



**TOWNSHIP OF SEGUIN OFFICIAL PLAN
SECOND DRAFT – TEXT ONLY
MARCH, 2022**

**CIRCULATED FOR REVIEW
AND COMMENT**

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SECTION 1: INTRODUCTION TO THE OFFICIAL PLAN

This Official Plan is a general land use guide which is intended to serve as the basis for making land use decisions and managing change in the Township of Seguin. According to the Planning Act, an Official Plan “shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the Township”.

Section 3 of the Planning Act requires the Township of Seguin Official Plan to be consistent with the Provincial Policy Statement 2020. The Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development. The policies in the Policy Statement focus on the key Provincial interests related to land use planning at the local level. These policies will be complemented and enhanced by locally generated policies regarding matters of local interest. The intent of the Seguin Official Plan is to be consistent with and expand upon the general policy direction contained within the PPS2020 in a manner that reflects the Township’s character, needs and aspirations.

The Official Plan process has resulted in the development of a Land Use Vision for the future of the Township that is expressed in this Plan.

OUR VISION

The Township of Seguin values its residents and their hopes and desires for the future of their community.

The distinctive and unique identity of the Township comes from the beauty and tranquility of the northern Ontario setting, lakes of all sizes and character, vast forested areas, and its rivers and wetlands, and Georgian Bay shoreline.

The Township of Seguin is a place where residents enjoy safe living, scenic beauty and an active community life. The community recognizes the unique attributes of Seguin Township and is passionate about preserving the small rural and waterfront character.

The protection of these attributes is a key underlying principle in this Official Plan and for this reason, this Official Plan establishes an ‘Environment-First’ philosophy in the Township.

The Township is equally intent on diversifying and creating a more vibrant local economy through collaborative partnerships with existing businesses and adjacent municipalities and through active efforts to

attract new industries and services. The establishment of a positive business environment that provides jobs and prosperity to Township residents is a key to our future.

These are not mutually exclusive goals. The health of the environment and economy are interdependent.

The Township's vision is to therefore to develop as a community that is protective of lake quality and character, sustainable, supportive of housing and employment opportunities, and preserves the natural heritage features of the Township.

We are confident that the high quality of life now enjoyed by the Township's residents can be maintained and enhanced as change and innovation occur. It is therefore the intent of this Plan to provide Council with the tools to ensure that future development contributes to making the Township a desirable place to live, work and visit.

This Vision is based on the following planning principles:

1. Protection and enhancement of the character of both developed and undeveloped lakes in the Township.
2. Protection and enhancement of the natural environment and natural heritage features of the Township.
3. Directing development to appropriate locations.
4. Protecting rural and resource lands from incompatible development.
5. Providing appropriate services and cultural resources to support an excellent quality of life.
6. Fostering the development of a prosperous economy by encouraging appropriate economic development in the best locations.
7. Promoting effective utilization of community resources and facilities.
8. Delivering responsive and effective local government.

The Township's rich cultural history is one of its distinctive and defining features. Indigenous communities have a unique relationship with the land and its resources. Seguin Township recognizes the unique role Indigenous communities have in land use planning and development, and the contribution of Indigenous communities' perspectives and traditional knowledge to land use planning decisions and the management of our environment. The Township recognizes and values the importance of consulting with Aboriginal communities on planning matters that may affect their Aboriginal or treaty rights. We will strive to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and informed decision-making.

The goals, objectives and policies contained in this Plan are intended to guide the decisions of public authorities and private interests. This Plan is more than a set of individual policies, it is a comprehensive policy document. The Plan is intended to be read in its entirety and the relevant policies are to be applied to each situation. Users of this Plan should read all of the relevant policies as if they are cross-referenced with each other. While specific policies sometimes refer to other policies, these cross-references do not take away from the need to treat this Plan as a comprehensive document. All new private development and public works must conform to this Official Plan. This Plan applies to all lands within the Township of Seguin.

The Official Plan is organized around five broad themes of municipal land use planning interest:

1. Protecting Our Lakes, Forests and Natural Places.
2. Developing Vibrant and Healthy Communities.
3. Keeping our Communities Attractive and Safe.
4. Ensuring a Sustainable and Resilient Seguin
5. Providing Responsible Community Services

The first three of these themes each include: general policies applicable to all of the Township; related specific land use designations; and, policies specific to those designations. The last two themes include general policies applicable to all of the Township. The Official Plan also contains a section on implementation of the Official Plan to ensure that the guidance provided by the Plan is reflected and efficiently and comprehensively carried out in all municipal decision making.

SECTION 2: PROTECTING OUR LAKES, FORESTS AND NATURAL PLACES

2.1 Goals:

1. It is the goal of this Plan, through the adoption of an “Environment-First” principle, to protect the natural heritage of the Town by protecting significant natural features and areas and the natural heritage system that connects them while improving access to natural areas for passive recreational purposes.
2. It is the goal of this Plan that all development on the Township’s lakes and rivers must protect and preserve the quality of the water, protect the visual and aesthetic character of the lakes and rivers, protect the recreational, social, and environmental experiences, protect public safety by prohibiting development in areas subject to flooding or erosion, and respect the unique character of each lake.
3. It is a goal of this Plan to recognize that Indigenous communities have a unique relationship with the land and its resources and to value the contribution of Indigenous

communities' perspectives and traditional knowledge to land use planning decisions affecting our environment.

3. It is a goal of this Plan to preserve, protect and enhance landforms in Seguin.

2.2 Objectives:

1. To implement the Environment-First objectives of this Plan.
2. To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.
3. To maintain, improve and where possible restore the health, diversity, size and connectivity of natural heritage features and related ecological functions.
4. To ensure that the protection of significant environmental features and their associated ecological functions take precedence over the development of such lands.
5. To maintain, improve and where possible restore the health, diversity, size and connectivity of natural heritage features and related ecological functions.
6. To ensure that a thorough understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Township.
7. To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis.
8. To minimize changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, rivers, aquifers and wetlands resulting from human activity.
9. To minimize the loss or fragmentation of woodland features and the habitats and ecological functions they provide.
10. To prohibit new development that will result in a negative impact to the critical functions and processes of watercourses, lakes, rivers, aquifers and wetlands.
11. To prohibit the loss or fragmentation of wetlands and Areas of Natural and Scientific Interest and the habitats and ecological functions they provide.
12. To maintain and protect significant wildlife habitat areas and the habitats of endangered or threatened species.

13. To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis.
14. To establish a balanced relationship between development and nature by preserving natural features and ecological systems and protecting people and property from environmental hazards.
15. To provide the tools to properly assess development applications located in close proximity to natural heritage features.
16. To ensure that all development is appropriately setback from natural heritage features and impacts are avoided or mitigated.
17. To recognize the role and function that the significant Crown Lands play in the overall land use structure and landscape of the Township.
18. To encourage the Province to consult with Council and work with the Township in determining the future use and development of the Crown Lands.
19. To ensure that lands which are deemed surplus by the Province and no longer Crown Lands are subject to the policies of this Plan and require an Amendment to the Plan prior to development proceeding.
20. To protect the unique character of the individual lakes and rivers, including Georgian Bay, and their watersheds in the Township from inappropriate development.
21. To limit the density and intensity of development on the lakes in the Township in order to protect the visual qualities of the lakes and revivers, to protect the natural shoreline character and to ensure that the environmental carrying capacity (biological and recreational) of the lake is appropriate.
22. To protect the shoreline wetlands and fish habitat.
23. To ensure that the development of waterfront properties does not result in negative environmental impacts or increase municipal servicing costs.
24. To prohibit development in those areas that are subject to flooding and erosion hazards.
25. To identify the ecosystem and community that is physically, functionally and socially focused on the lakes and rivers in the Township.
26. To ensure that the quality of the lake environments is maintained or improved.

27. To preserve the visual qualities that attract people to the waterfront.
28. To maintain and protect the character of the shoreline residential areas.
29. To protect the natural features of the shoreline area and the immediate shoreline including fish habitat.
30. To classify the lakes and provide specific policies based on the size and character of the lakes.
31. To implement the 'Environment-First' objectives of this Plan.

2A General Policies

Section 2A sets out general policies which apply to the entire Township for the purposes of protecting our lakes, forests and natural places.

2.3 Natural Heritage System

2.3.1 Establishment of a Natural Heritage System

1. The Township of Seguin supports a diverse Natural Heritage System that is composed of its lakes, Georgian Bay shoreline, rivers and streams, wetlands, large forested areas, habitats for a range of threatened and endangered species, other significant wildlife habitat, and fish habitat. These features are the core areas of the Natural Heritage System and the remaining rural area provides the linkages between the core areas. The Natural System is also made of up environmentally sensitive lands and lands which support and link rural and resource uses.
2. This Plan incorporates a Natural Heritage System approach to environmental planning. Wetlands, deer wintering areas, significant wildlife habitat and other natural heritage features are considered core areas and rural areas provide linkages between these core areas.
3. The Township's Natural Heritage System represents a network of natural areas and the lands and waters that support the ecological functions critical to the ecological health of the Township and District. In general, the Township's Natural Heritage System is comprised of core areas and linkages. Core areas include wetlands, deer wintering areas, significant habitat and other natural heritage features while other rural areas of the Township provide linkages between these core areas.
4. This Plan is based on the recognition that a healthy Natural Heritage System is an important attribute of the community's well-being and makes a positive contribution to

the economy and quality of life enjoyed by Township residents and business owners. This Plan also recognizes that the Township supports a wealth of natural resources, including aggregates, mineral resources and forest resources that, through wise use and management, will contribute greatly to the economy of the area. This Plan is based on the complimentary principle that appropriate natural resource extraction uses and other rural uses can be accommodated within the Natural System in a sustainable manner while protecting natural heritage features and functions in accordance with the policies of this Plan.

5. In order to ensure that the tools are available to maintain and balance the elements of the ecological features and functions and the natural resources of the Natural System, this Plan establishes a Natural System in accordance with the Provincial Policy Statement. The intent of the Natural System is to maintain, as a permanent landform, an interconnected system of natural areas and open space areas that will preserve areas of significant ecological value while providing, where appropriate, environmentally sustainable opportunities for resource use and extraction, rural residential and accessory uses, and recreation uses.

2.3.2 Natural Heritage System to be Protected From Development and Site Alteration

1. Natural features and areas shall be protected for the long term.
2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.
3. Development and site alteration shall not be permitted in significant wetlands and significant coastal wetlands.
4. Development and site alteration shall not be permitted in:
 - a) significant woodlands;
 - c) significant valleylands;
 - d) significant wildlife habitat;
 - e) significant areas of natural and scientific interest; and
 - f) coastal wetlandsunless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
5. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

6. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.
7. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas 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.
8. Nothing in policies 1 to 7 above is intended to limit the ability of agricultural uses to continue.

2.3.3 Environment First Principle

1. Schedule “C” to this Plan identifies a number of natural heritage features in the Township. These areas have been identified as they have special environmental significance as a result of significant biological, ecological and/or other natural heritage features or functions.
2. While the Township has identified and designated the Natural Heritage System and most natural heritage features in the Environmental Protection Area designation shown on Schedule “A”, not all elements of the system have been designated or to a great extent been inventoried and identified. In support of the “Environment-First” principle of this Plan, all applications for new development and site alteration which are situated within 120m of the Environmental Protection Area designation, or an identified natural heritage feature, shall require an Environmental Impact Study. The identification of natural heritage features not designated Environmental Protection may occur through pre-consultation, through municipal review at the time of application, or in studies to be carried out by the proponent. Where natural heritage features are identified or are likely to occur, the Natural Heritage System policies will apply, and an Environmental Impact Study shall be required.

2.3.4 Protecting Deer Wintering Habitat

1. The Township recognizes the importance of protecting deer wintering habitat, which is shown on Schedule “C” of this Plan, and is composed of both Stratum 1 and Stratum 2. Stratum 2 forms the entire deer wintering habitat and is the area occupied by deer in early winter or occasionally all winter during mild winters. A mild winter occurs when the snow cover in the area is light and fluffy, and less than 30 centimetres in depth. Stratum 1 is the core of the deer’s wintering habitat. It is primarily composed of coniferous trees (pine, hemlock, cedar, spruce) with a canopy cover of more than 60%, which limits snow depth. Deer use this area when mobility is most restricted by snow deeper than 50 centimetres. Protecting Stratum 1 and Stratum 2 deer wintering habitat is important because finding suitable wintering habitat is a primary limiting factor for

northern deer populations. Development and site alteration in Stratum 1 habitat shall not be permitted unless the conifer thermal cover has been mapped and it has been determined through the preparation of an environmental impact study that there will be no negative impacts on the natural features or the ecological unit. Development and site alteration in Stratum 2 habitat must conserve conifer stands, feeding areas and movement corridors and shall be subject to the preparation of an environmental impact study to identify the compatibility of the proposal and mitigation measures. Access roads and driveways in winter deer habitat should avoid areas of thermal cover and deciduous browse within 30 to 50 metres of the conifer thermal cover. New lots in deer wintering habitat must have a minimum lot frontage and depth of 90 metres. Where new lot creation is proposed in areas where there is a narrow conifer fringe on the shoreline that provides critical deer habitat, the minimum frontage shall be 120 metres and minimum depth 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.

2.3.5 Moose Aquatic feeding Areas

1. The Township recognizes the importance of protecting moose aquatic feeding areas, which are shown on Schedule “C” of this Plan. Moose aquatic feeding areas are a form of significant wildlife habitat. Accordingly, development and site alteration proposed within and adjacent to a moose aquatic feeding area shall require the preparation of an environmental impact study and is subject to site plan control. Development and site alteration will not be permitted unless it has been demonstrated that there would be no negative impact on the features and ecological functions of the habitat.

2.3.6 Wetlands

1. The Township of Seguin contains numerous wetlands. In general, the wetlands are located within the Environmental Protection designation on Schedule “A” to the Official Plan. Wetlands are also identified on Schedule “C” to the Official Plan.
2. It is the policy of this Plan to protect wetlands and limit development and site alteration in proximity to these natural heritage features. The Province has identified five evaluated Provincially Significant Wetlands in Seguin Township. These wetlands are identified on Schedule “C” to the plan and are referred to as the Haines Lake Wetland, Rintoul Lake Wetland, McAmmond’s Wetland, Haines Creek Wetland and Rose Point Trail Wetland.
3. Development and site alteration are not permitted within Provincially Significant Wetlands. If new Provincially Significant Wetlands are identified, they should also be recognized and properly protected through application of the applicable policies of this Plan. Where development is proposed on adjacent lands to a Provincially Significant

Wetlands, an environmental impact study is required to be completed by a qualified wetland specialist.

4. For all other wetlands, development and site alteration in and adjacent to the wetland will not be permitted unless the ecological function of the adjacent lands has been assessed and it has been demonstrated, through an environmental impact study, that there would be no negative impacts on the natural features or on their ecological functions.

2.3.7 Significant Wildlife Habitat

1. Significant Wildlife Habitat is important because of the species it supports. It is the policy of this Plan to protect significant wildlife habitat. New development or site alteration in or adjacent to significant wildlife habitat shall not be permitted unless it has been demonstrated through an environmental impact study that the development will not result in negative impacts on the natural features or their ecological functions.

2.3.8 Habitat of Threatened and Endangered Species

1. The Township recognizes the importance and value of protecting the habitat of endangered species or threatened species. Some areas of habitat of endangered or threatened species are identified as a Natural Heritage Feature on Schedule "C" to this Plan and others are situated within the Environmental Protection Area designation shown on Schedule "A". In other instances, the habitat of threatened or endangered species may be identified during pre-consultation, in review of an application or in studies to be completed by a development proponent.
2. Development or site alteration in the habitat of endangered or threatened species, shall not be permitted except in accordance with Provincial or Federal requirements.
3. Where development or site alteration is proposed in or adjacent to the significant habitat of endangered or threatened species an environmental impact study shall be required. For development or site alteration to proceed it shall be demonstrated, through an environmental impact study, that the proposed development will have no negative impact on the natural habitats of the features or their ecological function. The environmental impact study may also recommend mitigation measures.

2.3.9 Fish Habitat

1. Fish habitat should be protected from incompatible development and site alteration. Development and site alteration shall not be permitted in fish habitat except in accordance with federal or provincial requirements.

2. An environmental impact study shall be required for any development in or adjacent to fish habitat. The environmental impact study shall identify mitigation strategies to limit impacts on fish habitat.
3. Replacement of existing currently utilized structures may require the preparation of an appropriately scoped environmental impact study to ensure maintenance activities do not harm fish habitat and appropriate mitigation is carried out.

2.3.10 When Development May Proceed

1. Where an environmental impact study has been prepared, prior to approving any development or site alteration the Township shall ensure, through land use planning controls, that the appropriate measures are in place to avoid, mitigate or compensate for potential negative impacts.
2. Where it has been established to Council's satisfaction that development and site alteration can proceed with no negative impact to the Natural Heritage System and its features and functions, then it may proceed on the basis of the land use policies and designations delineated on the Schedules of this Plan.

2.3.11 Environmental Impact Study Requirements and Adjacent Lands

1. In accordance with the policies of this Plan, development and site alteration shall only be permitted where it is established through the submission of an environmental impact study, prepared to the satisfaction of Council, that development can proceed without having a negative impact on the Natural Heritage System and any natural heritage features and functions that may have been identified.
2. An environmental impact study is required for all site alteration and development that is within 120m of one or more of the following features:
 - a) the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.4 ha;
 - b) the boundary of a provincially or regionally significant Earth Area of Natural and Scientific Interest;
 - c) the boundary of a provincially or regionally significant Life Science Area of Natural and Scientific Interest;
 - d) the boundary of a significant woodland;
 - e) the boundary of a significant valleyland;
 - f) the habitat of endangered or threatened species;
 - g) significant wildlife habitat;
 - h) deer wintering areas; and,
 - i) moose aquatic feeding habitat.

3. Additionally, an environmental impact study is required for all site alteration and development that is 500 metres from the shoreline of a lake or watercourse.

2.3.12 Environmental Friendly Design

1. The Township encourages environmentally friendly design practices including low impact development, minimization of alterations to the natural landscape, and design with nature approaches in site plan design. The Township may adopt appropriate guidelines to direct such efforts and for the purposes of development application review in achieving these objectives.
2. The Township supports bird-friendly building construction measures to significantly reduce bird mortality and further conservation efforts to preserve the Township's rich biodiversity. Accordingly, the Township encourages appropriate use of visual markers, specifications for window glazing and glass railings, and building-integrated structures to prevent bird collisions in the construction of single detached dwellings.
3. The Township requires the incorporation of Bird Collision Mitigation Strategies from the CSA A460:19 standard for all multi-residential, commercial, industrial and institutional buildings. Site plan applications shall be accompanied with a study demonstrating how the standards have been addressed and the recommendations and requirements shall be integrated into development approvals including the site plan agreement.
4. New residential subdivisions shall also require the submission of a study with recommendations to achieve bird friendly housing design which shall be integrated into the subdivision agreement.

2.4 Groundwater, Watercourses, Lakes and Shorelines

2.4.1 A Township of Lakes

1. Within the Township of Seguin there are approximately 186 lakes. These lakes include: large lakes, such as Georgian Bay, the north end of Lake Joseph and Lake Rosseau; mid-size lakes including Otter Lake, Horseshoe Lake, Star Lake, Whitefish Lake and Clear Lake; and, numerous smaller and remote lakes. The Township is also fortunate to have numerous healthy watercourses and groundwater resources that interact and are interdependent with these lakes.

2.4.2 Protection of Surface and Groundwater Resources

1. This Plan is based on the recognition that a healthy water system is an important attribute of the community's well-being and makes a positive contribution to the economy and quality of life enjoyed by Township residents and business owners. This

Plan is based on the complimentary principle that appropriate development can be accommodated in a sustainable manner while protecting surface and groundwater resources in accordance with the policies of this Plan.

2. Seguin Township will protect, improve or restore the quality and quantity of water by:
 - a) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
 - b) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;
 - c) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;
 - d) evaluating and preparing for the impacts of a changing climate to water resource systems at the watershed level;
 - e) identifying water resource systems consisting of ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas, which are necessary for the ecological and hydrological integrity of the watershed;
 - f) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;
 - g) implementing necessary restrictions on development and site alteration to:
 - i) protect all municipal drinking water supplies and designated vulnerable areas; and
 - ii) protect, improve or restore vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrologic functions;
 - h) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;
 - i) ensuring adherence to environmental lake capacity, where applicable; and

- j) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.
- 4. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored.
- 5. Mitigative measures and/or alternative development approaches may be required in order to protect, improve or restore sensitive surface water features, sensitive ground water features, and their hydrologic functions.

2.4.3 Protecting Our Lakes

- 1. This Plan is based on the goal that all development on the Township's lakes must protect, improve or restore the quality of the water in lakes, protect the visual and aesthetic character of the lake, and protect the recreational and social experiences of those people using the Townships' 186 lakes.
- 2. It is a basis of this Plan that the overall quality of the Township's lakes is not comprised of a single element of a lake's "capacity", but a combination of interrelated components of water quality, visual quality, environmental quality and recreational quality.
- 3. This Plan is based on the policy that all eligible development proposed on the lakes in the Township shall meet the highest standards for development established by this Plan. This includes the submission of a Site Evaluation Report and Environmental Impact Study. These requirements may be implemented through the various tools set out in this Plan including the use of site plan control, monitoring requirements, site plan or development agreements including the posting of securities, Zoning By-law performance standards, and other regulatory by-laws including tree cutting, lasting, site alteration, and a Community Development Permit System.
- 4. Appendices I, II, and III attached to this Plan describe the Township lakes as follows: Appendix I describes the sensitivity of the Townships lakes to phosphorus and whether they are considered "over threshold" for phosphorus loading; Appendix II identifies those lakes that are at capacity lake trout lakes or lakes upstream of at capacity lake trout lakes based on the Provincial identification; and, Appendix III lists calculated recreational carrying capacity of the lakes based on a residential unit to surface area criterion.
- 5. Appendix IV sets out the recreational water quality methodology.
- 6. When considering development applications for any lake in the Township, reference shall be made to all relevant Appendices and policies of this Plan.

7. The Township shall modify Appendices I to IV into an overall environmental carrying capacity approach at which time all references to biological and recreational capacity as well as Appendices I to IV shall refer instead to environmental carrying capacity.
8. In no case shall any development exceed the capacity of a lake to sustain additional development. However, this policy shall not restrict development of a single residential use on existing vacant lots of record occurring in accordance with the approved zoning in accordance with all other applicable policies of this Plan.
9. Council shall consider all components of a lake's quality and sensitivity in concert with the other policies in this Plan when determining the capability of a lake to support new development.

2.4.4 Development and Site Alteration Within 500m of a Lake Requires a Site Evaluation Report

1. Any development and site alteration within 500 linear metres of a lake or permanently inflowing watercourse shall be deemed to have a potential impact on the lake until it is demonstrated to the satisfaction of the Township that such lands are not part of the lake ecosystem or that development will not have an impact on the lake.
2. Applications for new development on the shoreline of all lakes in the Township will be evaluated and based on the submission of a Site Evaluation Report which shall provide the following information:
 - a) Sufficient information about the nature of the lands, the development proposal, and the site's context in the lake system;
 - b) Site specific information such as a description and evaluation of the lands, sites location, slope analysis, soil characteristics (depths, distribution and characteristics), ground water flow, vegetation, surface drainage, erosion and seasonal flooding characteristics, and the position of the water table at seasonal high;
 - c) A description of the regional context of the site, detailing the lake ecosystem, surrounding land use and environment;
 - d) Environmentally sensitive areas shall be identified and analyzed, including wetlands, significant fish habitat, wildlife habitat, and other natural heritage features;
 - e) Potential impacts of the development on lake water quality, storm water quality and quantity, erosion, vegetation, natural heritage features, shoreline visual/aesthetic concerns should be identified;

- f) The Site Evaluation Report shall assess the constraints and impacts of development and address if the constraints and impacts can be managed or mitigated effectively through the utilization of appropriate development control techniques;
 - g) The Site Evaluation Report shall also address the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan in accordance with the policies of this Plan;
3. Where the use of soil characteristics to reduce phosphorus nutrients from entering the lake is required by this Plan, the criteria set out in Appendix V to this Plan shall apply. If changes to the soil criteria are proposed as a result of new information or technologies, the Province shall be consulted prior to implementing the changes to the criteria.
 4. The Township may develop and approve guidelines or “Terms of Reference” for the preparation of Site Evaluation Reports and all reports shall be prepared in accordance with the approved guidelines/terms of reference. A Site Evaluation report may also be combined with an Environmental Impact Study.
 5. The Lakeshore Capacity Assessment Handbook is a guide to assist municipalities in carrying out lakeshore capacity assessments for inland lakes in the Precambrian Shield. The information found in the Handbook may be used as a guide assist in the management of lakes in the Township of Seguin. The municipality may also require that any lakeshore development proposal be subject to an assessment of lakeshore capacity in accordance with the Lakeshore Capacity Assessment Handbook to be carried out by the proponent to the satisfaction of the Township.

2.4.5 Development and Water Quality Considerations

1. The most significant impact on recreational lake water quality is the increased level of nutrients, specifically phosphorus, that enter a lake. The sensitivity of a lake to nutrient inputs is dependent on the responsiveness of the lake to phosphorus (how the lake responds to a given loading) and the mobility of phosphorus within the watershed (whether or not soils attenuate the movement of phosphorus to the lake). All lakes in the Township must therefore be modelled for their sensitivity to phosphorus and classified as having a high, moderate, or low sensitivity to phosphorus. Where the phosphorus loading to a lake exceeds its background level (in the absence of development) plus 50% or would exceed the Provincial Water Quality Objective of 20 µg/l total phosphorus, the lake is considered to be “over threshold” for phosphorus loading.
2. The model used by the Township is described in the Appendices to this Plan. Lakes of low sensitivity respond only minimally to the input of phosphorus and it is unlikely that

development related phosphorus will increase concentrations by more than 50% of the background phosphorus levels. Lakes of moderate sensitivity have some ability to receive phosphorus without a significant decrease in water quality. Where a lake is classified as being high sensitivity, there is the potential for development to input more phosphorus than it can sustain causing the measured phosphorus levels to increase beyond the acceptable thresholds. If changes to the model are proposed as a result of new scientific methods or technologies, the Province shall be consulted prior to implementing the changes to the lake sensitivity model.

3. Once the sensitivity to development of a lake is established in accordance with this Plan, Council may determine the available capacity to develop the Shoreline Area in either a manner that spreads the development out around the shoreline or directs it to limited locations. Specific Amendments to this Plan and Zoning By-law Amendments shall be used to provide detailed plans to direct and implement shoreline development.
4. The Township may consider a long-term capital program to model all the lakes, excluding Lake Huron/Georgian Bay, within its jurisdiction to determine the sensitivity of the lakes to phosphorus and classifying the lakes as having either a high, moderate, or low sensitivity. As new lakes are modelled, the Appendices to this Plan or the environmental carrying capacity, shall be updated by Council without requiring an Amendment to this Plan.
5. The sensitivity of a limited number of lakes in the Township according to the sensitivity modelling and the identification of Over Threshold lakes is shown in the appendices to this Plan. Policies with respect to lakes that have been modeled or not modelled are provided in the following sections.
6. For those lakes that have been modelled and classified based on the sensitivity to phosphorus, the following policies shall apply.
 - a) Council shall not permit new development on any lake identified in Appendix I to this Plan that is highly sensitive and over threshold or where the modeled or measured level of total phosphorus would exceed the Provincial Water Quality Objective of 20 µg/l total phosphorus.
 - b) New development for the purposes of a) above shall include any development requiring a Planning Act application (excluding minor variance and site plan approval) within 500 metres of the high water level of the lake identified in Appendix I, but shall not include development on existing lots of record where the existing zoning would permit the development. Zoning By-law amendments that may be permitted within 500 metres of these lakes could include an amendment to permit shoreline structures which do not impact water quality or a change in zoning to permit less intensive uses that will reduce phosphorus loading to the lake. Proposed zoning amendments must be accompanied by the

required supporting studies as identified both in this Plan, and through pre-consultation.

- c) Where a lake is currently over threshold as a result of exceeding its background level plus 50% for total phosphorus and has a modeled status of being moderate or low sensitivity, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply including the requirement for increased lot frontages and areas and the use of a sewage system and soils to reduce or bind phosphorus and the monitoring of the system in accordance with the requirements of Appendix “V” to this Plan.
- d) Where a lake is currently over threshold as a result of exceeding the Provincial Water Quality Objective of 20 µg/l total phosphorus and modeled as a moderate or low sensitivity lake, no new development shall be permitted except development on existing lots of record where the zoning in effect on January 9, 2006, would permit the development.
- e) The implementation of the recommendations of the Site Evaluation Report shall occur using the various tools set out in this Plan, which may include the monitoring of the sewage system performance, the maintenance or restoration of the shoreline buffer, and the monitoring of stormwater management measures through a Section 51(26) Planning Act agreement or site plan agreement or development permit including the posting of the necessary securities as determined by Council.
- f) Where a lake is classified as highly sensitive to phosphorus loading on Appendix I to this Plan and is not over threshold, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply and may include the use of a sewage system and soils to reduce or bind phosphorus in accordance with Appendix “V” to this Plan.
- g) Council shall not permit new development on any lake that is highly sensitive where the additional development would result in the lowering of water quality of the lake above its modeled total phosphorus background level, plus 50%.
- h) Where a lake is classified as moderately sensitive to development inputs on Appendix I to this Plan and is not over threshold, new development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan shall apply. The implementation of the recommendations of the Site Evaluation Report shall occur using the various tools set out in this Plan, including a Section 51(26) of the Planning Act agreement or site plan agreement or development permit.

7. Not all lakes have been modelled. Where development is proposed on a lake that has not been modelled, the proponent shall be responsible to submit the required modelling to support the proposed development failing which no development shall be permitted. The modelling may be prepared by the Township and paid for by the proponent or where submitted by the proponent will be subject to a Peer Review at the proponent's cost. Where a lake is modelled to determine its sensitivity to development and nutrient inputs, specifically phosphorus, the modelling shall be undertaken by a qualified professional acceptable to the Township in conformity with the modelling approach utilized in this Plan. The lake shall be classified as either high, moderate, or low sensitivity to nutrient inputs and whether the lake is over threshold based on its historic background levels plus 50% or having reached the Provincial Water Quality Objective of 20 µg/l of total phosphorus or in accordance with its environmental carrying capacity.
8. When the lake modelling is complete and the classification of the lake has been determined in accordance with the modelling approach utilized in this Plan, the policies of this Plan shall apply accordingly and the Appendices to this Plan shall be updated by Council without requiring an Amendment to this Plan.

2.4.6 Lake Trout Lakes

1. Lake trout lakes are rare. Only about 1% of Ontario's lakes contain lake trout, but this represents 20-25% of all lake trout lakes in the world. Of the 186 lakes in Seguin Township, 7% or 13 lakes support lake trout populations. The province and the Township, therefore, have a joint responsibility to manage lake trout lakes wisely. The lake trout is the only major, indigenous sport fish species in Ontario that is adapted to oligotrophic lakes (i.e. lakes with low levels of nutrients, high dissolved oxygen levels, and typically deep areas with very cold water). Because the lake trout is a sensitive species that is adapted to a narrow range of environmental conditions, specifically dissolved oxygen levels, lake trout lakes have been assessed by the Province with respect to a provincially defined dissolved oxygen criterion for the protection and sustainability of lake trout populations.
2. Lake trout lakes are considered to be over capacity for new development where the Mean Volume Weighted Hypolimnetic Dissolved Oxygen (MVWHDO) level is measured to be at or below 7 ppm, or the modelling of the impact of developing the existing lots of record with current planning approvals would lower the predicted MVWHDO to 7 ppm or lower.
3. Appendix II to this Plan identifies the 11 lake trout lakes and four (4) upstream lakes where the amount of development has already reached or exceeded the lake's capacity as determined by the Province.

