funeral, Burial and Cremation Services Act, 2002*.
2. A pet cemetery for the internment of a domestic pet shall be permitted where determined to be compatible with surrounding land uses.

#### **4.24 Renewable and Alternative Energy Systems**

Renewable energy projects may have impacts on public health, public safety and the natural environment. The Municipality will work with renewable energy providers to address public health and safety and other impacts.

All renewable energy projects including wind and solar systems with an electrical power output which does not require a provincial approval will

be permitted in the Rural Area provided they are compatible with surrounding land uses, minimize or avoid the clearance of mature tree/canopy cover, and meet any prescribed setback and buffering requirements established by the Municipality in the zoning by-law.

#### **4.25 Other Land Uses**

Other land uses permitted in the Rural Area shall include:

- 1.** Portable asphalt plants and portable concrete plants, and wayside pits and quarries without an amendment to this Plan or the zoning by-law but which have an Environmental Compliance Approval.
- 2.** Existing uses including industrial uses.
- 3.** A hunt camp designed to provide rudimentary short-term accommodation for hunting, fishing or eco-tourism shall be permitted on an existing lot provided the lot has a legal access.

- 4.** Infrastructure required to service the Rural Area or which extends through the Municipality (e.g., rail facilities and highway infrastructure corridors). (See Section 5 - Infrastructure).

#### **4.26 Land Division**

- 1.** Within a Settlement Area, consents may be granted in accordance with the following policies:
  - a.** The consent shall conform to the Settlement Area policies of Section 4 of the Plan, where the focus will be on development on serviced areas;
  - b.** A maximum of three severed lots and 1 retained lot per holding may be permitted;
  - c.** Consents may be granted for infilling and small-scale developments for areas that are substantially developed;
  - d.** Consents may be granted for assembling land for future uses;

- e.** Consents may only be granted where the developable portion and the retained lot is sufficient to meet all zoning standards (*example: portions of a lot within an unstable slope (hazardous site) shall be excluded from the calculation*);

- f.** Consents may be granted for lot enlargement, lot boundary adjustments/corrections, road widening/allowances, discharge of mortgage, easements etc. and title correction purposes.

- 2.** Within the Rural Area, consents may be granted in accordance with the following policies:

- a.** The consent shall conform to the Rural Area policies of this Section of the Plan (Note: includes policies for Mineral Aggregate Resources, and Mining).

- b.** A consent may be granted for a residential lot in the Rural Area where the proposed lot will not

conflict with an existing or proposed resource use (see Section 10.6).

- c. A maximum of three severed lots and 1 retained lot per holding may be permitted;
- d. Consents may only be granted where the developable portion and the retained lot are sufficient to meet all zoning standards (*example: portions of a lot within an unstable slope (hazardous site) shall be excluded from the calculation*);
- e. Consents may be granted for lot enlargement, lot boundary adjustments/corrections, road widening/allowances, discharge of mortgage, easements etc. and title correction purposes.
- f. Consents may be granted for a water access lot only (e.g., island or remote and inaccessible shoreline on a lake) provided the proponent can demonstrate that they have adequate access from the

mainland through ownership of land that may linked on title to the waterfront property or through an agreement that provides for public access and parking available on the lake or main land suitable for accommodating the parking needs for vehicles and boat trailers.

(See also Section 5.4.6 (f) for sewage and water supply requirements and Section 12.18 for subdivision and consent criteria)

#### **4.27 Crown Land**

1. The Municipality has no authority to regulate land use on Crown Land or on First Nation Reserves, but encourages Federal and Provincial governments and agencies to be consistent with the policies of this Plan as it relates to the issuance of tenure, occupational authority and permitted undertakings on Crown Land and Reserves. The above policy is not deemed to preclude zoning or regulating land use activities on Crown Land which is leased to the municipality or the

private sector for the management or use of resources.

2. Where Crown Lands are proposed to be patented in accordance with applicable legislation and regulations, an official plan amendment may be required to illustrate the lands subject to the policies of a particular land use district. A zoning by-law amendment will be required to recognize the uses or uses proposed for the patent land. In reviewing a zoning by-law amendment, in this context, the Municipality will expect the proponent to conform to other applicable policies in this Plan.
3. Crown Lands are not specifically illustrated on the Land Use Schedules and while they may fall within a particular land use district designation, the corresponding policies are not intended to apply except where the lands are disposed of as patent.

#### **4.28 Future Growth Areas**

- 1.** Future Growth Areas are identified on the Land Use Schedules that may be required in order to meet projected development needs associated with projects such as the Northern Ontario Ring-of-Fire and local mining and industrial developments. The Future Growth Areas are not a land use designation, but rather are an 'overlay' used to identify candidate areas which may be incorporated into a Settlement Area.
  
- 2.** Planning for the development of any of the Future Growth areas shall require an amendment to this Plan. Prior to considering an amendment, Council shall be satisfied that the adjacent settlement area has been built out or that there are no more opportunities for growth on the basis of infill and residential intensification and that the development can be appropriately integrated on a sustainable basis with the municipality's goals for growth and development. Future growth areas are anticipated to

include a mix of land uses typical of a well-integrated land use settlement pattern.

- 3.** An amendment to the official plan shall be linked to mine development or other economic activity, notably to avoid development or the creation of new permanent townsites in territory without municipal organization, and shall be consistent with the Provincial Policy Statement requirements for a comprehensive review. The comprehensive review shall be based on the following land use and development criteria:
  - a.** Population, housing and employment projections;
  - b.** The land base, infrastructure and public service facilities required to accommodate projected growth;

- c.** The projected costs and phasing of development having regard to Sections 4.5.5, 4.5.6 and 12.11;
- d.** How best to accommodate the development while protecting provincial interests. Consideration shall be given to studies that assess impacts of projected development on natural heritage (section 8), natural and cultural heritage resources (sections 9, 10 and 11).
- e.** Phasing of development to ensure compact and cost-effective development and the orderly progression of development to ensure the timely provision of infrastructure and public service facilities to meet projected growth and development needs as determined through Section 4.28.3 (a) and (b).

- f.** The comprehensive review shall also include financial implications report to assess the cost-benefit of development on the municipality. The financial report shall be linked to the preparation of an updated asset management plan to ensure the cost-effective and efficient provision of required infrastructure and public service facilities.
  
- g.** Consideration of alternative growth and development options.
  
- h.** The comprehensive review shall be undertaken to the satisfaction of Council and prior to the preparation of any required amendment to this Plan.
  
- 4.** Development shall only be permitted where municipal sewage and water services, waste management systems and

transportation services have additional capacity or are planned to accommodate growth and are integrated with projected new development. Planned infrastructure shall consider the financial viability of infrastructure and transportation services over the life cycle of these assets as demonstrated through asset management planning.

- 5.** New growth shall only be permitted where it has been confirmed that there are adequate public service facilities such as health care, recreation, schools and community services including emergency services to accommodate the expected population, housing and employment growth.
  
- 6.** The amendment to the official plan shall include a land use plan which establishes the proposed land use pattern for the settlement area based on the land use designations and the associated policies of Sections 4.4-4.7 of this Plan.
  
- 7.** The incorporation of a future growth area into a Settlement Area will in many circumstances require the disposition of Crown

Land designation subject to Section 4.27 of this Plan.



## **5. INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES**

### **5.1 Introduction**

The growth and prosperity of the Municipality is dependent on infrastructure to service development. The intent of the Plan is to ensure that the Municipality is built on good roads, adequate water, sewer and waste disposal services, utilities and supportive rail facilities.

### **5.2 Goal Statement**

To provide infrastructure to meet service level needs for Settlement Areas and the Rural Area of the Municipality.

### **5.3 Objectives**

The goal statement will be supported by the following objectives:

- 1.** To plan, design and upgrade infrastructure for existing and new development.

- 2.** To integrate Municipal, provincial and private sector infrastructure services.

- 3.** To protect transportation and infrastructure corridors.

- 4.** To monitor the capacity of infrastructure to meet projected growth targets.

- 5.** To encourage, support and facilitate the design of an active travel system for pedestrians, and cyclists.

- 6.** To support the adaptive re-use of infrastructure and require consideration of life-cycle costing through the Municipality's Asset Management Plan.

### **Policies**

### **5.4 Water, Wastewater and Stormwater**

- 1.** The systems for water distribution and treatment, wastewater collection and treatment, and stormwater collection and release will be designed, built and operated in a manner which protects public health and safety, minimizes negative impacts on the natural environment, meets the requirements of the approval authority and meets current and projected needs to support development in accordance with the Community Development policies of this Plan (see Section 4).

- 2.** All development applications will be evaluated to determine whether the Municipality water, wastewater and storm water services have adequate servicing capacity including reserve sewage system capacity and reserve water system capacity to support the proposed development within the Settlement Areas of Greenstone. Proponents will be required to undertake an assessment of the reserve capacity for municipal



sewage and/or water services as part of the evaluation. Development will not be approved where the servicing capacity is insufficient.

**3.** Within the Settlement Areas of Beardmore, Geraldton, Nakina Longlac and Caramat, development will be serviced with municipal water and municipal sewage systems provided that the systems are planned, integrated with the policies of the official plan for land use development in meeting current and projected needs and are financially viable over the life cycle of the infrastructure where determined through the Municipality's Asset management Plan.

**4.** Within the Settlement Areas of Geraldton North, Rosedale Point, Little Longlac, Caramat and a small section of southwest Geraldton, development on partial services shall only be permitted in the following circumstances:

**a.** To service existing development, including redevelopment and extensions to existing buildings;

**b.** Where partial services are necessary to address failed individual on-site sewage and water services in existing development; or

**c.** Within Settlement Areas, to allow for infilling and minor rounding out of existing development on partial services provided that site conditions are suitable for the long-term provision of such services with no negative impacts.

**d.** In the Rural Area on existing lots of record where this would represent a logical and financially viable connection to the existing partial service and provided that site conditions are suitable for the long-term provision of such services with

no negative impacts. The extension of partial services in the Rural Area shall only be permitted to address failed individual onsite sewage and individual on-site water services for existing development.

**5.** Stormwater facilities will be designed and constructed using best management practices including the prevention of increased contaminant loads, minimizing changes in water balance and erosion, maximizing the use of vegetation, stormwater attenuation and re-use and by not increasing risks to human health and safety and property damage.

**6.** In the Rural Area development may be serviced with on-site individual water and sewage services provided:

**a.** The proponent provides a letter from the approval authority stating that the site is suitable for sewage disposal; and the proponent provides a letter

from a hauled sewage provider stating that there is sufficient reserve sewage system capacity off-site for hauled sewage.

**b.** The proponent demonstrates that a potable supply of water is available unless otherwise exempted by the *Ontario Building Code*.

**c.** The lot size and configuration and site conditions are suitable for the long-term provision of water and sewage services with no negative impacts.

**d.** That a servicing options statement and hydrogeological report prepared by a qualified professional is submitted for a plan of subdivision.

**e.** That the Municipality will not provide the unjustified or uneconomical extension of

infrastructure to the Rural Area (e.g., extension of municipal sewage and water systems).

**f.** Planning for water and sewage systems in the Rural Area shall consider the requirements of the Ministry of the Environment, Conservation and Parks Guideline D-5-4 Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, Guideline D-5-5 Technical Guideline for Private Wells: Water Supply Assessment, Guideline D-5-4 Technical Guideline for Individual On-Site

*Water Treatment Plant - Geraldton*



Sewage Systems: Water Quality Impact Risk Assessment, and Guideline D-5-5 Technical Guideline for Private Wells: Water Supply Assessment.

## 5.5 Geraldton Water Supply Area

No development shall be permitted in the Geraldton Water Supply Area as shown on the Land Use Schedule including filling or dredging or shoreline alteration. Activities associated with pipeline maintenance or reconstruction or expansion may be permitted where authorized through an environmental assessment process. Forest industry operations and related buildings or storage uses may be permitted where appropriate measures, satisfactory to the Municipality are undertaken to avoid or mitigate negative impacts on water quality within the water supply area. Maintenance of roads is permitted while new roads shall be subject to an approval under the Environmental Assessment Act.

The Municipality may use the holding provisions of Section 36 of the *Planning Act* to restrict or prohibit development until technical evidence is provided that demonstrates that there will be no risk and/or that the impacts

may be mitigated. Protection or mitigation measures may include the use of zoning, site plan control or other appropriate planning tools.

## **5.6 Nakina Well Head Protection Area**

The Nakina Well Head Protection Area (WHPA) is recognized as a special protection area where land uses will be restricted or prohibited which have the potential to contaminate the municipal water supply for the community. The Municipality will require an applicant proposing development within the WHPA illustrated on the Land Use Schedule to submit a hydrogeological study or technical evidence that predicts the potential impact of the land use on the municipal well. Where adverse effects are identified, the study shall provide for protection and/or mitigation measures to avoid negative impacts.

The Municipality may use the holding provisions of Section 36 of the *Planning Act* to restrict or prohibit development until technical evidence is provided that demonstrates that there will be no risk and/or that the

impacts may be mitigated. Protection or mitigation measures may include the use of zoning, site plan control or other appropriate planning tools.

## **5.7 Waste Management Systems**

- 1.** Waste management systems means sites and facilities to accommodate solid waste including landfill sites, recycling facilities, transfer stations, processing sites and hazardous waste depots. The Municipality will manage and coordinate waste management systems in accordance with best management practices and provincial regulations.
- 2.** Proposed development within 500 m of the perimeter of a fill area of an active or closed site will require verification from a qualified professional that there will be no impacts from the waste management system on the proposed use that cannot otherwise be appropriately mitigated. Uses exempted from verification include infrastructure, forestry activities, extractive

operations, mining activities and agricultural activities except animal husbandry. Closed or inactive sites may be used for other land uses subject to meeting the requirements of the *Environmental Protection Act*. See Guideline D-4 Land Use on or Near Landfills and Dumps for requirements for development in areas adjacent to landfills.

## **5.8 Transportation**

### **1. Provincial Highways**

- a.** Provincial highways are shown on the Land Use Schedules.
- b.** In addition to all the applicable municipal requirements, all proposed development located within the Ministry of Transportation permit control area will be subject to the Ministry of Transportation (MTO) approval under the *Public Transportation and Highway Improvement Act*.
- c.** Any new areas in the Municipality identified for

future development that are located within MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO's access management policies, standards and requirements. Direct access may be discouraged and often prohibited.