4. New development, which shall include any development requiring a Planning Act application (excluding minor variances and site plan approvals) within 300 metres of the high-water level of any lake trout lake identified in Appendix II shall not be permitted, except for development on existing lots of record where the existing zoning would permit the development. Zoning By-law amendments that may be permitted within 300 metres of these lakes could include an amendment to permit shoreline structures or a change in zoning to permit fewer units or less intensive uses that will reduce phosphorus loading to the lake. Proposed zoning amendments must be accompanied by the required supporting studies as identified both in this Plan, and through pre-consultation.
5. New development on the four upstream lakes identified in the Appendices to this Plan may be permitted subject to modeling which confirms that there is a net reduction or no net increase in annual phosphorus loadings to the downstream lake.
6. If the modeling confirms no net increase, then development may be permitted subject to the submission of a Site Evaluation Report and the highest standards for development set out in this Plan, which may include the use of a sewage system with soils characteristics identified in Appendix IV.
7. If a cold-water lake trout lake is identified by the Province as at capacity or no longer at capacity, Appendix II to this Plan shall be updated by Council without requiring an Amendment to this Plan.
8. Three additional lakes identified as lake trout lakes by the Province, Lake Rosseau, Lake Joseph and Little Lake Joseph, have been determined to have capacity for additional development without impact on the lake trout habitat. New development on Lake Rosseau, Lake Joseph and Little Lake Joseph shall only occur in accordance with the policies applicable to lake trout lakes and the other relevant policies of this Plan. If these lakes are identified by the Province as at capacity, Appendix II to this Plan shall be updated.

2.4.7 Recreational Carrying Capacity

1. Recreational carrying capacity is a measure of the number of users that can be accommodated on the surface of a lake while maintaining the recreational amenity of the waterbody. Recreational carrying capacity is based on the principle that the lake functions as a common space. For this reason, recreational carrying capacity shall be based on the size of the lake, the number of units surrounding the lake and the public access points that exist. Dwellings, tourist units and campsites are considered to impact the lake from a recreational perspective.
2. Guidelines for the calculation of recreational carrying capacity are based on the information set out in Appendices III and IV.

3. In order to minimize the impact of development on the recreational carrying capacity of a lake, the Municipality may impose limitations on the size of docks or seek voluntary restrictions on the power of boats using the lake.
4. New development that would result in a lake being over- capacity in accordance with Appendix III to this Plan shall not be permitted.
5. The Township shall carry out a review of the recreational carrying capacity to integrate a broader range of environmental and recreational considerations as well as develop a categorization which establishes capacity thresholds for varying lake sizes as well as other unique lake and shoreline characteristics. Recreational carrying capacity will be altered to environmental carrying capacity to reflect the broader considerations applying to the revised capacity methodology and the integration of biological carrying capacity. Appendix III shall also be modified so as to apply to all lakes. At such time Appendices I to IV are modified and integrated into an overall environmental carrying capacity all references in this Plan to biological and recreational carrying capacity shall instead be read to refer to environmental carrying capacity.

2.4.8 Narrow Waterbodies

1. Narrow waterbodies are identified as areas on a river where the distance from shoreline to shoreline is less than 50 metres, or areas on lakes where the distance from shoreline to shoreline is equal to or less than 150 metres. On lakes this shall include bays where the distance measured perpendicular to a shoreline to an opposite shoreline is less than 150 metres.
2. These areas have been identified as development may have an impact on the character of the shoreline or water-based navigation. Narrow waterbodies are generally identified on Schedule “D” to the Official Plan.
3. Where lot creation is proposed in narrow waterbodies, larger lot frontages shall be required to maintain the character of the shoreline.
4. New shoreline structures development in narrow waterbodies shall consider the impact of the proposed development on the character of the narrow waterbody and the safety of boat navigation and winter ice travel.
5. New development in narrow waterbodies shall be subject to Site Plan Control. New shoreline structure development shall be subject to the preparation of a Site Evaluation Report and Environmental Impact Study to identify the location of development on the property in a manner that will minimize the risk to navigation safety and environmental features to the satisfaction of the Township.

6. The Implementing Zoning By-law shall place properties in narrow waterbodies in a separate zone that requires greater lot frontages, greater development setbacks and limits the development of shoreline structures, in comparison to other waterfront areas.

2.4.9 Lake Plans and Strategies

1. Council encourages the preparation of Lake Plans and Strategies as a tool to establish and improve communication and good land stewardship practices amongst those who share a lake community and to articulate lake specific principles and goals outlined in this Plan. This Official Plan and the Township Zoning By-law will continue to be the primary land use documents to guide land use in the Township. Council may consider Amendments to the Official Plan or Zoning By-law where Lake Plans and Strategies reveal new planning issues or approaches not already addressed by this Plan.
2. Council also supports the preparation of Lake Plans and Strategies as stewardship documents that assess issues such as sources of phosphorus and the remedial actions required to reduce impacts, recreational carrying capacity, lake level management, fisheries, vegetation retention and health, shoreline erosion, cottage conversion and septic system maintenance and re-inspection, and other issues important to lake communities. Such Plans are also encouraged to establish monitoring programs and/or remediation programs to be primarily implemented by local residents and stakeholders such as the Township and the Province.
3. Council does not support the inclusion of municipal planning direction or policies in Lake Plans. Lake Plans and Strategies may include a Waterfront and Architectural Design Guideline as described in this Plan however any applicable plan policies or requirements shall be considered for incorporation into the Official Plan or implementing By-law through an amendment.

2.5 Landform Conservation

2.5.1 Landform Conservation Policies

1. In the review of development applications, the following development policies shall be considered:
 - a) new roads should be designed to harmonize with the existing topography to the extent possible, thus minimizing changes;
 - b) the removal of vegetation along shorelines is discouraged and is subject to other policy provisions in this Plan; and
 - c) views from and of locally significant landforms should be protected.

2. As a condition of development approval, applicants shall identify planning, design, clearing, grading, blasting and construction practices that keep disturbance to landform character to a minimum.

2.5.2 Clearing and Grading Best Practices

1. The Township and proponents of development shall use best practices for the management of clearing and grading activities during development or site alteration, including infrastructure development to ensure that:
 - a) any excess soil or fill is reused on-site or locally to the maximum extent possible; and
 - b) fill received at a site will not cause an adverse effect with regard to the current or proposed use of the property or the natural environment;
 - c) clearing and site grading does not detrimentally impact natural heritage features or functions or adjacent land uses;
 - d) grading and clearing at a site will not cause an adverse effect with regard to the current or proposed use of the property or adjacent lands;
 - e) grading and clearing does not occur within a shoreline protection area established by the policies of this Plan or as established in a required environmental impact study;
 - f) the resulting landform alteration is kept to the minimum area and depth required to accommodate a proposed use; and
 - g) clearing and grading occurs in accordance with a plan approved by the Township.

2.5.3 Blasting Best Practices

1. Blasting is discouraged, however, where development is to occur through blasting, the following conditions will be imposed in municipal approvals:
 - a) The applicant will be required to provide a geotechnical report on how the work related to blasting shall be undertaken safely to protect adjoining structures and other infrastructure.
 - b) The geotechnical report will provide recommendations and specifications on the following activity as a minimum but not limited to:

- a) Pre-blast survey of surface structures and infrastructure within affected area;
 - b) Trial blast activities;
 - c) Procedures during blasting;
 - d) Procedures for addressing blasting damage complaints;
 - e) Blast notification mechanism to adjoining residences; and,
 - f) Structural stability of exposed rock faces.
- c) The report shall be submitted for review and approval of the Chief Building Official prior to the commencement of any removal of rock by blasting.
- d) The applicant shall retain a blasting consultant to complete specified monitoring recommended in the geotechnical report.
- e) The Applicant will be required to provide an environmental impact study.
- f) The environmental impact study will provide recommendations and specifications with respect to:
 - i) the anticipated impact on any natural heritage features or functions of the site;
 - ii) areas in which blasting and site disturbance should be avoided including buffers;
 - iii) timing windows for blasting works;
 - iv) any other mitigation measures to avoid detrimental environmental impacts;
 - v) an ecological monitoring plan; and,
 - vi) a site rehabilitation plan.
- g) The applicant shall retain an ecological consultant to complete specified monitoring and supervise restoration recommended in the environmental impact study.
- h) Blasting shall:
 - i) be restricted to no more than 25% of the total site disturbance area;
 - ii) be located no closer than 30m to the shoreline or any natural heritage feature;
 - iii) shall not occur during the months of July or August; and,
 - iv) shall not allow on-site crushing.

2. The Township and proponents of development shall also use best practices for the management of blasting operations during any development or site alteration, including infrastructure development to ensure that:
 - a) blasting does not detrimentally impact natural heritage features or functions or adjacent land uses;
 - b) blasting operations at a site will not cause an adverse effect with regard to the current or proposed use of the property or adjacent lands;
 - c) blasting does not occur with a shoreline protection area established by the policies of this Plan or as established in a required environmental impact study;
 - d) Blasting and resulting landform alteration are kept to the minimum area and depth required to accommodate a proposed use; and
 - e) Blasting occurs in accordance with a plan approved by the Township.
3. The requirements of sub-sections 1 and 2 above may be varied, without necessity of an official plan amendment, through Council granting an exception to the implementing blasting by-law or on the basis of an approved site plan, zoning by-law amendment, or minor variance.

Variation shall only be permitted where existing lot configuration or physical constraints prevent meeting the requirements of this Plan. In all such instances, the geotechnical report, site evaluation report and environmental impact study shall specifically addresses the variation in requirements and demonstrates that the proposed development will not negatively impact water quality, biological or recreational carrying capacity of the lake or natural heritage in addition to meeting all other applicable requirements set out in section 2.5.3.

2.6 Environmental Impact Studies

2.6.1 Purpose of an Environmental Impact Study

1. The purpose of an environmental impact study is to collect and evaluate the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of the environmental features, and to make an informed decision as to whether or not a proposed use will have a negative impact on the natural features and ecological functions of the Township.

2.6.2 How an Environmental Impact Study is to be Prepared

1. Any environmental impact study required by this Plan must describe the natural features and ecological functions, identify their significance and sensitivities, and describe how they could be affected by a proposed use. The environmental impact study should give consideration to the relevant aspects and inter-relationships of various components of the Natural Heritage System on and off the site. In addition, the environmental impact study must address how the proposed development will protect, maintain or restore the significant natural features and ecological functions of the Natural Heritage System.
2. Where the policies of this Plan require that an environmental impact study be prepared, it shall be prepared by a qualified professional, shall be peer reviewed at the cost of the proponent, and such an environmental impact study shall be prepared in accordance with the requirements of this section.
3. The environmental impact study shall include a description of:
 - a) the proposed undertaking;
 - b) the natural features and ecological functions of the area potentially affected directly and indirectly by the undertaking, and their sensitivity to development;
 - c) any lands that support environmental attributes and/or functions that may qualify the lands for designation within the Environmental Protection Area designation;
 - d) the direct and indirect effects to the ecosystem that might be caused by the undertaking;
 - e) any natural and human-made hazards that need to be addressed as part of the design.
 - f) any monitoring that may be required to ensure that mitigating measures are achieving the intended goals;
 - g) how the proposed use affects the possibility of linking areas of the Natural Heritage System by natural corridors that may or may not be identified on Schedule 'C' to this Plan; and,
 - h) an ecological management plan identifying how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking and how environmental features and functions will be enhanced where appropriate and describing the net effect of the undertaking after

implementation of the management plan. The management plan shall also establish mitigation measures including the limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.

2.6.3 Environmental Impact Study to be Approved by Township

1. Any environmental impact study must be approved by the Township, in addition to the other appropriate agencies, before a planning application (e.g. zoning by-law amendment, official plan amendment, site plan agreement, consent, minor variance, subdivision, community development permit) which facilitates the development that is the subject to the environmental impact study is approved by Council.
2. Council will not approve any planning application unless the environmental impact study demonstrates, where applicable, that the proposed use would:
 - a) not discharge any substance that could harm air quality, groundwater, surface water and associated plant and animal life;
 - b) be supplied by an adequate supply of water and that the groundwater taking associated with the use will not harm existing water supplies and associated plant and animal life;
 - c) not cause erosion or siltation of watercourses or changes to watercourse morphology;
 - d) not interfere with groundwater recharge to the extent that it would adversely affect groundwater supply for any use;
 - e) not cause an increase in flood potential on or off the site;
 - f) maintain/enhance/restore the natural condition of affected watercourses, and protect/enhance/restore aquatic habitat;
 - g) not significantly affect the scenic qualities of the area;
 - h) not encourage the demand for further development that would negatively affect wetland function or contiguous wetland areas;
 - i) enhance and restore endangered terrestrial and aquatic habitat where appropriate and feasible; and,

- j) have no negative impact on the natural heritage features or their ecological functions.

2B DESIGNATION AND DESIGNATION POLICIES

Section 2B sets out designations and policies specific to those designations that are intended to protect or lakes, forests and natural places.

2.7 Shoreline Area Designation

1. The lands subject to the Shoreline Area Designation and that designation's policies are set out in Schedule 'A' to this Official Plan.

2.7.1 Permitted Uses in Shoreline Area Designation

1. Permitted uses on lands designated Shoreline Area on Schedule 'A' to this Plan include:
 - a) low density residential uses;
 - b) existing recreational and tourist commercial uses including recreational camps; and,
 - c) parkland and natural areas.
2. The Shoreline Area designation includes lands that are still in a natural state and are primarily undeveloped. The inclusion of these lands in the Shoreline Area designation does not imply that all of these lands will ultimately be developed for those uses permitted by the Shoreline Area designation. It is a policy of this Plan to ensure that the future use of these lands is consistent with the objectives and policies of the Shoreline Area designation. Proposals for significant or major new developments that are not anticipated by this Plan in terms of use, form, scale or height, shall require an amendment to this Plan.

2.7.2 Shoreline Area Designation Policies

2.7.2.1 Intent of Shoreline Area Designation

1. It is the intent of this Plan that new development in the Shoreline Area be directed to lands that are physically suitable for development in their natural state in an effort to maintain the area's unique character. Creating lands that are suitable for development by blasting or filling the natural landscape shall generally not be permitted, and where it does occur shall be limited and subject to an environmental impact study and other requirements set out in this Plan.
2. Dredging the lake bottom to permit development shall not be permitted.

3. New residential development in the Shoreline Area designation shall be limited to small-scale subdivisions, condominium or minor infilling by consent to sever. Any Amendment to this Plan that has the effect of permitting additional residential development adjacent to the Shoreline Area designation will only be considered on the basis of a complete review of the extent and limits of the existing Shoreline Area designation for the entire lake. The review shall also determine the extent to which development within existing designated land would consume available development capacity on the lake.

2.7.2.2 Waterfront Design Policies Applicable to All Development

1. Waterfront design policies address the complex relationships between all of the elements of built form, the natural environment and the lake environment, and focuses on:
 - a) the connections between people and these places;
 - b) the relationship between buildings and the lake, natural areas and vegetative buffers, and other uses;
 - c) the lake as public domain; and
 - id) the processes for ensuring successful lake communities.
2. It is anticipated that the Township's waterfront will see growth and change during the life of this Plan. In order to ensure that the waterfront areas evolve in a manner that enhances the quality of waterfront life, it is the desire of Council to create and encourage a high quality of built form that is sensitive to the Township's lake heritage and relates to the principles listed above. On this basis, the following are objectives of this Plan relating to waterfront design:
 - a) to improve the aesthetic quality of the Township's waterfront built form, and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan;
 - b) to enhance the unique character of the Township's waterfront areas by encouraging high quality design that is complementary and compatible with existing development, the Township's natural heritage, and which fosters a strong sense of place;
 - c) to exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design;
 - d) to be sensitive to the impact of light and sound on the lake environment;

- e) to implement a dark sky approach to development; and,
 - f) protect significant natural heritage values and ecological functions.
3. The character of the shorelines in Seguin Township includes exposed bedrock, coniferous and deciduous vegetation and a landscape where the natural environment predominates over human-built buildings, structures or alterations to the landscape. Buildings in the shoreline designation shall be sited to limit the removal of vegetation and to preserve significant landscape features in the Shoreline Areas such as peninsulas, islands, steep slopes, cliffs and narrow waterbodies. Development and redevelopment proposals shall be designed and sited so that buildings are incorporated into the existing landscape and buffered from the waterbody. Development that does not protect the character of shoreline areas shall not be permitted.
4. The following applies to all site alteration and development in the shoreline designation:
- a) Natural features shall dominate the shoreline, with the Township requiring that 90% of the front 20 metres of a lot be maintained in a natural vegetative state;
 - b) Vegetation buffers and landscaping are a major contributor to a quality lakefront and a high quality of natural area preservation and landscape design will be required to enhance the visual aesthetics of development and to enhance the site and waterfront compatibility;
 - c) Landscaping shall be used to screen or buffer development from adjacent uses, and mitigate the visual impact of the development, where necessary;
 - d) Landscape materials shall be selected for their ecological characteristics and native species are encouraged, while invasive species or species requiring use of pesticides, herbicides and fertilizers shall be discouraged;
 - e) Landscaping can play an important role in delineating a site's side yards and often provides a visual break and existing natural areas between uses should be preserved wherever possible;
 - f) hardscaping of the shoreline and within 20m of the shoreline shall be prohibited;
 - g) Significant treed areas on a development site shall generally be preserved, maintained and integrated into the new landscape design; and
 - h) Landscaping requirements shall be implemented through Site Plan Control.

5. Site design incorporates the built form of structures, vegetation buffers, landscaping, services and the layout of all amenities. Site design shall promote an appropriate design relationship between the lake, adjacent land uses, on-site uses and structures and visual aesthetics, in order to promote a lake environment that is pleasant, natural and attractive to the community. Site design shall consider a development's compatibility with the density, height, form, setbacks, materials and colours of development on adjacent lands.
6. The design of sites adjacent to parks, woodlots and watercourses shall be sensitive to natural areas. In these instances, buildings should be sited with the greatest possible setbacks from sensitive natural areas while on-site landscaping should be well integrated with natural areas. Site design shall also address compatibility between differing adjacent land uses through appropriate site layout, building locations and landscape treatments.
7. Site design shall generally not permit the alteration of the existing topography through filling, soil removal, or blasting, except where such activity minimizes visual impact.
8. The design of new buildings should achieve a complementary design relationship to the natural environment and existing buildings, while accommodating a diversity of architectural styles, building materials, subdued lighting, energy conservation techniques and innovative built forms.
9. The design of all buildings shall have regard to appropriate setbacks and the protection or provision of vegetative buffers along the lakefront. Buildings should be massed to recognize appropriate scale and provide an appropriate building height at the waterfront and be architecturally articulated to provide visual variety and interest while minimizing visual impact. Generally, building articulation features such as canopies, decks, and varying facade materials and setbacks should be used to reinforce a lake friendly scale. Effort shall also be made through these measures to limit the visual impact of buildings and structures to views from the lake and surrounding properties.
10. Buildings shall be encouraged to orient themselves to the lake, where possible, and present their principal building facades with an appropriate building design to the lake. Buildings located at major vista terminations on a lake, or on view corridors on the lake, shall be given special treatment through the use of massing and building articulation strategies, such as reduced height, special roof treatments, and use of special cladding materials and lighting fixtures so as to limit visual impacts from the lake.
11. Building functions that do not directly require lake access, such as private garages, shall not face the lake.
12. Roofscapes shall be an integral part of the design of a building and harmonize with the design of the rest of the building.

13. Buildings in the Shoreline Area will be designed and constructed to blend into the natural environment and preserve, or be compatible with, the historic architectural characteristics of the area. Development shall also comply with Township adopted Design Guidelines for the Shoreline Area.
14. The By-laws implementing this Official Plan will include regulations that will:
 - a) limit lot coverage up to a maximum of 10 percent of the lot area within the front 60 metres of the lot, and impose total coverage regulations which encourage vegetation retention and development in character with the natural waterfront;
 - b) limit the size of the waterfront dwellings and other buildings based on the mass of the dwelling including, but not limited to, increased setbacks for development occupying more than 50% of the width of a lot;
 - c) limit the expansion and additions to existing dwellings and other buildings where the building does not comply with the By-law performance standards including shoreline setbacks;
 - d) establish standards to direct and mitigate development on lands containing steep slopes including defining steep slopes or a range of slopes, regulating building placement and height based on the nature of the slope, regulating structures including stairs used to provide access to the water, and prohibiting development on lands over a certain slope;
 - e) limit the height of buildings within the front 60 metres of a lot to ensure that the building height does not intercept the natural tree line when viewed from the water;
 - f) limit the width of docks associated with residential development to a maximum 15 percent of the shoreline frontage of the lot or a defined size, whichever is greater;
 - g) regulate boathouses, which include boatports, by establishing requirements that:
 - i) boathouses must be located at least partially on the mainland and shall not be located entirely over water or on groynes or other structures located in the water independent of the mainland;
 - ii) restricts lakes on which boathouses may be permitted subject to the character and natural features of the lakes;
 - iii) establish minimum lot frontage standards to permit boathouses including boatports; and,
 - iv) establish maximum height and width standards;

- h) regulate width, height and setback standards will limit the visual impact of boathouses on adjacent lands and on the natural quality of the shoreline;
 - i) limit the location and number of fire pits and developed outdoor amenity areas; and
 - j) specify that dwellings in, and habitation of, boathouses shall not be permitted.
15. Alternative development standards shall be required for unique topographical features such as points or peninsulas where it is demonstrated that the development maintains the character of the natural shoreline environment and maintains the built form of the area.
 16. Parking areas and paved and gravel pathways shall be well removed from the waterfront and visually buffered from the shoreline and adjacent lands.
 17. Non-residential buildings higher than two storeys should be designed to minimize overlook conditions particularly if located adjacent to existing residential dwellings. Massing strategies such as stepping down towards buildings of lower height should be employed to minimize impacts.
 18. Development on private lands shall be designed with the intent of recognizing the relationship between the public realm and adjacent land uses.
 19. Noise generating activities should be located away from sensitive land uses, such as residential areas and waterfront areas, and buffered as necessary.
 20. Lighting shall be designed to minimize light trespass onto adjacent lands and the water and be dark sky compliant.
 21. When a non-residential development is located adjacent to existing or planned residential areas, sufficient building setbacks should be provided to minimize potential height and massing impacts such as shadowing and high wind speeds. Site Plan applications may be required to submit wind and/or shadow studies to address such potential conditions.
 22. Landscaping plays an important role in buffering potential negative effects. There should be a wide and generously planted landscape strip using a combination of deciduous and coniferous trees; as well as opaque fencing with noise attenuation properties where required, along the property line abutting existing residential development. When a non-residential development abuts a street with a residential use on the opposite side, the frontage should be treated with a wide landscaped strip and, where possible, parking shall not be located closer to the street than the building face.

23. On large sites, efforts should be made to encourage pedestrian linkages between uses and adjacent sites.
24. Site and building services and utilities such as wells, sewage treatment systems, waste storage facilities, loading, air conditioning equipment, satellite dishes, and hydro equipment and telephone transformers shall be located and/or screened from the lake and adjacent residential dwellings or other sensitive land uses, in order to buffer their visual and operational effects.
25. Site access, service areas and loading areas shall be located away from the lake so as to minimize disruption or conflicts with adjacent land uses. Sidewalks and other pedestrian routes. Screening should be designed to use natural vegetation, landscaping and/or solid fencing. Loading and service areas should be buffered for noise and lighting impacts, particularly when located adjacent to residential areas.
26. It is recognized that in some developments, there will be a need to accommodate outside processing and storage areas, particularly for uses such as commercial marinas and some waterfront industrial operations. These storage areas should be organized and placed to reduce their potential negative impacts. Therefore, open processing and storage areas should be located in the rear or side yards and screened from public view, or from views from adjacent properties, using fencing and/or landscaping.
27. This Council may prepare, and encourages Lake Associations to develop, in co-operation and consultation with the Township, Waterfront Design Guidelines for the individual lakes in the Township. Once adopted by Council, the Waterfront Design Guidelines shall be employed in the evaluation of all development applications and site plan control applications. In areas where Waterfront Design Guidelines have been adopted by Council, all development applications shall be evaluated to determine the extent to which the application achieves the design policies of this Plan and the relevant Council adopted Waterfront Design Guidelines.
28. The Waterfront Design policies of this Plan, and any implementing Waterfront Design Guidelines, shall be employed in the evaluation of all development applications located within the waterfront area.
29. The Township shall ensure that its municipal By-laws are regularly reviewed and amended to reflect the waterfront design policies of this Plan and any Council-adopted Waterfront Design Guidelines.

2.7.2.3 Shoreline Vegetation Protection Policies Applicable to all Development

1. New development in the shoreline shall be sensitive to the preservation of tree cover and vegetation wherever possible so as to prevent erosion, siltation and possible

nutrient migration and help maintain wildlife habitat. Buildings and structures, other than permitted shoreline structures, such as docks and boathouses, shall be set back a minimum of 30 metres from the high water level. A greater setback may be required where necessary to address water quality, wetland, fish habitat or similar issues.

2. Site alteration and disturbance of vegetation within a 20 metre natural vegetation setback to be provided shall be limited to 10% of the shoreline which can accommodate minor alterations to accommodate access trails, amenity areas, docks, boathouses, water pumping equipment or restoration work. Performance standards respecting the protection of the vegetative buffer and the amount and type of development permitted to encroach within the buffer shall be set out in the Implementing Zoning By-law and through Site Plan Control.
3. As a condition of development or redevelopment, revegetation of shorelines with local native species shall be required. In these instances, undisturbed shorelines shall be used as an example of how to appropriately revegetate a disturbed shoreline.
4. The requirements set out in sub-sections 1, 2 and 3 above may be varied, without necessity of an amendment to this Plan, in accordance with the following:
 - a) requirements to be established in the implementing by-law with respect to legal non-complying structures and their re-construction or expansion;
 - b) an approved site plan, zoning by-law amendment, or minor variance.

Variation shall only be permitted where existing lot configuration or physical constraints prevent meeting the requirements of this Plan. In all such instances, the development application shall be accompanied with a Site Evaluation Report and Environmental Impact Study which specifically addresses the variation in requirements and demonstrates that the proposed development will not negatively impact water quality, biological or recreational carrying capacity of the lake or natural heritage. A visual impact assessment shall also be required.

2.7.2.4 New Residential Development

1. New residential development shall consist primarily of single detached dwellings on separate lots. New lots shall have a minimum of 90 metres of shoreline frontage and a lot area of 1.0 hectare. Larger lots may be required in areas where environmental or physical constraints exist on the lands and on narrow channels (less than 120 metres (400 ft.)) or small water bodies, or in deer wintering areas or sensitive fish habitat. All development on islands shall have a frontage of 120 metres and an area of 1.2 hectares. Special lot standards for specific lakes are provided in Appendix I to this Plan.

2. In considering new applications for shoreline lot creation the Township may require site specific zoning to: restrict uses; the number and location of buildings and structures; and, the development of shoreline structures to ensure that future development on the severed and retained lots conforms to the goals, objectives and policies of the Plan.
3. Applications for new lot creation within the Shoreline Area designation will be evaluated and based on the submission of a Site Evaluation Report and an Environmental Impact Study, which may be submitted jointly, and which shall provide the following information:
 - a) Sufficient information about the nature of the lands, the development proposal, and the sites context in the lake system;
 - b) Site specific information such as a description of the lands, location, slope and soil characteristics, vegetation, drainage, erosion and flooding characteristics;
 - c) Description of the regional context of the site, detailing the surround land use and environment;
 - d) Environmentally sensitive areas shall be identified and analyzed, including, but not limited to wetlands, significant fish habitat, and wildlife habitat;
 - e) Potential impacts of the development should be identified including lake water quality impacts, storm water quality and quantity impacts, erosion, vegetation, habitat, shoreline and visual/aesthetic impacts;
 - f) The constraints to development and address how the constraints can be managed or mitigated effectively through the utilization of appropriate development control techniques including site plan control; and,
 - g) The report shall also address the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan and shall be prepared in accordance with the policies of this Plan.
4. One guest cabin may be permitted in the Shoreline Area designation as an accessory use to an existing dwelling provided the lot has a minimum area of 1 hectare. Guest cabins will be limited in size and shall be smaller than and incidental to the main dwelling. Guest cabins will be considered as part of the total lot coverage permitted on a lot. Specific regulations shall be provided in the Implementing Zoning By- law.
5. Additional dwelling units, guest cabins and other habitable buildings may be permitted on larger lots as though each use was on a separate lot provided the development, including density, is in keeping with the provisions of this Plan and shall require an

Amendment to the Implementing Zoning By-law. Supporting technical studies may be required to support the proposed use.

6. Residential development may take the form of cluster developments where the residential development is set back from the waterfront and the waterfront area is maintained as open space to the benefit of all landowners. In such instances the density of the development shall not exceed 20 metres of frontage on the waterbody per unit or 2.5 units per gross hectare and the common shoreline access and amenity area shall be limited to no more 25% of the aggregate shoreline. This form of development shall occur by Plan of Subdivision or Condominium and an Official Plan Amendment and Zoning By-law Amendment.
7. All lots that do not have frontage on and direct access to a public road that is maintained year-round shall be placed in a Limited Service Residential Zone in the Implementing Zoning By-law.
8. Rezoning of lands within the Limited Service Residential Zone to a Zone that does not distinguish between service levels may be considered by Council provided the following criteria are met:
 - a) The lot(s) being rezoned shall have frontage on, as well as direct access to, a public road maintained year-round by the Municipality or on a private road controlled by a condominium corporation;
 - b) The dwelling(s) on the lot(s) to be rezoned shall comply with all building and construction standards that apply to permanent dwellings;
 - c) The dwelling(s) on the lot(s) to be rezoned shall be serviced by a private well on the same lot or an appropriate water supply;
 - d) The dwelling(s) on the lot(s) to be rezoned shall be serviced by an appropriate means of sewage disposal that is designed to serve a permanent residence and which has obtained the approval under Part 8 of the Ontario Building Code;
 - e) The emergency services confirm, in writing, that the dwelling(s) on the lot(s) to be rezoned can be serviced year-round by emergency vehicles; and,
 - f) The lot(s) to be rezoned complies with all applicable Zone provisions in the Implementing Zoning By-law.

2.7.2.5 Non-Residential Shoreline Development

1. Existing marinas are permitted in the Shoreline Area designation. Any new marina shall require an Amendment to the Zoning By-law and shall only be considered if the proposed marina is compatible with the character of the Shoreline Area.
2. Existing marinas will be encouraged to continue to provide a broad range of goods and services to the shoreline community. Expansions to existing marinas will require an Amendment to the Zoning By-law.
3. Changes in use from a marina to another commercial use shall generally be discouraged and will require an Amendment to this Plan.
4. The conversion of marina properties to residential uses is not permitted by this Plan. There are a limited number of marina properties in the Township that provide lake access, boat services and convenience commercial items for shoreline properties. This Plan recognizes the importance of maintaining marina properties.
5. New bed and breakfast establishments may be permitted by way of an Amendment to the Implementing Zoning By-law and subject to Site Plan Control.
6. The resort commercial uses permitted in the Shoreline Area designation shall be limited to facilities which are privately owned and operated to provide accommodation on a temporary basis (which includes tent and trailer camps, rental cabins and housekeeping cottages), lodges, motels, marinas or other similar recreational commercial uses. Ancillary uses and activities, such as indoor and outdoor recreational facilities, retail commercial uses of a convenience nature, or eating establishments which primarily serve the needs of persons using the resort commercial use shall also be permitted. Residential accommodation shall also be permitted for the accommodation of the owner or caretaker or other similar personal and staff members.
7. It is the intent of this Plan to provide for the continuation of existing tourist establishments and resort commercial uses and, wherever possible, to recognize their future viability and contribution to the local economy.
8. Conversions of existing tourist commercial uses are generally discouraged. Prior to considering a rezoning application to allow the conversion of existing tourist commercial uses to residential uses, Council shall be satisfied that the change in use has a positive long-term impact on the environment, local economy, and the surrounding area. Where such conversion occurs the density of residential development shall be no greater than that would be permitted for new residential development in accordance with all of the applicable policies of this Plan. Such conversion shall be considered new development and all relevant policies and requirements shall apply on this basis.
9. New resort commercial developments shall require an Official Plan Amendment and Zoning By-law Amendment as well as being subject to site plan control. Council may

consider expansions of existing resort commercial uses by way of Zoning By-law amendment and site plan control. In considering such applications for new or expanded facilities, the following shall be addressed in addition to all other policies of this Plan:

- a) Regard shall be had for the layout and design of resort commercial areas such that the internal road pattern provides for the adequate movement of vehicular traffic. Access points to and from public roads shall be limited in number and designed in such a manner that will minimize the danger to both vehicular and pedestrian traffic.
- b) It is the intent of this Plan to encourage increased setbacks of large-scale development from the shoreline. Setbacks for buildings, structures and uses requiring proximity to the water such as docks, boathouses, marina service facilities and water pumping equipment shall be identified in the Zoning By-law.
- c) It shall be the policy of this Plan to require a minimum of 5% of the gross area associated with those resort commercial uses which provide accommodation for improved outdoor purposes. For the purposes of this Plan, improved outdoor areas shall mean lands which have been graded and levelled and, as may be necessary, sodded or seeded or otherwise enhanced so as to provide suitable areas and facilities for the use and enjoyment of visitors or patrons.
- d) Applications will be evaluated and based on the submission of a Site Evaluation Report and an Environmental Impact Study, which may be submitted jointly, and which shall provide the following information:
 - i) Sufficient information about the nature of the lands, the development proposal, and the sites context in the lake system;
 - ii) Site specific information such as a description of the lands, location, slope and soil characteristics, vegetation, drainage, erosion and flooding characteristics;
 - iii) Description of the regional context of the site, detailing the surround land use and environment;
 - iv) Environmentally sensitive areas shall be identified and analyzed, including, but not limited to wetlands, significant fish habitat, and wildlife habitat;
 - v) Potential impacts of the development should be identified including lake water quality impacts, storm water quality and quantity impacts, erosion, vegetation, habitat, shoreline and visual/aesthetic impacts;

- vi) The constraints to development and address how the constraints can be managed or mitigated effectively through the utilization of appropriate development control techniques including site plan control; and,
 - vii) The report shall also address the appropriateness of the proposed development and its ability to satisfy the principles and goals of this Plan and shall be prepared in accordance with the policies of this Plan.
- e) A detailed hydrogeological report prepared by a qualified professional with respect to the adequacy of groundwater supplies and the ability of the soils to sustain development on the basis of private services may be required. All individual sewage systems and water systems shall be installed in accordance with the authority responsible for their approval. Tertiary treatment systems may be required in accordance with the recommendations of a Site Evaluation Report.
- f) Regard for 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.
10. Notice of applications to permit new resorts or expansions of resort commercial uses shall be given to property owners within 2000 metres of the subject lands and affected cottage, road or lake associations.
11. Expansions or modifications to tourist commercial developments may be permitted on the basis of 6 metres per accommodation unit frontage on the waterbody and a maximum density that does not exceed 10 units per hectare where a unit is defined as a rental cottage or a camp site, or room in a hotel, motel, lodge or similar arrangement of units. New developments shall require 10 metres per accommodation unit frontage and shall not exceed a density of 7 units per hectare.
12. Densities up to 25% in excess of these requirements may be permitted through an Amendment to the Zoning By-law subject to the developer entering into a Site Plan Agreement with the Municipality that ensures the development of public waterfront access as well as additional facilities such as a golf course, swimming pools or other significant land based recreational facilities.
13. New resorts and expansions of existing tourist commercial uses shall not be permitted within 500 metres of at-capacity or over threshold lakes as set out on Appendix I, Appendix II, and Appendix III respectively to this Plan.

14. Fractional ownership development shall be considered a resort commercial development and subject to all relevant policies of this Plan. Densities permitted for developments based on fractional ownership shall be based on the nature and built form of the development. Developments in the form of individual cottages shall meet the frontage and density requirements for residential uses. Developments in the form of tourist resorts with communal facilities and commercial services shall be based on the policies for tourist commercial developments.
15. The development of new tourist commercial uses, and expansion or modification of existing use, shall require submission of impact studies to be prepared to the satisfaction of the Township. Prior to the approval of any new use, modification, or expansion, Council shall be satisfied that boating and other carrying capacity impacts will be acceptable.
16. Backlot development may be utilized in conjunction with a tourist commercial use solely for the purposes of providing accommodation development to house seasonal employees. Such development shall be permitted only for this purpose and be subject to a Zoning Amendment and site plan control, and development will otherwise be subject to all other relevant policies of this Plan. Such development shall not be converted to any other use, other than a permitted use, and shall be removed if the use is no longer required and another permitted use is not viable or appropriate.

2.7.2.6 Shoreline Servicing

1. It is the intent of this Plan to ensure that existing septic systems are upgraded to the highest standards possible and that an appropriate water supply is available for each dwelling unit. In order to implement this intent, the approval of the appropriate agency is required and septic systems shall conform to the standards as required in this Plan before certain types of improvements can be made to a lot or dwelling unit.

These improvements are listed below:

- a) The enlargement, renovation or addition to a dwelling unit requiring a permit under the Building Code Act;
- b) The development of an accessory building requiring a permit under the Building Code Act; and,
- c) The development of a deck or accessory building or structure in the same yard as the septic system.

In addition, confirmation must be received prior to the issuance of a building permit for the above improvements that indicates the well servicing the dwelling, if there is a well

supplying water to the dwelling, is located on the same lot as the dwelling. If the well servicing the dwelling is not located on the same lot, an agreement that indicates that the water supply from another lot is available for use on the subject lot is required.

2. All new residential development, when recommended by a Site Evaluation Report, shall utilize sewage disposal systems that incorporate tertiary treatment that will reduce or prevent the migration of phosphorus and nitrogen into the adjacent waterbody.

2.7.2.7 Zoning and Site Plan Control to be Utilized

1. The Township shall exercise its powers of zoning and site plan approval to encourage a high quality of building and landscape design and to implement the waterfront design policies of this Plan.
2. Council will require site plan approval for all new development in the Shoreline Areas. Development on steep slopes shall also be subject to site plan approval.

2.8 Environmental Protection Area Designation

2.8.1 Permitted Uses in Environmental Protection Designation

1. The following uses may be permitted, in accordance with the other policies of this Plan:
 - a) passive recreational uses, such as nature viewing and pedestrian trail activities;
 - b) best practices forestry and resource management practices where undertaken in a manner that minimizes any potential impact on the natural features and functions of the area and complies with all relevant policies of this Plan;
 - c) watershed management and flood and erosion control projects carried out or supervised by a public agency;
 - d) archaeological conservation.

2.8.2 Environmental Protection Area Designation Policies

2.8.2.1 Intent

1. It is the policy of this Plan to prohibit the alteration of the physical and/or biological features of lands designated Environmental Protection Area. Development and site alteration, other than that undertaken for a permitted use, are therefore prohibited on lands designated Environmental protection Area.

2.8.2.2 Boundaries

1. The boundaries of the Environmental Protection Area designation are delineated on Schedule “A” to this Plan. The extent and exact location of the boundaries are intended to be delineated in the Implementing Zoning By-law in accordance with detailed mapping provided by the Province or as produced by the Township, and will not require an Amendment to this Plan. Such lands will be placed in appropriate environmental zones in the Implementing Zoning By-law.
2. Not all of the natural heritage features in the Township have necessarily been designated Environmental Protection Area or incorporated on the Land Use Schedules at the date of the adoption of this Plan. As new information becomes available, additional lands may be incorporated into the Environmental Protection Area designation.
3. The precise boundary of any Environmental Protection Area shall be determined as a component of a required environmental impact study. The policies shall apply to the designation boundary as established in the environmental impact study as approved by the municipality.

2.8.2.3 Re-Designations

1. It is essential that Environmental Protection Areas be protected from future development to preserve the Township’s natural environment. As such, an application for the redesignation of an area of private lands designated Environmental Protection Area, may be given due consideration only if it is established to the satisfaction of Council through a peer reviewed environmental impact study that the lands are not part of the environmental feature and that any development proposed will have no negative impact on the environmental feature or function of the area.

2.8.2.4 Applies to Public and Private Lands

1. Nothing in this Official Plan shall be construed to imply that Environmental Protection Area lands are free and open to the general public or that such areas will be purchased by the Township or any other public agency.

2.8.2.5 Zoning Implementation

1. The Zoning By-law shall incorporate general setbacks for lot lines, buildings, structures, parking areas and other similar facilities from lands designated Environmental Protection Area in relation to the extent and severity of the natural environmental features and ecological functions of the area. The Township will evaluate this general setback for specific development applications, and as established in the Zoning By-law,

to provide the appropriate setback required to protect the area from the impacts of construction. A greater setback may be required to reflect specific circumstances.

2.9 Crown Lands

2.9.1 Permitted Uses of Crown Lands

1. Permitted uses within the Crown Lands designation shall include only those uses approved by the Province of Ontario.

2.9.2 Crown Land Designation Policies

1. The Township encourages the Province and its resource Ministries to consult with the Council of the Township when making land use decisions concerning Crown Lands.
2. The Township encourages the Province to consider this Plan when making land use and resource management decisions regarding the Crown Lands located within the Township of Seguin.
3. The Township will co-operate and participate with the Province in any land use or resource management planning process with respect to Crown Lands located in the Township.
4. The Province is encouraged to consult with Council prior to making any decision with respect to the sale of any Crown Lands located in the Township.
5. The policies of this Plan shall apply to any Crown Lands that are deemed surplus by the Province and are sold into private ownership. Before any former Crown Lands may be used and developed, they shall be the subject of an Application to amend this Plan and the Implementing Zoning By-law. The Application to redesignate lands within the Crown Land designation shall take into consideration the land use designations and structure as set out in the policies and on the Schedules to this Plan and shall consider the vision, goals, objectives and policies of this Plan.
6. The Province is encouraged to continue to permit the use and development of the linear multi-use trails including snowmobile trails system in the Township. The Township has prepared a Trails Master Plan for the Township and encourages the Province to participate in the process of future trail planning and development in order to permit the development of an inter-connected trail system in the Township on both private and public lands for a full range of recreational uses.

SECTION 3: SUSTAINING VIBRANT AND HEALTHY COMMUNITIES

3.1 Goals:

1. It is the goal to manage growth in the Township in an appropriate manner that promotes intensification, provides for a range of housing options and choices, commercial services and employment opportunities in a sustainable manner.
2. It is the goal of this Plan to protect and enhance the character of existing Settlement Areas and to maintain them as diverse, liveable, safe, thriving and attractive communities.
3. It is the goal of this Plan to protect, maintain and enhance the rural character, and establish appropriate development opportunities in the Countryside.
4. It is the goal of this Plan to provide opportunities for economic development and enable local economic opportunities for residents through support of local businesses; providing opportunity for value-added activities; encourage businesses that support the rural and tourism economy; and supporting innovation in the commercial and industrial sectors.
5. It is the goal of this Plan to value and promote our rich cultural diversity and history. Fundamental to this goal is the recognition of Indigenous communities' perspectives and traditional knowledge to land use planning decisions affecting our shared heritage and values.

3.2 Objectives:

3.2.1 Settlement and Residential Uses

1. To encourage development that maintains and enhances community character in accordance with the policies contained within this Plan.
2. To provide for appropriate types and amounts of development inside and outside of the Settlement Areas while maintaining the character of the Township, protecting the environment and providing for appropriate management and utilization of rural resources.
3. To ensure an adequate supply of land is designated and available for residential development.

4. To encourage the use of surplus public lands for affordable and attainable housing where the site is appropriate for such a use and where the use would be compatible with adjacent uses.
5. To ensure that all development is sustainable based on the servicing options outlined in this Plan, and are appropriate based on the scale, nature and size of the use proposed.

3.2.2 Employment

1. To recognize, protect, and enhance the existing employment areas and the maintenance of those elements which contribute to the success of these area for employment uses and to promote the existing businesses and industries and associated activities and enhance their capacity to contribute to the economy of the Township.
2. To encourage development and redevelopment in the Township's commercial centres and corridors that incorporates excellence in site design that complements the location and character of the Township.
3. To recognize existing small-scale commercial, industrial, and institutional uses, and to permit limited new development that is compatible with the rural environment.
4. To recognize, protect, and enhance the existing Employment Areas and the maintenance of those elements which contribute to the success of these area for employment uses.
5. To provide for the development of new employment uses which are sensitive to the character of the Township and contribute to a balance between residential and non-residential assessment in the Township.
6. To establish, maintain and enhance employment areas that provide a range of job opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Township.
7. To support businesses that are aligned with a "green" economy and current employment trends, including working from home and mixed-use developments.
8. To support the continued growth and development of the Parry Sound Area Municipal Airport as a significant component of the Township's economic base and to encourage the establishment of employment uses that are related to and compatible with the functioning of the airport and associated business park.
9. To encourage the development of home-based businesses provided the proposed use is compatible with adjacent uses.

10. To encourage businesses and economic activity that creates added value from local products, materials and resources.

3.2.3 Character and Design

1. To ensure that the character and stability of existing communities are maintained and enhanced by ensuring that development and redevelopment is compatible with the character of adjacent buildings, landscape features and the scale and density of existing development.
2. To encourage healthy community initiatives in the Township.
3. To ensure that all new development has a positive contribution to community life in the Township.
4. To encourage a high quality of site and building design for all forms of development and to preserve and enhance the historic character of the Township's various communities.

3.2.4 Natural and Open Spaces and Recreation

1. To encourage the preservation of present and future linear trail systems for the benefit of the residents and visitors to the Township.
2. To encourage the maintenance and development of passive low-intensity recreational uses provided the use has a minimal impact on the character of the rural area and is properly sited.
3. To permit land based recreational facilities and development that are compatible with the environment.

3.2.5 Managing Resources

1. To encourage forest management activities that incorporate best management practices.
2. To encourage the preservation of lands for agricultural uses and ensure that agriculture uses remain a part of the landscape of the Township.
3. To minimize the impacts of development on existing agricultural operations.
4. To integrate agriculture, forestry, open space, and aggregate and mining uses in a satisfactory manner and to protect areas of mineral and aggregate resource potential from incompatible development.

5. To protect known aggregate deposits for potential future extraction.
6. To recognize existing aggregate extraction uses and permit new or expansions to existing sand and gravel aggregate operations in a manner that ensures that extractive activities are carried out with minimal environmental and social cost.
7. To ensure that the haul routes used are appropriate and compatible with communities and natural heritage features.

3A GENERAL POLICIES

Section 3A sets out general policies which apply to the entire Township for the purposes of developing vibrant and healthy communities.

3.3 Growth Expectations

1. The population of Seguin Township rose to 5,280 individuals in 2021 from 4,304 in 2016. This is a 22.7% increase in population over a 5 year period. There was also a change of 17.3 % in private dwellings occupied by usual residents (permanent dwellings) over the same period. This is well above the Provincial rate of increase of 5.8%.
2. The number of private dwellings over this same period rose by approximately 81 single detached dwellings and 150 cottage units. This represents a 4.8% increase in the number of dwellings. The growth in the number of cottage units was close to twice that of other single detached residential structures.
3. The variation in number of dwellings and population growth is a reflection of residential conversions reflecting a change in seasonal use to year-round use of dwellings. It is expected that this rate of conversion will continue although it would be expected to slow as existing housing stock reaches a conversion limit.
4. It is anticipated that this rate of population growth will continue or increase. The general trend related to telecommuting, increasing numbers of retirees, and pressure on housing prices in urban centres means that Seguin will continue to experience significant growth pressures. Additionally, the conversion of part-time units to full-time units places new demands on not just municipal services but also local businesses. This added population is therefore expected to increase local economic activity and associated jobs which in turn requires additional housing for employees.
5. The conversion of existing housing stock addresses only a limited segment of the housing market. Generally, this housing stock is higher cost and often conversions are undertaken to accommodate existing residents. A supply of attainable and affordable

housing will therefore be required to accommodate expected growth as it will not be satisfied by conversion of existing units to full-time use.

6. Over the life of this Plan (25 years with a 10 year review timeframe) the population rate of growth would be expected moderate as the rate of conversion slows, but is still expected to be significant in response to the need to service an increased population and the continued trends established by the ability for much of the population to work from home.
7. The lower rate of growth in the number of dwellings is also a reflection of lack of availability of housing choices and opportunity created by previous restrictive policies which sought to limit growth to an extent well below anticipated demand. This has led to a very high cost for residential ownership and a very low rate of rental housing availability.
8. The Township is therefore seeking to resolve a number of housing challenges including: continued high demand; housing opportunity related to local employment; availability of rental units; attainability; and affordability.
9. The Township intends to address this challenge by utilizing a variety of opportunities including:
 - a) directing the majority of residential growth to settlement areas where growth is anticipated to occur through intensification and infilling;
 - b) modest increases to the boundaries of settlement areas to accommodate increased growth;
 - c) limited rural lot creation through consent;
 - d) Limited rural growth through small plans of subdivision or condominium; and
 - e) Intensification through allowing additional residential units within and as accessory units to existing dwellings.
10. As the establishment of full municipal services requires very large amounts of growth to be economically viable and sustainable, it is not anticipated that significant growth will occur in settlement areas on this basis and a diverse approach to establishing attainable and affordable housing has therefore been set out in this Plan.

3.4 Sustaining Vibrant and Healthy Communities

1. The Township shall sustain vibrant and healthy communities by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of Seguin over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society; and,
- g) ensuring that necessary public service facilities are or will be available to meet current and projected needs.

2. The Township shall support long-term economic prosperity by:

- a) promoting opportunities for economic development and community investment-readiness;
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;
- c) optimizing the long-term availability and use of land, resources, infrastructure and public service facilities;
- d) maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets in settlement areas;

- e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;
- f) promoting the redevelopment of brownfield sites;
- g) providing for an efficient, cost-effective, reliable multimodal transportation system that is integrated with adjacent systems and those of other jurisdictions, and is appropriate to address projected needs to support the movement of goods and people;
- h) providing opportunities for sustainable tourism development;
- i) sustaining and enhancing the viability of the agricultural system through protecting agricultural resources, minimizing land use conflicts, providing opportunities to support local food, and maintaining and improving the agri-food network;
- j) promoting energy conservation and providing appropriate opportunities for increased sustainable energy supply;
- k) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature; and
- l) encouraging efficient and coordinated communications and telecommunications infrastructure.

3.5 General Settlement Area Policies

1. Settlement areas shall be a focus of growth and development having consideration to rural characteristics, the scale of development and the provision of appropriate service levels.
2. Land use patterns within settlement areas will be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;
 - b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - c) minimize negative impacts to air quality and climate change, and promote energy efficiency;

- d) prepare for the impacts of a changing climate;
 - e) support active transportation; and,
 - f) are freight-supportive.
3. To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, Seguin Township shall:
- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
 - b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.
4. Seguin Township shall provide for an appropriate range and mix of housing options and densities to meet projected market-based, attainable and affordable housing needs of current and future residents of the regional market area by:
- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans;
 - b) permitting and facilitating:
 - i) all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
 - ii) all types of residential intensification, including additional residential units, and redevelopment;
 - c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation in areas where it exists or is to be developed; and,
 - e) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.
5. Settlement Area Boundary expansions shall only be permitted through a municipally initiated comprehensive review and only where it has been demonstrated that additional lands are required in accordance with the Provincial Policy Statement.

3.6 Employment Areas

1. Seguin Township will promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities, with consideration of housing policy; and
 - e) ensuring the necessary infrastructure is provided to support current and projected needs.
2. Seguin Township shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs.
3. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

4. Within employment areas planned for industrial or manufacturing uses, residential uses other than limited staff housing are prohibited and other sensitive land uses that are not ancillary to the primary employment uses shall also be prohibited or limited in order to maintain land use compatibility.
5. Employment areas planned for industrial or manufacturing uses will include an appropriate transition to adjacent non-employment areas.
6. Seguin Township may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
7. Seguin Township shall protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

3.7 Countryside

1. On rural lands located in Seguin, generally permitted uses are:
 - a) the management or use of resources;
 - b) resource-based recreational uses (including recreational dwellings);
 - c) residential development, including lot creation, that is appropriate to Seguin;
 - d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
 - e) home occupations and home industries;
 - f) cemeteries; and
 - g) other rural land uses as set out in this Plan.
2. Recreational, tourism and other economic opportunities will be promoted.
3. Development that is compatible with the rural and natural landscape and can be sustained by rural service levels will be promoted.
4. Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

5. Opportunities will be retained to locate new or expanding land uses that require separation from other uses.
6. Opportunities to support a diversified rural economy will be promoted by protecting agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses.
7. New land uses, including the creation of lots, and new or expanding livestock facilities, will comply with the minimum distance separation formulae.

3.8 Public Land Uses

1. Except as may be otherwise specifically stated in this Plan, it shall be a policy of this Plan to permit the use of any land or the use of any building or structure, for the purposes of public service by this Township, any telephone company, any natural gas company or any Department or Ministry of the Government of Canada or of Ontario or authorized contractors/agents of the Ministry or Agency.
2. All public uses shall have regard to the specific Official Plan policies and zoning regulations for the designation and zone within which they are located. It is a policy of this Plan that public uses shall be directed away from lands designated Environmental Protection or support a natural heritage feature.
3. Public service uses shall not include waste management facilities, waste disposal operations, facilities operated by or for the Ministry of Corrections, or other similar uses. Such uses shall only be permitted by an Amendment to this Plan which is supported by appropriate justification studies examining land use compatibility and including a comprehensive examination of the social, financial and servicing aspects of such development.
4. All existing electric power facilities and the development of any new electric power facilities, including all works as defined in the Power Corporations Act, such as transmission lines, transformer stations and distributing stations, shall be permitted in any land use designation, without an Amendment to the Plan provided that such development satisfies the provisions of the Environmental Assessment Act, including regulations made under the Act, and any other relevant statutes.

3.9 Home Occupations

1. Home occupations are permitted in all designations where a dwelling is a principle permitted use, provided:

- a) it is wholly located within a dwelling unit;
 - b) it is clearly secondary to the primary use of the property as a residence, in terms of floor space utilization, and is compatible with surrounding residential uses;
 - c) it is located in the principal residence of the person conducting the Home occupation;
 - d) no outside storage of goods, materials, equipment or service vehicles other than no more than the parking of four cars, vans and light trucks related to the home occupation occurs;
 - e) adequate on-site parking is provided for the home occupation use, in addition to the parking required for the residential use, and such parking is provided in locations compatible with the surrounding residential uses;
 - f) the sign identifying the home occupation is limited in size and in accordance with a Municipal Sign By-law, when passed by Council;
 - g) the existing individual on-site sewage service is acceptable to adequately service the principal residential dwelling unit and the proposed Home Occupation;
 - h) the traffic generated will not impact negatively upon a municipal road or Provincial Highway;
 - i) no emissions or excessive noise are generated; and,
 - j) the necessary entrance permits are obtained from the municipality or the Ministry of Transportation.
2. The Implementing Zoning By-law shall further detail the conditions under which a home occupation may be permitted.

3.10 Bed and Breakfasts

1. Bed and breakfast establishments shall be permitted in single detached dwellings where listed as a permitted use in the land use designations in this Plan. Council shall be satisfied that the following criteria can be met:
- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
 - b) the use is clearly secondary to the primary use of the dwelling as a residence;

- c) the bed and breakfast establishment must be the principal residence of the owner and operator;
 - d) the character of the dwelling as a private residence is preserved;
 - e) adequate parking facilities are available on the lot for the proposed use;
 - f) the use will not cause a traffic hazard.
 - g) the existing individual on-site sewage service is acceptable to adequately service the principal residential dwelling unit and the proposed bed and breakfast establishment.
 - h) shall not be permitted on an at-capacity lake.
2. The Implementing Zoning By-law shall further detail the conditions under which a bed and breakfast establishment may be permitted, including maximum size and separation distances.
 3. The development of a new bed and breakfast shall be subject to Site Plan Control.
 4. Bed and breakfast establishments are distinct from short-term accommodations uses which will be separately regulated.

3.11 Home Industries

1. Home industries are small-scale industrial uses that are accessory to single detached dwellings. These uses should not detract from the primary use of the property for residential purposes.
2. Home industries may include welding, carpentry or machine shops, or agriculturally related uses. The accessory retail sales of products produced in the home industry is also permitted. The repair, storage or sale of motor vehicles is not considered to be a home industry.
3. Home industries shall be permitted in the Countryside designation.
4. The Implementing Zoning By-law shall detail the conditions and standards under which a home industry may be permitted. Appropriate performance standards shall be established in the Zoning By-law in accordance with the following guidelines:
 - a) the building housing the home industry is located within the existing building cluster;

- b) the home industry has a floor area that is secondary to the scale of uses on the property;
- c) the home industry and any activity area associated with the home industry is set back an appropriate distance from all lot lines;
- d) the noise, dust, odour and other emissions that could potentially emanate from the use will not have an adverse impact on adjacent properties or the environment;
- e) the type and level of traffic generated by the use is compatible with the character of the area and the function of adjacent roads, and will not impact negatively upon a Provincial Highway;
- f) the operator of the home industry resides on the property;
- g) all machinery and equipment, with the exception of motor vehicles, required for the home industry are located within enclosed buildings;
- h) any open storage is associated with, and accessory to, the home industry and is fully screened from view and located within a fenced compound which occupies no more than the area equal to the footprint of the home and shall also be limited by the total coverage provisions applicable to the lot ;
- i) The existing individual on-site sewage service is acceptable to adequately service the principal residential dwelling unit and the proposed home industry.
- j) no hazardous or noxious materials are stored on-site;
- k) the home industry has a limited number of employees;
and,
- kl any retail component of the home industry is clearly accessory to the home industry and does not detract from the primary use of the property.

5. The development of a new home industry shall be subject to Site Plan Control.

3.12 Agricultural Diversification

- 1. Agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations.
- 2. Criteria for these uses are based on guidelines developed by the Province.

3.13 Resource Extraction

1. All new mineral aggregate quarry operations shall require an Amendment to the Official Plan and Zoning By-law.
2. Applications to expand existing mineral aggregate quarry operations will require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.
3. Applications to develop new or expand existing sand and gravel aggregate operations shall require an Amendment to the Zoning By-law and will be considered in accordance with the policies of this Section.
4. Any application for Amendment to the Official Plan and/or the Zoning By-law shall be supported by studies that address:
 - a) the potential impacts of the operation on:
 - i) the significant natural heritage features and ecological functions on the site and in the area;
 - ii) nearby communities and residential uses;
 - iii) agricultural resources and activities;
 - iv) the character of the area;
 - v) the quality and quantity of groundwater and surface water;
 - vi) the cultural heritage resources in the area;
 - vi) significant geologic formations on the site and in the area;
 - vii) the groundwater recharge functions on the site and in the immediate area; and,
 - viii) nearby wells used for drinking water purposes.
 - b) the effect of the increased truck traffic on the environment and the land uses in the area;
 - c) the suitability of the proposed haul routes;

- d) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
 - e) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation;
 - f) how the impacts from the proposed operation on adjacent uses will be mitigated; and,
 - g) how the site will be progressively rehabilitated to accommodate subsequent land uses after the extraction is completed.
5. In addition to the above, the required studies shall take into account the added impact of the proposed operation on the items listed in this Section and also take into account the impacts from existing operations in the immediate area. In considering the cumulative impact of the new operation and existing known impacts, Council shall ensure that mitigation measures intended to lessen or eliminate the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.
 6. Applicants shall consult with the Township to determine the nature, scope, and terms of reference for the required supporting studies under this section. The preparation of the supporting studies shall be subject to the policies of this Plan.
 7. Wayside pits and quarries are regulated by the Aggregate Resources Act and will be defined in the Implementing Zoning By-law(s) in accordance with Provincial requirements. Wayside pits and/or quarries are temporary excavations made for the removal of sand or gravel or bedrock aggregate and are opened and used by a public road authority (or its authorized contractor) for the purpose of a particular project or contract of road construction.
 8. Wayside pits and quarries, as well as portable asphalt and concrete plants shall be permitted in all land use designations without amendment to this Plan or the Zoning By-law, except on lands designated Shoreline Area, Settlement Area, and Environmental Protection Area, or lands adjacent to existing, residential development, and are prohibited from locating within 300 metres of any lakes or watercourses.

3B DESIGNATION AND DESIGNATION POLICIES

Section 3B sets out designations and policies specific to those designations that are intended to provide for developing vibrant and healthy communities.

3.14 Settlement Area Designation and Specific Policies

3.14.1 Permitted Uses in Settlement Area Designation

1. The permitted residential uses in the Settlement Area designation include:
 - a) single detached dwellings;
 - b) semi-detached dwellings;
 - c) duplex and triplex dwellings;
 - e) street townhouse dwellings;
 - f) block townhouse dwellings; and,
 - g) low-rise apartment dwellings;
2. A lot developed for a single detached dwelling may also include a second residential unit in the house and a residential unit in a building or structure ancillary to the house. A lot developed for a semi-detached or duplex detached dwelling may also include a second residential unit in a building or structure ancillary to the house. A townhouse unit may also include a second residential unit in the townhouse unit. In all cases adequate servicing must be available to accommodate the number of dwellings. Appropriate standards and provisions shall be established in the General Zoning By-law in accordance with the following guidelines:
 - a) The additional dwelling unit is permitted only in conjunction with an existing dwelling unit;
 - b) The additional dwelling unit is secondary and subordinate to the existing dwelling unit;
 - c) The accessory dwelling unit in a residential structure forms an integral part of the residential structure and is so designed to maintain the character of the residential structure or, in the case of a dwelling in an ancillary structure, maintains the character of the surrounding neighbourhood;
 - d) The lot size and configuration are sufficient to accommodate adequate parking and amenity space is available and to ensure that the character of the area or amenity space of area properties is not adversely impacted;
 - e) Where necessary, buffering of adjacent uses is provided;

- f) The addition of a dwelling unit shall not cause an encroachment into any required yard or height restriction imposed by the Zoning By-law;
 - g) The minimum floor area for the dwelling unit and all other standards will comply with the Ontario Building Code, Ontario Fire Code, and all other applicable requirements, and;
 - h) The existing individual on-site sewage and water service is adequate to service the principal residential dwelling unit and the proposed additional dwelling units.
- 3. Commercial uses permitted within the Settlement Area designation include:
 - a) retail uses;
 - b) personal service uses;
 - c) offices uses;
 - d) commercial accommodation uses;
 - e) restaurants;
 - f) automobile sales and service-related uses; and,
 - g) recreational vehicle sales and service-related uses.
- 4. Small-scale industrial uses are permitted within the Settlement Area designation include:
 - a) small-scale industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities;
 - b) printing and associated service establishments;
 - c) industrial malls, containing one or more of the uses permitted in this designation; and,
 - d) accessory uses.
- 5. Institutional and community facility uses are permitted within the Settlement Area designation include the following:

- a) government administration offices and buildings;
 - b) post office;
 - c) library;
 - d) hospitals or medical clinics;
 - e) places of worship;
 - f) cemeteries;
 - g) public and private schools;
 - h) community centres and arenas; and,
 - i) public parks.
6. The Implementing Zoning By-law shall: establish various zone categories for each of the broadly categorized residential, commercial, industrial and institutional and community facility uses; set out general provisions applying to all of the uses; and, set out specific provisions for each of the uses including, but not limited to, the density of development, required yards and setbacks, and any other provisions related to performance standards or community character.