- d.** Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. This may include a traffic and a drainage/stormwater management study. An illumination study may be required for a retail facility.
- e.** Any new roads proposed to be connected to a provincial highway are subject to provincial approval including spacing requirements between intersections.

- f.** Noise and vibration studies using the NPC-300 MOE Guideline Environmental Noise guideline, Stationery and Transportation Sources – Approval and Planning may be required prior to considering whether development should be approved adjacent to a provincial highway.
- g.** Outdoor storage on properties abutting a provincial highway shall be visually screened and appropriately located to ensure that these uses are not a distraction to the travelling public.
- h.** The conversion of a home based business or home industry with frontage on a provincial highway shall not be permitted where the effect is to create a change in an entrance from a residential or farmstead entrance to a commercial or industrial entrance or to create a new or separate entrance. A

severance that would result in a separate entrance to a business will also not be permitted.

- i.** A second entrance for a property owner whose land lies beyond the permit control area and requests access to a provincial highway via another property owner's entrance will not be permitted.
- j.** The Municipality will liaise with MTO to designate and integrate cycle routes on provincial highways and linkages to Municipal cycling routes.
- k.** Any proposals for snowmobile and trail crossings of a Provincial highway will require prior approval of MTO. Crossings are generally permitted. Trails running along the highway right-of-way are not permitted.
- l.** Where a draft plan of subdivision is proposed adjacent to a provincial

highway, the layout of the subdivision should be designed such that the lots back onto the provincial highway and front onto a local internal street.

- m. Only those land uses that are compatible with the operation of a highway maintenance patrol yard will be permitted to locate in close proximity to the patrol yard.

### 5.9 Municipal Roads and Access Requirements

1. The Municipality's road network consists of local streets in both an urban and rural setting. Local roads will be the primary means of access to properties.
2. With the exception of island development and water access only development, all development shall front on a year-round-maintained public road or on an existing lot of record on an existing private road. Water access lots will only be permitted provided the proponent can demonstrate that they have adequate access from the mainland through ownership of land that may linked on title to the

waterfront property or through an agreement that provides for public access and parking available on the lake or main land suitable for accommodating the parking needs for vehicles and boat trailers. New development may be permitted in a vacant land condominium where the internal private road has direct access to a public road.

3. Local roads function to distribute traffic from the provincial highway network system to individual properties, typically over short distances.
4. The Municipality will control access, parking, truck routes and traffic signalization as measures to ensure efficient movement of traffic, pedestrians and cyclists. Traffic management studies may be required for development to assess traffic impacts and determine needed improvements (e.g., road widening, taper lanes, intersection improvements, traffic calming, signalization, crosswalks, and noise/vibration).



*Railway Station - Nakina*

5. Where practical, the design of new streets or redevelopment of existing streetscapes will include the integration of active travel facilities for pedestrians, and cyclists.
6. Local streets will be maintained in accordance with the Municipality's level of service and upgraded or replaced in accordance with the Municipality's Asset Management Plan.
7. The construction standard for new streets will generally coincide with the provincial standard with a right-of-way width of 20 m.

### **5.10 Rail Facilities**

The function of the railway is important to the economy and way-of-life in northwestern Ontario. To protect rail facilities as a transportation corridor, sensitive or incompatible land uses will be directed away from the corridor and/or the impacts of noise will be appropriately mitigated using NPC-300 MOE Guideline Environmental Noise guideline, Stationary and Transportation Sources – Approval and Planning.

### **5.11 Infrastructure Corridors**

Infrastructure corridors and rights-of-way for pipelines, power transmission lines, provincial highways, provincially planned infrastructure corridors including the realignment of Highway 11 to accommodate a mineral mining operation south of Geraldton and Municipal infrastructure will be protected from land use development that could negatively affect the use of these corridors in accordance with the Ministry of the Environment, Conservation and Parks Guideline D-3 Environmental Considerations for Gas or Oil Pipelines and Facilities.

In particular, Trans-Canada Pipe Lines Limited (TransCanada) operates

several high-pressure natural gas pipelines within its right-of-way which crosses the Municipality and is identified on the Land Use Schedules. TransCanada reviews development within 200 m [656.2 feet] of TransCanada's facilities to ensure the safety and integrity of the pipeline.

TransCanada is regulated by the National Energy Board which, in addition to TransCanada, has a number of requirements regulating development in proximity to the pipelines. This includes approval requirements for activities on or within 30 m [98.4 feet] of the pipeline centreline, including conducting a ground disturbance, constructing or installing a facility across or along the right-of-way and the use of explosives. New development can result in increasing the population density in the area that may result in TransCanada being required to replace its pipeline to comply with CSA Code Z662. Therefore, the Municipality shall require early consultation with TransCanada or its designated representative for any development proposals within 200 m [656.2 feet] of its facilities.

No permanent building or structure may be located within 7 m [22.9 feet] of the pipeline right-of-way. Accessory structures shall have a minimum setback of at least 3 m [9.84 feet] from the limit of the right-of-way. No building or structure is permitted within 3 m [9.84 feet] of the right-of-way.

In areas of built-up development, the Municipality will encourage the development of TransCanada's right-of-way for passive parkland or open space purposes subject to TransCanada's easement rights.

### **5.12 Public Service Facilities**

All development applications will be evaluated to determine whether the public service facilities are or will be capable of supporting the proposed development at acceptable levels of service, notably schools, health care facilities and emergency services. The municipality supports and encourages the co-location of public service facilities within community hubs where appropriate in order to promote cost-effectiveness and facilitate service integration and access to active transportation. Community hubs are especially encouraged in the Settlement Areas.



### **5.13 Fire and Emergency Services**

Fire protection will be considered in making land use decisions by considering the following matters:

1. Ensuring that response times can be met.
2. Ensuring that Fire Services has the capability to fight/suppress the fire based on the Building Code occupancy.
3. Ensuring that fire routes provide uninhibited access for fire vehicles (and all other emergency vehicles).
4. Ensuring that the requirements of the Building Code and Fire Code be met.
5. Providing, wherever possible an alternate access route.
6. Ensuring that the construction and maintenance standard for a road is adequate to accommodate fire vehicles/apparatus and other types of emergency vehicles such as ambulances.

7. Ensuring that the source of water supply and pressure will be adequate for fire suppression.
8. Ensuring that the Emergency Measures Plan is up-to-date and updated on a regular basis.
9. Ensuring that planning for infrastructure and public service facilities includes consideration for emergency services.
10. Ensuring that fire protection for wildland fires and on Crown Lands is coordinated with the Ministry of Natural Resources and Forests.
11. Ensuring that fire and emergency services takes into consideration the planning and response needs related to climate change.

### **5.14 Police Services**

Community safety will be considered in land use decision making through continued coordination between the Municipality and the local Ontario Provincial Police.

### **5.15 Accessibility**

The intent of the Official Plan is to improve the quality of life for residents

and visitors with disabilities through the following measures:

1. Providing for barrier-free access of public buildings, institutions, and public spaces (e.g., schools, halls, libraries, arenas), parks and playgrounds, dwelling units, offices, stores, theatres and other types of facilities.
2. The Municipality has and will continue to lead by example by demonstrating steps that it has taken to improve conditions and continually recognize the need for barrier-free access.
3. New development, whether it is commercial, residential, industrial or institutional, will be required to meet accessibility requirements such as accessible entrances and exits, barrier-free parking spaces and elevators for multiple-level buildings.
4. The Plan recognizes the need for pedestrian protection and convenience in the public realm. Sidewalks can be the most important pieces of infrastructure for accessibility reasons, as well as everyday mobility. Sidewalks, pathways and paved shoulders should be appropriately designed, constructed and maintained to facilitate barrier-free use where

required. Wherever possible, sidewalks should be required on both sides of the street.

- 5. Site plan control will be used to require facilities to be designed and intended to have regard for persons with disabilities (see Section 12.14).
- 6. Community improvement projects will include as a criterion, the review of facilities for accessibility and the retrofitting of buildings and facilities to make them accessible.
- 7. In recognizing that not all facilities can easily be made accessible to all persons with disabilities, efforts will be made to ensure that facilities are made accessible in accordance with the built environment and the design of public spaces requirements of public accessibility legislation.

**5.16 Adaptive Re-use of Infrastructure**

The Municipality will incorporate the adaptive re-use of infrastructure as part of planning for current and projected infrastructure needs to service development and will incorporate the principle of life-cycle costing in the design of infrastructure as part of the Municipality’s asset

management planning. (e.g., Asset Management Plan).

**5.17 Renewable and Alternative Energy Systems**

Renewable energy projects may have impacts on public health, public safety and the natural environment.

All class 3 wind facilities with an electrical power output of 50kW or greater and a sound power level equal to or greater than 102 dBa shall comply with setbacks from property, road and railways as established in the Municipality’s comprehensive zoning by-law. All renewable energy projects will be permitted in the Municipality provided they are compatible with surrounding land uses, minimize or avoid the clearance of mature tree/canopy cover, and meet any prescribed setback and buffering requirements established by the Municipality in the zoning by-law.

Alternative energy systems and renewable energy projects will be encouraged in support of reducing greenhouse gases. Projects may be

sponsored by the private sector or by the municipality.



## 6. HEALTHY COMMUNITIES

### 6.1 Introduction

A healthy community is made up of many components. They may be broadly classified as physical, social, economic and environmental. A healthy community physically, is one with good roads, adequate parks and playgrounds, clean air and water; is one that maintains buildings in good repair; is a community that avoids land use conflicts (e.g., locating a junk yard beside a school). In other words, it is a community that takes pride in its appearance and image. Social health may mean the provision of medical, social and community services that are important to our mental and physical health. Proactive physician recruitment, wellness programs, best health care for the community are some examples. Environmental health may mean cleaning up a river bed, a beautification program for hamlet, conserving fish and wildlife habitat or a source water protection program. From an economic standpoint, a healthy community implies steady employment, new business development and most of all a collective energy by residents and businesses that is positive and is always examining opportunities to make for a better and healthier community.

### 6.2 Goal Statement

To achieve the identity as a healthy community and to integrate the planning for a healthy community as an integral component of the Municipality's land use planning process.

### 6.3 Strategy for Developing a Healthy Community

1. The Municipality will work with community partners, including the local public health department, and engaging local populations (youth, Indigenous peoples, francophone, persons with disabilities and seniors) to develop and support a comprehensive healthy, safe community framework and strategy.

### 6.4 Healthy Community Initiatives

Healthy community initiatives to be undertaken within the life of this Plan which are considered as integral to developing the Municipality's identity as a healthy community are as follows:

1. Provide for a program of community beautification to enhance the visual image of the community.
2. Partner with agencies to monitor the vital signs of the community (e.g.,



community safety and crime rates; health conditions based on rates of obesity, cancer; employment and job creation; water quality; community pride from the standpoint of visual appearance, community events and cultural exchanges).

3. Conserve and enhance the quality of life through land use decisions that protect the health of the natural environment, protect and improve the quality of air and water resources, maintain a safe community, conserve a vibrant cultural diversity, and improve the aesthetic or visual appeal of the built form and natural landscapes.
4. Where feasible, utilize best practice strategies for an age-friendly and aging-in-place Municipality.

- 5.** Promoting the development and use of community gardens throughout the Municipality
- 6.** Supporting food growing and sharing in neighbourhoods through urban agricultural activities (e.g., farmers' markets, planting fruit trees in public areas, sale of locally produced foods by retailers and grocery outlets, small-scale greenhouses on residential properties, greenhouse atriums in buildings); also, roadside produce outlets in the rural area.
- 7.** Planning, encouraging and facilitating the integration of active travel systems including:
  - a.** Safe routes to school, public facilities and services, retail areas, workplaces, places of worship, health care services, and recreation and cultural areas;
  - b.** Providing and maintaining infrastructure to support active travel (e.g., sidewalks, off-street trails, bikeways);
  - c.** The Municipality will endeavour to maintain active transportation routes on a year-round basis and where demand warrants.

## 7. COORDINATION

### 7.1 Introduction

Land use planning decisions affect and are affected by many stakeholders and by shared landscapes and resources. A coordinated, integrated and comprehensive approach to land use planning which considers these and other criteria will lead to more equitable and well-rounded decision-making.

Greenstone is a single-tier municipality in the District of Thunder Bay. The Municipality is also part of the District of Thunder Bay Social Services Administration Board, an agency that delivers social services and social housing to all municipalities in the district.

Key infrastructure corridors that pass through the Municipality include the TransCanada Pipeline, Union Gas, Hydro, CNR and two Bell Canada fibre optic cable lines, one of which parallels the pipeline and the second, the CNR line.

While the region is shared by organized municipalities, the role and

interest of Indigenous communities is an integral part of the cultural and development mosaic.

Co-ordination is an operative philosophy in the history of development in the District of Thunder Bay and continues to be important as communities grow and develop.

### 7.2 Goal Statement

To ensure that land use decisions provide for a coordinated, integrated and comprehensive approach in managing growth, the stewardship of resources and the protection of the environment where the decisions involve stakeholders, Indigenous communities and other municipalities.

### 7.3 Policies

1. The Municipality intends to monitor population, employment and housing development having regard to trends across the District of Thunder Bay with the intent of reflecting the growth projections of other municipalities as they may affect Greenstone.
2. The Municipality will collaborate on matters of economic development planning and programming among regional stakeholders such as businesses, municipalities, government, the District of

Thunder Bay and education organizations and Indigenous Communities.



The Municipality does not have the authority to regulate land use through the Plan on Indigenous Reserves; however, the Municipality recognizes and supports the preparation of community plans developed under the First Nations Land Management Act.

3. The Municipality will work with the Thunder Bay District Social Services Administration Board in the planning and delivery of social housing and social services programs and activities.
4. The Municipality will protect common transportation and infrastructure corridors that service the District.
5. The Municipality will conserve cultural heritage and archaeological resources by developing protocols for

consultation with adjoining municipalities and Indigenous communities acknowledging the duty to consult to ensure that consultation and accommodation is meaningful and sufficient. The Municipality recognizes that Indigenous cultural resources include cemeteries, burial sites, travel corridors, pictographs, narrows, archaeological resources and sacred and ceremonial sites as well as the need to protect and preserve traditional viable and sustainable hunting, fishing, harvesting and gathering grounds.