3.14.2 Settlement Area Designation Policies

3.14.2.1 Settlement Area Hierarchy

1. This Plan identifies the communities of Rosseau and Humphrey as the major Settlement Areas of the Township and the communities of Orrville and Foley Centre as existing Settlement Areas. These four communities are designated Settlement Area on Schedule "A" to this Plan. Rosseau and Humphrey are considered major Settlement Areas in recognition of the concentration of community service facilities, housing, and commercial and employment uses. Orrville and Foley Centre may have fewer higher order uses, but both represent long- standing communities in the Township. The objective of this Plan is to build on the historical communities of Rosseau, Humphrey, Orrville and Foley Centre as the main focus of growth and development in the Township during the planning period of this Plan.

3.14.2.2 Intent of Settlement Areas

1. It is the intent of this Plan to:

- a) maintain and enhance the character and identity of the defined Settlement Areas;
- b) encourage the provision of a range of housing types to accommodate persons with diverse social and economic backgrounds, needs and desires based on servicing capability of the Township;
- c) ensure that Settlement Areas permit a variety of complementary and compatible land uses including special needs housing, community facilities, schools, commercial and small-scale employment uses, and open space areas;
- d) establish a comprehensive set of Design Guidelines and policies that foster the establishment of a community environment that is safe, functional and attractive;
- e) encourage commercial development that will provide a full range of goods and services, at appropriate locations, to meet the needs of the Township's residents and visitors;
- f) ensure that all new development in Settlement Areas is compatible with adjacent development, and is appropriately phased based on the type and availability of all ranges of services;
- g) ensure that a full range of institutional uses are available to meet the social, cultural and educational needs of Township residents;
- h) ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations in the existing settlements;
- i) ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents;
- j) ensure that new small-scale industrial development occurs in an orderly manner and in appropriate locations;
- k) streamline the approval process for the development of new and expansion of existing employment uses;
- l) ensure that services are adequate to sustainably support the nature and scale of all development; and,
- m) allow the Township to consider municipal servicing options for settlement areas.

3.14.2.3 Density and Servicing

1. New residential development of more than three dwellings on an existing lot, or involving lot creation of two or more lots plus a retained parcel, will be permitted in the designated Settlement Areas of this Plan subject to lot size and project density being determined on the basis of a hydrogeological study prepared in accordance with relevant Provincial requirements. Such development will also require the preparation and submission of a servicing options feasibility study which will investigate all options for servicing in accordance with policies of this Plan and relevant Provincial requirements and a financial sustainability study prepared to the Township's satisfaction.

3.14.2.4 Institutional Housing

1. Institutional housing such as long-term care facilities and retirement homes may be permitted subject to an Amendment to the Implementing Zoning By-law provided Council is satisfied that:
 - a) the site has access and frontage onto an arterial or collector road as shown on Schedule 'B' to this Plan;
 - b) the site is large enough to accommodate the building, on-site parking and appropriate buffering in the form of landscaping, fencing and trees;
 - c) the building does not exceed 3 storeys in height and is buffered from adjacent low density residential uses by setbacks, landscaping, fencing and trees to ensure compatibility of the use with adjacent land uses;
 - d) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
 - e) water and wastewater facilities are adequate and available.

3.14.2.5 Institutional Uses

1. Day nurseries and institutional uses which directly serve the needs of the adjacent residential areas such as private and public schools, nursery schools, and places of worship, may be permitted subject to an Amendment to the Implementing Zoning By-law and provided Council is satisfied that
 - a) the size of the site and its location is appropriate for the development;
 - b) the use is designed to complement the low-density nature of the community;

- c) the use will not cause any traffic hazards or an unacceptable level of congestion on surrounding roads;
- d) the site is large enough to accommodate the building, on-site parking, play areas, where required, and appropriate buffering in the form of landscaping, fencing and trees to ensure the compatibility of the use with adjacent land uses;
- e) the noise generated by the use will not adversely affect the enjoyment of neighbouring properties;
- f) the use will be a positive addition to the neighbourhood and will provide a service that is required by residents;
- g) in the case of public elementary schools, the site is located adjacent to a neighbourhood park to provide a neighbourhood focal point and encourage the provision of complementary facilities such as sports fields, hard surface play areas and components and play equipment; and,
- h) water and wastewater systems are adequate and available.

3.14.2.6 Medium Density Uses

1. The permitted Medium Density uses in the Settlement Area designation and to be established in a specific zoning category are limited to street townhouse dwellings, block townhouse dwellings, and low-rise apartment dwellings.
2. New medium density residential areas shall be established by way of Amendment to the Zoning By-law in accordance with the following provided that the development:
 - a) is located on and has direct access to a road capable of accommodating the increase in traffic;
 - b) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
 - c) can be easily integrated with surrounding land uses;
 - d) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
 - e) is located in close proximity to community facilities, such as parks, schools or open spaces;

- f) is located on a site that has adequate land area to incorporate the required parking, recreational facilities, landscaping and buffering on-site; and,
- g) can be adequately serviced by water and wastewater systems.

3.14.2.7 Commercial Uses

1. Commercial uses may be permitted provided Council is satisfied that:
 - a) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
 - b) the use can easily be accessed by pedestrians;
 - c) the use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site;
 - d) the use, scale, massing and siting of the development is compatible and consistent with adjacent development; and,
 - e) the permitted uses serve the local retail and service needs of the surrounding area and community.

3.14.2.8.Industrial Uses

1. Small-scale industrial uses may be permitted provided Council is satisfied that:
 - a) the use will not cause or create traffic hazards or an unacceptable level of congestion on surrounding roads;
 - b) the existing road network can appropriately accommodate the vehicles that are proposed;
 - c) the use is located on a site that has adequate land area to incorporate required parking, waste management facilities, landscaping and buffering on-site;
 - d) the use, scale, massing and siting of the development is compatible and consistent with adjacent development in accordance with MOE D-Series Guidelines;
 - e) the use is a dry industrial use; and,
 - f) the use does not create noxious odours or noxious noises.

2. Innovative industrial uses related to environmental and health services are encouraged.

3.14.2.9 Community Character

1. It is the intent of this Plan to improve the vibrancy and aesthetics of all lands within the Settlement Area designation. On this basis, the approval under the Planning Act of any development proposal will depend on Council being satisfied that:
 - a) improvements to the aesthetics of the public realm (roads, parks, sidewalks) will occur as a condition of development, or will be made possible as a result of the development, as appropriate;
 - b) the siting, height, scale and massing of buildings contribute to a safe and attractive pedestrian environment and streetscape, and enhances the historic character of the community;
 - c) parking facilities are designed to not dominate the streetscape or front yard;
 - d) landscaping is used to buffer adjacent uses and improve the overall aesthetics of the development; and,
 - e) lighting is designed to prevent trespass onto adjacent lands and preserve the dark sky at night.
2. Council shall have regard to the design policies of this Plan when considering any commercial or industrial development application requiring a Planning Act approval. In addition to the above, the Implementing Zoning By-law shall contain provisions relating to building siting, location and massing to implement these same urban design policies.

3.14.2.10 Outdoor Storage

1. It is recognized that many businesses require outdoor storage of raw materials and/or finished products outdoors. However, it is recognized that the location and type of outdoor storage may have impacts on the aesthetics of an area and on adjacent land uses. On this basis, the establishment of a new accessory outdoor storage area on a lot shall be subject to Site Plan Control. In considering such an application, Council shall be satisfied that the outdoor storage is:
 - a) not located between the main building and the street;
 - b) clearly accessory to the main use on the property;

- c) is set back an appropriate distance from the side and rear lot lines, having regard to the nature of adjacent land uses; and,
 - d) is completely enclosed and/or screened by landscaping that functions year-round.
- 2. The Implementing Zoning By-law may contain additional provisions regarding the location of outdoor storage on a lot.

3.15 Employment Area Designation

3.15.1 Permitted Uses in Employment Area Designation

- 1. Permitted uses on lands designated Employment Area include:
 - a) manufacturing;
 - b) assembly;
 - c) processing;
 - d) fabrication;
 - e) storage and/or warehousing uses;
 - f) research establishments;
 - g) offices;
 - h) wholesale establishments;
 - i) educational facilities;
 - k) retail uses;
 - l) restaurants; and,
 - m) land intensive retail uses, including building supply depots and automobile sales dealerships.

3.15.2 Employment Area Designation Policies

3.15.2.1 Intent

1. This Plan recognizes a number of existing nodes of concentrated employment uses located at strategic locations throughout the Township. The Employment Area designation is intended to permit a broad range of light industrial and commercial uses in appropriate locations that also respects the “Environment-First” principle of this Plan. All new employment uses must be appropriate to the character to the Township and the existing level of services provided.

3.15.2.2 New Development Subject to Zoning Amendment and Site Plan Control

1. All new development shall be subject to an Amendment to the Implementing Zoning By-law and may be subject to Site Plan Control. Any redevelopment of existing industrial uses which would involve an expansion of the floor area of more than 25% may also be subject to Site Plan Control. Prior to considering an application for re-zoning and/or Site Plan approval, Council shall be satisfied that:
 - a) Adequate parking and loading facilities are provided on the site;
 - b) The proposed buildings are designed to blend in with their surroundings and with other buildings in the area;
 - c) The proposed buildings or structures on unvegetated sites incorporate landscaping to enhance the site and surrounding area;
 - d) Outdoor storage areas are substantially screened from view from passing traffic and adjacent land uses, and specifically prohibited in yards directly adjacent to Highway 400;
 - e) The proposed use can be serviced with an appropriate water supply and means of sewage disposal; and,
 - f) Where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses.

3.15.2.3 Compatibility and Relationship of Uses

1. Council may permit necessary accessory retail and service commercial uses that may not be dependent solely on passing traffic. The implementing zoning by-law, shall identify the size and type of these additional uses.

2. Lands designated as Employment Area are intended to accommodate those uses and activities which place a heavy reliance upon vehicular traffic and the motoring public to maintain their economic existence. It is the policy of this Plan to encourage the development of such uses and activities adjacent to similar uses in accordance with good design principles. Specific regard shall be had for the means of ingress and egress to such areas so as to not create a traffic hazard or result in the disruption of through traffic movements.
3. Regard shall be had for the compatibility of the Employment Area uses with uses in adjoining areas so as to ensure that the use will not have a detrimental effect upon adjoining properties. Development or redevelopment proposals shall incorporate site planning standards which will result in a desirable design including the following:
 - a) Adequate buffer planting shall be provided between the commercial use and any adjacent residential areas. Such buffer planting may include provision for grass strips and appropriate planting of trees and shrubs.
 - b) Adequate off-street parking facilities shall be provided for all permitted uses. Access points to and from such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.
 - c) In the absence of municipal water supply and sewage treatment systems, only those establishments which place no demands for water supply or sewage disposal, beyond the requirements normally considered necessary for the personal use of employees, shall be permitted.
 - d) Employment uses should be encouraged to consolidate in nodes adjacent to similar uses and should not be permitted to develop in an indiscriminate manner, particularly in those areas which demonstrate a high resource capability for agriculture or aggregate resources.
 - e) Highway Commercial uses and activities should be encouraged to locate adjacent to major roads and highways within the areas designated under this Plan. Further, new uses proposed in close proximity to existing residential areas should be designed with the intent of providing adequate pedestrian and vehicular access to these built-up residential areas, as well as servicing the travelling public. These measures can be assured through effective site plan control measures.
 - f) An application for an Amendment to this Plan or the Implementing By-law, to allow for the development of a permitted use, shall be accompanied by a site plan prepared in accordance with the requirements of Section F of this Plan.

- g) Development proposals in the Employment Area designation shall be encouraged to provide access off service roads and/or secondary roads rather than direct access to existing roads.
 - h) It shall be the policy of this Plan that Employment Area uses be included in a separate zoning classifications in the Implementing Zoning By-law, where under suitable provisions and regulations are prescribed to govern the future development and use of such lands.
- 4. No use that causes, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines shall be permitted.

3.15.2.4 Zoning Implementation

- 1. All existing commercial and industrial uses within the Employment Area designation shall be placed in an appropriate zone in the implementing zoning by-law. The by-law will zone commercial and institutional lands in separate zones to ensure that permitted uses are compatible.

3.16 Airport Employment Area

3.16.1 Airport Employment Area Permitted Uses

- 1. Permitted uses in the Airport Employment Area designation include:
 - a) airport facilities and accessory uses;
 - b) airport-related manufacturing, assembly, maintenance, processing, and fabrication;
 - c) storage and/or warehousing uses;
 - d) research establishments;
 - e) business offices;
 - f) wholesaling establishments;
 - g) private and public-school facilities related to aviation and manufacturing;
 - h) hotels, motels, restaurants; and,

- i) automotive rental commercial uses.

3.16.2 Airport Employment Area Designation Policies

1. The Parry Sound Area Municipal Airport is located in Part of Lots 2 and 3, Concessions 10, 11 and 12 (Humphrey) and is considered a major anchor of the Township's economic infrastructure and a major component of the regional economy.
2. Development shall be compatible with the airport uses on the adjoining lands and in the vicinity. In determining compatibility, regard shall be had to the possible detrimental impacts on the airport use by virtue of noise, odour, dust, fumes, vibration, lighting, signs, refuse or waste, height of buildings or any other element that may have a detrimental impact on the airport's operation in accordance with MOE Guidelines.
3. All development in the vicinity of the airport shall be in accordance with Federal Regulations.
4. Industrial development shall be subject to the approved policies and requirements of the authorized Provincial Ministries, including the D series Guidelines.
5. The outdoor storage of goods and materials shall be accessory to a permitted use and shall be restricted through zoning by the type, amount, locations and other regulations in the Implementing Zoning By-law.
6. Accessory outdoor storage and display shall be in locations where visual exposure is acceptable or is limited and screened, and where it does not detract for the operation of the airport.
7. Adequate parking and loading facilities shall be provided on site to serve the employment development.

3.17 Employment Corridor Area

3.17.1 Employment Corridor Area Permitted Uses

1. Permitted uses include:
 - a) manufacturing;
 - b) outdoor storage;
 - c) warehousing; and

- d) building supply depots and automotive sales.
- 2. Uses permitted shall not include any form of manufacturing or assembly operation that uses significant water in the processing, cooling, cleaning, or the making of a product. Low water demand uses shall generally limit water use to potable supply for staff and visitors.

3.17.2 Employment Corridor Area Designation Policies

3.17.2.1 Locational Attributes

- 1. Lands identified within the Employment Corridor Area Overlay designation on Schedule “A” to this Plan support a range of existing employment uses and has certain locational attributes as an employment corridor that would lend itself to the establishment of appropriate new employment uses. Accordingly, development of new employment uses within the Employment Corridor Area Overlay shall be permitted and shall occur by Amendment to the Zoning By-law and will not require an Amendment to this Plan.

3.17.2.2 Minimal Servicing Demands

- 1. Uses shall generally be limited to low water uses. For the purposes of this Section low water usage shall be defined as 50,000 litres per day or less, but the following also applies for various assessment and approvals:
 - a) for employment uses that have an average daily flow greater than 4,500 litres per day, the B-7 Guideline “Incorporation of the Reasonable Use Concept into Groundwater Management Activities” will apply.
 - b) for employment uses that have subsurface sewage disposal systems of greater than 10,000 litres per day, a Certificate of Approval from MOE will be required. For subsurface sewage disposal systems of 10,000 litres per day or less, a Building Code Act permit is required from the appropriate approval body.
- 2. New employment uses that will require more than 50,000 litres per day shall require an Amendment to this Plan and the Zoning By-law as well as a Permit to Take Water under the Ontario Water Resources Act.

3.17.2.3 Required Supporting Studies

- 1. Any application for Amendment to the Zoning By-law for new employment uses shall be supported by studies that address:
 - a) the potential impacts of the operation on:

- i) the natural heritage features and ecological functions on the site and in the area;
 - ii) nearby residential uses and communities and other sensitive land uses in accordance with the MOE D series guidelines;
 - iii) the character of the area;
 - iv) the quality and quantity of groundwater and surface water;
 - v) the groundwater recharge functions on the site and in the immediate area; and,
 - vi) nearby wells used for drinking water purposes.
 - b) the effect of the increased traffic on the residential uses in the area and the existing road network;
 - c) the effect of the noise, odour, dust and vibration generated by the proposed use on adjacent land uses;
 - d) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the operation and through progressive rehabilitation; and,
 - e) how the impacts from the proposed operation on adjacent uses will be mitigated.
2. In addition to the above, the appropriate studies shall take into account the added impact of the proposed use on the items listed in this Section that also take into account the impacts from existing uses in the immediate area. In considering the added impact of the new employment use to existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed and existing operations on the general area.
 3. Applicants shall consult with the Township to determine the nature, scope, and terms of reference for the required supporting studies under this section. The preparation of the supporting studies shall be subject to the policies of this Plan. In addition, all applications shall have consideration to the policies of this Plan with respect to new employment uses and mitigating negative impacts of those uses.

3.18 Northwest Seguin Development Area

3.18 Northwest Seguin Development Area Designation Policies

3.18.1 Context

1. The North West Seguin Development Area is an area of lands immediately adjacent to the Town of Parry Sound that are functionally related to the Town and have been found suitable for a limited range of development based on appropriate services and in conjunction with associated areas in the Town. The following Policy Areas are the result of a detailed planning study of the North West Seguin Development Area prepared in conjunction with and with the full participation of the Town of Parry Sound.
2. A limited number of locations within the North West Seguin Development Area shown on Schedule “A” to this Plan have been designated for new development.
3. This section identifies two additional areas where development may proceed on the basis of appropriate services and in conformity with the policies of this Plan and this section. It is therefore the intent of this Official Plan that all new development within the North West Seguin Development Area shall only be permitted in conformity with this Plan and on the basis of the policies of this Section during life of the Plan.

13.18.2 NWSDA Policy Area 1

1. The lands designated “NWSDA Policy Area 1” on Schedule “A” to this Plan and described as Part of Lots 31 and 32, Concession 11 (former Foley Township) applies to those lands generally on the western side of Rose Point Road immediately south of the lands in the Town of Parry Sound that are designated and zoned in the Town for a mixed-use waterfront redevelopment concept. The lands designated “NWSDA Policy Area 1” on Schedule “C” to this Plan are therefore permitted to be developed, without amendment to this Plan, for medium density residential development providing it forms part of and is integrated with the Parry Sound Waterfront Development. The development of these lands will be subject to applications for an amendment to the General Zoning By-law, Site Plan, and subdivision/condominium approvals, if required. The development of these lands shall also be subject to the Township of Seguin and the Town of Parry Sound entering into an agreement regarding the extension and provision of full municipal services to these lands. All applicable policies of this Plan shall apply to the development of these lands and the consideration of all development applications, particularly the lakes and shorelines general policies and the Shoreline Areas designation policies modified as necessary to fit the context of the development of these lands.

13.18.3 NWSDA Policy Area 2

1. The Lands designated “NWSDA Policy Area 2” on Schedule “A” to this Plan and described as Part of Lots 146, 147, 148, Concession A former Township of Foley applies to those lands that are located between the commercial power centre lands in the Town of Parry Sound and Richmond Lake to the south and to the west of Oastler Park Drive. The lands designated “NWSDA Policy Area 2” on Schedule “A” to this Plan are permitted to be developed, without amendment to this Plan, for commercial/industrial development providing it is preceded by a general concept plan for the whole of the “NWSDA Policy Area 2” lands, the required technical studies, and the provision of appropriate servicing.
2. Although the extension of full municipal services from the Town of Parry Sound is the preferred method of servicing, low water and sewage treatment demand uses may be developed on a temporary basis on private services, including private communal services, where an agreement is entered into for the provision of full municipal services when the area is fully serviced. The “NWSDA Policy Area 2” lands are to be developed in a comprehensive manner through the preparation and approval of an overall concept plan for the area and with all development eventually to be serviced with municipal sanitary and water services.
3. Development shall take the form of a comprehensively planned commercial and industrial area. Within the “NWSDA Policy Area 2” an east-west road linkage will be required linking Parry Sound Road within the Town of Parry Sound with Oastler Park Drive in the Township and shall be shown and detailed in the overall Concept Plan. The development of this east-west road linkage may also necessitate the upgrading of the existing road within the Town.
4. The development of these lands will be subject to applications for amendment to the General Zoning By-law, Site Plan, and subdivision/condominium approvals, if required. The development of these lands shall also be subject to the Township and the Town entering into an agreement regarding the extension and provision of full municipal services to these lands and any temporary private servicing which may be permitted for uses with low water or sewage demands.
5. Prior to development occurring in this area, in addition to the submission and approval of the required overall Development Concept, the relevant studies will be required and shall be prepared by a qualified professional and the applicant shall be responsible for a peer review costs of the required supporting studies. The general policies of this Plan shall be addressed and used as a basis for the required studies.

3.19 Countryside

3.19.1 Countryside Permitted Uses

1. Permitted uses in the Countryside include:
 - a) agriculture uses, agriculturally related and on-farm diversification uses;
 - b) forestry and forestry related and diversification uses;
 - c) linear open space trails;
 - d) single detached, semi-detached, duplex and triplex residential dwellings;
 - e) bed and breakfast operations;
 - f) small-scale commercial and industrial operations;
 - g) recreational camps;
 - h) minor institutional uses;
 - i) existing aggregate extraction operations;
 - j) mineral exploration and development;
 - k) water or resource management activities; and
 - l) home occupations and home Industries.
2. A lot developed for a single detached dwelling may also include a second residential unit in the house and a residential unit in a building or structure ancillary to the house. A lot developed for a semi-detached or duplex detached dwelling may also include a second residential unit in a building or structure ancillary to the house. A townhouse unit may also include a second residential unit in the townhouse unit. In all cases adequate servicing must be available to accommodate the number of dwellings. Appropriate standards and provisions shall be established in the General Zoning By-law in accordance with the following guidelines:
 - a) The additional dwelling unit is permitted only in conjunction with an existing dwelling unit;
 - c) The additional dwelling unit is secondary and subordinate to the existing dwelling unit;
 - d) The accessory dwelling unit in a residential structure forms an integral part of the residential structure and is so designed to maintain the character of the

residential structure or, in the case of a dwelling in an ancillary structure, maintains the character of the surrounding neighbourhood;

- e) The lot size and configuration is sufficient to accommodate adequate parking and amenity space is available and to ensure that the character of the area or amenity space of area properties is not adversely impacted;
- f) Where necessary, buffering of adjacent uses is provided;
- g) The addition of a dwelling unit shall not cause an encroachment into any required yard or height restriction imposed by the Zoning By-law;
- h) The minimum floor area for the dwelling unit and all other standards will comply with the Ontario Building Code, Ontario Fire Code, and all other applicable requirements, and;
- i) The existing individual on-site sewage and water service is adequate to service the principal residential dwelling unit and the proposed additional dwelling units.

3.19.2 Countryside Designation Policies

3.19.2.1 Lands Included

1. The Countryside designation includes all of those private lands within the corporate limits of the Township outside the Settlement Areas and not within any of the other major land use designations.

3.19.2.2 Zoning of Countryside Lands

1. The lands designated Countryside shall be placed in specific zones in the Implementing Zoning By-law. Areas within the Countryside designation that are considered good agricultural lands may be zoned in an Agricultural Zone. Existing sand and gravel pits within the Countryside designation shall be zoned in an Aggregate Resources zone. Existing waste management facilities will be placed in the appropriate zone.

3.19.2.3 Land Use Conflicts to be Minimized

1. Conflicts between rural, agricultural and resource extraction uses shall be minimized.
2. New land uses, including the creation of lots, and new or expanding livestock facilities shall comply with the minimum distance separation formulae (MDS).

3.19.2.4 Rural Residential Subdivisions

1. It is the intent of this Plan to encourage new residential development to locate primarily within the Settlement Areas, with additional opportunity as infilling within existing "built-up areas" and limited rural lot creation through consent. Limited new residential subdivisions, however, may establish outside of these areas in accordance with the policies of this Plan, and subject to the following the policies.
2. Development must be supported by a justification report which addresses the need for the development, in light of projected demand and available opportunities for development within the Settlement Areas, "built-up areas" and Countryside.
3. Development shall require a zoning amendment and plan of subdivision approval.
4. In determining the appropriateness of proposed rural subdivision development, Council shall consider:
 - a) The proximity of the development to major roads;
 - b) The proximity of the development to community facilities, schools and other services and the adequacy of those services;
 - c) The proximity of development to existing built up areas, hamlets or waterfront areas, and the impact upon the expansion and future viability of settlement areas;
 - d) The impact of the proposed development on the financial and environmental resources of the Township; and
 - e) The cumulative impact of rural residential development on the financial and natural environment of the Township.
5. Rural subdivision development shall occur in accordance with the following policies:
 - a) New subdivisions shall contain lots with a minimum lot area of 8,000 square metres and a minimum frontage of 60 metres;
 - b) All lots shall front on to and have access from a public road or condominium roadway which is maintained on a year round basis;
 - c) Such development shall not infringe on lands with a potential for mineral aggregate or agricultural production or have significant negative impacts on areas of forestry production, recreational uses or environmentally sensitive areas and shall comply with the Minimum Distance Separation criteria;

- d) All applications for new development shall be accompanied by the supporting studies that are deemed to be appropriate through pre-consultation or required by the policies of this Plan;
- e) Road rights-of-way as part of a Plan of Subdivision shall be set back from existing and planned corridors to the satisfaction of the Ministry of Transportation; and,
- f) All submitted studies, including Hydrogeological assessments, shall account for the impact acts of primary and potential additional residential units.

3.19.2.5 Existing Employment Uses

- 1. It is a policy of the Plan that existing employment uses (industrial, commercial, institutional) shall be permitted and shall be appropriately zoned by the Implementing Zoning By-law. It is also a policy of this Plan to encourage and permit the growth and expansion of these existing uses subject to the provision of adequate services, appropriate road access, and meeting applicable policies of this Plan and Provincial guidelines.

3.19.2.6 New Commercial and Industrial Uses

- 1. Small-scale commercial and light industrial uses may be permitted by amendment to the implementing By-law where the use has a low traffic generation, no nuisance effects on surrounding areas, a scale consistent with existing uses, and minimal environmental impact. Before considering such an amendment, Council shall be satisfied that:
 - a) the size of the proposed commercial or light industrial use is appropriate for the area;
 - b) the building housing the use is set back an appropriate distance from adjacent uses and from lot lines;
 - c) the use is located at least 500 metres from lands within the Shoreline Area designation;
 - d) the use is located at least 300 metres from lands within defined Settlement Area designation unless otherwise justified in a municipally approved planning justification study;
 - e) the use is located at least 250 m from lands within the designated Environmental Protection Area unless otherwise provided for in and approved environmental impact study;

- f) outside storage shall be appropriately buffered and screened;
- g) any noise emanating from the use will not have an adverse impact on the enjoyment of adjacent properties; and,
- h) an appropriate servicing and stormwater management plan is in place.

3.19.2.7 Agricultural Uses

1. The protection and enhancement of agricultural areas and lands exhibiting ongoing agricultural activity shall be encouraged. Development shall not be located in areas that would adversely affect existing agricultural operations. When considering development proposals in the vicinity of agricultural uses and agricultural uses in the vicinity of development, the Minimum Distance Separation formulae will be used. The Zoning By-law will implement the Minimum Distance Separation requirements.
2. Agricultural operations shall be encouraged to keep livestock separated from surface water features and groundwater features through the use of fencing or vegetative buffering.
3. Development of agricultural lands for non-agricultural purposes shall only occur where the following criteria have been satisfied:
 - a) the lands have not been used for agricultural purposes for the past 10 years;
 - b) the lands do not contain farm buildings that are in good condition;
 - c) new dwellings and non-agricultural development comply with the Minimum Distance Separation formulae;
 - d) the development will not adversely affect neighbouring farming operations; and,
 - e) the least productive portion of the lands are proposed for development.

3.19.2.8 Forestry Operations

1. Forestry operations are encouraged to follow sound forest management practices and shall be set back from all shorelines an appropriate distance so that clearing and cutting operations do not impact the visual quality and character of the shoreline from the waterbody. Clear cutting shall be prohibited within 500 metres of any lake used for recreational purposes, unless carried out in accordance with sound forest management practices, and maintaining appropriate vegetation buffers.

3.19.2.9 Recreational Trails

1. Recreational trails, such as the Seguin Trail, have been established within the Countryside designation. In addition, a number of snowmobile trails have been established within the Township. These trails will be protected as much as possible. Council shall consider the impact of any development on the trail. No new driveways shall be permitted along linear multi-use trails.

3.19.2.10 Community Service and Institutional Uses

1. It is a general policy of this Plan that community service and institutional uses shall be directed to the defined Settlement Areas. However, new minor institutional uses may be permitted in the Countryside designation subject to an Amendment to the Implementing Zoning By-law. Minor institutional uses may include churches, places of worship, community centres, clubs, and sport facilities, but shall not include recreational camps. Before considering such an Amendment, Council shall be satisfied that:
 - a) the size of the proposed institutional use is appropriate for the area;
 - b) the building housing the use is set back an appropriate distance from adjacent uses and from lot lines;
 - c) the use is located at least 500 metres from lands within defined Settlement Areas and Shoreline Areas designations;
 - d) any noise emanating from the use will not have an adverse impact on the enjoyment of adjacent properties;
 - e) an appropriate servicing and stormwater management plan is established; and,
 - f) any traffic generation as a result of the use will be low volume and will not have an adverse impact on the enjoyment adjacent properties.
 - g) New golf courses or expansions of existing golf courses that will add lands not presently within the development envelope shall require an Amendment to this Plan.
 - h) A new institutional use shall also be subject to a Site Plan Agreement in accordance with the policies of this Plan.

3.19.2.11 Areas Having High Aggregate Or Mineral Resource Potential

1. Areas having high aggregate or mineral resource potential are identified on Schedule “E” attached to this Plan as Aggregate Resource Potential Area Overlay and Mineral Resource Potential Overlay designations. These areas shall generally be protected for long-term use for resource extraction. The underlying land use designations shown on the Schedules to this Plan have generally been determined to be compatible with the long-term protection of these areas for resource extraction.
2. New development in these areas for purposes other than resource extraction will not be permitted except where it can be shown that the proposed development has a greater long-term public interest than the extraction of the resource and that the proposed use will not hinder or preclude the establishment of future extractive activities or that the extraction of the resource is not feasible and that issues of public health, public safety and environmental impact have been addressed.
3. Proponents of non- aggregate land uses in these areas or adjacent to these areas, will be required to submit technical reports to the satisfaction of Council to support the application for alternate land uses.
4. Once the mineral aggregate potential of an identified site has been exhausted, or shown to be insignificant, development may proceed in accordance with the land use designations delineated on the Schedules to the Plan or in accordance with the approved development application.

3.19.2.12 Aggregates and Natural Heritage System

1. Some of the lands identified Mineral Resource Potential or Aggregate Resource Potential Areas are also within or adjacent to the Natural Heritage System. New development within the Natural System is strongly discouraged by this Plan, given that one of the underlying philosophies of this Plan is that the protection of the environment shall take precedence over the development of these same lands. However, there may be cases where it can be shown that aggregate extraction will not have a negative impact on the significant natural heritage features and ecological functions. In such cases, Council shall be satisfied that the policies set out in this Plan are met to their satisfaction prior to approving new extraction activities in these areas.

3.19.2.13 Expansion And Establishment Of New Pit and Quarry Aggregate Operations

1. The establishment of new pit and quarry aggregate operations or the expansion of existing operations shall be subject to the policies of this Plan and the Aggregate Resources Act, and shall require an Amendment to the Official Plan and Zoning By-law. Extractive uses shall also be subject to Site Plan Control where matters are not addressed in the Aggregate Resources Act, its regulations, or the provisions of a licence of ARA site plan.

2. It is recognized that the Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. It is the intent of this Plan to ensure that there is open and transparent consultation between the appropriate Provincial Ministries and agencies, the proponent of the mineral aggregate operation and the Township before licenses are issued or modified, in order to ensure that new sand and gravel aggregate operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.
3. In considering the added impact of the new pit and quarry operations to existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed operation and existing pits or quarries on the general area.

3.19.2.14 Review and Approval of Aggregate Extraction Applications

1. In reviewing Planning Act applications to permit new aggregate extraction operations or expansions to existing operations Council shall consider the following:
 - a) the natural heritage features and ecological functions on the site and in the area;
 - b) nearby communities and residential uses;
 - c) agricultural resources and activities;
 - d) the character of the area;
 - e) the quality and quantity of groundwater and surface water;
 - f) the cultural heritage resources in the area;
 - g) significant geologic formations on the site and in the area;
 - h) nearby wells used for drinking water purposes;
 - i) ground water recharge areas;
 - j) the effect of the increased truck traffic on the natural environment and the residences in the area;
 - k) the suitability of the proposed haul routes;

- l) the effect of the noise, odour, dust and vibration generated by the proposed use and the use of the haul route on adjacent land uses;
- m) how the natural features and functions on the site and in the area can be protected and/or enhanced as part of the design of the pit and/or after the pit has been progressively rehabilitated;
- n) how the impacts from the proposed pit or quarry will be mitigated in order to lessen those impacts;
- o) the impacts of existing pits or quarries in the immediate area; and,
- p) how the site will be progressively rehabilitated to accommodate post-extraction uses.

3.19.2.15 Rehabilitation and After Uses

1. After uses of the lands in the Aggregate Extraction Area shall not be permitted until such time as the resource is either substantially depleted or it is shown to Council's satisfaction that it is not feasible to extract. In such cases, an Amendment to the Official Plan and/or a Zoning By-law Amendment will be required for lands designated Aggregate Extraction Area to facilitate the establishment of a use that will preclude the use of these lands for mineral aggregate extraction in the future.
2. It is the intent of this Plan that the after use be compatible with and will have minimal impact on the surrounding natural environment and existing uses.
3. The determination of the appropriate designation of the lands for an after use will be made at the time an application is submitted. Factors to be considered by Council shall include:
 - a) the use of the land before the extraction commenced;
 - b) the land uses on adjacent properties;
 - c) the proximity of the lands to agricultural lands and activities;
 - d) the character of the area;
 - e) the accessibility of the property;
 - f) the recreational opportunities that the site may afford;

- g) the opportunities that may be available to enhance natural heritage features and functions in the area; and
 - h) the nature and cost of any long-term monitoring required on the site.
4. The progressive rehabilitation of all pits and quarries within the Township is required. Council will work with pit and quarry operators to establish appropriate progressive rehabilitation plans, and complete agreements with owners to ensure rehabilitation.
 5. The Implementing Zoning By-law shall place all existing mineral aggregate operations in separate zones that permits quarries and sand and gravel operations, and a zone that permits only sand and gravel extraction operations. The Implementing Zoning By-law will contain setbacks for extraction operations from adjoining properties designated for residential purposes by this Plan, municipal rights-of-way and property boundaries.

3.19.2.16 Mineral Exploration and Development

1. Within the Countryside designation there is considerable land that has moderate to high potential for mineral exploration and development. The Countryside designation permits the exploration, development, production and closure of mineral and ore mines subject to the applicable regulations of the Mining Act or other pertinent legislation. Amendments to the Official Plan or Zoning By-law for new mines are not required. Interim uses of these lands are permitted, where the use is compatible with the eventual use and development of the lands for mining uses. Interim uses include agriculture, forestry, or passive recreation uses.
2. The policies of this Plan with respect to aggregate extraction uses shall apply, with appropriate modifications, to mineral resource exploration and development.

3.20 Aggregate Extraction Area

3.20.1 Aggregate Extraction Area Permitted Uses

1. Permitted uses on lands designated Aggregate Extraction Area are limited to:
 - a) the extraction of aggregates in quarries and associated operations such as crushing, screening, washing and aggregate storage;
 - b) forestry, agriculture and resource management uses that do not preclude or interfere with the use of the lands for aggregate extraction; and,
 - c) accessory office and accessory dwelling use.

2. The establishment of temporary concrete batching plants or asphalt plants or other forms of processing on lands within the Aggregate Extraction Area designation may be permitted, subject to Council approval of the appropriate implementing zoning.

3.20.2 Aggregate Extraction Area Designation Policies

1. The Aggregate Extraction Area designation recognizes aggregate operations in the Township. The Aggregate Extraction Area designation is intended to recognize these significant industrial operations and to permit their continued operation and expansion and to protect them from inappropriate land uses.
2. It is recognized that the Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. It is the intent of this Plan to ensure that there is open and transparent consultation between the appropriate Provincial Ministries and agencies, the proponent of the mineral aggregate operation and the Township before licenses are issued or modified, in order to ensure that new mineral operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.
3. It is the intent of this Plan to ensure that new mineral aggregate operations or expansions of existing operations are carried out in a manner that is consistent with the goals and objectives of this Plan.
4. When new development of a sensitive use is proposed within 1000 metres of the Aggregate Extraction Area designation, Council shall be satisfied that the proposed use is compatible with the operation. A minimum separation distance between the uses may be required after a study has been undertaken to determine the actual influence area and shall be no less than 500 metres from the operation.
6. The required studies for the review and approval of aggregate extraction applications shall assess the impacts of the proposal on all lands within 1000 metres of the site or as determined by the Township.
7. In addition to the above, the required studies shall take into account the cumulative impacts from existing pits or quarries in the immediate area.
8. In considering the added impact of the new operation to existing known impacts, Council shall ensure that mitigation measures intended to lessen the added impact are reviewed and applied as required. During the course of this review, phasing options shall be considered as one means to minimize the combined impacts of the proposed quarry and existing pits or quarries on the general area.
9. An application for a mineral aggregate operation shall not be approved unless the applicant demonstrates that:

- a) the proposal conforms to all of the applicable policies of this Plan
- ii) the proposal is compatible with adjacent uses and the natural environment;
- iii) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored;
- iv) the quantity of water available for other uses in the area and as base flow for rivers and streams will not be affected;
- v) as much of the site as possible will be rehabilitated by establishing or restoring natural self-sustaining vegetation; and,
- vi) the health, diversity, size and connectivity of natural features on the site and on adjacent land will be maintained and, where possible, improved or restored.

SECTION 4: KEEPING OUR COMMUNITIES ATTRACTIVE AND SAFE

4.1 Goals

1. It is a goal of this Plan to strengthen a sense of place by providing gathering places both on a large Township-wide scale and a smaller community scale while also providing for strengthening social connections by providing opportunities for social interaction through public places and activities in those places.
2. It is the goal of this Plan to celebrate arts, culture and heritage by preserving built heritage resources, promoting our community's arts and culture scene and supporting creative industries.
3. It is the goal of this Plan to enhance existing and create new parks and open spaces, and increase access to waterfront, to serve the recreational needs of our residents and as place making destinations.

4.2 Objectives

1. To improve the aesthetic quality of the Township's built form and promote development which is based on good design principles and standards that reflect the goals, objectives, and policies of this Plan.

2. To enhance the unique character of the Township's Settlement and Employment Areas by encouraging high quality design that is complementary and compatible with existing development, the Township's cultural and natural heritage, and which fosters a strong sense of civic identity and pride.
3. To enhance gateways into the Settlement Areas, strengthen the commercial areas and main streets of the communities, and revitalize the employment centres and corridors.
4. To ensure high quality design is employed in the development of all public works and that these public works contribute to an improved community.
5. To exercise appropriate municipal development control in order to achieve a consistently high quality of site, building and landscape design.
6. To ensure that community design considers elements of healthy communities including active transportation opportunities, accessible design, vegetation retention and protection of water resources and natural features.
7. To maintain and enhance a high quality of life in the Township by providing for the improvement, rehabilitation, and redevelopment of public and private property, in accordance with Section 28 of the Planning Act;
8. To identify areas within the Township in which community improvement is warranted.
9. To prepare Community Improvement Plans that provide a framework for various programs and actions that stimulate investment, foster community pride and enhance physical, environmental, social, or economic conditions within designated Community Improvement Project Areas.
10. To provide municipal funding in order to further stimulate investment without placing undue financial burden on the Township.
11. To utilize funding programs available from senior levels of government, including participation from the provincial and federal governments.
12. To outline the Township's policies respecting the identification of land uses where contamination may have occurred or is occurring.
13. To outline the Township's requirements for site assessment and clean up prior to the granting of planning approvals.
14. To ensure, in co-operation with the Province, that contaminated soil and ground and surface water do not create a hazard for the health of the natural environment or for human health.

4A GENERAL POLICIES

Section 4A sets out general policies which apply to the entire Township for the purposes of keeping our communities attractive and safe.

4.3 Public Spaces, Recreation, Parks, Trails and Open Space

1. Healthy and active communities will be promoted by:
 - a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
 - b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
 - c) providing opportunities for public access to shorelines; and
 - d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.
2. The Township currently contains a number of trail and corridor systems that support a wide range of linear recreational activities including snowmobiling, ATV's, walking, biking, and skiing. The trail systems and the activities that they support are significant components of the Township's tourism infrastructure. As such, it is a goal of this Plan to identify, protect, improve and expand the network of trail and corridor systems for the Township and for the broader regional economic benefits. The existing and planned trail systems are set out in the Trails Master Plan. The Township is also the home of a number of TOPS snowmobile trails which also provide a significant contribution to the local economy.
3. Portages provide important links between lakes and for waterway travel. The maintenance of Portages is important for supporting recreational paddling opportunities in the Township.
4. It is a policy of this Plan that any proposed development abutting the trail systems and portages shall be required to consider the impact of the development on the continued functioning of the trail or portage and identify potential impacts and mitigation measures with respect to ensuring the continued operation of the trail or portage. It is

also a policy of this Plan that any proposed development adjacent to the trail systems shall consider possible linkages to the system.

5. Council may expand the existing system of interconnected trails providing access to major activity and recreational areas in the Township. In this regard, Council has developed a Trails Master Plan to provide the basis for the establishment of an expanded trail network in the Township. In accordance and conjunction with the Trails Master Plan, Council in developing the trails network will:
 - a) consider the provision of safe and convenient trails in the Township;
 - b) consider linkages to existing trail systems both inside and outside the Township;
 - c) encourage and support measures which will provide for barrier- free design of trail systems and facilities;
 - d) ensure that lands for trails are included within the plans for development;
 - e) ensure that the rights and privacy of adjacent property owners are factored into the design process for the trail system;
 - f) consider the development of a comprehensive signage system for the trail system; and,
 - g) ensure that new trails protect natural heritage features and their ecological functions.
6. The active transportation system connects people and places and is an important component to promoting healthy lifestyles.
7. The Township will encourage the creation, upgrading and expansion of an active transportation network or trails and shared roadways. During road improvements and new road construction, consideration will be given to ways to further improve the active transportation system, including, through the creation of on-road active transportation corridors.
8. During major road reconstruction, particularly roads that connect the settlement areas of the Township, the Township will consider and promote the development of wider shoulders that promote various active transportation options.
9. The Township may require buffering and screening of land uses adjacent to the active transportation system as a condition of Planning Act approvals.

10. The Township may require dedication of lands for use as part of the active transportation system as a condition of Planning Act approvals.
11. As part of this Official Plan, Schedule 'B' has identified "Future Potential Active Transportation Linkages." Future Potential Active Transportation Linkages are routes in the Township that have been identified as currently experiencing high levels of cycling or other active transportation participation. Road and trail improvements in these areas should recognize the existing demand and should strongly consider incorporating initiatives to make active transportation safer.
12. The Township may seek to partner with the Ministry of Transportation to improve Active Transportation opportunities.
13. The Township shall endeavor to increase public access to shorelines while being cognizant of carrying capacity and community character. This will be accomplished through land dedications during development, public acquisition and establishing public access opportunities in commercial development.

4.4 Natural Hazards

1. Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:
 - a) hazardous lands adjacent to the shorelines of the Georgian Bay which are impacted by flooding hazards, erosion hazards and/or dynamic beach hazards;
 - b) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and
 - c) hazardous sites.
2. Development and site alteration shall not be permitted within:
 - a) the dynamic beach hazard;
 - b) areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard; and
 - c) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

3. Seguin Township will prepare for the impacts of a changing climate that may increase the risk associated with natural hazards.
4. Despite the development prohibition, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.
5. 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 however 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 established by the Province or the Township.

4.5 Other Hazards

1. Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.
2. Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.
3. Seguin Township will support, where feasible, on-site and local re-use of excess soil through planning and development approvals while protecting human health and the environment.
4. Potentially contaminated sites include lands, buildings and structures where the environmental condition of the property and the quality of the soil or groundwater, as a result of current or past land uses may have the potential for adverse effects to human health or the natural environment.
5. All applications for planning approval will be required to complete a screening questionnaire regarding the current and past use of the lands and the actual or potential contamination of the lands.
6. The Township may require applications for planning approval for development to be supported by an affidavit from a qualified engineer indicating that a Phase I Environmental Site Assessment (ESA) has been completed in accordance with the relevant Provincial legislation.

7. The Township will require a Phase II ESA has been completed in accordance with relevant Provincial legislation to be undertaken where the Phase I ESA reveals that the site may be contaminated. The Phase II ESA will provide a sampling and analysis of the property to confirm and delineate the presence of soil or groundwater contamination at the site or confirm the absence of contamination.
8. Prior to planning approvals for subdivision, site plan, and consent applications from the Township for residential development or where the application is for a change of use to a more sensitive land use than the sites previous land use, and where the Phase I and II ESA's reveal the site is or may be contaminated, the applicant shall provide a Record of Site Condition in accordance with the relevant Provincial legislation. The Record of Site Condition shall be acknowledged by the Ministry of the Environment, Conservation and Parks and registered on title of the subject lands, confirming that the site has been remediated and made suitable for the proposed use. The Record of Site Condition and Ministry of the Environment acknowledgment shall be provided to the Township.
9. Where the Township is to be deeded land for public highways, road widenings, parkland, stormwater management facilities or any other public use, the Township will require as a condition of the transfer a Phase I ESA in accordance with Part XV.1 of the Environmental Protection Act and Ontario Regulation 153/04 or their successors confirming that no contamination exists on the land or a Record of Site Condition and acknowledgement from Ministry of the Environment to ensure that the lands have been properly remediated where such contamination was discovered.
10. The Township will require that a Record of Site Condition, acknowledged by the Ministry of the Environment be submitted for development applications on sites where there is a gas station with a licence to operate from the Technical Standards and Safety Authority (TSSA). When the site is being redeveloped for the same use, the Township will require a letter of continued use from the TSSA in place of the Record of Site Condition. For instances where contamination has extended onto a Township road or other municipal lands, the Township will require that an Off-site Management Agreement and Remedial Action Plan pursuant to the Environmental Protection Act be implemented to the satisfaction of the Township prior to the issuance of a building permit; and
11. In managing development on potentially contaminated sites, the Township should:
 - i) Identify and inventory those lands that are suspected or known to be contaminated;
 - ii) inform the applicant upon receipt of an application for development of any such site where contamination could be problematic given the nature of the proposed use(s); and,

- iii) secure conditions and/or agreements as part of the planning review and approval process to ensure a Phase I or II ESA is carried out in accordance with this Plan.
12. Mine hazards shall be rehabilitated and safety hazards mitigated prior to the approval of new development. Any development on or adjacent to lands affected by mine hazards must be supported by a study that:
- a) identifies any potential safety hazard;
 - b) demonstrates that the site can be rehabilitated to mitigate the known or suspected hazard;
 - c) establishes procedures for site rehabilitation and mitigation of the safety hazard; or,
 - d) provides evidence that potential hazards do not exist on the site.
13. There are a number of known mine hazards located in the Township as shown on Schedule “F” as Abandoned Mine Sites that must be addressed, in accordance with the policies of this Plan, prior to final development approval. Other mine hazards may exist in the Township and these site, when identified by the Ministry of Northern Development and Mines or the Township, shall be added to Schedule “F” without the need for Amendment to this Plan. A list of potential mine hazards is available at the Township, being the Ministry of Northern Development and Mine’s “Abandoned Mines Report” dated February 13, 2013.
14. Where development is proposed on lands which include, or are abutting or are within 1000 metres of lands affected by mine hazards or former mineral resource operations, the development will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under way or have been completed. The approval authority will require documentation from a development proponent to this effect. Alternatively, confirmation will be required from a qualified professional that the lands proposed for development are not affected by the mine hazards.
15. Where a development is confirmed to be affected by a mine hazard and rehabilitation has not occurred or is not underway, and depending on the extent of the hazard, the feasibility to mitigate and rehabilitate the hazard as required under the Mining Act, the development may be not proceed.

4.6 Land Use Compatibility

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible, the Township shall protect the long-term viability of existing or planned industrial, manufacturing or other uses that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses are only permitted if the following are demonstrated in accordance with provincial guidelines, standards and procedures:
 - a) there is an identified need for the proposed use;
 - b) alternative locations for the proposed use have been evaluated and there are no reasonable alternative locations;
 - c) adverse effects to the proposed sensitive land use are minimized and mitigated; and
 - d) potential impacts to industrial, manufacturing or other uses are minimized and mitigated.
3. Incompatible land uses are to be protected from one another. While buffers between incompatible land uses may be used to prevent or minimize adverse effects, distance is often the only effective buffer, and therefore adequate separation distance, based on a major facility's potential or actual influence area, is the preferred method of mitigating adverse effects. The separation distance should be sufficient to permit the functioning of the incompatible land uses without adverse effect occurring. Separation of incompatible land uses should not result in the sterilization of intervening land usage.
4. In absence of establishing actual areas of influence for industrial land uses, the following separation distances based on potential influence areas between industrial and sensitive land uses should be used:
 - a) 1000 metres between Class 3 industrial uses and sensitive land uses;
 - b) 300 metres between Class 2 industrial uses and sensitive land uses;
 - c) 70 metres between Class 1 industrial uses and sensitive land uses.

Classes referred to in this policy are established in Provincial land use compatibility guidelines which should be consulted in the application of this policy.

5. Where new industrial uses are proposed to be located in proximity to existing sensitive land uses; or, where new sensitive land uses are proposed to be located in proximity to existing industrial land uses at distances less than those prescribed above, technical studies will first need to be produced to establish the actual influence area of the industrial land use.
6. At no time will the actual influence area of the industrial land use or facility be less than the following minimum separation distance:
 - a) 300 metres for Class 3 industrial land uses and facilities;
 - b) 70 metres for Class 2 industrial land uses and facilities;
 - c) 20 metres for Class 1 industrial land uses and facilities.

Classes referred to in this policy are established in Provincial land use compatibility guidelines which should be consulted in the application of this policy.

7. The actual influence area of a particular class of industrial land use will be established through technical studies by qualified professionals, prepared in keeping with the Provincial guidelines on land use compatibility. Where technical studies have been approved by the Township, the recommendations of the technical studies shall be considered the minimum requirement.
8. Provincial guidelines on land use compatibility also contain more detailed direction on the requirement for technical studies for Establishing Influence Areas for Aggregate Extractive Land Uses; Development in Proximity to Operating or Closed Waste Disposal Sites; Development in Proximity to Provincial Highways and Rail Lines; and, Development in Proximity to Other Stationary Noise Sources and should be referenced and utilized in any land use compatibility analysis required for a development proposal.
9. Incompatible land uses shall not be permitted on or adjacent to existing pits, quarries or licensed areas. Sensitive land uses proposed within 1000 metres of an existing pit or quarry shall require a study to demonstrate that the proposed sensitive use is appropriately located and is compatible with the existing pit or quarry.
10. Once the actual influence area is known, and mitigation techniques have been identified, a development proposal can proceed, subject to its appropriateness as demonstrated by the technical studies, and subject to the implementation of the findings of the technical studies through the planning process.
11. Where technical studies identify irreconcilable incompatibilities where impacts from discharges and other compatibility problems cannot be reasonably mitigated, the proposed development shall not proceed.

12. All development in the Municipality shall recognize the importance of air transportation to the economy of the Municipality. When considering applications for development Council shall ensure that the ability to expand existing air transportation services is not restricted.
13. Notwithstanding any other provisions in this Plan to the contrary, no new residential development or other sensitive land uses will be permitted in areas near the airport above 30 NEF/NEP as set out on maps (as revised from time to time) approved by Transport Canada.
14. Subject to conformity with other policies of this Plan, redevelopment of existing residential uses and other sensitive land uses or infilling of residential uses may be considered above 30 NEF/NEP if it has been demonstrated that there will be no negative impacts on the long-term function of the airport.
15. All new development adjacent to the airport is subject to the Federal zoning regulations for the airport.

4.7 Adult Entertainment Establishments

1. The following provides specific policy guidance with respect to adult entertainment establishments:
 - a) Adult entertainment establishments are restricted to areas that are designated and zoned for industrial purposes.
 - b) Adult entertainment establishments are required to be set back a minimum of 250 metres from a Provincial Highway, major arterial, or collector road right-of-way. Notwithstanding these setbacks, both uses are required to be set back a minimum of 1 kilometer from any institutional or residential zone boundary and from a residential dwelling and a school.
 - c) Adult entertainment establishments are not permitted to be located on a lot in conjunction with any other use.
 - d) The establishment of adult entertainment parlours shall be permitted through an Amendment to the Zoning By-law, provided a minimum separation distance of 500 metres between adult entertainment establishments is maintained.
2. Adult video stores and adult specialty merchandise stores shall be permitted as of right in specified Commercial zones, excepting the Settlement Area Commercial zones, and as further detailed in the land use policies of this Plan.

3. The Implementing Zoning By-law shall contain specific provisions regarding adult entertainment establishments, adult specialty merchandise stores and adult video outlets. Performance standards for each type of use are also to be contained within the By-law. The By-law will also require that such uses be separated an appropriate distance from each other.

4.8 Community Design

1. Urban Design is the process of providing guidance to the form and function of areas or specific locations within the Township. The focus is on the massing and organization of buildings and on the spaces between them and the relationship of the building to the public realm, rather than on the design of individual structures.
2. It is anticipated that the Township's existing Settlement Areas will continue to grow over the planning period and will attract a greater range of service and retail commercial and community service uses. It is also anticipated that more employment growth will occur in the centres and corridors identified in this Plan. Appropriate rural growth is also anticipated to occur. In order to ensure that all of these areas evolve in a manner that enhances the quality and vibrancy of community, it is the desire of Council to create and encourage a high quality of built form that is sensitive to the Township's heritage and character.
3. Measures for personal safety, access, and amenity shall be incorporated in the planning and design of all development.
4. New development will be required to harmonize with its context, having regard for:
 - a) scale, proportion, continuity, and texture;
 - b) orderly and appropriate transition to adjacent lands; and
 - c) the relationship of spaces to buildings and to the street.
5. The scale of new buildings and structures should be appropriate to their surroundings and conform to the natural landscape.
6. The use of building materials and building designs that blend with the landscape and with each other shall be encouraged.
7. Buildings or structures on untreed sites shall incorporate landscaping to enhance the site and the surrounding area.
8. The design of all uses shall be in accordance with good design principles and consideration shall be given to the following:

- a) design which is in keeping with the character of surrounding land uses, has common internal vehicular and pedestrian circulation and physically integrates with the surrounding community or area in a positive manner.
 - b) the provision of adequate parking and loading facilities; and,
 - c) adequate buffering and or screening from adjacent residential uses. This may be achieved through fencing, landscaping, berming or a combination of these features.
9. Where fencing is required, the use of natural construction materials such as wood or stone shall be encouraged and the fencing shall be maintained in a condition that blends with the landscape. Preference shall be given to designs incorporating additional planting or properly designed berming rather than fencing. Where fencing is intended to screen residential or commercial developments with rear lotting, the use of permanent construction materials such as brick or stone shall be required in combination with plantings to blend into the landscape.
 10. Existing mature trees and other vegetative amenities should be retained and preserved to the maximum extent possible except where removal is necessary due to disease, damage or to ensure public health and safety. Supplementary planting of trees and shrubs shall be encouraged.
 11. Topography, views and watercourses shall be preserved as much as possible.
 12. On-site parking shall be integrated with the development of the site and screened by fencing or landscaping from surrounding roads and properties. Off-street parking and reduced parking standards may be permitted in the existing Settlement Areas and where approved by Council.
 13. Signage should be integrated with the architecture and landscape, not only to identify and inform, but also to complement and enliven the community or area.
 14. The Township will require the provision of design elements that maximize physical accessibility for all members of the public in accordance with the Ontarians with Disabilities Act and in conformity with the Township's own Accessibility Plan required under the Act.
 15. Council may develop design plans and guidelines for the Settlement Areas, Employment Areas and main streets which may include specific recommendations for public works and facilities such as improvements to municipal infrastructure, tree planting, land acquisition, parking layout and linkages to the waterfront area. Such Plans, when approved, shall be taken into consideration in the design of developments within these areas.

16. The Township recognizes the importance of low-impact or Dark Sky compliant lighting in maintaining the natural night skies of all areas of the Township. The Township will require Dark Sky compliant lighting where exterior lighting is proposed as part of any development within the Township.
17. Site alteration including blasting, significant grading and vegetation removal should be limited and will be regulated by Township by-laws.
18. The Township shall develop design guidelines for each of the community areas including settlements, employment areas, rural areas and waterfront to guide applicants in satisfying the requirements to develop in a manner suiting the character of the municipality.

4.9 Public Art

1. Public art will be encouraged throughout the Township in prominent public locations, particularly along streets and in parks, urban squares, community spaces and key place making destinations.
2. Public art shall be placed in appropriate locations to create landmarks, humanize the physical environment and reinforce the emotional and aesthetic connections that contribute to sense of place and community character.
3. The acquisition, curation and installation of public art shall be a component of the municipality's public services program and budgets.
4. Council shall incorporate public art in municipal projects and on properties under jurisdiction of the Township, and encourage the same for properties under jurisdiction of other levels of government and community agencies.
5. Council shall require large development proposals to provide and/or contribute to public art within: Settlement Areas, gateways, subdivision entrances, entrances to large developments, parks, key place making destinations and other key locations identified by the Township.
6. Public art should be publicly accessible. Public art should contribute to the unique character and identity of the communities in which it is situated.

4.10 Community Improvement Areas

1. Council may, by by-law, designate 'Community Improvement Project Areas', the boundaries of which may be the entire Township or part of the Township. These areas will be eligible for 'Community Improvement' as defined by the Planning Act.
2. Community Improvement Project Areas will be identified on the basis of one or more of the following criteria:
 - a) There is a known or potential environmental contamination which requires remediation;
 - b) There are heritage buildings, structures or elements with architectural significance requiring maintenance and repair;
 - c) There is an inadequate mix of housing, including affordable housing;
 - d) There are deficiencies in the physical infrastructure such as water, sanitary sewers, streets, sidewalks, walkways, curbs, streetlights or utilities;
 - e) There are deficiencies in community services such as open spaces, parks, indoor or outdoor recreation facilities and social facilities;
 - f) There is a presence of incompatible land uses;
 - g) There are underutilized and vacant properties or buildings that have the potential for infill or development;
 - h) There is a need for place making and aesthetic enhancements such as streetscaping, landscaping, facade improvements, and business signage;
 - i) There is a high level of traffic congestion and inadequate circulation;
 - j) There are transportation deficiencies including inaccessible or deteriorated sidewalks, walkways, bike paths/lanes and trails;
 - k) There are lands with potential for enhancement of natural heritage features or functions through environmental rehabilitation, restoration or naturalization;
 - l) There is a need for greater energy efficiency in buildings;
 - m) There is a need to provide for increased economic activity in commercial, industrial, agricultural, and/or rural areas; and
 - n) Any other environmental, social, or community economic development needs.

3. Community Improvement Plans for any designated Community Improvement Project Areas may provide direction, guidelines and a strategy for any or all of the following:
- a) Allocation of public funds, such as grants, loans, tax assistance or other financial instruments for the physical rehabilitation, redevelopment, improvement of land and buildings, to registered owners, assessed owners, tenants and assignees of lands or buildings;
 - b) Provision for a range of financial assistance and incentive programs in the form of tax relief, loans, grants, development charges and application fees to eligible parties or for eligible projects;
 - c) Municipal acquisition or holding of land or buildings and subsequent clearance, grading, rehabilitation, redevelopment or resale of these properties or other preparation of land or buildings for community improvement;
 - d) Public/Private Partnerships, joint ventures and cost- sharing arrangements;
 - e) The promotion of cultural heritage conservation through applicable local, provincial and federal legislation and by-laws;
 - f) Promotion of the viability of Commercial areas through the establishment and support of Business improvement Areas;
 - g) Development of facade and streetscape design guidelines that encourage pedestrian activity and improve visual amenity;
 - h) Improvements to parks and public spaces that support place making, encourage pedestrian activity and promote social interaction;
 - i) Re-alignment or redevelopment of roads, paths, and trails to encourage active transportation modes and to improve safety for pedestrians, cyclists and motorists;
 - j) Adoption of policies and amended municipal by- laws to help realize improvement objectives of Community Improvement Plans;
 - k) Outline further studies or review as necessary for community improvement projects;
 - l) Promotion and facilitation of the renewal of contaminated sites or brownfield sites in community improvement planning; and

- m) Other municipal actions, programs or investments for the purpose of strengthening and enhancing neighbourhood stability, health and safety, stimulating production of a variety of housing types, facilitating local economic growth, improving social and environmental conditions or promotion of cultural development.

4.11 Property Standards

1. It is the intention of the Township to maintain a high standard of housing and an efficient and pleasant environment for living, working, and shopping. In support of this intent, we will pass a by-law setting out minimum standards of property maintenance and occupancy.

4.12 Signs

1. The Township will provide “wayfinding” signs of interest for directions to public spaces and outdoor facilities. Commercial and retail services within the communities will also have the opportunity to display signage where it is deemed appropriate. Private signs within the Township’s road rights-of-way will be required to meet design and locational standards established by the Township and will be permitted only by a municipal permitting system.
2. The use of exterior signs and other exterior advertising devices will be regulated through a sign by-law, and sign guidelines will be prepared for use in the review of site plan and sign permit applications.
3. Signs will be designed as an integral part of development to enhance our sense of place and be compatible with the architectural style of the building and the existing and planned character of the surrounding area. The number of signs, location and style shall be designed to minimize visual clutter.
4. Signage will not be lit to a level that will adversely impact the amenity of surrounding residential properties or the design of streetscapes.