The municipality also acknowledges the mutual importance of protecting natural heritage features and areas including features identified by Indigenous communities. The applicable policies of Section 8.7 will apply in assessing the impact of development on the conservation of these resources.

The Municipality also acknowledges the principles of harmonious relations with Indigenous communities and the contribution of traditional knowledge in decision making on land use and economic development as well as the benefits of a cooperative and

collaborative and informed approach in reaching decisions of mutual interest on the environment and the economy.

The Municipality acknowledges that the protocols for consultation may vary among Indigenous communities and consequently will strive to work with each Indigenous community on the basis of their respective interests and consultation procedures.

- 6.** The Municipality will coordinate the delivery of emergency response services with adjacent municipalities and other orders of government.
  
- 7.** The Municipality will consult with affected municipalities and other levels of government with respect to land use decisions which have an overlapping impact, notably with the protection of provincial interests in the management and development of natural resources (e.g., minerals, mineral aggregates, forestry and natural heritage).

## **8. NATURAL HERITAGE**

### **8.1 Introduction**

The intent of this Plan is to protect natural heritage features and to protect, improve or restore the natural environment wherever possible.

Greenstone is immensely rich in natural heritage resources given the Municipality's extensive landscape of lakes, rivers, forests, species and animal habitats, and natural areas.

Numerous moose aquatic feeding areas are found throughout the Municipality and nesting sites for bird species are also a reflection of indigenous habitat areas. Several bear management areas cover the Municipality. Greenstone north of Highway 11 is also known as an area inhabited by Caribou.

Despite the extent of the natural heritage resources of the area, a comprehensive inventory of the natural heritage system has not been undertaken.

The intent of the Plan is to protect and maintain the natural environment, its ecology and its biodiversity.

Natural hazards are also a feature of the landscape and the intent of the Plan is to direct development away from hazards which are a threat to public safety.

### **8.2 Goal Statements**

- 1.** To recognize and protect the ecological values of the natural heritage system.
- 2.** To protect, improve or restore the quality and quantity of water resources in lakes, groundwater, and surface water including rivers and streams.
- 3.** To direct development away from natural hazards.

### **8.3 Objectives**

The goal statement will be supported by the following objectives:

- 1.** To identify, inventory and protect natural heritage features and areas which are of provincial and local significance.
- 2.** To protect the bio-diversity, of the natural heritage system.

### **8.4 Natural Environment Areas Inventory**

All natural environment areas including natural heritage features and areas will be protected. The features which make up the current inventory have been identified on the Land Use Schedules; however, they may not reflect the most up-to-date information on location and boundaries of significant features that are identified or approved by the Ministry of Natural Resources and Forestry. The intent of this Plan is to provide for a more detailed inventory and analysis of natural environment areas within the Municipality in addition to the provincial inventory. Should new natural heritage features be identified during the life of this Plan, protective measures will be undertaken to ensure that such

features are protected over the long-term. The inventory of features may consist of information provided by the Ministry of Natural Resources and Forestry, information derived from the review of development applications, information derived from an Environmental Impact Study (EIS), or a comprehensive assessment (see Section 8.7).

### **8.5 Natural Heritage Features and Areas**

The following policies shall apply to natural heritage features and areas:

- 1.** Natural heritage features and areas shall include:
  - a.** Significant wetlands and significant coastal wetlands;
  - b.** Habitat of endangered species, threatened species, species at risk (SAR) ranked as endangered or threatened by the Ministry of Natural Resources and Forestry;
  - c.** Significant wildlife habitat;

- d.** Fish habitat
- e.** Significant areas of natural and scientific interest.

- 2.** Development or site alteration may only be permitted in habitat of endangered or threatened species as may be identified from time-to-time, except in accordance with provincial and federal requirements. More specifically, development and site alteration on lands on or adjacent to endangered and threatened species habitat require authorization from the Ministry of Natural Resources and Forestry under the *Endangered Species Act (2007)* (ESA). Ministry of Natural Resources and Forestry staff will consult with and have regard for the planning policies of the Municipality when considering the issuance of a permit or agreement associated with this habitat under the ESA. In addition, Ministry of Natural Resources and Forestry will ask a proponent seeking authorization under the

ESA that would allow for development (that would otherwise be prohibited) to demonstrate to the Ministry of Natural Resources and Forestry that they:

- a.** Contacted the Municipality to discuss the proposal, and
- b.** Received a written indication from the Municipality that the development proposal meets established land use planning policies, exclusive of policies for the protection of the affected habitat of endangered species and threatened species. Development proponents shall exercise due diligence to ensure that any activities being contemplated would not contravene the *Endangered Species Act, 2007*.

- 3.** Development and site alteration shall not be permitted in significant wetlands, significant coastal wetlands, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or

their ecological functions (see Section 8.7 for EIS requirements).

- 4.** Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.
- 5.** Development and site alteration shall not be permitted in habitat of endangered species and threatened species except in accordance with provincial and federal requirements.
- 6.** Development shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (see Section 8.7 for EIS requirements).

**7.** Adjacent lands are those lands within:

- a.** 120 m [393.7 ft.] of the habitat of endangered and threatened species or alternative distance depending on species type;
- b.** 120 m [393.7 ft.] of a significant wetland;
- c.** 120 m [393.7 ft.] of significant wildlife habitat
- d.** 120 m [393.7 ft.] of fish habitat and 300 m [984.3 ft.] of an inland at-capacity lake trout lake;
- e.** 120 m [164 ft.] from significant areas of natural or scientific interest – life science and 50 m for an ANSI – earth science.

**8.** While it is the intent of this Plan to protect natural heritage features and areas and prohibit development, applications for development or site alteration may arise from time to time. In the evaluation of these applications, the protection of these features and areas will be given priority.

As an initial step, an appropriate level of ecological site assessment shall be conducted prior to accepting an application for development as complete (see Section 12.1) or prior to approval of a development application to determine if significant natural heritage features and areas, including species at risk, are present on or adjacent to the development lands. Where the initial assessment determines that one or more natural heritage features is present, no development or site alteration shall be permitted unless an Environmental Impact Study (EIS) is completed which demonstrates that the degree of negative impact is localized and is of short duration and is acceptable based on the policies protecting the natural features on the property (see Section 8.7 for EIS requirements).

- 9.** A site-specific assessment to identify the potential for significant natural heritage features as listed in Section 8.5.1 above will be required when one or more of the following triggers applies:



- a. Creation of more than three lots through either consent or plan of subdivision;
- b. A change in land use, not including the creation of a lot, that requires approval under the *Planning Act*;
- c. A shoreline consent along a lake or river that is within 120 m [393.7 ft.] along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and
- d. Construction for recreational uses (e.g., golf courses, serviced ball fields, serviced campgrounds and ski hills) that require large scale modification of terrain, vegetation or both.
- e. Known or potential presence of endangered or threatened species and their habitat.

**8.6 Locally Significant Natural Features**

- 1. All locally significant natural features within Greenstone will be protected.

**2. Locally Significant Natural Features** consist of the following:

- a. Unclassified wetlands;
  - b. Unmapped watercourses, groundwater upwellings (springs) and bluffs.
- 3.** Locally significant natural features are intended to remain in their natural state or restored to a natural state. No development or site alteration will be allowed in an unclassified wetland or within 120 m unless an EIS has been completed to the satisfaction of the Municipality.

**8.7 Environmental Impact Study (EIS)**

- 1. Environmental Impact Studies, where required, will:
  - a. Evaluate the suitability of the site for the proposed development, including an inventory of the natural

features and ecological functions present on the site.

- b. Identify conditions for development and any potential mitigation measures and monitoring.
- c. The Municipality may require a peer review undertaken by a qualified professional of the EIS at the cost of the proponent.
- d. The Natural Heritage Reference Manual, MNR, March 2010 shall be used to further scope the requirements for an Environmental Impact Study.

- 2. Pre-consultation with the Municipality is required to establish the scope of the development proposal, identify the natural heritage and hazard issues to be addressed, detail the accepted



methods of evaluating potential impacts, and specify the qualifications of personnel required to carry out these evaluations.

### **8.8 Water Resources**

- 1.** Alterations to drainage of natural areas are discouraged and where permitted under the *Drainage Act*, will respect ecological functions and their features.
- 2.** Surface and groundwater resources, feature, systems will be protected, and wherever possible improved or restored particularly in vulnerable areas, and development will be directed away from sensitive surface or ground water features.

### **8.9 Lake Capacity**

No development shall be permitted on the adjacent lands of an at-capacity lake trout lake (i.e., lake which has reached its biological capacity) without meeting the criteria established in the Province's Lakeshore Capacity Assessment Handbook. The Municipality will require a lake capacity study to be undertaken prior to approving development on lakes where water

quality data indicates that the biological capacity has or may be reached. The municipality will consult with the Ministry of the Environment, Conservation and Parks in identifying lakes of concern. At capacity lakes may include lake trout lakes or other inland lakes which do not support lake trout.

No new lots may be created or other planning approvals will be granted within 300 m of the shores of lakes which have been identified as being at their biological capacity except for the following circumstances:

- 1.** To separate existing habitable dwellings each or which is capable of supporting a Class 4 sewage disposal system provided the land use would not change and there would be no net increase in phosphorus loading; or
- 2.** Where all new septic tile fields are located so that they drain into a drainage basin that is not at capacity; or

- 3.** Where all new tile fields would be set back at least 300 lineal metres from the shoreline; or
- 4.** Where the natural drainage from the tile field would flow at least 300 metres to the lake; or
- 5.** Where there are deep soils native to the site (undisturbed and over 3 metres in depth) meeting a specified chemical composition and hydrologic conditions acceptable to the Ministry of the Environment, Conservation and Parks as outlined on page 38 of the lakeshore capacity Assessment Handbook. This approach requires site-specific soils investigations by a qualified professional and, if implemented, long-term monitoring and use of planning tools and agreements that would ensure long-term maintenance of specified conditions as described in the Lakeshore Capacity Assessment Handbook.

### **8.10 Shoreline Management**

- 1.** Shorelines provide essential habitat for waterfowl, fish, reptiles,

mammals and insects to breed, find protection, move and feed. A healthy shoreline also helps to stabilize banks, filter contaminants from entering the lake, prevents soil erosion and maintains the shoreline aesthetics. Protecting the shoreline is intended to maintain the health of the lake ecosystem and its water quality.

2. The intent of the Plan is to maintain or restore shorelines to their naturalized conditions as a condition of development or redevelopment. A shoreline vegetative buffer shall be maintained landward for 30 m. The vegetation buffer may be interrupted to provide for access to the water and to provide for views, provided the ecological integrity of the buffer is maintained to the satisfaction of the Municipality.
3. Landscaping shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development,

where necessary Landscape materials shall be selected for their ecological characteristics. Native species shall be used whenever possible. Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design.

4. A development setback shall apply for all buildings, structures and sewage disposal systems of 30 m [98.4 feet], except for shoreline structures such as a boat house, dock or stairway/pathway access. The setback may be reduced to 20 m [65.6 feet] for a lot of record created prior to the approval of this Plan. The setback shall be measured as the shortest horizontal distance from the high-water mark of the adjacent water body or wetland to the main wall of a building or structure or to the soil mantle of the subsurface tile field.
5. Where the naturalized shoreline has been altered through human

activity, the Municipality may require restoration as a condition of the approval of a planning application.

6. The shoreline management policies above shall give consideration to Crown Land shoreline reserves, municipal road allowances, the provisions of any lake management plans and the flood hazard policies of this Plan.
7. The Municipality may use site plan control to provide for the maintenance or restoration of shorelines.

### **8.11 Natural Hazards**

#### **1. Natural hazards include:**

- a. Hazardous lands adjacent to ravines, river valleys, streams and inland lakes which are impacted by flooding hazards (see Sections 8.11 and 8.13 Flood Hazard) and or erosion hazards.

b. Hazardous sites such as unstable soils, steep slopes and organic soils.

c. Wildland Fires.

2. Development shall be directed away from areas of natural hazards and hazardous sites.
3. Setbacks for buildings and structures from the top-of-bank and water courses which are subject to natural hazards will be established in the zoning by-law. Studies may be required to establish setbacks and measures to overcome hazards.
4. Erosion is a natural process affected by water levels, wind, soil type, degree of slope, rainfall, storm events and vegetation. Erosion controls to address erosion hazards on inland lakes may be incorporated as a condition of development to protect, reinstate

or improve the littoral functions of the shoreline.

### 8.12 Wildland Fires

Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry. Proponents may be required to undertake a site assessment to determine the presence of hazardous forest types for wildland fire, as may be indicated by generalized wildland fire hazard information. If development is proposed where hazardous forest types are present, mitigation measures should be identified by proponents to outline how the risk will be lessened. Mitigation may include establishing vegetation management in priority zones surrounding buildings and structures. The Municipality may require a Level 1 wildland fire risk assessment study as a condition of

filing a complete application. This may include mapping that illustrates whether lands are treed/forested and a statement concluding whether a Level 2 site assessment is necessary (i.e., whether lands are treed/forested). A complete application for a Level 2 assessment may include the identification of the presence/absence of hazardous forest types on and/or in the vicinity of the lands to be developed; a description of the characteristics of hazardous forest types (i.e. forest composition and condition); the location of proposed buildings and structures; mitigation techniques to be applied to mitigate the risks associated with wildland fire (including proposed landscaping within 100 m [328 feet] of proposed buildings and structures; and any known history of wildland fire in the area. Applicants should make reference to the *Wildland Fire Risk Assessment and Mitigation Reference Manual, MNRF, (April 2017)* for guidance in the assessment and mitigation of wildland fires.

The Municipality may use site plan control as a means mitigate against fire hazards. Specifically, site plan

control may be used to identify and control the placement of buildings, to implement exterior design control, to require a defensible space to be established around buildings and structures, to apply controls to landscaping, vegetation management and the reduction of flammable vegetation, and to require alternative fire escape routes.