4B DESIGNATION AND DESIGNATION POLICIES

Section 4B sets out designations and policies specific to those designations that are intended to keep our communities attractive and safe.

4.13 Hazard Lands

4.13.1 Hazard Lands Permitted Uses

1. No development or site alteration shall occur on lands designated as Hazard Lands shown on Schedule “A”.

4.13.2 Hazard Lands Designation Policies

4.13.2.1 Location of Boundaries

1. The extent and exact location of the boundaries of these Hazard Lands areas shall be delineated in the Implementing Zoning By-law or through individual development applications. There are many other lakes and waterbodies where detailed mapping of flood plains and erosion hazards have not occurred. The policies of this Section shall guide the consideration of development adjacent to these waterbodies and permitted uses shall be restricted accordingly in accordance with the general policies of the Official Plan as well as the following policies.

4.13.2.2 Definition of Floodline

1. In this Plan, the floodline is defined as the level of the 100-year flood or the Regional flood, whichever is greater. In view of the absence of detailed mapping, Council shall seek the general technical assistance of the Ministry of Natural Resources and Forests and shall use the boundaries of the Environmental Protection Areas delineated on the schedules to this Plan and the flood elevations listed below as a general guideline in the preparation of the Zoning By-law and the assessment of development proposals.
2. The Ministry of Natural Resources and Forests has determined still water and regulatory flood elevations for Georgian Bay and for Lakes Rosseau and Joseph based on Engineering Studies. These elevations are provided below. In all cases, new development and site alteration shall not be permitted lower than the regulatory flood elevation, except in the case of overwater structures such as docks, boathouses and boatports. Council may consider permitting development below the identified regulatory flood elevation where a supporting engineering flood plain study or report is submitted addressing such items as fetch, wind setup, wave uprush, and potential ice damage. The flood plain study shall be prepared and stamped by a qualified professional in the relevant field and shall have regard to all Federal and Provincial legislation, policies and guidelines and best management practices within the field. The study may be the subject of a peer review .

Lake	Still Water Flood Elevation	Regulatory Flood Elevation Including Wave Run-up (up rush)
Georgian Bay	177.8 m	178.3 m (0.5 m)

Lake Joseph	226.77 m	227.93 m (1.16 m)
Lake Rosseau	226.77m	227.99 m (1.22 m)

* Elevations are referenced above Canadian Geodetic Datum

3. Due to the flood susceptibility of some areas along the shoreline of Georgian Bay, Lake Joseph and Lake Rosseau, determination of the boundaries of the flood plain by an Ontario Land Surveyor will be required for development proposals and implemented in the Zoning By-law. The Zoning By-law will identify the regulatory flood elevation requirements and setback requirements for new development on these three lakes. The Zoning By-law will also place flood plains in the Environmental Protection Zone of the Zoning By-law. In addition, the flood susceptibility of the areas along all watercourses including the Seguin, Boyne, and Shadow River may limit development in some areas. Development proponents may be required to obtain detailed, engineered floodplain mapping completed in accordance with the Ministry of Natural Resource and Forests Technical Guidelines to the satisfaction of the Township Council. This mapping will be incorporated into this Plan by amendment.

4.13.2.3 Minor Alterations to Hazard lands Designation Boundary

1. Minor alterations to the boundaries of the Hazard Lands designation boundary resulting from some more detailed mapping, which are implemented in the Zoning By-law, will not require an Amendment to this Plan provided the general intent of this Plan is maintained. Existing detailed mapping, regulatory flood elevations, and setback requirements will be placed in the Zoning By-law and amended as new mapping becomes available.

4.13.2.4 Building Setbacks and Minimum Lot Area Calculations in Zoning

1. It shall be the policy of this Plan to impose building setbacks from the Hazard Lands designation, the established flood elevations, and identified erosion hazards in the Implementing Zoning By-law in relation to the extent and severity of the existing or potential hazard. It shall also be a policy of this Plan that the removal or placing of fill in flood plain areas is prohibited. In addition, new structures which require by necessity to be located adjacent to the water, may be permitted subject to the provisions and performance standards of the Zoning By-law. Major new structures or major expansions to existing structures which by their nature must be located adjacent to the water, such as docks, may require the submission of a Flood Plain Study to determine the appropriateness of the structure and to ensure that no impacts occur to adjacent lands and structures.

2. Where this Plan and the Implementing Zoning By-law require minimum lot areas, those areas shall be calculated based on the amount of land above the flood elevations shown above.

4.13.2.5 No Development in Areas of Erosion Hazards

1. Development or site alteration shall not be permitted in areas of potential erosion hazards, unless it has been demonstrated that safe development and site access can occur using the 100-year erosion rate.
2. Potential erosion hazards have not been mapped, therefore proponents may be required to retain a qualified professional engineer to provide an opinion on whether the area is susceptible to erosion hazards.

4.14 Major Open Space Area

4.14.1 Major Open Space Area Permitted Uses

1. Permitted uses in the Major Open Space Area designation shown on Schedule “A” are limited to:
 - a) passive and active recreational uses;
 - b) conservation uses;
 - c) linear multi-use trails;
 - d) golf courses; and,
 - e) forestry uses in accordance with good management practices.

4.14.2 Major Open Space Area Designation Policies

4.14.2.1 Intent

1. Major open space uses, such as Provincial Parks and Conservation Reserves, linear trail corridors and golf courses, are major elements of the land use structure of the Township and contribute to the economic base of the Municipality. These land uses may also generate significant impacts on local roads and waterways. The intent of this Plan is to recognize major open space uses in the Township and to:
 - a) manage major open space uses in a satisfactory manner.

- b) to encourage the preservation of present and future linear trail systems for the benefit of the residents and visitors to the Township.
- c) to participate and support, where appropriate, the initiatives of other agencies and groups in establishing or expanding interconnected linear and other recreational open space systems within the Township.

4.14.2.2 Provincial Parks and Conservation Reserves

1. The following Provincial Parks and Conservation Reserves are located in the Township and identified as Major Open Space Area on Schedule A to this Plan:
 - a) Oastler Lake Provincial Park
 - b) The Massasauga Provincial Park
 - c) Crane Lake Forest Conservation Reserve
 - d) Dutcher Lake Conservation Reserve
 - e) Horseshoe Lake Conservation Reserve
2. Where the lands designated Major Open Space Area are Crown owned, the Township has no planning control. The Township will encourage the Province of Ontario to consult with Council on all decisions with respect to the future use, development, or disposition of Crown owned lands within the Township of Seguin.
3. The Ministry of Natural Resources and Forests has prepared Statements of Conservation Interest (SCI) with respect to the Crane Lake Forest, Dutcher Lake and Horseshoe Lake Conservation Reserves. The Province is encouraged to ensure that both the public and the Township are consulted in the preparation of the SCI's for the Conservation Reserves or any Amendments thereto, and that the Conservation Reserves are managed in accordance with the approved SCI's.

4.14.2.3 Land Uses to be Consistent with Environmental Policies

1. The Township will ensure that all proposed land uses are consistent with the environmental policies of this Plan.

4.14.2.4 The Trail System

1. The Township recognizes the significance of existing trail systems and shall preserve and protect these trail networks and major open space systems from incompatible development.
2. The Township will support and participate in, as appropriate, the initiative of other agencies and interest groups to expand and interconnect existing linear trail systems.

3. The Township will consider all master plans or management plans prepared for the trail systems, including the Seguin Trail Management Plan, when considering all applications for development adjacent to the trail.

4.14.2.5 Uses of Privately Owned Lands

1. The uses of privately owned lands in the Major Open Space Area designation include active recreational uses such as golf courses. It is a policy of this Plan that uses shall be limited to existing uses and activities and related facilities and operations.
2. New intensive recreational uses or expansions to existing uses, such as golf courses or cross-country ski and mountain bike facilities, shall only be permitted through an Amendment to this Plan and to the Implementing Zoning By-law. Applications for new recreational uses shall be supported by appropriate studies as required by the Township and shall include those studies/investigations deemed necessary by Council and other relevant agencies and shall include an Environmental Impact Study as required by this Plan.

4.15 Waste Disposal Assessment Area Overlay

4.15.1 Designation Policies

4.15.1.1 Intent

1. The Waste Disposal Assessment Area Overlay designation identifies areas where the existing or prior use of the lands for the disposal of waste may have an impact on future uses of these lands and possibly adjacent lands. An overlay designation Waste Disposal Assessment Area is denoted on Schedule "F" to this Plan and identifies lands for which the following policies are intended to ensure that all development recognizes the existing or prior waste disposal use in the area so as to safeguard all future uses.

4.15.1.2 Waste Disposal Assessment Overlay Permitted Uses

1. In areas identified as a Waste Disposal Assessment Area, uses may be permitted by the Township in consultation with the Ministry of the Environment, Conservation and Parks and in accordance with the underlying land use designation subject to the following policies:
 - a) Written approval has been received from the Ministry that the development satisfies the provisions of the Environmental Protection Act;

- b) Studies have been carried out to the satisfaction of Council and in accordance with the policies of this Section of the Plan that show that the development is compatible and can safely take place;
 - c) The Township shall require the construction and phasing of all development to coincide with the control of any problems identified by the engineering studies;
 - d) Studies of gas, leachate and hydrogeology, shall be carried out by a qualified engineer and/or Hydrogeologist;
 - e) The Township shall be satisfied with the required studies with respect to any matter regarding structural stability, safety, and integrity of any and all structures; and
 - f) Notwithstanding the land use designations on the various Schedules to this Plan, residential development will not be allowed to proceed on areas identified by Sections (b) and (d) above, as containing organic or chemical wastes.
2. In areas subject to a Waste Disposal Assessment Area Overlay, only land uses compatible with potential impacts of waste disposal sites or their engineered controls will be permitted and may have to be determined by Amendment to the Zoning By-law as supported by the results of studies conducted under this Section.

4.15.1.3 Hold Zoning May be Applied

- 1. Land subject to a Waste Disposal Assessment Area Overlay may be zoned in a holding category as an interim measure. When such areas are deemed suitable for development, lands affected by the overlay and Holding zone may be rezoned in accordance with the policies of this Plan.

4.15.1.4 Accessory Buildings Not Subject to Waste Disposal Assessment Area Overlay Policies

- 1. New accessory buildings such as barns or private garages and renovations to existing residential buildings shall not be subject to the policies of this section.

SECTION 5: ENSURING A SUSTAINABLE AND RESILIENT SEGUIN

Section 5A sets out general policies which apply to the entire Township for the purposes of ensuring a sustainable and resilient Seguin.

5.1 Goals

1. It is the goal of this Plan that the Township's cultural heritage resources be identified, conserved and enhanced and that all new development and redevelopment of lands occur in a manner which respects the Township's cultural heritage.
2. It is the goal of this Plan to encourage the wise use of energy resources and encourage the development and the maintenance of renewable energy sources.

5.2 Objectives

1. To promote and encourage partnerships between the Township and other housing agencies and community groups to provide affordable and attainable housing options for all individuals.
2. To encourage the provision of affordable and accessible housing through the development approvals process.
3. To enhance the character of the Township by protecting and maintaining the Township's cultural and natural heritage resources.
4. To encourage the retention of cultural heritage resources to provide continuity between the past and the present.
5. To foster civic pride by recognizing the contribution that cultural heritage resources make to the Township.
6. To use cultural heritage resources to attract additional economic development, increase tourism opportunities and enhance the character of the Township.
7. To ensure that cultural heritage and archaeological resources are considered before land use decisions are made by requiring the appropriate studies in accordance with provincial guidelines.
8. To prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources.
9. To encourage development that is adjacent to significant cultural heritage resources to be of an appropriate and compatible scale and character.
10. To encourage the development of a comprehensive municipal registry of the Township's built heritage, cultural heritage landscape resources, archaeological sites and areas of archaeological potential, and establish criteria respecting the conservation of these features.

11. To recognize and encourage the development of renewable and sustainable energy sources in a manner that does not impact the visual or environmental qualities of the Township.
12. To encourage energy conservation through planning that promotes pedestrian and cycling activities in the Municipality.

5.3 Energy Conservation and Climate Change

1. Seguin Township will provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.
2. Seguin Township will support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:
 - a) promote compact form and a structure of nodes and corridors;
 - b) promote the use of active transportation in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
 - c) focus freight-intensive land uses to areas well served by major highways, airports, and rail facilities;
 - d) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and
 - e) maximize vegetation within settlement areas, where feasible.

5.4 Energy Efficiency And Alternative And Renewable Energy Systems

1. The Township supports the use of energy efficient building and landscaping design practices and the use and development of alternative and renewable energy systems. The Township understands that energy efficient design and alternative and renewable energy systems can form a part of the “Environment First” principle of this Plan. However, Council wishes to ensure that any decisions on alternative or renewable energy systems respect the overall “Environment First” principle of the Plan and protects the other goals and objectives of the Plan.

2. The principles for energy efficiency and alternative and renewable energy systems are therefore as follows:
 - a) The Township encourages the use of energy efficient building and landscaping design practices in all development in the Township;
 - b) The Township will actively participate with the responsible authorities in planning for the future expansion and location of power supply and distribution services servicing the Township and the area. The proponents of such expansions or new uses will satisfy the Township that there will be no major impacts from the development as related to environmental, economic, social, transportation and other concerns as determined by the Township;
 - c) Reducing energy use, providing the Township residents with access to green energy sources, and developing energy efficient building designs are encouraged by this Plan;
 - d) Wind energy, both individual scale generating systems and larger scale commercial wind farms are permitted in the Township subject to the policies and guidelines of this Plan; and,
 - e) Other alternative energy systems and renewable energy systems may be considered in accordance with the policies and guidelines of this Plan.
3. The Township encourages the use of energy efficient building and landscaping design practices in all development in the Township. The Township will consider a program of municipal retrofits of all Township owned facilities utilizing the best energy efficiency systems and alternative methods. Alternative methods of heating, cooling and constructing buildings to assist in reducing greenhouse gas emissions will be considered in all new Township buildings and facilities.
4. The Township may establish and/or participate where appropriate, in programs to conserve energy and improve energy efficiency across the entire Township. The Township also encourages energy efficient building and landscape design practices including:
 - a) utilizing techniques and materials that increase energy efficiency;
 - b) siting buildings so as to best use passive solar energy and utilizing existing or planted tree shade to reduce summer energy use;
 - c) designing buildings that meet LEED (Leadership in Energy and Environmental Design) or equivalent standards.

5. Alternative and renewable energy systems are encouraged in the Township as being complementary and supportive of the Plan's overall "Environment First" principle. The Plan recognizes that alternative and green energy systems can help reduce the output of greenhouse gases and contribute to the quality of the environment in Seguin Township.
6. The following criteria are important to the development of green energy facilities:
 - a) Green energy facilities should not be permitted in locations that are visible from lakes in the Township. The exceptions shall be ground mounted individual wind turbines in the rear yard and solar systems mounted on the roof of a principal building.
 - b) Visually intrusive green energy facilities should not be permitted on shoreline structures.
 - c) In accordance with the Goals, Objectives and Policies of this Plan, shoreline vegetation areas are to be maintained adjacent to waterbodies. Green energy projects should not locate in these areas.
 - d) Green energy facilities are encouraged to locate in rural areas, outside of settlement areas.
 - e) Green energy facilities should not locate on Class 1-3 agricultural lands or in or adjacent to natural heritage features.
 - f) Green energy facilities should not locate in areas where they will negatively impact cultural heritage resources including cultural heritage landscapes.
 - g) Where renewable energy facilities and projects are proposed, the Township should request the following information to assist in reviewing the project:
 - i) A noise study to identify the setbacks or other mitigation measures, if any, required to meet the applicable Ministry of Environment standards;
 - ii) A visual impact study analyzing the impact on the landscape as viewed from arterial roads, shorelines and area residences and the mitigation measures required, if any;
 - iii) A study on impacts on storm water management and potential impacts of ground and surface waters;
 - iv) A study analyzing the potential amount of adverse shadow or light reflection effects on sensitive uses adjacent to the subject property and the related mitigation measures, if any;

- v) A study of any impacts on environmental features and functions such as bird migration and feeding activities;
- vi) A study outlining the potential impact on agriculture and required mitigation measures; and,
- vii) A property value benchmark study to review the potential effect of the proposed development on properties in the area of the proposal in comparison to other properties in the Township.

5.5 Housing Diversity and Accessibility

1. Council shall require the development industry to provide a mix of housing options in each greenfield application including a mix of dwelling unit types, density, tenure, unit size, and price including ancillary dwelling units, housing for special needs and flex housing that can be affordably adapted as a household's lifestyle and needs change.
2. Council shall require a minimum of 25% of all new ground related housing in each application of 10 or more units to be constructed to accommodate future ancillary dwelling units, such as sufficient window sizes, plumbing rough-in, fire/sound separation and other base construction requirements as specified by the Building Code.
3. Council shall implement inclusionary zoning as per Ontario Regulation 232/18, April 11, 2018, when applicable to the Township, which shall require a minimum target of 10% of all new units in developments of 10 or more units to be affordable units. This target and the minimum thresholds will be confirmed through a Municipal Assessment Report, according to Provincial requirements for such reports. The Report will form the basis for the inclusionary zoning requirements in the Town's zoning by-law and agreements with applicants.
4. Council may consider incentive measures to ensure the provision of affordable housing units through the development approvals process, such as, but not limited to, the following:
 - a) reduced application fees;
 - b) deferred development charges;
 - c) fast-tracking of development approvals; and
 - d) alternative development standards, where appropriate.

The Township shall link such incentives to agreements on specific affordable rents or housing prices.

5. Council shall encourage developers of commercial and mixed-use projects to include provision for residential units as part of the development, where appropriate.
6. The Town shall work with providers of social housing, assisted housing and special needs housing to facilitate these types of housing.
7. Notwithstanding the permitted uses of any designation other than Shoreline Area, the conversion of existing hotels and motels to residential units may be permitted subject to meeting all other applicable policies of this Plan. Such conversions shall not result in the number of dwelling units exceeding the existing number of hotel or motel units on a property unless the hotel or motel is situated in a Settlement Area and can be adequately serviced.

5.6 Well-Being and Accessibility

1. Council will promote the provision of community and health services uses within Settlement Areas, Employment Areas and the Countryside to serve the needs of residents. Such uses as qualifying as community benefits for density bonusing under Section 37 of the Planning Act.
2. Council shall consider potential noise and air quality impacts on the community health of vulnerable populations, including children and seniors when reviewing applications located adjacent to industrial uses, Provincial highways, and arterial roads.
3. When reviewing site plan applications and park designs, Council shall consider all of our accessible needs, including the height of the first floor above grade of residential dwellings and commercial buildings, use of outdoor stairwells versus ramps, and minimizing curbs, particularly along public streets and in public spaces.
4. As an essential component for improving our overall physical and mental health and well-being, Council shall provide spaces for both active and passive recreational activities in parks and through access to publicly owned natural areas.
5. Crime Prevention Through Environmental Design principles shall be considered in the evaluation of development applications.
6. It shall be a policy of Council to permit the establishment of group homes within the Township in accordance with the following policies and all other relevant policies of this Plan:

- a) The Zoning By-law shall establish the areas in which group homes may be permitted and such other matters as the number of persons who may reside in a group.
 - b) The Zoning By-law shall specify regulations regarding performance standards. These standards shall have regard to the limitations of the existing housing stock and design, as well as the objective of community integration.
 - c) Since the Township is essentially rural in nature, only those group homes which require a rural or small community setting will be permitted.
- 7. Notwithstanding any other provisions of this Plan, the establishment of a garden suite may be permitted, subject to a Zoning By-law Amendment, on land designated Settlement Area and Countryside. The garden suite shall be considered secondary and incidental to the existing dwelling unit.
- 8. A garden suite shall not be permitted where a lot already contains a dwelling in an ancillary building on the lot.
- 9. In considering garden suite dwelling units Council, prior to passing a Temporary Use By-law, shall be satisfied that:
 - a) The garden suite is being permitted in conjunction with a single detached dwelling unit;
 - b) The garden suite is secondary to the single detached dwelling unit and no more than three dwelling units in total, including the garden suite, shall be permitted per lot unless specifically permitted in the Zoning By-law;
 - c) Adequate parking for the garden suite is available;
 - d) Where necessary buffering of adjacent uses is provided;
 - e) The garden suite shall not cause an encroachment into any required yard imposed by the Zoning By-law. In the case where an existing single detached dwelling is legally non-complying, the garden suite shall not cause further encroachment;
 - f) The garden suite shall be portable, however, trailers shall not be permitted;
 - g) The garden suite is serviced through an extension from the existing dwelling unit and the private services are adequate to service the principal residential unit and the garden suite;

- h) An agreement is entered into with the Township regarding the maintenance, alterations and improvements and eventual removal of the garden suite unit. This agreement may include a bond or security held by the Town that would ensure the removal of the unit.

5.7 Food Access and Security

1. Council shall protect and conserve local agricultural food production capacity by restricting the fragmentation of agricultural lands, protecting areas of prime agricultural land and preserving rural and cultural landscapes
2. Council shall encourage and permit farmers' markets as-of-right within all commercial areas, community spaces and municipal parks.
3. Community gardens shall be permitted as-of-right. Council shall be engaged and involved in the planning and ongoing maintenance of community gardens.
4. Council shall encourage the establishment of community kitchens and food co-ops.
5. Council shall encourage and permit small-scale urban livestock within Settlement Areas that have minimal impact on residential amenity, with restrictions set out in the Township's Zoning By-law.

5.8 Source Water Protection

1. It is the Township's goal to be involved in the process of approving and considering applications that involve commercial water taking for the purpose of resale of water as a commercial use. It is also Council's goal to ensure that a process is established whereby landowners in the vicinity of proposed water taking are informed of a proposed taking and given an opportunity to comment on the proposal.
2. It is recognized that the approval of all applications for water taking rests with the Ministry of Environment, in accordance with the Ontario Water Resources Act, as amended. It is a policy of this Plan that the taking of more than 50,000 litres of ground or surface water per day or a commercial water taking is deemed to be a land use.
3. The implementation of this policy shall occur through the Implementing Zoning By-law. On this basis, the Implementing Zoning By-law shall include water taking as a land use to be regulated by the Township.
4. In preparing the Implementing Zoning By-law, the Township shall determine which type of water taking will require a rezoning and under what conditions such a zoning change

could be granted. If a water taking requires a rezoning Council shall be satisfied that at a minimum:

- a) the quality of groundwater and surface water in the area will be maintained and, where possible, improved or restored; and,
 - b) the quantity of water available for other uses in the area and that base flow for rivers and streams, wetlands and other waterbodies in the watershed will not be affected.
 - c) The taking of water does not preclude other developments in the area envisioned by this Plan.
5. As a condition of approval, Council may also require the proponent to enter into a monitoring and financial assurance agreement to ensure that Council has the ability to ensure that neighbouring drinking water supplies are not affected by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring and financial assurance agreement, to require the water extraction to decrease or cease or require mitigative measures be undertaken.
6. As part of its commitment to source water protection, the Township may establish a Source Water Protection Strategy and Program to protect the ground and surface water systems in the Township. The Strategy and Program may include a number of initiatives including but not limited to the following:
- a) A co-operative program with property owners may be established to limit fertilizer and pesticide applications, manage natural areas and grass cover and replacement, replace and/or upgrade heating oil storage tanks, limit vehicle repair and maintenance, and better manage residential fuel and chemical storage;
 - b) Reduction or the elimination of roadside salt use within areas that may impact surface or groundwater;
 - c) Reduction or the elimination of fertilizer and pesticide use on public lands;
 - d) Develop a spills action plan; and
 - e) Develop a regular sewage system re-inspection program.
7. It is recognized that the approval of all applications for water taking rests with the MOECP, in accordance with the Ontario Water Resources Act, as amended. The taking

of more than 50,000 litres of ground or surface water per day or commercial water taking has been deemed to be a land use in accordance with the Planning Act. Commercial water taking in an amount greater than 50,000 litres per day may be permitted in all land use designations by way of a site-specific amendment to this Plan. Commercial water taking may only be permitted through an amendment to the Township's Official Plan and implementing Zoning By-law, subject to the policies and conditions specified in this Plan. No permit or license for water taking shall be issued by the appropriate authority until an amendment to the Township's Official Plan and Zoning By-Law is in force and effect.

8. In consideration of a site-specific Official Plan and Zoning By-law amendment to permit commercial water taking, Council shall be satisfied that at a minimum, and as proven through the applicable studies and/or reports as requested, that the following conditions are being met:
 - a) The quality of vulnerable surface and ground water, sensitive surface water features and sensitive ground water features, and their hydrogeological functions, shall be protected, improved or restored;
 - b) The quantity of water available for other uses in the area and the base flow for rivers and streams wetlands and other water bodies in the watershed will not be negatively impacted, as also proven through testing for tolerance in possible drought scenarios;
 - c) Drinking water supplies and designated vulnerable areas are protected;
 - d) Linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas and surface water features including shoreline areas are maintained;
 - e) The water taking does not preclude other developments and maintains the potential for future intended and designated land uses and their associated hydrologic requirements in the area as envisioned by this Plan;
 - f) Haulage routes for the transporting of water to processing and/or bottling plants and the subsequent distribution are appropriate for the proposed use and the surrounding area;
 - g) The proposed water taking will occur through the implementation of efficient and sustainable water management and conservation measures;
 - h) The cumulative impact of the water taking has no negative impacts on ground and surface water resources on an integrated watershed management basis;

- i) The water taking will be subject to Site Plan Control to ensure that all proposed development and site alteration will have minimal impact to ensure sustainable and efficient use of the land; and
 - j) The area to be re-designated and rezoned is limited to the footprint required to accommodate the proposed use and shall only include the land necessary for the actual extraction and transport of water. No accessory or associated facilities shall be permitted unless already allowed under the designations of this Plan.
9. Council shall also require the proponent to enter into a monitoring and financial assurance agreement to ensure that neighbouring drinking water supplies will not be negatively impacted by the extraction. If it is deemed that the extraction is having a negative impact on the quality and/or overall quantity of water available in the area, Council will have the ability, pursuant to the monitoring and financial assurance agreement, to require the water extraction to decrease or cease or require mitigation measures be undertaken. Council will also identify in the agreement that the taking of water will be restricted during drought conditions.

5.9 Subwatershed Planning

1. The Township's lake system is divided into a number of watersheds that are connected to lakes and watercourses in other municipalities and whose waters flow into and through these lakes in adjacent municipalities. Consequently, it is a policy of this Plan that the Township will work with its neighbours in joint watershed programs, where established, in order to protect and preserve lake water quality or, where necessary, remediate lake water quality on these shared lake systems.
2. Issues of water quality, water quantity, phosphorus loading and lake capacity shall therefore be considered on a watershed basis.

5.10 Ecological Offsetting

1. The Township may require ecological offsetting through the development process when, development has been determined to be acceptable despite that finding that there is an unavoidable loss of a natural heritage feature and only after the provincial and municipal policy tests have been met. The Township may however deny development approvals, at its sole discretion, if offsetting would result in unacceptable impacts or is not deemed to be appropriate for other reasons.
2. An ecological offsetting strategy shall be required (where necessary) as part of environmental impact study in support of development in the circumstances described in Section 1 above.

3. Ecological offsetting must be planned on a basis of a significant net gain in features and functions.
4. The ecological offsetting strategy shall be prepared to the satisfaction of the Township in consultation with the other approval agencies. The ecological offsetting strategy shall have regard for other environmental programs and policies.
5. Prior to the utilization of offsetting, the township shall prepare ecological offsetting guidelines.

5.11 Cultural Heritage and Archaeology

1. Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
2. 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.
3. Seguin Township shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
4. Seguin Township will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
5. Seguin Township will engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.
6. It is the intent of this Plan to recognize that the maintenance of the Township's cultural heritage resources will contribute to the preservation of the Township's character. In doing so, Council may appoint, consult and seek the advice of a Municipal Heritage Committee when making decisions regarding the conservation of cultural heritage resources in the Township.
7. The carrying out of any public work by any Public Authority shall retain and protect identified cultural heritage resources in accordance with the goals and objectives of this Plan.
8. When necessary, and in accordance with the requirements of the Environmental Assessment Act, Council will require the preparation of a Heritage/Archaeological

Impact Assessment of the proposed project and identify satisfactory measures to mitigate any adverse impacts affecting cultural heritage resources. Cultural heritage resources include built heritage sites, cultural heritage landscapes, archaeological sites and areas of archaeological potential.

9. Council may impose as a condition of any development approval the retention and conservation of cultural heritage resources, or the implementation of appropriate mitigation measures, to minimize the impact of the development on the cultural heritage resource. Council shall require a heritage impact assessment conducted by a qualified professional whenever development has the potential to impact a significant cultural heritage resource.
10. Council may require a heritage impact assessment conducted by a qualified professional whenever development has the potential to impact a protected heritage property or other cultural heritage resource.
11. Council may pursue the development and use of a comprehensive registry of cultural heritage resources including entering into a data sharing agreement with the Ministry of Culture, to assist in cultural heritage conservation. The registry may include items of cultural heritage value or interest including built heritage features, cultural heritage landscapes, scenic landscapes, and may establish criteria to be used in determining the appropriate means of conserving the cultural heritage resources.
12. Council may by By-law designate cultural heritage resources, such as individual buildings and conservation districts pursuant to the Ontario Heritage Act and the policies of this section. Prior to the passage of such a By-law, Council shall be satisfied that:
 - a) the building or property is strongly associated with the life of a person who played an integral role in the development of the Township or District and/or is recognized locally, nationally or internationally;
 - b) the building or property is the location of, or is associated in a significant way, with a significant local, national or international event;
 - c) the building has an architectural style that is distinctive and representative of a period of history and/or is the work of a recognized architect;
 - d) the building or property is considered to be an easily recognizable landmark in the Township and contributes to the character of the community.
13. Council shall encourage the retention of buildings of cultural heritage value or interest in their original locations whenever possible. As part of a heritage assessment, all options for on-site retention shall be considered before approval is given for relocation

to another site. These options include: integration within new development areas, adaptive re-use of the building in its original location (e.g. use as a community centre within a residential subdivision), and relocation of the building on the development site.

14. Building updates undertaken to improve building accessibility or to provide green energy infrastructure, shall be completed in a manner that does not impact the heritage of the building.
15. Council recognizes that there are archaeological remnants of prehistoric and early historic habitation as well as archaeological potential areas within the Township. Archaeological sites and resources contained within these areas can be adversely affected by any future development. Archaeological potential areas are determined through the use of provincial screening criteria or criteria developed based on the known archaeological record within the Township and developed by a licensed archaeologist in consultation with the Province. Such criteria include features such as proximity to water (current or ancient shorelines), rolling topography, unusual landforms, and any locally known significant heritage areas.
16. Council shall require Archaeological Assessments conducted by archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing a known site or considered to have archaeological potential. Assessment reports conducted by licensed archaeologists are to be in compliance with guidelines set out by the Ministry of Culture, as well as licensing requirements developed under the Ontario Heritage Act.
17. Council may conserve the integrity of archaeological resources by adopting Zoning By-laws under Section 34 of the Planning Act, to prohibit land uses on sites where an identified significant archaeological heritage resource exists. Any alterations to known archaeological sites shall only be performed by licensed archaeologists as per Section 48 of the Ontario Heritage Act.
18. Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated through a heritage assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and /or alternative development approaches may be required to conserve the heritage attributes affected by the adjacent development and site alteration.
19. If remains are discovered through site alteration or the development process, the Ministry of Culture shall be contacted and appropriate steps shall be undertaken in accordance with the Cemeteries Act, the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act.