(See Appendix 1 for Wildland Fire mapping).

The Municipality recognizes that forest composition and conditions may change over time and that should be updated to reflect such changes.

### **8.13 Flood Hazard**

**1.** Development will be directed to areas outside of river, stream and small inland lakes in the Municipality which are impacted by flooding hazards and/or erosion hazards, and hazardous sites. Development shall not be permitted within a defined floodway or in areas rendered inaccessible to

people and vehicles during times of flooding hazards, or erosion hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

**2.** For the purposes of this Plan, the flooding hazard/flood elevation has been established for the following water bodies:

**a.** Long Lake – 326.1 m CGD [1,069.8 ft.].

**b.** Hardrock Creek in the area located between First Street West and First Street East – 332.5 CGD [1,090.8 ft.].

**c.** Hardrock Creek in the areas located upstream of First Street West and downstream of First Street East – 2.5 m [8.2 ft.] above the creek bottom.

**d.** Kenogamisis Lake – 331.28 m CGD [1,086.8] including a 0.93 m wave uprush.

**e.** Lake Nipigon – 260.6 m CGD [854.9 ft.].

**3.** A one-zone flood concept applies to all water bodies except Hardrock Creek. A two-zone floodway-flood fringe applies to Hardrock Creek. Within the floodway, no development is permitted nor the placing or removal of fill or any land nor the removal of vegetation except to permit uses which by their nature must locate in the floodway, including flood and /or erosion control works or bank stabilization projects. The floodway is defined as a 25 m [82 feet] zone measured each way from the centreline of Hardrock Creek.

**4.** Recognition will be given to existing buildings and structures within the flood fringe. Minor extensions less than 50% of the original floor area

are permitted by an amendment to the zoning by-law subject to the submission of a building elevation plan which clearly indicates that any building openings will be above the flood elevation specified above and also demonstrates that the addition will not raise the flood level. Such additions will be flood proofed to the regulatory flood level.

- 5.** Where any flood control or any works are undertaken which result in changes to the area designated as the floodway, such changes may be incorporated into the official plan by amendment.
- 6.** Within the flood fringe of Hardrock Creek, development may be permitted for their underlying land use designation provided the following conditions are met:
  - a.** All buildings upstream from First street West and downstream from First Street East shall be flood proofed to an elevation measuring 2.5 m

[8.2 feet] above the creek bottom.

- b.** All new buildings located and access routes to new buildings between First Street East and First street West shall be flood proofed to an elevation of 332.5 m CGD.
- 7.** Development will not be permitted that will create new hazards or adverse environmental impacts.
- 8.** Development shall not be permitted to locate in hazardous lands and hazardous sites where the use is:
  - a.** An institutional use including hospitals, long-term care homes, pre-schools, school nurseries, day cares and schools;
  - b.** Essential emergency services such as that provided by fire, police and ambulance stations and electrical substations, and electrical substations; and

- c.** Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.

- 9.** For all construction on properties that may be in an area defined as a flood hazard constraint area, the developer or proponent shall be required to hire an Ontario Land Surveyor (O.L.S.) to provide a survey confirming the flood elevation of the site on the construction drawings.
- 10.** The Municipality may use one or more planning tools (see Section 12) to manage or prohibit development on or adjacent to any hazardous lands, hazardous sites or areas subject to a flooding or erosion hazard.

## **9. MINERAL AGGREGATE RESOURCES**

### **9.1 Introduction**

Mineral aggregates are essential to the construction industry for road building and, the production of concrete products for building construction. The Municipality of Greenstone has not been designated under the *Aggregate Resources Act*; hence licensing of pit and quarry operations is not required on patented land. Aggregates are non-renewable natural resources that are expensive to transport. Consequently, the protection of a local supply of aggregates is important for meeting market needs and keeping costs down. The strategy of the plan is to protect aggregates for long-term use while minimizing social conflict and environmental harm.

### **9.2 Definition**

Areas of mineral aggregate resources contain geological deposits or formations that yield principally sand, gravel or bedrock in commercial quantities. Activities associated with mineral aggregate resource extraction

include crushing, screening, washing, stockpiling and asphalt and concrete plants.

### **9.3 Goal Statement**

To identify and protect mineral aggregate resource deposits of significant quality and quantity for long-term use.

### **9.4 Objectives**

The goal statement will be supported by the following objectives:

- 1.** To protect as much of the mineral aggregate resources as is realistically possible close to markets.
- 2.** To minimize land use conflicts between mineral aggregate operations and other land uses.
- 3.** To provide for the progressive rehabilitation and sequential use of mineral aggregate resource lands for other land uses.

- 4.** To provide for the protection of the natural environment and cultural heritage during extractive operations.

### **9.5 Protection of Mineral Aggregate Resource Lands**

The Mineral Aggregate Resource area which is illustrated on the Land Use Schedules includes mineral aggregate deposits, bedrock resources, existing pits and quarries, and associated accessory uses, all of which are intended to be protected by this Plan from development and activities that would hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

### **9.6 New Mineral Aggregate Operations**

- 1.** The proponent shall pre-consult with the Municipality and complete the necessary studies in support of an application for a zoning by-law amendment to permit a new mineral aggregate operation. New operations include expansions of an existing operation where the lands are not designated or zoned for mineral aggregate resources. The scope of studies may include:

- a. Land use compatibility
  - b. Heritage Impact Assessment
  - c. Archaeological Assessment
  - d. Natural Environment Level Study
  - e. Noise and Vibration Study
  - f. Blast Impact Study
  - g. Air quality and dust control
  - h. Traffic Impact
  - i. Hydrogeological
  - j. Drainage and Stormwater Management Study
  - k. Haulage Routes
  - l. Adaptive mitigation, contingency and rehabilitation plan
2. On-site industrial uses will be subject to land use compatibility requirements.

(Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines

D1 and D-6 for technical studies associated with determining land use compatibility.

- 3. In addition, the proponent will provide a detailed site plan that illustrates all on-site natural features, buildings, structures, storage of topsoil and overburden, mitigation features associated with land use compatibility, the sequence and direction of progressive rehabilitation and the details of final rehabilitation through the preparation of a comprehensive rehabilitation plan taking into consideration surrounding land use and approved land use designations.
- 4. In areas adjacent to or in known deposits of mineral aggregate resources, development and activities which would preclude or hinder their expansion, continued use or the establishment of new operations or access to mineral aggregate resources shall only be permitted where a study is undertaken to justify that the

mineral aggregate resource use would not be feasible, or that the proposed development or land use serves a greater long-term public interest and that issues of public health, public safety and environmental impact are addressed.

- 5. The Municipality may enact/enforce a pits and quarries control by-law under the enabling authority of the *Municipal Act* and/or execute any agreements required including site plan control to govern the on-site and off-site operations of a mineral aggregate operation including any requirements for rehabilitation, buffering, visual screening, monitoring, hours-of-operation, truck haulage routes, and air-quality/dust control.

### 9.7 Incompatible Uses

Established mineral aggregate operations and potential mineral aggregate resource areas will be protected by directing incompatible uses away from the resource. Agriculture and natural environment are compatible uses which may locate



on or near mineral aggregate resources, not including buildings or structures.

### **9.8 Compatibility**

All mineral aggregate operations will minimize conflict and maximize compatibility with adjacent land uses through separation distances which are adequate to prevent or mitigate adverse effects from occurring between sensitive land uses and mineral aggregate operations. Reference shall be made to Ministry of the Environment, Conservation and Parks Guideline D-1: Land Use Compatibility and Guideline D-6: Compatibility between Industrial Facilities and Sensitive Land Uses for technical studies associated with determining land use compatibility. For the purposes of this Plan, a mineral aggregate operation is classified as a Class III Industry in the application of MOECC Guidelines D-1 and D-6.

The protection of natural areas and existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise

control. These measures may be implemented through such means as site plan control, site alteration by-laws and development agreements.

### **9.9 Rehabilitation**

Rehabilitation shall include measures to mitigate negative impacts to the best extent possible. Mineral aggregate resource lands may be re-designated to another land use where the lands have been rehabilitated.

Comprehensive rehabilitation will be encouraged in areas of the Municipality where there is a concentration or several abutting mineral aggregate operations or operations in close proximity to each other. Rehabilitation standards should be compatible with those under the *Aggregate Resources Act*.

### **9.10 Wayside Operations**

Wayside pits and wayside quarries for public authority contracts will be permitted without an amendment to this Plan or the zoning by-law except in areas of existing development, in the Settlement Areas or areas of particular environmental sensitivity which have been determined to be incompatible with mineral aggregate resource extraction and associated

activities. An archaeological assessment or a heritage impact assessment may be required to comply with Sections 11.9 through 11.11 of this Plan where deemed to be required.

### **9.11 Portable Asphalt and Portable Concrete Plants**

Portable asphalt and portable concrete plants are a permitted use in the Mineral Aggregate Resources designation, and will be permitted elsewhere without an amendment to this Plan or the zoning by-law except in areas of existing development, in a Settlement Area or areas of particular environmental sensitivity which have been determined to be incompatible with their operation.

### **9.12 Hazards**

Any development permitted on or adjacent to an existing or former mineral aggregate operation shall be required to identify and mitigate any known potential hazard.

### **9.13 Protection of Natural Areas and Groundwater**

Mineral aggregate operations will be developed in a manner that protects natural areas and groundwater. The proponent will conduct studies to



identify potential negative effects on natural features and ecological functions resulting from mineral aggregate extraction. Hydrogeological studies will be required to address adverse effects on the quality and/or quantity of groundwater where mineral aggregate extraction is proposed near or below the water table, or on or near a ground water feature such as a recharge area.

#### **9.14 Zoning**

The zoning by-law shall set out the requirements for mineral aggregate resource uses and may distinguish pit and quarry operations.

#### **9.15 Land Division**

In areas designated Mineral Aggregate Resources on the Land Use Schedules, consents for conveyance may be granted in accordance with the following policies:

- 1.** All consents must conform to the general requirements for land division of Section 4 of this Plan.
  
- 2.** Consents may be granted for mineral aggregate operations.

- 3.** Consents may be granted for title correction and for minor lot adjustments.

#### **9.16 Recycling**

Mineral aggregate resource conservation shall be undertaken, including through the use of accessory recycling facilities within operations, wherever feasible.

## 10. MINING

### 10.1 Introduction

Mining was the genesis for development of many communities in Northern Ontario including communities in Greenstone. Metallic mineral resources are generally prevalent throughout the municipality where the Precambrian geology has been historically the source of gold mining. The importance of mining as part of the economic base of the Municipality of Greenstone will be reinforced with the development of a new open pit mine south of the built-up area of Geraldton by Greenstone Gold Mines GP Inc. (GGM). The development will be carried out following extensive environmental impact studies and related approvals to ensure that the mining operation will be environmentally sound and that the land will be progressively rehabilitated for future land uses. Substantial land holdings have been assembled for the project to accommodate the operation and to reduce the impact on other land uses. The mining operation will require the relocation of part of Highway 11 to

the north and the relocation of some land uses.

### 10.2 Definition

Areas of mineral potential contain mineral deposits that may have sufficient quantity and quality to warrant present or future mining. Activities associated with mining include six stages; 1) consultation; 2) exploration; 3) evaluation; 4) development; 5) production; and 6) closure. The production stage includes activities such as soil and overburden removal; blasting; mineral extraction (processing); tailings disposal and management; monitoring of air, wastewater and solid waste materials; construction of or modifications to existing infrastructure.

### 10.3 Goal Statement

To identify and protect areas of mineral potential for long-term use in a manner that minimizes social and environmental impacts and land use conflicts with adjacent land uses.

### 10.4 Objectives

The goal statement will be supported by the following objectives:



1. To protect areas of high mineral potential.
2. To minimize land use conflicts between resource uses and surrounding land uses.
3. To provide for the progressive rehabilitation and sequential use of mineral mining operations for other land uses.
4. To provide for the protection of the natural environment and cultural heritage during mineral mining operations.

### 10.5 Land Use Designation

Mining operations must be designated Mineral Mining Operation on the Land

Use Schedules to this Plan and must be zoned to a Mining zone before mining can occur. This Plan is not intended to prevent exploration activities where they are in compliance with the *Mining Act*.

An amendment will be required to this Plan to redesignate lands proposed for a mineral mining operation prior to the development stage of the mine.

Amendments to the official plan and zoning by-law will be undertaken in consultation with the Regional Land Use Geologist of the Ministry of Northern Development, Mines, Natural Resources and Forestry to ensure that the most recent geoscience information is considered by the Municipality in the planning application review process.

### **10.6 Protection of Mining Resource Lands**

**1.** Minerals shall be protected for long-term use. Mineral mining operations shall be protected from development and activities that would preclude or hinder their expansion or continued use or which would be incompatible for

reasons of public health, public safety or environmental impact. Mineral mining operations will be protected through a land use designation on the Land Use Schedules and through a corresponding zone in the zoning by-law.

**2.** Lands outside of the Settlement Areas have been identified by the Ministry of Northern Development, Mines, Natural Resources and Forestry as significant areas of mineral potential. Development and activities in these resource areas or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a.** Resource use would not be feasible; or
- b.** The proposed land use or development serves a greater long-term public interest; and

**c.** Issues of public health, public safety and environmental impact are addressed.

**3.** Proponents of development may be required to submit a mining resource impact assessment report or comparable technical evidence that addresses the above criteria in support of a planning application for non-mineral mining land uses. The Municipality will consult with the Ministry of Northern Development, Mines, Natural Resources and Forestry on the technical information required for the report and depending on the development proposed, whether a report is required.

### **10.7 New Mineral Mining Operations**

**1.** The proponent shall pre-consult with the Municipality and complete the necessary studies in support of an application for an official plan and zoning by-law amendment for a new mineral mining operation. The proponent shall provide information and/or technical evidence on compliance with the requirements of the *Mining Act*,

the *Environmental Protection Act* and other related approvals as a prerequisite to determining the needs for other land use related studies. Such information may be derived from an environmental assessment. The scope of additional studies may include:

- a. Land use compatibility
- b. Heritage Impact Assessment
- c. Archaeological Assessment
- d. Environmental Impact Study
- e. Noise and Vibration
- f. Blast Impact Study
- g. Air quality and dust control
- h. Traffic Impact
- i. Hydrogeological
- j. Drainage and Stormwater Management
- k. Haulage Routes
- l. Adaptive mitigation, contingency and rehabilitation plan

- 2. On-site industrial uses related to mineral mining operations will be subject to land use compatibility requirements with surrounding sensitive land uses.

(Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.)

- 3. A mineral mining operation may include accessory uses, buildings and structures essential to the operation including a processing facility, storage, loading and shipping facilities, energy systems, administrative offices, a mining dormitory equipped with lodging, eating and recreational facilities.

### **10.8 Incompatible Uses**

Potential mineral mining operations will be protected by directing incompatible uses and sensitive land uses away from the resource and/or by preventing or mitigating any adverse effects.

### **10.9 Compatibility**

All mining operations will be designed to minimize land use conflicts with adjacent land uses through such measures as separation distances and by addressing adverse effects from mineral mining operations. The protection of natural areas and existing development is a high priority. Mitigation measures may be required such as increased setbacks, berming, landscaping, road improvements and dust and noise control. These measures may be implemented through such means as site plan control, and site alteration by-laws where not otherwise governed by the *Mining Act*.

(Reference shall be made to Ministry of the Environment, Conservation and Parks Guidelines D1 and D-6 for technical studies associated with determining land use compatibility.)

### **10.10 Rehabilitation**

Mineral mining operations will be permitted provided that the lands are rehabilitated. Mining lands may be re-designated to another land use where the lands have been rehabilitated through fulfillment of a closure plan subject to O. Regulation 240/00 subsection 12 (2) (f).

### **10.11 Protection of Natural Areas and Groundwater**

Mineral mining operations will be developed in a manner that protects natural areas and groundwater by addressing adverse effects on the quality and/or quantity of groundwater where mining is proposed.

### **10.12 Zoning and Development Control**

The zoning by-law will set out the requirements for mining uses. Zoning requirements may be supplemented by utilization of site plan control, holding provisions and land acquisition authority as provided for in Sections 41, 36 and 25 of the *Planning Act*. In addition, special considerations apply to the impacts as between owners of surface rights and owners of mining rights where measures such as separation distances and buffers may not be practical or achievable. Therefore, some surface rights holdings may be given non-conforming status under the zoning by-law with impacts to be dealt with under the *Mining Act* through land acquisition.

For the purpose of furthering the development of the Hardrock Project and to reduce land use conflicts within the Greenstone Gold Mines project area, the Municipality may exercise authority under Section 25 of the *Planning Act* and acquire and hold land in the project area and any land so acquired may be sold, leased or otherwise disposed of when no longer required.

### **10.13 Land Division**

In areas designated Mining on the Land Use Schedules, consents for conveyance may be granted in accordance with the following policies:

- 1.** All consents must conform to the general requirements for land division of Section 4 of this Plan.
- 2.** Consents may be granted for mining operations subject to general conformity with the agriculture policies for the remaining parcel.
- 3.** Consents may be granted for title correction and for minor lot adjustments.

### **10.14 Mine Hazards**

Mine hazards shall be rehabilitated under the requirements of Part VII of the *Mining Act* and O. Regulation

240/00, Schedule I of the Mine Rehabilitation Code and Section 12.19 of this Plan.

# 11. CULTURAL HERITAGE

## 11.1 Introduction

Post-European settlement in Greenstone has been relatively recent; however, Indigenous communities in the area date back as much as 11,000 years ago. Places, artifacts, burial grounds, buildings and other structures remain to remind us of the people who once inhabited the area and how they lived.

In Greenstone, a heritage resource may take the form of an archaeological site, historic buildings and structures, mining infrastructure, burial sites and cemeteries, sacred sites, and significant cultural heritage landscapes and sites where traditional medicine is located. Such resources should be recognized for the important contribution they make to our understanding of the history of a place, an event or a people.

The intent of the policies of this Plan is to conserve and protect the cultural heritage attributes of the Municipality.

## 11.2 Definition

Cultural heritage resources include built heritage resources, cultural heritage landscapes, archaeological resources and marine archaeological resources or sites.

## 11.3 Goal Statement

To manage the Municipality's cultural heritage through policies and processes that serve to identify, recognize, document, protect, rescue and conserve these resources.

## 11.4 Objectives

The goal statement will be supported by the following objectives:

1. To integrate the protection and conservation of cultural heritage resources and archaeological resources within development decisions which may affect those resources.
2. To incorporate cultural heritage conservation as a sustaining element of the Municipality's identity.

3. To consult with the community and one or more Indigenous communities in decisions of cultural heritage protection and conservation.

## 11.5 Heritage

Heritage resources and archaeological sites will be identified and conserved through the development review process and under the *Ontario Heritage Act*.

In accordance with Section 27 of the *Ontario Heritage Act*, The Municipal Clerk will maintain a municipal register of cultural heritage resources designated under Part 4 and Part 5 of the *Ontario Heritage Act* maintained by the clerk of all property designated under the *Act*. The Register may include properties considered by Council to be of cultural heritage value or interest.

## 11.6 Municipal Heritage Committee

Council may appoint and vest the Municipal Heritage Committee with responsibility for the potential identification and designation of property of cultural heritage value or

interest including built heritage, cultural landscapes, and the establishment of one or more heritage conservation districts under the *Ontario Heritage Act* in order to conform with the *Ontario Heritage Act*, O. Reg. 9/06, 10/06 and section 2.6.4 of the Provincial Policy Statement. The Committee will contribute to the establishment of management policies for the long-term protection and conservation of heritage resources, particularly any heritage attributes that have been identified during the creation of a heritage resource inventory. This may include the preparation of a heritage master plan and an archaeological management plan. The Municipality will consult with the Indigenous community in the preparation of heritage plans.

### **11.7 Designation and Registry**

The Municipality may designate identified cultural heritage sites under the *Ontario Heritage Act*.

Designations shall include First Nation Cultural Sites being sites of interest and significance to the First Nation Peoples in Greentstone. A site may be identified on any Schedule to the official plan and recorded as part of a Cultural Heritage Registry maintained by the Clerk of the Municipality.

Provincial Criteria for determining archaeological potential:

- Known archaeological sites within 300 m of a water course (primary, secondary, ancient)
- Elevated topography (e.g., knolls, drumlins, eskers, plateaux)
- Unusual land formations (e.g., mounds, caverns, waterfalls)
- Resource-rich area (concentrations of animal, vegetable or mineral resources)
- Non-aboriginal settlement (monuments, cemeteries)
- Historic transportation (e.g., road, rail, portage)
- Property protected under the

Designation and registration of a First Nations Cultural Site may be undertaken without amendment to this Plan. Council shall give notice identifying the site with a summary description of the First Nations cultural importance and shall provide the public with an opportunity to submit

comments to the Clerk prior to any resolution designating the site.

### **11.8 Human Remains**

The Ministry of Tourism, Culture and Sport, the Ministry of Government and Consumer Services – Register of Cemeteries, the OPP and Indigenous Communities will be contacted where human remains or an unmarked burial site or cemetery is discovered. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act, 2002* shall apply.

### **11.9 Archaeological Resources**

An archaeological assessment undertaken by a licensed archaeologist will be required for development or site alteration in areas of archaeological potential based on provincial criteria and when a known archaeological site and/or suspected cemetery or burial site is affected by development. An archaeological assessment shall be required in accordance with the provincial criteria for determining archaeological potential illustrated in the text box opposite. Where a development or change of use proposal is determined to have a potential impact on a known cultural or archaeological resource, it must be demonstrated that the impact will be



mitigated. It is the preference that archaeological resources be conserved in-situ wherever possible. Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Archaeological assessment reports prepared by licensed archaeologists shall comply guidelines for Consultant Archaeologists set out by the Ministry of Tourism, Culture and Sport as well as the terms and conditions of an archaeological license under the *Ontario Heritage Act*.

### **11.10 Marine Archaeological Resources**

The Municipality shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, artifacts from the contents of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, mining infrastructure, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

### **11.11 Protected Heritage Property**

Development and site alteration may be permitted on adjacent lands to a protected heritage property where a heritage impact assessment prepared by a qualified professional has evaluated the impacts and demonstrates that the heritage attributes of the protected heritage property will be protected.

### **11.12 Implementation Policies**

Measures to implement the cultural heritage policies of this Plan include:

- 1.** Establishing a heritage zone category in the implementing zoning by-law pursuant to Section 34 (1) 3.3 of the *Planning Act*.
- 2.** Designating built heritage resources and cultural heritage landscapes under the applicable components of Part 4 and Part 5 of the *Ontario Heritage Act*.
- 3.** Establishing a Municipal Registry maintained by the Clerk of the Municipality for designated cultural heritage sites under the

*Ontario Heritage Act* and First Nation Cultural Sites.

- 4.** Designating one or more First Nation Cultural Sites. No site shall be altered through the issuance of a building permit for construction or demolition where the effect is to change the importance and cultural significance of the site. The Municipality of Greenstone acknowledges that the Municipality will use all reasonable efforts to obtain consensus before issuing any permit that will impact a First Nations Cultural Site and in so doing will exercise all responsibility for the duty to consult (see also Section 12.25.1).
- 5.** Creating one or more heritage conservation districts based on the following criteria:
  - a.** Any collection or grouping of buildings, properties, streets or open spaces that as a result of their location, landscape



setting, historic use, archaeological resources, or architecture are collectively significant to the community and/or are of cultural heritage value. Such buildings may or may not be designated under Part 4 of the *Ontario Heritage Act*;

- b.** An area with a special character with an integrity of its own that distinguishes the area from other areas of the community and represents a certain aspect of, or era in the development of the Municipality which is worthy of being maintained and protected such as a town centre, waterfront or lakeshore area or original residential area or neighbourhood;
- c.** A defined boundary identifying a portion of the Municipality within which all properties are protected from inappropriate changes impacting their recognized cultural, historic or architectural values through the

use of policies, by-laws and design guidelines;

- d.** An area that has been identified or defined for its heritage attributes by the Municipal Heritage Advisory Committee;
  - e.** An area that depicts one or more features, events or aspects of the history of Greenstone.
- 6.** Applying site plan control.
  - 7.** Incorporating heritage conservation through the preparation of a community improvement plan (per Section 28 of the Planning Act) (see Section 12.9).
  - 8.** Partnering with organizations and senior levels of government in identifying, protecting and conserving heritage resources. Examples could include grants or

loans for repairs or restoration of heritage properties.

- 9.** Supporting the reduction of waste construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive re-use of older and existing building stock.
  - 10.** Approving energy retrofits of heritage buildings without compromising the heritage integrity of the building.
  - 11.** Ensuring that public works projects and other municipal initiatives comply with the cultural heritage policies of this Plan as a condition of approval.
  - 12.** Undertaking retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.
  - 13.** Working with Indigenous communities in identifying and conserving cultural heritage resources throughout the Municipality.
- 11.13 Other Facilities**

The intent of the Plan is to recognize the importance of other cultural facilities such as museums for preserving and maintaining the continued understanding of local history.

## **12. PLANNING TOOL KIT**

### **12.1 Introduction**

The Official Plan may be implemented through the application of a variety of procedures and legislative tools under the *Planning Act*, the *Municipal Act* and other provincial and federal legislation. This Section of the Plan describes those tools and procedures that Council and approval authorities may use to implement this Plan.

### **12.2 Planning Applications**

Types of planning applications that may be filed with the Municipality include: [Section of the *Planning Act* shown in (parenthesis)]

- An Official Plan Amendment (22)
- Zoning By-law Amendment (34)
- Holding By-law/removal of Holding symbol (36)
- Temporary Use By-law (39)
- Site Plan Control (41)
- Minor Variance/Permission of extension/expansion, change of non-conforming use (45)

- Consent (53)
- Plan of Subdivision (51)

Prior to filing an application, applicants will be required to meet with the Municipality to ascertain the requirements for the submission of applications (e.g., required studies and information, fees, peer review, agency and public consultation etc.)

Studies or information which may be required in support of an application will depend on the type of application and the circumstances. Studies or information may include, but is not limited to the following:

- 1.** Surface and groundwater impacts
- 2.** Drainage/Stormwater Report
- 3.** Hydrogeological Report
- 4.** Well Head Protection Area Assessment Report
- 5.** Archaeological Assessment
- 6.** Heritage Impact Assessment

- 7.** Lake Capacity Assessment
- 8.** Noise and/or Vibration Study
- 9.** Blast Impact Study
- 10.** Traffic Study
- 11.** Air Quality
- 12.** Land Use Compatibility Industrial uses
- 13.** Environmental Impact Study
- 14.** Municipal Servicing capacity report
- 15.** Public Services Facilities Assessment
- 16.** Servicing Options Report
- 17.** Septage Haulage Report
- 18.** Minimum Distance Separation
- 19.** Mine Hazard Rehabilitation
- 20.** Mineral Aggregate Resource impact assessment

21. Mining resource impact assessment

22. Adaptive mitigation, contingency and rehabilitation plan

23. Comprehensive Review

24. Technical Standards and Safety Authority (TSSA) Assessment

25. Record of Site Conditions Assessment

26. Wetland Evaluation

27. Public Consultation Strategy

28. Wildland Fire Assessment (Level 1 and Level 2)

Applicants shall bear the cost of any study and any required peer review.

### **12.3 Building Code Act**

All construction shall comply with the relevant provisions of the *Building Code Act*. Despite the provisions of

Section 8 of the *Act*, sewage disposal systems shall be set back from the shoreline of a lake or water body the required distance set out in the zoning by-law.

### **12.4 Property Standards**

The Municipality may enact and enforce a property standards by-law to ensure a high standard of development, maintenance, improvement and occupancy of residential and non-residential properties in the Municipality.

### **12.5 Development Charges Act**

This Official Plan is to be considered as a statement of intent of Council to carry out or authorize to be carried out, various public works which may be subject to a development charge.

### **12.6 Amendments to the Official Plan (Sections 17 and 22, Planning Act)**

Amendments to this Plan may be initiated by application or by Council in compliance with the requirements of the *Planning Act* for changes to the substance of the policies of the Plan or for a change in a land use designation. (See also Section 2 Interpretation.)