SECTION 6: RESPONSIBLE AND AFFORDABLE COMMUNITY SERVICES

Section 6 sets out general policies which apply to the entire Township for the purposes of providing responsible and affordable community services.

6.1 Goal

1. It is the goal of this Plan to ensure that all municipal services meet the needs of present and future residents and businesses in an efficient, financially sustainable and environmentally sensitive manner.
2. It is the goal of this Plan to strengthen digital connectivity throughout the Township and by encouraging high speed internet service and community Wi-Fi.

6.2 Objectives

1. To ensure that all necessary services required to serve and support development are available to meet the demands of present and future inhabitants and that reflects the financial ability of the Municipality to provide services.
2. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including automobiles, trucks, cycling and walking, snowmobiles, recreational vehicles, and boats.
3. To ensure that the airport can continue to operate and expand the level of services available.
4. To protect the continued viability and capacity of the rail corridors and yards located in the Township including supporting strategic infrastructure improvements in support of the critical economic development role that railways play.
5. To ensure that all development is appropriately serviced with potable water and sewage services, and that public and privately serviced developments will have no impact on water quality or quantity.
6. To participate, where it has been demonstrated that it is financially feasible, in regional or inter-municipal transit programs.
7. To ensure that development is sustainable on the basis of private or communal services without requiring the development of full municipal services.
8. To facilitate the movement of people and goods within the Township's communities and to and from adjacent municipalities.

9. To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including rail, automobiles, trucks, cycling and walking.
10. To protect transportation corridors to facilitate the development of a transportation system that is compatible with and supportive of existing and future land uses due to the inter-dependency of land use and transportation planning decisions in relation to environmental and topographical features.
11. To ensure that new roads are constructed safely and designed to help distribute car and truck traffic evenly and provide access for the future operation of an efficient roads system.
12. To ensure that new roads protect significant natural heritage features and their ecological function.
13. To ensure that appropriate right-of-way widths for all existing and proposed roads are provided in accordance with the Planning Act.
14. To encourage the use of alternative development standards for roads, where appropriate.
15. To regulate development on private roads.
16. To ensure that the financial implications of decisions relating to road construction and maintenance are thoroughly considered.

6.3 General Policies

1. Infrastructure and public service facilities will be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.
2. Planning for infrastructure and public service facilities will be coordinated and integrated with land use planning and growth management so that they are:
 - a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
 - b) available to meet current and projected needs.
3. Seguin Township will promote green infrastructure to complement infrastructure.

4. Before consideration is given to developing new infrastructure and public service facilities:
 - a) the use of existing infrastructure and public service facilities should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
5. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety.
6. Where feasible new public service facilities will be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to active transportation.
7. Planning for sewage and water services will:
 - a) accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing services;
 - b) ensure that servicing is provided in a manner that:
 - i) can be sustained by the water resources upon which such services rely;
 - ii) prepares for the impacts of a changing climate;
 - iii) is feasible and financially viable over their lifecycle; and
 - iv) protects human health and safety, and the natural environment;
 - c) promote water conservation and water use efficiency; and,
 - d) integrate servicing and land use considerations at all stages of the planning process.
8. Individual on-site sewage services and individual on-site water services may be used and the installation of new services shall require that site conditions are suitable for the long-term provision of such services with no negative impacts.
9. Planning for stormwater management shall:
 - a) be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;

- b) minimize, or, where possible, prevent increases in contaminant loads;
 - c) minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces; and
 - f) promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.
8. Transportation systems should be safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.
 9. Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.
 10. As part of a multimodal transportation system, connectivity within and among transportation systems and modes will be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
 11. Seguin Township shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.
 12. Major goods movement facilities and corridors shall be protected for the long term.
 13. Seguin Township shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.
 14. New development proposed on adjacent lands to existing or planned corridors and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.
 15. The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
 16. The airport shall be protected from incompatible land uses and development by:

- a) prohibiting new residential development and other sensitive land uses in areas near the airport above 30 NEF/NEP;
- b) considering redevelopment of existing residential uses and other sensitive land uses or infilling of residential and other sensitive land uses in areas above 30 NEF/NEP only if it has been demonstrated that there will be no negative impacts on the long-term function of the airport; and
- c) discouraging land uses which may cause a potential aviation safety hazard.

6.4 Community Facilities, Services And Infrastructure

1. Community facilities, services and infrastructure include schools, clinics, libraries, community centres, parkland, access points and Township services that are designed to meet the social and cultural needs of Township residents. It is the intent of this Plan to ensure that:
 - a) schools are maintained to adequately serve the surrounding neighbourhood and/or catchment area;
 - b) the Township continues to be well served by schools and community centres in appropriate locations;
 - d) adequate library services are provided to Township residents as determined by Council;
 - e) adequate emergency access is provided throughout the Township by police, fire ambulance and other emergency vehicles; and,
 - f) public access points to the water are maintained.
2. In order to ensure that community services are provided in a manner that meets the needs of Township residents, servicing strategies that deal with service areas may be prepared to serve as a guide for the provision of services to the Township.

6.5 Roads

1. For the purposes of this Plan, all roads in the Township are classified as follows:
 - a) Provincial Highway;
 - b) Arterial Road;
 - c) Local Road; and,
 - d) Private Road / Condominium Road/Private Laneway

2. The types of roads described in this section of the Plan are shown on Schedule B. New roads, and re-constructed roads shall be developed to comply with the classification, function and general design requirements outlined in Appendix “VI”- Road System Function and Classification.
3. Any road transferred from the Province of Ontario to the Township shall be considered an Arterial Road for the purposes of this Plan.
4. The location of any future roads shown on Schedule B are approximate. The exact alignment of future roads shall be determined either through municipal studies or during the consideration of development applications. No Amendment to the Official Plan will be required to modify the locations of future roads, provided their function and location will continue to generally conform with the intent of the Official Plan.
5. The Township supports the continued maintenance and upgrading of Highway 400 and other Provincial Highways in the Township. In order to preserve the functions and efficiencies of Provincial Highways, the number of new entrances to Highways will be limited and controlled by the Ministry of Transportation. Highway 400 is a controlled access highway with all access restricted to interchanges. The Ministry of Transportation must approve any new entrances or changes to existing entrances to Provincial Highways.
6. Any development in proximity to existing or future Provincial Highways will require review by the Ministry of Transportation and may require permits in accordance with the Public Transportation and Highway Improvement Act. The Ministry of Transportation’s permit control jurisdiction can extend out to 800 metres from a highway limit in some circumstances, and pre-consultation with the MTO is encouraged.
7. In addition to all the applicable municipal requirements, all proposed development located adjacent to and in the vicinity of a provincial highway within MTO’s permit control area under the Public Transportation and Highway Improvement Act will also be subject to MTO approval. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Any new areas in the Township identified for future development that are located adjacent to or in the vicinity of a provincial highway or interchange/intersection within MTO’s permit control area will be subject to MTO’s policies, standards and requirements. Direct access will be discouraged.
8. Development adjacent to a provincial highway may be required to undertake various operational and safety studies, including but not limited to a traffic impact study, drainage and stormwater management study, exterior illumination study, environmental impact study, or noise impact study, all in accordance with Section B.14 of this Plan. The Ministry of Transportation is not financially responsible for

development driven studies, or any highway improvements deemed necessary by MTO through the review of those studies.

9. Road allowance widths for every type of road are set out in Appendix “VI”. The road allowance width for any public road may allow for the placement of travel lanes, turning lanes, utilities, infrastructure, high occupancy vehicle lanes, sidewalks, paths, bicycle lanes, medians, streetscaping and landscaped boulevards, where appropriate.
10. In addition to the road allowance widths set out in Appendix “VI”, the Township may, without the need for an Amendment to the Official Plan, require the dedication of lands to be used for daylight triangles to provide sufficient sight distances and turning lanes and/or traffic control devices to provide safe and appropriate access to major generators or attractors of traffic. A greater road allowance width may be required in cases where design solutions require additional lands for road improvements.
11. As a condition of a development approval, land for road widenings shall be conveyed at no expense to the Township in accordance with the provisions of the Planning Act. As a general principle, required road widenings will be taken equally from both sides of the road allowance. Unequal road widenings may be considered by the Township where:
 - a) the area is the site of a topographic feature which is difficult to overcome or costly to develop for road purposes; and/or,
 - b) the location of an identified cultural heritage resource limits design options; and/or,
 - c) the presence of a natural heritage feature limits design options; and/or,
 - d) the preservation of mature trees that contribute to the character of an area is desired.
12. Notwithstanding the policies set out in this Plan, the Township recognizes that the reconstruction of roads to approved minimum standards in some existing developed areas may not be appropriate from a road allowance acquisition or community design perspective, or economically or physically feasible. Any attempt to reconstruct such roads to minimize deficiencies shall only be undertaken after a study to determine a right-of-way which will result in a streetscape which minimizes impacts on abutting properties and is appropriate to the character of the area, while serving anticipated traffic volumes. No Amendment to the Plan shall be required to implement such a modification to the road allowance.
13. Construction of any part of the road network shall be in accordance with the ability of the authority having jurisdiction to finance such infrastructure. In addition, road construction under the jurisdiction of the Township shall be in accordance with the

approved Capital Budget and/or the Capital Forecast. In addition, any new road proposed shall be the subject of a detailed financial analysis with respect to the cost to maintain the road and the projected tax revenue from the adjacent development. Council may refuse to approve a new road where the cost of maintenance is considered too high in relation to the projected revenues.

14. Council may prepare and endorse a road standard design manual that reflects the Township's design policies and which will serve as the basis for the construction and design of roads that are under the jurisdiction of the Township. Council may consider alternative design standards to provide for the more efficient use of land in certain development applications. Changes to standards and design criteria for such roads and facilities may be permitted without an Amendment to this Plan.
15. Council may stop up and close existing local roads, shoreline road allowances, concession road allowances and road related facilities subject to the provisions of the Municipal Act, 2001 as amended and, where applicable, subject to the provisions of the Public Transportation and Highway Improvement Act, without the need to amend the Official Plan.
16. Council may impose such conditions and requirements on the sale of public lands including closed local roads, concession road allowances and shore road allowances, that Council deems appropriate and necessary to further advance the objectives and policies of this Plan. Council shall have regard to adjacent land uses, natural heritage features and long-term needs when determining the potential sale of public lands.
17. The Township will not stop up or sell concession road allowances, other roads or public lands that provide access to lakes and rivers unless alternative access options are available in the immediate areas.
18. Where historic building or structure encroachments exist, the Township may only consider the sale of a road allowance or public land to correct the encroachment in accordance with the policies of this section and where the relocation of the building or structure is not practical or feasible.
19. Generally, Shoreline road allowances that abut Type 1 Fish Habitat should not be sold unless the Township and owner have entered into a Site Plan Agreement restricting the use and development of the lands abutting the Type 1 Fish Habitat.
20. Truck traffic, and specifically truck traffic generated by aggregate operations, is expected to use Provincial Highways and Arterial Roads as shown on Schedule B to this Plan and may be discouraged from using Collector and/or Local Roads. All haul routes may be regulated in accordance with the policies of this Plan and the provisions of a By-law passed pursuant to the Municipal Act.

21. Schedule "B" to this Plan identifies a number of road improvements and or extensions. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area.
22. Schedule "B" to this Plan is intended to identify roads that require, because of volume, planned function, or substandard width, road widenings to the required width. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by development in the area. The road widenings as identified will be included in this Plan through an Amendment.
22. Schedule "B" to this Plan identifies a number of intersections and bridges requiring improvement because of volume or substandard level of service. It is the intention of this Plan that these improvements occur at such time as appropriate or warranted by developments in the area.
23. The Township has completed a Roads Needs Study as input into this Plan and to the Five Year Capital Budget.
24. Private roads means lanes, roads or right-of-ways providing access to two or more lots maintained by private individuals or Condominium Corporations. New Private Roads are only permitted to be developed as a Plan of Condominium.
25. Development on private roads shall be subject to a Private Road Agreement. The Private Road Agreement shall contain wording that indicates that:
 - a) the owner acknowledges and agrees that the lot in question does not front on an improved public road maintained by the Township or other road authority;
 - b) the owner acknowledges and agrees that the Township does not, or is not, required to maintain or snowplow the said private road, and will not provide certain line services including, garbage collection or school busing;
 - c) the owner acknowledges that the Township provides no assurances that the private road is at a standard or is maintained to a standard that will permit the provision of emergency services;
 - d) the owner acknowledges and agrees that the Township will not take over or assume a private road as a Township public road or street unless it has been built according to an appropriate road standard; and,
 - e) the owner acknowledges and agrees that the Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit.

26. The Township shall require that, as a condition of development or redevelopment, adequate off-street parking and loading facilities are provided. In addition, points of ingress/egress to parking areas shall be limited in number and the sharing of access points with adjacent similar uses shall be encouraged.
27. The Township shall review off-street and on-street parking regulations to reflect evolving patterns of automobile use and automobile size at the time of the preparation of the Implementing Zoning By-law. Reduced parking requirements may be considered where sufficient public off-street and on-street parking facilities exist within the Settlement commercial areas. In addition, parking requirements may be reduced if the uses on the lot each require parking at different times of the day. Opportunities for the sharing of parking in mixed use development will be considered during the review of a development application.
28. New development based on water access shall be contingent on deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot.
29. The Township shall require that, as a condition of development or redevelopment, adequate sidewalks, bicycle paths, trails and associated facilities and fixtures are provided.

6.6 Railways

1. The following policies apply to the rail network in the Township as shown on Schedule “B” to this Plan:
 - a) The Township shall work with the Railway Corporations, and the Federal, and Provincial governments to establish grade separated railway crossings on major roads wherever possible. Improvements to existing at-grade crossings shall also be encouraged to improve safety.
 - b) The Township will work with the appropriate Provincial and Federal authorities regarding the long-term potential of a passenger train stop or station being located at the Airport Employment Node, as shown on Schedule ‘B’ to this Plan;
 - c) Industrial uses that are adjacent to existing rail lines will be encouraged to use rail transport for the distribution of goods in order to reduce the burden on the existing highway system and to better utilize existing infrastructure. In addition, aggregate extraction operators will be encouraged to utilize rail wherever possible to transport aggregate to market and thereby minimize the impact to truck travel on residents, businesses and the natural environment.

- d) All proposed development within 300m of railway corridors shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided to the satisfaction of Council in consultation with the appropriate rail authority. The development shall also comply with the sightline requirements of Transport Canada and the appropriate railway. A noise and vibration study shall also be required.
- e) The implementation and maintenance of any required rail noise, vibration and safety impact mitigation measures, along with any required notices on title will be secured through appropriate legal mechanisms to the satisfaction of Council and the appropriate railway.
- f) New residential development or other sensitive land uses shall not be permitted within 300 metres of a rail yard.
- g) Council shall work with the appropriate agencies to develop appropriate strategies to deal with the movement of dangerous goods through the Township.

6.7 Water And Sewage Services

1. Historically development in the Township has been serviced by individual on-site sewage services and individual on-site water services. The proposed servicing approach as set out in this Plan will continue to rely primarily upon individual on-site servicing options, however, the Township will consider the appropriateness of municipal sewage services and municipal water services in the Settlement Areas of the Township. Council will require higher forms of servicing as part of any development applications, subject to the policies of this Plan in accordance with Provincial guidelines on planning for sewage and water services.
2. Development should ideally be serviced by full municipal sewage and water services wherever feasible. Where full municipal sewage and water services are not provided, and where site conditions permit, multi-lot/unit development should be serviced by communal sewage and water services where such systems are sustainable and financially viable. Where municipal services or communal services are not provided, individual on-site sewage and water services may be used provided that site conditions are suitable for the long-term provision of such services, and provided that there would be no 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.
3. Development on partial services will only be permitted where they are necessary to address failed individual on-site sewage and water services in existing development, or within settlement areas to allow for infilling and 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.

2. The principles for water and sewage servicing for the Township are as follows:
 - a) The approval of development must be coordinated to ensure that adequate services are available to provide for the proposed use;
 - b) Servicing options should be based on a hierarchy which considers environmental, technical, capital and operating costs to determine the appropriateness of the servicing for new developments;
 - c) Servicing must be adequate to the proposed use and in relation to the capacity of the lands to support the servicing;
 - d) Innovative fiscal arrangements and partnerships with other levels of government and the private sector may provide opportunities for the cost effective provision of infrastructure services in the future and should be explored.
3. Generally throughout the Township the minimum servicing requirement shall be individual on-site sewage services. Individual systems shall be approved by the appropriate agency pursuant to the Ontario Building Code Act or the Environmental Protection Act. It is a goal of this Plan that new individual on-site sewage services utilize the most current technologies available. In the Shoreline Areas and Settlement Areas all development and redevelopment shall use appropriate sewage systems and where recommended by a Site Evaluation Report, a tertiary treatment systems that reduces or eliminates phosphorus and nitrate from reaching the shoreline shall be used.
4. For developments where the lot size for each private residence within the development is one hectare or larger, the risk that the boundary limits imposed by Provincial guidelines may be exceeded by individual systems is considered acceptable in most cases. Developments consisting of lots which average 1 hectare (with no lot being smaller than 0.8 ha), may not require a detailed hydrogeological assessment, provided that it can be demonstrated that the area is not hydrogeologically sensitive. In such circumstances, it is the responsibility of the proponent to obtain a professional analysis from a qualified consultant that the area is not hydrogeologically sensitive. It is assumed that attenuated processes within a one-hectare lot will be sufficient to reduce the nitrate-nitrogen to an acceptable concentration in groundwater below adjacent properties. It should be noted that sufficient attenuated processes may not be present in hydrogeologically sensitive environments, or where there is little water surplus available.
5. Prior to the approval of any development application for residential lots less than 1.0 hectare or industrial and commercial developments generating wastewater in excess of

10,000 litres per day, a Hydrogeological Study shall be submitted and have demonstrated that the sewage systems will operate satisfactorily with no impact on water quality. In addition, prior to the approval of all new development, the proponent shall provide confirmation that arrangements can or have been made for the treatment of the hauled sewage generated from the development at a duly licensed facility. In the case of waterfront lots, a Hydrogeological Study supporting lot sizes of less than 1.0 hectares shall not be required where the proposed water supply will be treated lake source water. The Township will require in such cases an appropriate agreement ensuring that potable water supply shall be treated lake source water.

6. All sewage treatment systems shall be set back a minimum of 30 metres from the shoreline. A greater setback may apply to preserve shoreline vegetation or may be imposed in order to address water quality issues.
7. The Township may establish and/or participate where appropriate, in programs to inform residents about the proper care and maintenance of individual on-site sewage treatment systems and establish an active re-inspection program for existing in-ground sewage treatment systems.
8. Generally throughout the Township the minimum water servicing requirement shall be a individual on-site water services via a well. Shoreline development may also be serviced by individual on-site systems that use surface water. Private wells shall be constructed in accordance with the Ontario Water Resources Act.
9. Prior to the approval of any development application for three or more residential units or any industrial and commercial developments, a Hydrogeological Study shall be prepared and submitted and have demonstrated that such wells will provide sufficient quantity and quality of potable water without impacting adjacent wells.

6.8 Stormwater Management

1. All major commercial, industrial, institutional and residential development (three or more lots) proposals shall be supported by a Stormwater Management (SWM) report. The content and scope of the SWM report shall be determined through pre-consultation with the Township when the development is proposed.
2. The SWM Report shall be prepared by a qualified professional to the satisfaction of Council and the appropriate agencies and be prepared in accordance with the Ministry of the Environment, Conservation and Parks "Stormwater Management Practices Planning and Design Manual" (2003) and the Fish Habitat Protection Guidelines for Developing Areas (1994) or their successors and shall:
 - a) provide recommendations on a stormwater quantity system which ensures that post-development run-off rates will not be greater than the pre-development

run-off rates for storms up to and including the 1:100 year flood and the Regional storm flood;

- b) document the possible impacts of development on watershed flow regimes including their interconnection with groundwater resources;
 - c) provide recommendations on how to maintain pre-development water quality and improve run-off where appropriate;
 - d) document the means by which stormwater volume control will be provided; and,
 - e) determine and describe the necessary measures required to be undertaken during construction to mitigate the potential negative impact of development.
3. All stormwater management facilities shall be placed in the Environmental Protection Zone in the Implementing Zoning By-law to reflect the potential for these lands to be flooded and to ensure that their intended use is recognized. Stormwater management facilities for condominium developments and other large single uses may be privately owned and maintained. Agreements with the Township may be required as a condition of approval, to provide for their continued maintenance.

6.9 Telecommunications Facilities

1. The Township recognizes and supports the need for high speed and efficient wireless communications as integral to our communities.
2. In order to increase the level of service, there must also be an increase in the associated infrastructure. In anticipation of this increased demand, this policy is intended to mitigate the potential land-use conflicts between new large-scale telecommunication towers, encourage co-location, encourage the use of existing structures (buildings or towers) and stealth and unobtrusive design. In the future, as service providers scope-down and localize their networks, it is anticipated that stealth design in telecommunication towers will be the vehicle of choice for carriers. As a result, this policy encourages stealth applications in all areas of the Township. Before stealth design becomes viable throughout the Township, the Municipality will promote co-location and unobtrusive design. It must be noted that co-location and unobtrusive design are mutually exclusive. Co-location towers are more bulky in order to support increased load and therefore a more obtrusive design. The Municipality will work with service providers to determine which option best suits each location. Emphasis will be placed on co-location.
3. Telecommunications and telecommunication infrastructure in Canada fall under the jurisdiction of the Federal government and as such, is regulated by Industry Canada. Through CPC-2-0-03, (Environmental Process, Radio frequency Fields and Land-Use

Consultation), Industry Canada has recognized that local land-use authorities should have an opportunity to influence the location of telecommunication towers and facilities. Although Industry Canada requires consultation with land-use planning authorities, it is not obligated to act upon the recommendations of these authorities. It is therefore a policy of this Plan to establish a co-operative approach in its attempt to direct the siting of telecommunication structures and facilities to desired locations within the Township.

4. The Township of Seguin realizes the need for wireless communication infrastructure in the Municipality and will work in co-operation with the wireless service providers to develop site locations within the Municipality. The Township has developed a Siting Protocol to assist in public consultation and to ensure that efforts are made to appropriately site telecommunications facilities in the Township.

6.10 Waste Management Systems

1. The Township will ensure that there is sufficient capacity in landfill site(s) to accommodate the waste generated by existing and future anticipated development over the time horizon of the Official Plan.
2. If there is insufficient capacity available as development is proposed and reviewed, development decisions may be delayed or approvals denied until additional capacity is established.
3. Should additional landfill capacity be required with the municipality, the project will need to be planned under the applicable environmental assessment process and will need to obtain approval under the Environmental Protection Act.
4. The Township will facilitate, encourage, and promote reduction, reuse, and recycling objectives, in accordance with Ontario's Waste Free Act in carrying out its own waste management activities and programs as well as requiring such initiatives as appropriate in applicable development approvals and associated agreements (e.g. site plan and subdivision agreements).

SECTION 7: IMPLEMENTING OUR PLAN

Section 7 sets out general policies which apply to the entire Township for the purposes of implementing the Official Plan.

7.1 General Policies

1. It shall be a policy of the Township to ensure that all development occurs in accordance with the land use designations shown on the attached Schedules and with the policies of

this Plan. No Zoning By- law shall be approved or modified and no public works shall be undertaken which do not conform with this Plan.

2. The Township will adopt Zoning By-laws and/or a Community Planning Permit By-law under the Planning Act to ensure that adequate standards including permitted uses, are required for all development relating to waterfront density and design, off-street parking and loading requirements and other similar criteria, including landscaping and adequate buffering, and controls regulating the height, mass, location, size, floor area, spacing and character of buildings.
3. Where a land use is permitted, uses normally accessory to such use are also permitted. Provisions and regulations regarding accessory uses, including size, type, location, height, mass, floor area, and spacing shall be included in the implementing By-law. Specific policies with respect to accessory buildings and structures in waterfront areas, such as docks, boathouses, gazebos and saunas are provided in this Plan and the specific policies shall be included in the Implementing Zoning By-law.
4. Prior to development occurring, and before any subdivision or a provisional consent is permitted, or any Amendment to a By- law is made, it shall be established to the satisfaction of the Township and all other bodies having jurisdiction, that:
 - a) Soil and drainage conditions are suitable to permit the proper siting of buildings and other site improvements such as driveways, parking, and accessory structures;
 - b) Suitable arrangements have or can be made for water supply, sewage disposal, storm drainage and all other necessary public services;
 - c) No traffic hazards will ensue because of excess traffic generation, or limited sight lines on curves or grades;
 - d) The land fronts on an improved public road, on a road which is maintained by the Township and which meets municipal standards, or in the case of residential development on a private road in accordance with the relevant policies of this Plan;
 - e) The potential impact of all adjacent land uses upon the proposed use has been adequately investigated in accordance with the policies of this Plan;
 - f) The potential impact of the proposed use on adjacent lands has been considered, and an adequate mitigation, including the appropriate location and design of lots and buffer distances is provided between the use and adjacent uses in accordance with the policies of the Plan;

- g) New development will not be subject to flooding or erosion;
 - h) The potential impacts on natural heritage values, both on the subject lands and on adjacent lands has been adequately evaluated and considered;
 - i) The Minimum Distance Separation formulae is complied with; and,
 - j) Agreements are in place with the Township to ensure that the policies of this Plan and the regulations of the implementing By-law are reflected through the development and monitoring of development sites as required.
5. In the course of considering a development proposal, Council may undertake, or direct to be undertaken, studies to ensure that the objectives and policies of this Plan are met. Such studies may include the ecological, social and economic impacts on the Township and its residents as set out in this Plan. Council may require a peer review of supporting studies and may refuse developments that would have significant adverse impacts, or may require remedial works to offset such impacts.
 6. Certain areas and types of development in the Township shall be subject to the site plan control provisions of the Planning Act. The specific land uses and designations which may be subject to site plan control and the associated policies are outlined in this Plan.
 7. All development and site alteration in the Township shall have regard to, and comply with any regulating By-law as passed by Council, including but not limited to an Entrance By-law, Tree Cutting By-law, or Site Alteration By-law, that may be passed by Council from time to time.

7.2 Interpretation of the Plan

1. All development applications, municipal actions and land use decisions shall be guided by the Township's Official Plan
2. References to "we" or "our" in terms of a regulatory requirement refer to the Township or other applicable approval authority in accordance with the Planning Act.
3. Where conflicts arise between policies in the Township Official Plan, the policy that gives the greatest protection to the ecological health of the Township prevails.
5. The boundaries between land uses designated on the relevant Schedules are approximate except where they coincide with property lines, major existing roads, railway lines, or other clearly defined physical features. Where the general intent of the Plan is maintained, minor adjustments to boundaries will not necessitate an

amendment to this Plan and neither are numerical standards contained in the text to be construed as being absolutely rigid unless so noted.

6. The location of roads shown on the relevant Schedule, shall be considered as approximate only. Amendments to this Plan, therefore, will not be required in order to make minor adjustments or deviations to the location of roads provided that the general intent of this Plan is maintained.
7. It is not intended that this Plan be amended unless substantial evidence can be presented which will justify such an amendment is based on good planning. In determining whether or not an amendment to the Plan is appropriate, regard shall be had to the Vision, the objectives and goals, implementation and interpretation policies, general policies, as well as the policies, study requirements and evaluation criteria within the respective land use designations.
8. Wherever a use is permitted under a land use classification, it is intended that ancillary uses, buildings or structures normally incidental, accessory or essential to the primary permitted use may also be permitted subject to any applicable policies regarding those uses.
9. Appendices in this Official Plan are for the purpose of providing background information or explanation and are not statutory components of the Official Plan. Appendices may show future planning considerations beyond the 20 year planning horizon for the purposes of informing longer term infrastructure and community decisions.
10. Use of “shall” and “will” in this Plan denote matters and actions that are mandatory, where appropriate and feasible. Use of “should” in this Plan denotes a matter or action that is desired but not mandatory.
11. It is the intent of this Plan to prioritize existing and future infrastructure and public service facilities within settlement areas in order to support intensification and the achievement of complete communities.
12. It is recognized that the boundaries of the Environmental Protection Area designation may be imprecise and subject to change. The Township shall determine the extent of the environmental areas on a site-by-site basis when considering development proposals, in consultation with the appropriate agencies. Any minor refinement to the Environmental Protection Area designation shall not require an Amendment to this Plan.
13. Where a lot is within more than one designation on the Schedules to this Plan, each portion of the lot shall be used in accordance with the applicable policies of that designation.

14. For the purposes of interpretation this Plan, the definitions in the Planning Act, R.S.O. 1990, the Provincial Policy Statement 2020, and other applicable legislation shall apply. In all other instances terms shall be defined in accordance with common usage and if necessary, reference to the Canadian Oxford Dictionary, 2nd Edition.

7.3 Aboriginal and Treaty Rights

1. This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the Constitution Act, 1982.

7.4 Human Rights

2. This Official Plan, and planning decisions consistent therewith, shall be implemented in a manner that is consistent with Ontario Human Rights Code and the Canadian Charter of Rights and Freedoms.

7.5 Non-Conforming Uses

1. Non-conforming uses are legally existing uses, which do not conform to the Official Plan and / or the Zoning By-law. The long-term intent of the Official Plan is to ensure that all uses eventually conform to the Plan.
2. Nothing in this Plan shall preclude the continuation of uses legally existing on the date that the Plan was adopted by Council, but the Township, in cooperation with the owners shall attempt to reduce the number of non- conforming uses wherever possible.
3. A legally existing use which does not conform with the Plan may be recognized as a legal non-conforming use in the Zoning By-law, however, when the use ceases to operate, the provisions and requirements of the Plan shall apply.
4. Limited expansion to a legal non-conforming use may be permitted, however, prior to approval of such expansion the following shall be considered:
 - a) need for the expansion of the use;
 - b) the size of the expansion compared to the existing operation;
 - c) any increase in noise, vibration, smoke, dust, fumes, odours or lighting;
 - d) compatibility of the use with the surrounding area and ability of the expansion to fit in with the neighbourhood character;

- e) neighbouring uses will be afforded reasonable protection through landscaping, screening, buffering and setbacks
 - f) traffic and parking impacts;
 - g) adequacy of municipal services;
 - h) potential for impacts to the Natural Heritage System;
and
 - i) any improvements or benefits to the immediate surroundings or the community at large.
5. Existing uses which do not conform with the policies of this Official Plan may be zoned in the Implementing Zoning By-law in accordance with their present use, provided that:
- a) the zoning will not permit any change of use or performance standard that may negatively impact adjoining uses;
 - b) the uses do not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature; and
 - c) the uses do not interfere with the appropriate development of the surrounding lands.

7.6 Direction for Non-Complying Uses in Zoning

- 1. A non-complying building, structure or lot does not comply with the regulations and performance standards of the Implementing Zoning By-law.
- 2. A non-complying building or structure may be enlarged, repaired or renovated provided that the enlargement, repair or renovation:
 - a) does not further increase a situation of non-compliance;
 - b) complies with all other applicable provisions of this Plan and the Implementing Zoning By-law;
 - c) does not increase the amount of floor area in a required yard or setback area;
and,
 - d) will not pose a threat to public health or safety.