### **12.7 Public Works (Section 24, Planning Act)**

Public works may only be undertaken where they comply with this Plan. Public works which do not comply shall be governed by Section 24 of the *Planning Act*.

### **12.8 Acquisition of Land (Section 25, Planning Act)**

Council may acquire land for any purpose set out in this Plan and may sell, lease or otherwise dispose of such lands where no longer required.

### **12.9 Community Improvement (Section 28, Planning Act)**

The entire Municipality of Greenstone shall be considered a community improvement area.

Council may designate by by-law the whole or any part of the Municipality as a community improvement project area for the purposes of undertaking community improvement (e.g., repair, replacement, upgrading infrastructure and public service facilities, improving waterfront areas, repairing, retrofitting, rehabilitating, and constructing buildings, facilitating the delivery of affordable housing,

rehabilitating brownfield sites, improving or rehabilitating built heritage resources). Community improvement will provide measures for barrier-free design and for improving accessibility for persons with disabilities and older persons by removing and/or preventing land use barriers which restrict their full participation in society.

Council may provide financial incentives under the *Planning Act* to encourage and facilitate community improvement (e.g., loans, grants, waiving application permit fees for planning and building applications) and the redevelopment of brownfield sites. Financial incentives may include the use of the provincial education property tax assistance program (BFTIP). Council may register agreements against title for financial and land-related purchases, leases or sales associated with community improvement.

Council may acquire, lease or dispose of land for community improvement purposes.

### **12.10 Zoning By-law (Section 34, Planning Act)**

Council will pass a zoning by-law to establish zone standards to regulate the use of land, buildings and structures throughout the Municipality.

### **12.11 Holding By-law (Section 36, Planning Act)**

A holding symbol (H) may be used in the zoning by-law in connection with any land use zone, in accordance with Section 36 of the *Planning Act*. The zoning by-law will allow existing uses to continue in areas covered by the holding symbol and will specify the uses to be permitted, where the principle of development or land use has been established, at such time as the holding symbol is removed by amendment to the by-law. A holding zone may be used to defer development until specified conditions have been met (e.g., to provide adequate infrastructure and public service facilities, to remediate or rehabilitate contaminated or hazardous sites, to limit the use of land in order to achieve the phasing or timing of development, to complete required studies, to ensure that conditions of development or other

agreements have been met and to secure financial requirements).

With respect to Greenstone Gold Mines GPO Inc., in particular, the holding symbol (H) shall be utilized as a means to:

1. Identify the future intended use of the lands;
2. Ensure appropriate phasing of development or redevelopment;
3. Defer development until such times as the necessary services, facilities and/or improvements are in place to adequately serve the subject land;
4. Protect specific natural features or sensitive areas from adverse impacts and/or;
5. Ensure that specific environmental concerns including soil contamination have been addressed prior to development.

A holding symbol may be applied on the basis of one or more of the following considerations:

1. Where municipal infrastructure or community support services have been determined to be insufficient to serve the proposed development;
2. Where transportation services have been deemed to be inadequate relative to the proposed land use;
3. Where development is contingent upon other related matters occurring first, such as the consolidation of land ownership to ensure orderly development and phasing of the project, or the execution of agreements relating to the provision of infrastructure;
4. Where soil contamination or other environmental constraints must be appropriately addressed prior to development;
5. Where potential impacts to the natural environment must be appropriately addressed prior to the development; or

6. Where it has been determined that the completion of studies or plans which address environmental, economic or other technical concerns are necessary prior to development.

The holding symbol may be removed from all or part of a property in accordance with the *Planning Act*, once an applicant has satisfied the Municipality with respect to all matters relating to the placement of the holding symbol.

#### **12.12 Community Benefits Charges (Section 37, Planning Act)**

The Council may enact a community benefits charge by-law for the purpose of funding or providing in-kind support for facilities and services other than those prescribed in a development charges by-law. The scope of facilities shall be set out in a community benefits charge strategy and the municipality shall consult with such persons and public bodies as the municipality feels appropriate in developing the strategy.

#### **12.13 Interim Control By-laws (Section 38, Planning Act)**

Where Council determines that the policies of this Plan do not provide adequate direction for potential development, an interim control by-law may be passed in accordance with Section 38 of the *Planning Act*, provided that a resolution setting out the terms of reference for a study or review has been previously adopted.

#### **12.14 Temporary Use By-laws (Section 39, Planning Act)**

An amendment to the zoning by-law may be passed permitting a temporary use of land or buildings that is otherwise prohibited by the zoning by-law, in accordance with Section 39 of the *Planning Act*. A temporary use by-law shall be deemed to conform to this Plan, and an amendment to this Plan is not required for a temporary use.

#### **12.15 Site Plan Control (Section 41, Planning Act)**

For the purposes of Section 41 of the *Planning Act*, the entire Municipality of Greenstone as illustrated on Schedules to the Land Use Plan, is designated as a site plan control area. Site plan control may be used and agreements entered into for the construction and/or maintenance of all

of the matters set out in Section 41(7) of the *Planning Act* for land uses or conversions including:

1. Any industrial, commercial or institutional use and including campgrounds and golf courses. Industrial uses shall include resource-related industries such as mining and forestry operations. The Greenstone Gold Mines GP Inc. shall in particular be subject to site plan control and the Municipality may use all of the enabling authority of Section 41 of the *Planning Act* to require facilities to improve the overall appearance and quality of the mineral mining operation and to apply measures to provide for buffering and screening and the mitigation of mining impacts on surrounding land uses, particularly sensitive land uses. The provision of any required facilities authorized under Section 41 (7) may be set out in one or more agreements with the Municipality per Section 41 (7) and registered against title to the lands to which such agreements apply. This section shall not be deemed to limit the authority of the Municipality to require studies, information and the submission of plans or drawings as per Section 41 (4) as they

apply to all above ground facets of the mineral mining operation;

2. Residential intensification projects;
3. Facilities designed and intended to have regard for persons with disabilities;
4. Resource uses including mineral aggregate operations, forestry and mineral mining operations;
5. Heritage conservation projects;
6. Any lands abutting a lake, water body or natural environment area;
7. Measures to mitigate, protect and conserve and/or protect natural and cultural heritage resources.
8. Any residential use.

Council may secure the dedication of land for a road widening or intersection improvement provided that the conveyance requested does not exceed one-half of the deficiency of the width. The conveyance shall apply to the full frontage of the

property where any municipal road has a right-of-way width of less than 20 m.

Council will consider barrier-free design in site plan control agreements.

#### **12.16 Parkland Dedication (Section 42, Planning Act)**

As a condition of development or redevelopment, Council may, subject to passing a by-law, require the conveyance of 2 per cent of the land proposed for commercial or industrial development or 5 per cent for residential development or the cash-in-lieu equivalent and the conveyance shall be for park or other public recreational purposes.

#### **12.17 Non-Conforming Uses (Sections 44 and 45, Planning Act)**

A non-conforming use is a use of land that lawfully existed on the date of adoption of any zoning by-law passed under the *Planning Act*; has continued uninterrupted (or where interrupted, there has been a reasonable attempt to continue the use during the period of discontinuance) and does not conform with the uses permitted in the



zone(s) which apply to the subject lands. A non-conforming use may be extended, enlarged or changed to a similar or more compatible use under Section 34(10) or 45(2) of the *Planning Act*, provided that:

1. It is not reasonable or feasible to cease or relocate the use;
2. Any incompatibility with surrounding land uses is not aggravated;
3. Surrounding uses are protected by appropriate buffers, setbacks and other measures to improve the compatibility of the use;
4. Adequate infrastructure, access and parking are provided;
5. Natural and human-made hazards are addressed, and

6. Development details may be regulated by a development agreement.

Nothing in this Plan shall prevent the reconstruction of a legal non-conforming use which is inadvertently destroyed by a natural cause (e.g., fire, flood, earthquake, subsidence), provided the building is reconstructed on the same building footprint. Council will, however, encourage buildings to be relocated outside of a flood or erosion hazard constraint area.

**12.18 Land Division, Part-Lot Control and Deeming (Sections 50-53, Planning Act)**

The creation of all new lots by plan of subdivision (see also Section 4.26, 9.14, 10.13) or consent shall comply with the following general requirements and the specific requirements of the applicable land use designation:

1. Development shall conform to the land use policies for the land use designations shown on the Land Use Schedules.

2. Subdivisions shall generally take place where three or more lots are proposed. Development by plan of subdivision will be used as the primary land division tool for development in Settlement Areas.

In the Rural Area, subdivisions will not be permitted except for shoreline residential development (see Section 4.18).

3. Development shall comply with the provisions of the zoning by-law. Where a zoning by-law amendment is required, such amendment shall be in force before the consent/subdivision receives final approval.
4. Lots must have frontage on and direct access to a year-round maintained public road, except for islands or water access only lots provided the proponent can demonstrate that they have adequate access from the mainland through ownership of land that may linked on title to



the waterfront property or through an agreement that provides for public access and parking available on the lake or main land suitable for accommodating the parking needs for vehicles and boat trailers, and where applicable, to a provincial highway (per Section 5.8 of this Plan).

- 5. Development shall not result in traffic hazards from limited site lines on curves, grades or near intersections.
- 6. Adequate infrastructure with sufficient capacity shall be available (per Section 5 of this Plan).
- 7. Adequate public service facilities with sufficient capacity shall be available to service the development.

8. All studies and other information required by the Municipality to determine compliance with this Plan shall be provided in support of the application.

9. Development will not be permitted which compromises the opportunity to develop adjacent lands nor will land lock access.

10. Development will not be permitted on an inland lake where the lake has reached its biological capacity and no residual capacity exists on that lake (see Section 10.8).

11. Subdivision development will take into consideration barrier-free design.

12. Consideration shall be given as to whether the subdivision is premature, and in the public interest and whether all other

criteria of Section 51 (24) have been met.

13. Consents may be granted for a lot enlargement (i.e., lot addition), lot boundary adjustments and title correction purposes.

Part-lot control may be used for existing plans of subdivision where it is necessary to re-align lot boundaries, to clarify or grant title, to provide a service easement, or widen a road.

A deeming by-law may be passed by Council under Section 50(4) of the *Planning Act* for a plan of subdivision or part thereof that has been registered for eight years or more and where Council deems it appropriate to apply subdivision control to the lands under Section 50(3) of the *Planning Act*.

**12.19 Mine Hazard**

Lands identified as having a mine hazard shall be rehabilitated in compliance with the *Rehabilitation Code* regulation (240/00, Schedule 1) under the *Mining Act* prior to any development or redevelopment. A mine hazard rehabilitation report shall be submitted to the Municipality as a condition

of development or redevelopment. Lands within 1 km [0.6 miles] of a mine hazard shall be evaluated for their safety for construction (development) and if necessary, a mine hazard rehabilitation report shall be prepared. The Municipality will consult with the Ministry of Northern Development and Mines, regional Land Use Geologist regarding the nature of the mine hazard and any rehabilitation or remediation measures that may be required under the *Mining Act*.

#### **12.20 Contaminated Lands**

1. Lands identified as contaminated or potentially contaminated shall be evaluated and where required, (i.e. particularly a change in land use to a sensitive land use) shall be remediated in compliance with *O. Reg. 153/04* and Ministry of the Environment and Climate Change Guideline "Record of Site Condition (RSC) " and an affidavit from a qualified professional acknowledging that the Municipality may rely on the statement in the RSC prior to the granting of any development approvals by the Municipality or the approval authority. The RSC shall be filed on the Brownfield Environmental Site Registry.
2. Where a gasoline station site is being redeveloped to a more sensitive land

use, the Municipality will require a clearance letter from the Technical Standards and Safety Authority (TSSA).

#### **12.21 Accessory Uses**

Accessory uses to any permitted main use shall be permitted subject to meeting the relevant policies of the land use designation in which they are proposed.

#### **12.22 Lots of Record**

Lots of record are legally created parcels or tracts of land that can legally be conveyed. For the purposes of this Plan, lots of record are deemed to include lots or blocks on a registered plan of subdivision and parcels created by consent. Lots of record which are vacant and which existed on the date of adoption of this Plan may be used for building purposes provided that the lot fronts on a public road, or an existing private road, and provided that the lot complies with the policies of the underlying land use designation, the lot complies with the zoning by-law and the lot is or can be adequately serviced. Development may be prohibited or restricted on lots which are significantly undersized for the proposed use.

#### **12.23 Public Consultation Policies**

1. Council recognizes the importance of public consultation in land use decisions.
2. Council recognizes that the "public" includes applicant(s), government and private agencies and Indigenous peoples.
3. Council intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for public consultation for all types of planning applications including official plan amendments, zoning by-law amendments, consents, plans of subdivision and minor variances.
4. Council intends to use the prescribed procedures set out in the *Planning Act* and associated Ontario Regulations for any review and update of the official plan and the zoning by-law.

#### **12.24 Private Consultation Strategies**

1. Strategies used by the private sector in fulfillment of the requirement for submitting a strategy for consulting with the public as part of filing an application for an official plan amendment, a zoning by-law amendment, a plan of subdivision may use any of the following techniques or a combination thereof:

- a. Conduct a telephone survey of neighbours within 120 m of the property affected by the application;
  - b. Hold (non-municipal) a meeting with affected neighbours;
  - c. Advertise and arrange for an on-site open house/ walk around for interested persons;
  - d. Conduct a radio interview to explain the project or proposal;
  - e. Circulate an information flyer to neighbours explaining the project including a site plan and building drawings;
  - f. Post a billboard with project description/site plan with contact information;
  - g. Meet with municipal staff/elected officials for site tour;
  - h. Meet with local band council.
- 2.** The applicant shall provide a written summary of any oral or

written comments resulting from the consultation and shall provide a copy of the summary to the Municipality.

**12.25 Consultation Strategies with Indigenous Communities**

- 1.** Council recognizes that the affirmation of existing Indigenous and treaty rights in section 35 of the *Constitution Act, 1982* is a requirement that affects land use planning decisions in the municipality of Greenstone and that this responsibility includes the duty to consult as required by public policy, court decisions or as may be negotiated from time to time with each First Nation.
- 2.** Council also recognizes that each Indigenous community has their own consultation protocols; consequently, Council's intent is to respect the unique circumstances within each Indigenous community in coordinating land use planning matters.
- 3.** Council will consult with Indigenous communities through the following strategy:

- a.** Contact the band office of one or more Indigenous communities to advise them of development applications in their area. Determine the interest of the respective Indigenous community in the development application.
- b.** Circulate development applications for which the Indigenous community has an interest for review and comment prior to a statutory public meeting required under the *Planning Act*.
- c.** Consider the effect of comments and submissions from Indigenous communities on development decisions.
- d.** Adapt the municipal consultation strategy to the consultation protocols of individual Indigenous communities.

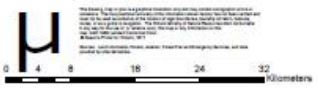
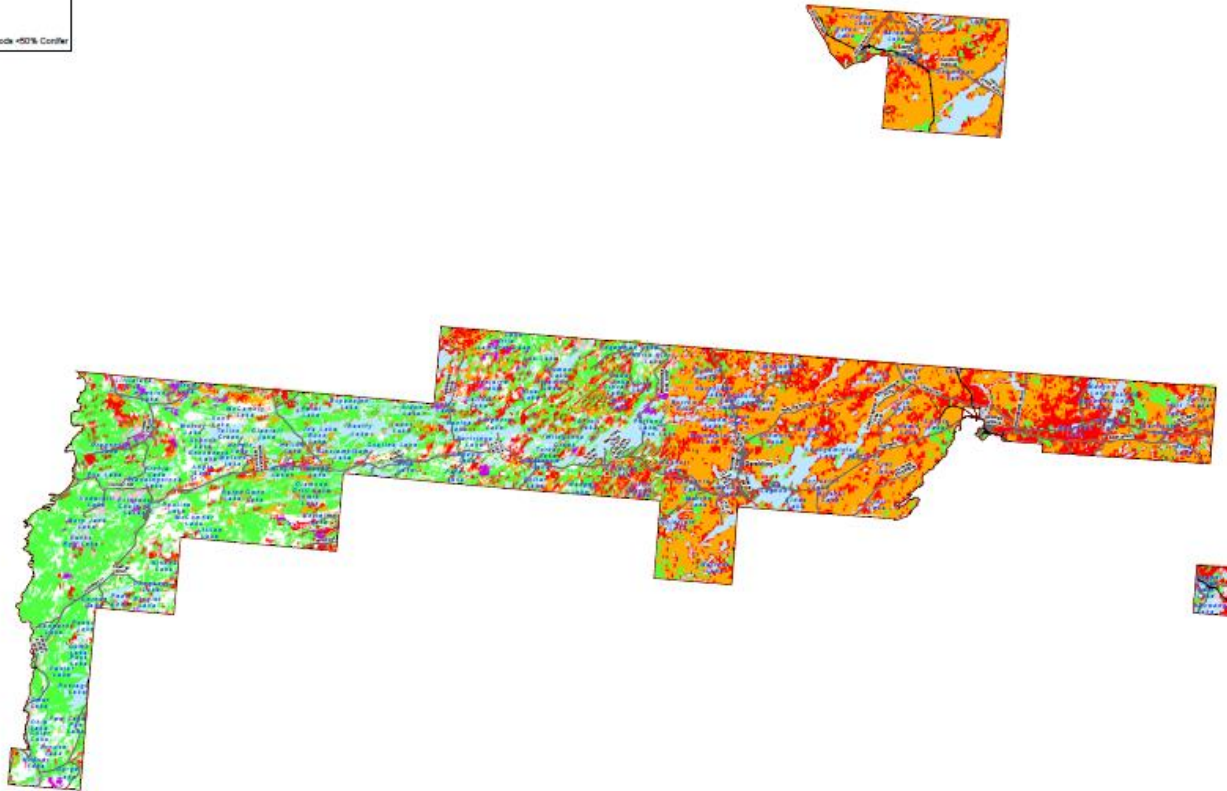
## **Appendix 1 – Wildland Fire Potential**



# MUNICIPALITY OF GREENSTONE

## Potential Forest Hazard Classifications for Wildland Fire

- Legend**
- Railway
  - Road
  - Extreme
  - High
  - Pine-Needs Evaluation
  - Low-OI (Hardwood)
  - Non-Fuel / Unknown
  - Water
  - Moderate - M1/M2 Mixedwoods <50% Conifer



## Appendix 2 – Provincial Policy Statement Definitions (2020)

### Access standards:

means methods or procedures to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding hazards, erosion hazards* and/or *other water-related hazards*.

### Active Transportation:

means human-powered travel, including but not limited to, walking, cycling, inline skating and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed.

### Adjacent lands:

means

a) for the purposes of policy 1.6.8.3, those lands contiguous to existing or planned corridors and transportation facilities where *development* would have a negative impact on the corridor or facility. The extent of the *adjacent lands* may be recommended in

guidelines developed by the Province or based on municipal approaches that achieve the same objectives;

b) for the purposes of policy 2.1.8, those lands contiguous to a specific *natural heritage feature* or area where it is likely that *development* or *site alteration* would have a *negative impact* on the feature or area. The extent of the *adjacent lands* may be recommended by the Province or based on municipal approaches which achieve the same objectives;

c) for the purposes of policies 2.4.2.2 and 2.5.2.5, those lands contiguous to lands on the surface of known *petroleum resources, mineral deposits, or deposits of mineral aggregate resources* where it is likely that *development* would constrain future access to the resources. The extent of the *adjacent lands* may be recommended by the Province; and

d) for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan.

**Adverse effects:**

as defined in the *Environmental Protection Act*, means one or more of:

- a) impairment of the quality of the natural environment for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an adverse effect on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- i) interference with normal conduct of business.

**Affordable:**

means

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

**Agricultural condition:**

means

a) in regard to *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored, the same range and productivity of specialty crops common in the

area can be achieved, and, where applicable, the microclimate on which the site and surrounding area may be dependent for specialty crop production will be maintained or restored; and  
b) in regard to *prime agricultural land* outside of *specialty crop areas*, a condition in which substantially the same areas and same average soil capability for agriculture are restored.

**Agricultural uses:**

means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and accommodation for full-time farm labour when the size and nature of the operation requires additional employment.

**Agri-Tourism uses:**

means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

**Agriculture-related uses:**

means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity.

**Airports:**

means all Ontario airports, including designated lands for future airports, with Noise Exposure Forecast (NEF)/Noise Exposure Projection (NEP) mapping.

**Alternative energy system:**

means a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems.

**Archaeological resources:**

includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources

are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

**Areas of archaeological potential:**

means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The *Ontario Heritage Act* requires archaeological potential to be confirmed through archaeological fieldwork.

**Areas of mineral potential:**

means areas favourable to the discovery of *mineral deposits* due to geology, the presence of known *mineral deposits* or other technical evidence.

**Areas of natural and scientific interest (ANSI):**

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education.

**Brownfield sites:**

means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former

industrial or commercial properties that may be underutilized, derelict or vacant.

**Built heritage resource:**

means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.

**Coastal wetland:**

means  
a) any *wetland* that is located on one of the Great Lakes or their connecting channels (Lake St. Clair, St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers); or

b) any other *wetland* that is on a tributary to any of the above-specified water bodies and lies, either wholly or in part, downstream of a line located 2 kilometres upstream of the 1:100 year floodline (plus wave run-up) of the large water body to which the tributary is connected.



**Comprehensive rehabilitation:**

means rehabilitation of land from which *mineral aggregate resources* have been extracted that is coordinated and complementary, to the extent possible, with the rehabilitation of other sites in an area where there is a high concentration of *mineral aggregate operations*.

**Comprehensive review:** means a) for the purposes of policies 1.1.3.8 and 1.3.2.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:

1. is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and *provincial plans*, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
2. utilizes opportunities to accommodate projected growth or development

through *intensification* and *red evelopment*; and considers physical constraints to accommodating the proposed development within existing *settlement area* boundaries;

3. is integrated with planning for *infrastructure* and *public service facilities*, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
4. confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
5. confirms that sewage and water services can be provided in accordance with policy 1.6.6; and
6. considers cross-jurisdictional issues.

b) for the purposes of policy 1.1.6, means a review undertaken by a planning authority or comparable body which:

1. addresses long-term population projections, *infrastructure* requirements and related matters;

2. confirms that the lands to be developed do not comprise *specialty crop areas* in accordance with policy 2.3.2; and
3. considers cross-jurisdictional issues.

In undertaking a *comprehensive review*, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary or development proposal.

**Conserved:**

means the identification, protection, management and use of *built heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Cultural heritage landscape:**

means a defined geographical area that may have been modified

by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Defined portions of the one hundred year flood level along connecting channels:**

means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or *site alteration* will create *flooding*

*hazards*, cause updrift and/or downdrift impacts and/or cause adverse environmental impacts.

**Deposits of mineral aggregate resources:**

means an area of identified *mineral aggregate resources*, as delineated in Aggregate Resource Inventory Papers or comprehensive studies prepared using evaluation procedures established by the Province for surficial and bedrock resources, as amended from time to time, that has a sufficient quantity and quality to warrant present or future extraction.

**Designated and available:**

means lands designated in the official plan for urban residential use. For municipalities where more detailed official plan policies (e.g. secondary plans) are required before development applications can be considered for approval, only lands that have commenced the more detailed planning process are considered to be *designated and available* for the purposes of this definition.

**Designated growth areas:**

means lands within *settlement areas* designated in an official plan for growth over the long-term planning horizon provided in policy 1.1.2, but which have not yet been fully

developed. *Designated growth areas* include lands which are *designated and available* for residential growth in accordance with policy 1.4.1(a), as well as lands required for employment and other uses.

**Designated vulnerable area:**

means areas defined as vulnerable, in accordance with provincial standards, by virtue of their importance as a drinking water source.

**Development:**

means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring approval under the *Planning Act*, but does not include:

a) activities that create or maintain *infrastructure* authorized under an environmental assessment process;

b) works subject to the *Drainage Act*; or

c) for the purposes of policy 2.1.4(a), underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration

has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

**Dynamic beach hazard:**

means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes - St. Lawrence River System* and *large inland lakes*, as identified by provincial standards, as amended from time to time. The *dynamic beach hazard* limit consists of the *flooding hazard* limit plus a dynamic beach allowance.

**Ecological function:**

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

**Employment area:**

means those areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

**Endangered species:**

means a species that is listed or categorized as an “Endangered Species” on the Ontario Ministry of Natural Resources’ official species at risk list, as updated and amended from time to time.

**Erosion hazard:**

means the loss of land, due to human or natural processes, that poses a threat to life and property. The *erosion hazard* limit is determined using considerations that include the 100 year erosion rate (the average annual rate of recession extended over an one hundred year time span), an allowance for slope stability, and an erosion/erosion access allowance.

**Essential emergency service:**

means services which would be impaired during an emergency as a result of flooding, the failure of floodproofing measures and/or protection works, and/or erosion.

**Fish:**

means fish, which as defined in the *Fisheries Act*, includes fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

**Fish habitat:**

as defined in the *Fisheries Act*, means spawning grounds and any other areas, including nursery,

rearing, food supply, and migration areas on which fish depend directly or indirectly in order to carry out their life processes.

**Flood fringe:**

for *river, stream and small inland lake systems*, means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the *floodway*.

**Flood plain:**

for *river, stream and small inland lake systems*, means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

**Flooding hazard:**

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:  
a) along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the *flooding hazard* limit is based on the *one hundred year flood level* plus an allowance for *wave*

*uprush and other water-related hazards;*

b) along *river, stream and small inland lake systems*, the *flooding hazard* limit is the greater of:

1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
2. the *one hundred year flood*; and
3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources;

except where the use of the *one hundred year flood* or the actually experienced event has been approved by the Minister of Natural Resources

as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

**Floodproofing standard:**

means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards, wave uprush and other water-related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding hazards* along *river, stream and small inland lake systems*.

**Floodway:**

for *river, stream and small inland lake systems*, means the portion of the *flood plain* where *development and site alteration* would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the *floodway* is the entire contiguous *flood plain*.

Where the *two zone concept* is applied, the *floodway* is the contiguous inner portion of the *flood plain*, representing that area required for the safe passage of flood flow and/or

that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*.

**Freight-supportive:**

in regard to land use patterns, means transportation systems and facilities that facilitate the movement of goods. This includes policies or programs intended to support efficient freight movement through the planning, design and operation of land use and transportation systems. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Great Lakes - St. Lawrence River System:**

means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

**Green infrastructure:**

means natural and human-made elements that provide ecological and hydrological functions and processes. *Green infrastructure* can include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs

**Ground water feature:**

refers to water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

**Habitat of endangered species and threatened species:** means

a) with respect to a species listed on the Species at Risk in Ontario List as an endangered or threatened species for which a regulation made under clause 55(1)(a) of the *Endangered Species Act, 2007* is in force, the area prescribed by that regulation as the habitat of the species;

b) with respect to any other species listed on the Species at Risk in Ontario List as an endangered or threatened species,

an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

**Hazardous forest types for wildland fire:**

means forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the Ontario Ministry of Natural Resources, as amended from time to time.

**Hazardous lands:**

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and

the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the *flooding hazard, erosion hazard or dynamic beach hazard* limits. Along *river, stream and small inland lake systems*, this means the land, including that covered by water, to the furthest landward limit of the *flooding hazard or erosion hazard* limits.

**Hazardous sites:**

means property or lands that could be unsafe for *development and site alteration* due to naturally occurring hazards. These may include unstable soils (sensitive marine clays [leda], organic soils) or unstable bedrock (karst topography).

**Hazardous substances:**

means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are

toxic, ignitable, corrosive, reactive, radioactive or pathological.

**Heritage attributes:**

means means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

**High quality:**

means primary and secondary sand and gravel resources and bedrock resources as defined in the Aggregate Resource Inventory Papers (ARIP).

**Hydrologic function:**

means the functions of the hydrological cycle that include the occurrence, circulation, distribution and chemical and physical properties of water on the surface of the land, in the soil and underlying rocks, and in the atmosphere, and water's interaction with the environment including its relation to living things.

**Individual on-site sewage services:**

means sewage systems, as defined in O. Reg. 332/12 under the *Building Code Act, 1992* that are owned, operated and managed by the owner of the property upon which the system is located.

**Individual on-site water services:**

means individual, autonomous water supply systems that are owned, operated and managed by the owner of the property upon which the system is located.

**Infrastructure:**

means physical structures (facilities and corridors) that form the foundation for development. *Infrastructure* includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

**Institutional use:**

for the purposes of policy 3.1.5, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an

emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

**Intensification:**

means the development of a property, site or area at a higher density than currently exists through:

a) redevelopment, including the reuse of *brownfield sites*;

b) the development of vacant and/or underutilized lots within previously developed areas;

c) infill development; and

d) the expansion or conversion of existing buildings.

**Large inland lakes:**

means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

**Legal or technical reasons:**

means severances for purposes such as easements, corrections of deeds, quit claims, and minor boundary adjustments, which do not result in the creation of a new lot.

**Low and moderate income****households:** means

a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or

b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

**Major facilities:**

means facilities which may require separation from *sensitive land uses*, including but not limited to airports, transportation infrastructure and corridors, *rail facilities*, *marine facilities*, sewage treatment facilities, *waste management systems*, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

**Major goods movement facilities and corridors:**

means transportation facilities and corridors associated with the inter- and intra-provincial movement of goods. Examples include: inter-modal facilities, ports, *airports*, *rail facilities*, truck terminals, freight corridors,

freight facilities, and haul routes and primary transportation corridors used for the movement of goods. Approaches that are freight-supportive may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

**Marine facilities:**

means ferries, harbours, ports, ferry terminals, canals and associated uses, including designated lands for future *marine facilities*.

**Mine hazard:**

means any feature of a mine as defined under the *Mining Act*, or any related disturbance of the ground that has not been rehabilitated.

**Minerals:**

means metallic minerals and non-metallic minerals as herein defined, but does not include *mineral aggregate resources* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived. Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are

generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

**Mineral aggregate operation:** means

a) lands under license or permit, other than for *wayside pits and quarries*, issued in accordance with the *Aggregate Resources Act*;

b) for lands not designated under the *Aggregate Resources Act*, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and

c) associated facilities used in extraction, transport, beneficiation, processing or recycling of *mineral aggregate resources* and derived products such as asphalt and concrete, or the production of secondary related products.

**Mineral aggregate resources:**

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the *Aggregate*

*Resources Act* suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the *Mining Act*.

**Mineral aggregate resource**

**conservation:** means

a) the recovery and recycling of manufactured materials derived from mineral aggregates (e.g. glass, porcelain, brick, concrete, asphalt, slag, etc.), for re-use in construction, manufacturing, industrial or maintenance projects as a substitute for new mineral aggregates; and

b) the wise use of mineral aggregates including utilization or extraction of on-site *mineral aggregate resources* prior to development occurring.

**Mineral deposits:**

means areas of identified *minerals* that have sufficient quantity and quality based on specific geological evidence to warrant present or future extraction.

**Mineral mining operation:**

means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

**Minimum distance separation**

**formulae:**

means formulae and guidelines developed by the Province, as amended from time to time, to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

**Multi-modal transportation system:**

means a transportation system which may include several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

**Municipal sewage services:**

means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that is owned or operated by a municipality.

**Municipal water services:**

means a municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002*.

**Natural heritage features and areas:**

means features and areas, including *significant wetlands*,

*significant coastal wetlands*, other *coastal wetlands* in Ecoregions 5E, 6E and 7E, *fish habitat*, *significant woodlands* and *significant valleylands* in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River), *habitat of endangered species and threatened species*, *significant wildlife habitat*, and *significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

**Natural heritage system:**

means a system made up of *natural heritage features and areas*, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems. These systems can include *natural heritage features and areas*, federal and provincial parks and conservation reserves, other natural heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and



working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying *natural heritage systems*, but municipal approaches that achieve or exceed the same objective may also be used.

**Negative impacts:**

means

a) in regard to policy 1.6.6.4 and 1.6.6.5, degradation to the *quality and quantity of water, sensitive surface water*

*features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development*. *Negative impacts* should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

b) in regard to policy 2.2, degradation to the *quality and quantity of water, sensitive surface water features* and *sensitive ground water features*, and their related *hydrologic functions*, due to single, multiple or successive *development* or *site alteration* activities;

c) in regard to *fish habitat*, any permanent alteration to, or destruction of *fish habitat*, except where, in conjunction with the appropriate authorities, it has been authorized under the *Fisheries Act*; and

d) in regard to other *natural heritage features and areas*, degradation that threatens the health and integrity of the natural features or *ecological functions* for which an area is identified due to single, multiple or successive *development* or *site alteration* activities.

**Normal farm practices:**

means a practice, as defined in the *Farming and Food Production Protection Act, 1998*, that is conducted in a manner consistent with proper and acceptable customs and standards as established and followed by similar agricultural operations under similar circumstances; or makes use of innovative technology in a manner consistent with proper advanced farm management practices. Normal farm practices shall be consistent with the *Nutrient Management Act, 2002* and regulations made under that Act.

**Oil, gas and salt hazards:**

means any feature of a well or work as defined under the *Oil, Gas and Salt Resources Act*, or any related disturbance of the ground that has not been rehabilitated.

**On-farm diversified uses:**

means uses that are secondary to the principal agricultural use of the property, and are limited in area. *On-farm diversified uses* include, but are not limited to, home occupations, home industries, *agri-tourism uses*, and uses that produce value-added agricultural products.

**One hundred year flood:**

*for river, stream and small inland lake systems*, means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

**One hundred year flood level:**

means a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;

b) in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and

c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

**Other water-related hazards:**

means water-associated phenomena other than *flooding hazards* and *wave uprush* which act on shorelines. This includes, but is not limited to ship-generated waves, ice piling and ice jamming.

**Partial services:** means

a) *municipal sewage services* or *private communal sewage services* and *individual on-site water services*; or

b) *municipal water services* or *private communal water services* and *individual on-site sewage services*.

**Petroleum resource operations:**

means oil, gas and salt wells and associated facilities and other drilling operations, oil field fluid disposal wells and associated facilities, and wells and facilities for the underground storage of natural gas and other hydrocarbons.

**Petroleum resources:**

means oil, gas, and salt (extracted by solution mining method) and formation water resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

**Planned corridors:**

means corridors or future corridors which are required to meet projected needs, and are identified through *provincial plans*, preferred alignment(s) determined through the *Environmental Assessment Act* process, or identified through planning studies where the Ontario Ministry of Transportation is actively pursuing the identification of a corridor. Approaches for the protection

of *planned corridors* may be recommended in guidelines developed by the Province.

**Portable asphalt plant:** means a facility

a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

**Portable concrete plant:** means a building or structure

a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and

b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

**Prime agricultural area:**

means areas where *prime agricultural lands* predominate. This includes areas of *prime*

*agricultural lands* and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. *Prime agricultural areas* may be identified by the Ontario Ministry of Agriculture and Food using guidelines developed by the Province as amended from time to time. A *prime agricultural area* may also be identified through an alternative agricultural land evaluation system approved by the Province.

**Prime agricultural land:**

means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

**Private communal sewage services:**

means a sewage works within the meaning of Section 1 of the *Ontario Water Resources Act* that serves six or more lots or private residences and is not owned by a municipality.

**Private communal water services:**

means a non-municipal drinking-water system within the meaning of Section 2 of the *Safe Drinking Water Act, 2002* that serves six or more lots or private residences.

**Protected heritage property:**

means property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

**Protection works standards:**

means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damage caused by *flooding hazards, erosion hazards* and *other water-related hazards*, and to allow access for their maintenance and repair.

**Provincial and federal**

**requirements:** means

a) in regard to policy 1.6.11.2, legislation, regulations, policies and standards administered by the federal or provincial governments for the purpose of protecting the environment from potential impacts associated with energy systems and ensuring that the necessary approvals are obtained;

b) in regard to policy 2.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including *fish and fish habitat*), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and

c) in regard to policy 2.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

**Provincial plan:**

means a provincial plan within the meaning of section 1 of the *Planning Act*.

**Public service facilities:**

means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. *Public service facilities* do not include *infrastructure*.

**Quality and quantity of water:**

is measured by indicators associated with hydrologic function such as minimum base flow, depth to water table, aquifer pressure, oxygen levels, suspended solids, temperature, bacteria, nutrients and hazardous contaminants, and hydrologic regime.

**Rail facilities:**

means rail corridors, rail sidings, train stations, inter-modal facilities, rail yards and associated uses, including designated lands for future *rail facilities*.

**Recreation:**

means leisure time activity undertaken in built or natural settings for purposes of physical activity, health benefits, sport participation and skill development, personal enjoyment, positive social interaction and the achievement of human potential.

**Redevelopment:**

means the creation of new units, uses or lots on previously developed land in existing communities, including *brownfield sites*.

**Regional market area:**

refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning

area, will normally serve as the *regional market area*. However, where a *regional market area* extends significantly beyond these boundaries, then the *regional market area* may be based on the larger market area. Where *regional market areas* are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

**Renewable energy source:**

means an energy source that is renewed by natural processes and includes wind, water, biomass, biogas, biofuel, solar energy, geothermal energy and tidal forces.

**Renewable energy system:**

means a system that generates electricity, heat and/or cooling from a *renewable energy source*.

**Reserve sewage system capacity:**

means means design or planned capacity in a centralized waste water treatment facility which is not yet committed to existing or approved development. For the purposes of policy 1.6.6.6, reserve capacity for *private communal sewage services* and *individual on-site sewage services* is considered sufficient if the hauled sewage from the development can be

treated and land-applied on agricultural land under the *Nutrient Management Act*, or disposed of at sites approved under the *Environmental Protection Act* or the *Ontario Water Resources Act*, but not by land-applying untreated, hauled sewage.

**Reserve water system capacity:**

means design or planned capacity in a centralized water treatment facility which is not yet committed to existing or approved development.

**Residence surplus to a farming operation:**

means an existing habitable farm residence that is rendered surplus as a result of farm consolidation (the acquisition of additional farm parcels to be operated as one farm operation).

**Residential intensification:**

means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:

- a) redevelopment, including the redevelopment of *brownfield sites*;

b) the development of vacant or underutilized lots within previously developed areas;

c) infill development;

d) the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and

e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, secondary suites and rooming houses.

**River, stream and small inland lake systems:**

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

**Rural areas:**

means a system of lands within municipalities that may include rural *settlement areas*, *rural lands*, *prime agricultural areas*, *natural heritage features and areas*, and resource areas.

**Rural lands:**

means lands which are located outside *settlement areas* and

which are outside *prime agricultural areas*.

**Sensitive:**

in regard to *surface water features* and *ground water features*, means areas that are particularly susceptible to impacts from activities or events including, but not limited to, water withdrawals, and additions of pollutants.

**Sensitive land uses:**

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby *major facility*. *Sensitive land uses* may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

**Settlement areas:**

means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:  
a) built up areas where development is concentrated and which have a mix of land uses; and

b) lands which have been designated in an official plan for development over the long term planning horizon provided for in policy 1.1.2. In cases where land in *designated growth areas* is not available, the *settlement area* may be no larger than the area where development is concentrated.

**Sewage and water services:**

includes *municipal sewage services* and *municipal water services*, *private communal sewage services* and *private communal water services*, *individual on-site sewage services* and *individual on-site water services*, and *partial services*.

**Significant:** means

a) in regard to *wetlands*, *coastal wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ontario Ministry of Natural Resources using evaluation procedures established by the Province, as amended from time to time;

b) in regard to *woodlands*, an area which is ecologically important in terms of features

such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria established by the Ontario Ministry of Natural Resources;

c) in regard to other features and areas in policy 2.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or *natural heritage system*;

d) in regard to *mineral* potential, an area identified as provincially significant through evaluation procedures developed by the Province, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and

e) in regard to cultural heritage and archaeology, resources that

have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

**Site alteration:**

means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site. For the purposes of policy 2.1.4(a), *site alteration* does not include underground or surface mining of *minerals* or advanced exploration on mining lands in *significant areas of mineral potential* in Ecoregion 5E, where advanced exploration has the

same meaning as in the *Mining Act*. Instead, those matters shall be subject to policy 2.1.5(a).

**Special needs:**

means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

**Special policy area:**

means an area within a community that has historically existed in the *flood plain* and where site-specific policies, approved by both the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*. The criteria and procedures for

approval are established by the Province.

A *Special Policy Area* is not intended to allow for new or intensified *development* and site alteration, if a community has feasible opportunities for *development* outside the *flood plain*.

**Specialty crop area:**

means areas designated using guidelines developed by the Province, as amended from time to time. In these areas, specialty crops are predominantly grown such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil, usually resulting from:

a) soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both;

b) farmers skilled in the production of specialty crops; and

c) a long-term investment of capital in areas such as crops, drainage, infrastructure and related facilities and services to produce, store, or process specialty crops.

**Surface water feature:**

means water-related features on the earth's surface, including headwaters, rivers, stream channels, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

**Threatened species:**

means a species that is listed or categorized as a "Threatened Species" on the Ontario Ministry of Natural Resources' official species at risk list, as updated and amended from time to time.

**Transit supportive:**

in regard to land use patterns, means development that makes transit viable and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities. Approaches may be recommended in guidelines

developed by the Province or based on municipal approaches that achieve the same objectives.

**Transportation demand management:**

means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

**Transportation system:**

means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, *rail facilities*, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, *airports*, *marine facilities*, ferries, canals and associated facilities such as storage and maintenance.

**Two zone concept:**

means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

**Valleylands:**

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

**Vulnerable:**

means surface and/or groundwater that can be easily changed or impacted.

**Waste management system:**

means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

**Watershed:**

means an area that is drained by a river and its tributaries.

**Wave uprush:**

means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

**Wayside pits and quarries:**

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

**Wetlands:**

means lands that are seasonally or permanently covered by

shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wet lands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

**Wildlife fire assessment and mitigation standards:**

means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

**Wildlife habitat:**

means areas where plants, animals and other organisms live,

and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

**Woodlands:**

means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest."