3. The Implementing Zoning By-law shall contain specific provisions regarding the enlargement, repair or renovation of non-complying structures in Shoreline Areas. Performance standards for the enlargement, repair or renovation of non-complying structures in Shoreline Areas shall be contained within the By-law and may contain standards respecting maximum width of the addition, maximum size of the dwelling or structure, maximum height, and other relevant standards.
4. A non-complying lot in existence prior to the effective date of the Implementing Zoning By-law that does not meet the lot area and/or lot frontage requirements contained within the Implementing Zoning By-law, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided the use conforms with the applicable policies of this Plan and the Implementing Zoning By-law, and the buildings or structures comply with all of the other provisions of the Implementing Zoning By-law.
5. Notwithstanding the policies of this Plan, where a lot does not have sufficient frontage or area for a boathouse, the boathouse may be permitted by minor variance. The Committee of Adjustment may grant a variance to permit a boathouse or boatport on a lot having lesser frontage or area than required where the application meets the intent of the following guidelines:
 - a) The proposed size, height and location of the structure will be kept to a minimum so as not to dominate the shoreline.
 - b) The proposed structure is limited to 1 storey in height and is set back 5m from the side lot lines in order to minimize impacts on adjacent lands.
 - c) The proposed location should maximize the amount of shoreline that will be left as a natural vegetation buffer and shall not occupy more than 20% of the shoreline.
 - d) The proposed location should not require major landscape changes through either filling or blasting;
 - e) The size of the boathouse should be compatible with the existing shoreline structures on the lake and in the immediate area;
 - f) The structure shall have no impact on navigation;
 - g) The structure shall maintain the general intent of the other policies of this Plan;
 - h) The Committee may request a Site Evaluation Report and/or Environmental Impact Study where the lands contain or are adjacent to Type 1 Fish Habitat, shoreline wetlands, or other natural heritage features;

- i) The approval shall be subject to site plan control.

7.7 Plan Amendments

1. It is the intent of the Township that this Plan should only be amended when the policies of this Plan have been found not to address issues or alternatively, issues have been raised with respect to site-specific proposals that must be addressed in a comprehensive manner. However, where Amendments are contemplated by this Plan, they shall be considered by Council.

7.8 Public Notice And Public Consultation

1. Council may eliminate notice to the public and a public meeting for a minor Official Plan Amendment or Zoning By-law Amendment that does the following:
 - a) Changes the numbers of sections or the order of sections in the Plan or By-law, but does not add or delete sections;
 - b) Consolidates previously approved Official Plan or By-law Amendments in a new document without altering any approved policies or maps;
 - c) Corrects grammatical or typographical errors in the Plan or By-law which do not affect the intent or affect the policies or maps;
 - d) Rewords policies or re-illustrates mapping to clarify the intent and purpose of the Plan or make it easier to understand without affecting the intent or purpose of the policies or maps; and,
 - e) Translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.
2. In all other instances, notification to the residents of the Township of public meetings held by Council shall be given in accordance with the procedures of the Planning Act.
3. In order to ensure that the public is given the greatest opportunity to participate in the local planning approval process and in order to ensure the Council is provided sufficient time to make informed decisions, the following alternative procedures are hereby established:
 - a) All Official Plan, Zoning By-law, Subdivision or Consent applications for new waterfront commercial or industrial uses that requires a statutory public meeting shall be circulated to property owners within 400 metres of the subject lands and to the affected cottage owners or Lake Association;

- b) Wherever possible, within the timeframes set out in the Planning Act, public meetings for purposes for new waterfront commercial and industrial development shall be held between Victoria Day and Thanksgiving during the summer season to accommodate seasonal residents; and,
 - c) A Notice of public meeting may establish a timeline for the submission of written comments a minimum of one week (7 days) prior to the formal public meeting. Notices as required by the Planning Act shall therefore be increased by seven (7) days to accommodate this timeline for submission of written comments. Verbal submissions and comments shall still be accepted at the formal public meeting.
- 4. In addition to the public meeting requirements of the Planning Act, significant Planning Act applications may be subject to additional Open House meetings at the discretion of Council. These meetings are important given the large seasonal population in the Township as they provide additional opportunities for public comment.
- 5. When submitting an application to amend the Official Plan, the applicant shall provide supporting documentation to the satisfaction of Council which adequately addresses the following:
 - a) demonstration that the proposal will contribute to the implementation of the Township's vision, goals and objectives as well as conform to the policies as set out in this Plan;
 - b) community need for the use(s) proposed, except for those applications for the establishment of mineral aggregate operations;
 - c) the benefit of the proposed use(s) to the community including but not limited to social and financial;
 - d) the impact of the proposed development and other existing and proposed developments on the natural environment as outlined in this Plan;
 - e) the availability of alternative areas already designated for the proposed use;
 - f) the appropriateness of the proposed site considering location, size and shape of the land;
 - g) the physical suitability of land for the proposed use including:
 - i) the presence of natural environmental features and the potential for impact on the features and functions as identified through a Natural Heritage Evaluation 9;

- ii) the presence of sensitive ground water recharge or discharge; and
 - iii) flooding, hazard or topographic constraints;
 - h) the adequacy of the transportation network to accommodate the proposed development;
 - i) the adequacy of water and sewage disposal facilities;
 - j) the adequacy and capacity of schools, fire, health, education, police and recreation facilities to support the development;
 - k) the drainage patterns and means of providing stormwater quantity storage and quality treatment;
 - l) the compatibility with, and impact on adjacent uses regarding height, location and spacing of buildings and the impacts of noise, odour and other nuisance effects; and,
 - m) compliance with the minimum distance separation formulae where applicable.
6. The Township recognizes the importance of consulting with Aboriginal communities on planning matters that may affect their Aboriginal or treaty rights. The Township intends to build constructive, cooperative relationships through meaningful engagement with Indigenous communities to facilitate knowledge-sharing in land use planning processes and inform decision-making. The Township will appropriately and meaningfully engage with Indigenous communities in making planning decisions.

7.9 Complete Applications

1. Township Council shall require applicants to consult with the municipality prior to submitting an application for an official plan amendment, zoning by-law amendment, community planning permit, site plan approval, draft plans of subdivision and draft plans of condominium. The Township shall also encourage applicants requesting a consent to consult with the municipality prior to submitting an application. The pre-submission consultation meeting will be held with Township staff and any other government agency or public authority that the Township determines appropriate.
2. At the pre-submission consultation meeting:
 - a) the list of required studies set out in this Plan may be scoped depending on the nature of the application (the Township in consultation with applicable agencies

may also prepare terms of reference for any of the required studies which set out the required study information and analyses); and

- b) additional studies may be determined necessary for submission with the application based on the nature of the application.
3. An application for an official plan amendment, zoning by-law amendment, consent, site plan approval, draft plans of subdivision or draft plans of condominium, will not be accepted until the following has been submitted to the Township
- a) a complete application form;
 - b) any information or materials prescribed by statute and regulation;
 - c) a record of pre-submission consultation;
 - d) the prescribed application fee(s) and required securities/working deposit;
 - e) a fees agreement or securities to cover all required peer review costs as well as all Tribunal costs where the municipality is in favour of the application; and,
 - f) all studies set out in this Plan and based on the pre-submission consultation meeting.
4. All of the matters set out in the preceding section must be completed to the satisfaction of the Town prior to the Township accepting the application as complete.
5. After the application is deemed complete, the Township may require a peer review by a qualified consultant of any of the studies required. The Township will retain the peer reviewer at the applicant's expense through a fee agreement or securities. Peer reviews may be waived by the Township where a study has been prepared by a qualified expert agreed to by the Township and applicant before the study is undertaken.
6. The Township may require materials and studies to be submitted at the time of application for site plan approval, an official plan amendment, zoning by-law amendment, community planning permit, draft plan of subdivision and draft plan of condominium approval.
7. The Township will determine the need and the timing for the submission of the supporting studies on a site-specific basis having regard to the policies and provision of this Plan, and Provincial legislation, policies and implementing guidelines.
8. Where a supporting study or report is required, it shall be prepared by a qualified professional in the relevant field and shall have regard to all federal and Provincial

legislation, policies and guidelines and best management practices within the field. Where a supporting study is required, it shall be at the full cost of the landowner.

9. The Township may require a supporting study required under the provisions of this Plan to be peer reviewed. Where a peer review is to be completed, the proponent of the planning application will pay for the costs of the peer review studies.
10. Where a proponent wishes to avoid Peer Review costs, the Township may agree to co-ordinate the preparation of a terms of reference and consultant selection all at the expense of the proponent. The proponent will be required to front-end the full costs of the study based on the accepted proposal. The selected consultant shall be retained by the Township and report directly to the Municipality.
11. The following is a list of reports which may be required to be submitted as a component of a complete application:
 - a) a planning rationale report which evaluates the proposal against the relevant goals, objectives, policies and general purpose and intent of this Plan, and consistency with applicable Provincial policies;
 - b) an Environmental Impact Study;
 - c) a Site Evaluation Report;
 - d) a traffic impact study;
 - e) a shadow study;
 - f) a wind study;
 - g) a cultural heritage resource study;
 - h) an archaeological assessment;
 - i) a water and wastewater servicing study;
 - j) a master drainage plan;
 - k) a functional servicing study;
 - l) a stormwater management study/plan;
 - m) a natural hazards study;

- n) a four season hydrogeology and water budget study identifying infiltration areas suitable for low impact development prior to the design of the development;
- o) a hydrology study;
- p) a surface water quality analysis;
- q) a D-4 Landfill Impact Study or D-6 Land Use Compatibility Study;
- r) an agricultural impact assessment including a Minimum Distance Separation (MDS) analysis;
- s) a Phase 1 and Phase II environmental site assessment and Record of Site Condition as applicable;
- t) a noise study;
- u) a vibration study;
- v) an illumination study;
- w) a dust and/or odour study;
- x) a retail impact study;
- y) a golf ball spray analysis;
- z) a geotechnical study including slope stability;
- aa) a marina impact study;
- ab) a methane gas migration study;
- ac) a community design study;
- ad) an extractive industrial site development plan and rehabilitation plan;
- ae) a community facility analysis;
- af) a community needs analysis;
- ag) a salt management plan;

- ah) an active transportation study;
- ai) a health impact assessment;
- aj) a tree inventory and preservation plan including identification of trees on the site 5 years prior to the application;
- ak) a completed sustainability checklist, once a sustainability checklist framework has been prepared by the Township;
- al) a visual impact study;
- am) a study on radio transmission impacts for emergency services;
- an) a water conservation plan;
- ao) a coastal engineering study or technical report;
- ap) a fish habitat impact assessment;
- aq) a containment and spill management plan;
- ar) an erosion and sedimentation control plan;
- as) a bonusing justification report, as described in any Township adopted guidelines for implementing Section 37 of the Planning Act;
- at) a public engagement and consultation strategy;
- au) a massing model;
- av) a topographical survey;
- aw) an environmental impact assessment;
- ax) a concept plan;
- ay) an environmental design study; and,
- az) a lake capacity study.

7. Applications for a Community Planning Permit will comply with the complete application submission requirements for a Community Planning Permit identified in Schedule 1 of Ontario Regulation 173/16, including the information required in 6 above, unless it is

determined, through a pre-consultation with the Township, that certain studies, plans, drawings and reports are not applicable.

7.10 Zoning By-laws

1. The comprehensive Zoning By-law shall be amended to implement the policies of this Plan.
2. Until such time as the Zoning By-laws are revised or a new Zoning By-law enacted, the existing Zoning By-laws shall remain in effect. However, any Amendment to the existing By-law shall be in conformity with this Plan.
3. To facilitate efficient development, where appropriate, lands will be pre-zoned for permitted uses. However, each parcel of land shall not necessarily be zoned for its ultimate use but may be zoned with a 'Hold' symbol or placed in a 'non-development' or 'future development' zone until it is appropriate for the land to develop.
4. The Plan also recognizes that a parcel of land, although designated for a particular use, may not necessarily be zoned for that use due to other policies of this Plan, infrastructure limitations or other planning matters.
5. Recent amendments to Section 34 of the Planning Act provide municipalities with the authority to implement zoning with conditions. However, at the time this Plan was prepared, the necessary Ontario Regulation had not been brought into effect by the Province. Subsequent to the enactment of the applicable Regulation, this policy shall enable Council to implement zoning with conditions, provided such a By-law is used exclusively to facilitate and regulate site alteration and development within the Township. The consideration of a broader application of zoning with conditions will be required through an Official Plan Amendment or an Official Plan Review. Zoning with conditions may be implemented through an agreement registered on the title of a property. Where appropriate conditions may be attached to the approval of a zoning by-law amendment to address the matters set out in regulation. In such cases the Township shall require the owners of the lands to which a zoning by-law amendment application was made to enter into an agreement with the Town regarding the conditions.
6. Zoning includes land under water and shall apply to lake beds and the bed of watercourses in an appropriate zoning category.

7.11 Holding By-laws

1. Council may, from time to time, place lands in a holding category in implementing Zoning By-laws.

2. In addition to any site-specific condition for lifting of the Hold, lifting of the Hold shall not occur until Town Council is assured that
 - a) the development occurs in the proper sequence;
 - b) appropriate provisions are made for sewer and water services, drainage, electrical, road capacity and access;
 - c) appropriate studies have been undertaken to satisfy conditions of removal of the Hold; and
 - d) agreements respecting the proposed land use or development are entered into.
3. The Holding zone category will be indicated by using the letter (H) immediately after the specific zone symbol. With the resolution of the development constraint(s) the (H) can be removed without a further public meeting.
4. Lands with a Holding zone status can only be used for uses existing at the time the Holding zone status is applied until such time as the Holding zone status is removed.
5. Where a Holding zone is in effect on lands subject to a plan of subdivision or condominium:
 - a) the owner shall not construct or locate on the lands, a sales pavilion, centre or office which offers to sell, agrees to sell or otherwise market land by a description based on an unregistered plan of subdivision or plan of condominium unless there is an executed agreement between the Town and the owner; and
 - b) the owner may not pre-service the lands for the purpose of providing municipal services to an unregistered plan of subdivision or plan of condominium unless there is an executed - agreement between the Town and the owner.

7.12 Temporary By-laws

1. By-laws may be passed by Council to allow the temporary use of land for a purpose otherwise prohibited by the Zoning By-law. The duration of a Temporary Use By-law shall not exceed three years with the exception of a Temporary Use By-law for a garden suite, which shall not exceed 20 years. Subsequent by-laws granting expressions of up to three years may be passed. However, once the by-law has lapsed, the use must cease or otherwise be viewed as contravening the implementing Zoning By-law.
2. When enacting a Temporary Use By-law, Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in reverting to the original use upon the termination of the temporary use;
- b) The proposed use shall be compatible with adjacent land uses and the character of the surrounding neighbourhood, and will not negatively impact natural heritage features;
- c) The proposed use shall not require the extension or expansion of existing municipal services;
- d) The proposed use shall not create any traffic circulation problems within the area nor shall it adversely affect the volume and/or type of traffic serviced by the area's roads;
- e) Parking facilities required by the proposed use shall be provided entirely on-site;
- f) The proposed use shall generally be beneficial to the neighbourhood or the community as a whole; and,
- g) The owner has entered into an agreement with the Township and/or posted securities, if necessary, to ensure that structures associated with a temporary use provision can be removed upon expiry of the By-law.
- h) compatibility with surrounding uses;
- i) environmental impact;
- j) adequacy of municipal or private services;
- k) access and parking;
- l) traffic impacts; and
- m) maintaining the general intent and purpose of the Official Plan.

7.13 Interim Control By-laws

1. By-laws may be passed by Council to control the development of land within the municipality on an interim basis while a study of the land is being undertaken by the municipality.

2. The duration of such by-laws shall not exceed 1 year; however, the by-law may be amended to increase the time up to 1 additional year.

7.14 Tree Cutting By-Law

1. Council may enact a Tree Cutting By-law in accordance with the Municipal Act, and such By-law may include the following:
 - a) the area or areas of the Municipality where tree cutting control will be applied;
 - b) the restrictions and regulations on the cutting of trees within the defined area(s);
 - c) the requirements for obtaining a permit to cut trees within the defined area(s);
 - d) the exemptions from having to obtain a permit in the tree cutting control areas; and,
 - e) the administrative requirements of the By-law, including fees, forms, and fines.

7.15 Site Alteration By-Law

1. Council may enact a Site Alteration By-law in accordance with the Municipal Act, and such by-law may include the following:
 - a) the area or areas of the municipality where site alteration will be permitted;
 - b) the restrictions and regulations on the site alteration within the defined area(s);
 - c) the requirements for obtaining a permit for site alteration within the defined area(s);
 - d) the exemptions from having to obtain a permit for site alteration; and,
 - e) the administrative requirements of the By-law, including fees, forms, and fines.

7.16 Site Plan Control

1. All lands within the Township, including the lake bed and bed of watercourses, are identified as a Site Plan Control Area. The Site Plan Control By-law of the municipality may identify land uses which may be exempt from Site Plan Control requirements.

2. One or more by-laws may be adopted by Council to designate specific areas and provisions of Site Plan Control, with reference to properties and zoning provisions contained in the Comprehensive Zoning By-law.
3. The overall goals of the Town in exercising Site Plan Control are to:
 - a) enhance community design and achieve a sense of place amongst residents, in accordance with policies of this Plan;
 - b) create a high quality built form, landscaping and streetscape design that contributes to the community;
 - c) secure road widenings sufficient to achieve the planned right-of-way width for the Township as indicated on Appendix "VI"
 - d) ensure proper grading and secure easements necessary to provide for utilities, servicing and site drainage;
 - e) control the placement and provision of required services and facilities such as driveways, parking, loading facilities, garbage collection and snow storage or removal;
 - f) ensure that the conceptual design of a proposed development is compatible with the character or the intended character of the area;
 - g) minimize land use incompatibility or conflict between new and existing uses;
 - h) minimize impacts on the natural environment, such as through low impact development and sustainable design features;
 - i) control the character, scale, appearance and design features of buildings, including sustainable design as per the provisions under Section 41(4)(d) of the Planning Act.;
 - j) control the streetscape design within the municipal right-of-way including matters such as landscaping, paving materials, sidewalk features, street furniture, waste and recycling containers, bicycle parking facilities and other similar matters; to ensure complete streets are created as per the policies of this Plan and the provisions under Section 41(4)(e) of the Planning Act;
 - k) ensure that access, egress and the design of facilities is safe and appropriate for persons with disabilities;
 - l) secure shared access agreements where appropriate.

4. As provided under Section 41(5) of the Planning Act, the Township may require drawings to be submitted for approval showing plan, elevation and cross-section views for any multiple residential dwelling containing less than twenty-five (25) dwelling units.
5. The design and development of the shoreline areas of the Township and the integration of the site design practices and approaches set out in this Plan is of critical importance to achieving the Plans goals and objectives for the excellence in waterfront design. Therefore, all lands that front onto a lake or river in the Township are hereby designated pursuant to Section 41 (5) of the Planning Act as areas where the following drawings may be required:
 - a) the massing and conceptual design of the proposed building(s);
 - b) the relationship of the proposed building(s) to adjacent buildings, streets, and exterior areas to which members of the public have access; and
 - c) the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from streets , open spaces and interior walkways in adjacent buildings.”
6. The Township may consider external building design elements and architectural controls though the Site Plan process in accordance with the Planning Act and its Regulations.
7. The Township may also secure off-site boulevard enhancements though the Site Plan process such as landscaping, paving materials and street furniture.

7.17 Consent and Subdivision Control

1. This section contains policies that are to be considered with every application to subdivide land in the Township.
2. Locally appropriate residential development will occur by consent. Lots should be restricted in size in order to conserve other lands in larger blocks for agricultural uses, resource uses, preservation of character, or environmental purposes.
3. The number of lots on the grid road system shall be restricted in order to maintain rural character and road function and to avoid strip development. Strip development is lot creation in the Countryside Designation:
 - (a) along roads that are part of the originally surveyed concessions and side roads grid or are other more recently surveyed arterial or collector roads which are not part of an internal local road system; and

- (b) which is arranged in linear configurations of more than four non-farm lots, not including the original township lot fabric, within 200 metres of each the proposed side lot lines as measured along the frontage of the roadside on which the lot is proposed.

Strip development does not apply in the case of existing rural residential clusters where infilling and minor rounding out may occur.

3. A provisional consent to sever land shall only be considered when Council is satisfied that a Plan of Subdivision is not required to ensure the proper and orderly development of the lands. Where the land ownership would be capable and appropriate for division into numerous lots or there are indications that the scale of development is going beyond that for which the consent process is intended, a Plan of Subdivision shall be required.
4. Land division by Plan of Subdivision, rather than by consent, shall generally be required if:
 - a) the extension of an existing public road or the development of a new public road is required to access the proposed lots; or,
 - b) a Plan of Subdivision is required to ensure that the entire land holding or the area is developed in an orderly and efficient manner;
 - c) more than five lots including the retained lot are being created; or,
 - d) the owner is retaining sufficient lands which may be the subject of applications for the development of additional lots.
5. Prior to issuing provisional consent for a new lot for any purpose, Council shall be satisfied that the lot to be retained and the lot (or lots) to be severed:
 - a) conform to the specific land division policies contained in the land use designation sections of this Plan;
 - b) fronts on a public road that is maintained on a year-round basis; or
 - c) is considered infilling between existing lots on an existing private road as of the date of adoption of this Plan. The creation of new lots for any purpose on a private road shall be discouraged, except where the lot is already a case of infilling and the private road is of a standard that can provide access to emergency vehicles;

- d) Where located on an island or where the proposed lot is to be accessed by water, the new lot must have deeded mainland parking and dockage with direct access to a public road and/or an existing right-of-way. The deeded access shall be registered on the title of the water access lot. The deregistration of the deeded mainland access from the water access lot shall only be permitted once alternative deeded mainland access has been registered on the title of the water access lot.
 - e) Access to water access lots on Lake Joseph or Lake Rosseau may be provided from a marina, provided written confirmation from the marina is obtained which indicates that adequate mainland parking and boat mooring is available to provide access for the additional development;
 - f) will not cause a traffic hazard;
 - g) has adequate size and frontage for the proposed use in accordance with the Implementing Zoning By-law and is compatible with adjacent uses;
 - h) can be serviced with an appropriate water supply and means of sewage disposal and;
 - i) will not have a negative impact on the drainage patterns in the area;
 - j) will not have a negative impact on the quality of any lake or waterbody and is within capacity as determined in accordance with the policies of this Plan;
 - k) will not restrict the development of the retained lot or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan;
 - l) will not have a negative impact on the features and functions of any natural heritage feature in the area;
 - m) the shape and dimension shall be appropriate to the use proposed taking into account: the character and topography of the area;
 - n) suitable building space exists outside of the regulatory flood elevation or lands prone to flooding and the site can be accessed during times of flooding; and,
 - o) meets the requirement of Section 51(24) of the Planning Act.
6. Provisional consent may be granted subject to appropriate conditions of approval for the severed and/or retained lot in accordance with the Planning Act.

7. A consent may be permitted for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, provided no new building lot is created. In reviewing an application for such a boundary adjustment, the Council shall be satisfied that the boundary adjustment will not affect the viability of the use of the properties affected as intended by this Plan.
8. The creation of new lots for public utilities, communication utilities and other public uses may be permitted provided:
 - a) the area of the proposed lot is minimized and reflects what is required for the use; and,
 - b) the Implementing Zoning By-law, as a condition of provisional consent, only permits uses that are related to the utility on the lot.
9. New waterfront lots shall only be permitted where it is demonstrated to the satisfaction of Council that the abutting waterbody can sustain the impact associated with the additional lot(s) and shall not exceed the lower, or most precautionary, of the capacity of the waterbody.
10. In addition to the shoreline development policies of this Plan when considering applications for lot creation Council shall require that:
 - a) There is sufficient frontage on each lot to ensure that there is an appropriate waterfront amenity area outside of sensitive fish habitat, steep slopes, or other environmentally sensitive areas;
 - b) The physical characteristics of the land enable the development in accordance with the policies of this Plan and the regulations of the Zoning By-law without alteration to the natural landscape through filling or blasting.
 - c) Backlot development, which is the form of a development operating as an additional tier of lots parallel or within 300 metres to the high water line, is strongly discouraged by this Plan. New backlot development may be permitted through a Zoning By-law Amendment if the lot to be created has a significantly large area and frontage and fronts on a year-round maintained public road. An unopened road allowance or right-of-way to the lake is not an appropriate form of access to permit backlot development.
 - d) A sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 30 metres from the high water or defined flood elevation.

- e) The water setback for all principal buildings and specific standards regarding accessory buildings and structures will be established in the Zoning By-law.
 - f) The lot shall maintain all significant soil, vegetation and tree cover as part of its development.
 - g) Appropriate access to the lake can be obtained.
11. In considering the creation of a new lot in the Countryside, Council shall be satisfied that the proposed lot(s):
- a) should have an appropriate minimum lot area to provide for servicing and maintain the character of the area;
 - b) should have an appropriate minimum lot frontage the standards for which shall be established in zoning;
 - c) is located at least 300 metres from the limits of the shoreline of a high sensitivity, over-threshold lake, or an at capacity Lake Trout Lake, in accordance with the Official Plan;
 - d) Preserve natural vegetation in the front yard in order to maintain the rural character of the area.
12. Limited backlot development adjacent to the Shoreline Area designation may only be permitted subject to the new lot(s) having minimum lot area of 2 hectares, and a minimum frontage of 150 metres on a year-round maintained public road.
13. The following policies shall have application to all development on islands with water only access:
- a) The minimum size for new lot creation on islands with water only access shall be 1.2 ha above the normal or controlled high water level.
 - b) A plan or a sketch prepared by an Ontario Land Surveyor may be required in order to confirm that the minimum lot size can be satisfied.
 - c) Council will generally require an Environmental Impact Study and/or a Site Evaluation Report, in order to address the environmental and waterfront design policies of this Plan. The recommendations of these studies shall be implemented as required by the development approval process;

- d) A sewage system in accordance with the policies of this Plan can be accommodated on site, with all components of the system being located a minimum of 30 metres from the normal or controlled high water level.
 - e) The lot and/or island shall maintain all significant soil, vegetation and tree cover as part of its development.
 - f) Building height will be limited so as to preserve shoreline visual character and the Zoning By-law will establish maximum height standards.
 - g) Where development is permitted on islands, there are sufficient provisions for deeded mainland parking, docking and waste disposal.
 - h) Development shall proceed by way of Site Plan Approval.
14. A consent application to correct a situation where two or more lots have merged on title may be considered, provided Council is satisfied that the new lot(s):
- a) was once a separate conveyable lot(s) in accordance with the Planning Act;
 - b) merging was unintentional and was not merged as a requirement of a previous planning approval;
 - c) is of the same shape and size as the lot which once existed as a separate conveyable lot;
 - d) can be adequately serviced by on-site sewage and water systems;
 - e) fronts on and will be directly accessed by a public road that is maintained year-round by a public authority;
 - f) there is no public interest served by maintaining the entire property as a single conveyable parcel;
 - g) conforms with the policies of this Plan; and,
 - h) is subject to the access policies of the relevant road authority.
15. Waterfront Landings are properties that provide access for water access properties. Waterfront Landings may contain parking areas, and docking facilities for a limited number of boats and may be tied to water access properties. Waterfront Landings are not appropriate for all properties and may be permitted in the Shoreline Designation subject to a Zoning By-law amendment and the following criteria:

- a) A limited number of boat docking spaces may be permitted.
 - b) Site specific zoning to specify the use and outline performance standards such as the maximum number of boat docking and car parking spaces and to limit the development of structures.
 - c) The site is appropriately buffered from neighbouring land uses.
 - d) A natural shoreline buffer is maintained between parking areas and the shoreline, except for a path for access to docking areas.
 - e) A stormwater management plan is provided to outline how stormwater from the parking area is to be mitigated before entering the lake.
 - e) The preparation of an environmental impact study to consider fish habitat and the potential impact of dock development and parking areas and to recommend mitigation measure and techniques. The environmental impact study shall also identify the most appropriate location for docks.
 - f) Proper legal access.
16. The following sections are intended to contain general subdivision policies that are to be considered with every application for Plan of Subdivision or Plan of Condominium. Regard shall also be had to the specific policies dealing with lot creation in each land use designation and other relevant policies of the Plan.
17. Prior to the consideration of an application for Plan of Subdivision or Plan of Condominium, Council shall be satisfied that:
- a) the approval of the development is not premature and is in the public interest;
 - b) the lands can adequately support the proposed development in terms of sewage and water services;
 - c) the lands are adequately serviced with schools, parkland and open space, community facilities and other amenities;
 - d) the density of the development is appropriate for the area;
 - e) the subdivision, when developed, will be easily integrated with other development in the area;
 - f) the subdivision conforms with the “Environment-First” policies of this Plan; and,

- g) the proposal conforms to Section 51 (24) of the Planning Act, as amended.
18. Prior to the registration of any Plan of Subdivision or Condominium, a Subdivision or Condominium Agreement between the landowner and the Township will be required. The required agreement is to be completed to the satisfaction of Council and should ensure that the proponent assumes all financial responsibilities with respect to the development. It is anticipated that securities will be required to be posted for all road, service infrastructure, drainage site works to be completed as part of a subdivision, including landscaping and vegetation preservation.
 19. Condominium conversion is the change of an individually owned building to a condominium structure. This could include the conversion of rental apartments to condominium units, the conversion of a hotel or motel to condominium units or the conversion of a non-residential building to smaller condominium non-residential units.
 20. The Township recognizes that the maintenance of its rental housing supply is a priority. It is particularly important because rental housing is an important component of affordable housing in the Township.
 21. The Township understands that conversion of rental housing to condominium ownership has the potential to reduce the supply of affordable and entry level housing opportunities available to local residents.
 22. Where conversion of a residential rental property to condominium ownership is proposed, the proponent shall supply a rental housing analysis demonstrating that there will be no negative impact on the supply and affordability of rental housing within the Township.
 23. Applications for condominium conversion shall be supported with the following information:
 - a) A Planning Report that details how the proposed development conforms to all applicable policy and regulations including Section 51 of the Planning Act;
 - b) An Engineers Report in accordance with Section 9.4 of the Condominium Act. The requirements of the Engineering Report should be determined in consultation with the Chief Building Official for the Township and may include such items as a review of foundations, structural compliance, electrical systems, heating systems and other building utilities;
 - c) A Sanitary and Water Systems Report shall be prepared to detail the current water and sewage services for the development;

- d) Where a condominium conversion is approved, the proponent shall be required to enter into an agreement with the Township including servicing agreements to ensure that on-site services are monitored and maintained at no expense to the Township; and,
 - e) any other information this is required by the Township to make a decision on the application.
24. Council shall give consideration to the following when reviewing plans of subdivision or consent:
- a) the findings of all studies required through the complete application requirements set out in this Plan;
 - b) confirmation of appropriate sewage and water servicing, stormwater drainage, fire protection, roads, utilities solid-waste collection and disposal, schools, libraries and parks without undue financial burden to the Town
 - c) a subdivision design which reduces the negative impact on surrounding land use, transportation system and natural environment;
 - d) a subdivision design which creates walkable neighbourhoods, complete streets and enhances sense of place;
 - e) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and
 - f) other requirements of Section 51(24) of the Planning Act.
25. Council may pass by-laws to exempt part or all of a registered plan of subdivision from part lot control.
26. The maximum total number of lots approved by the municipality on one property through consent shall be three. Proposals for new lots in excess of three shall be processed by plan of subdivision. To clarify, no more than 3 new lots can ever be created through consent on the original parcel of land.
27. Consent approvals for the creation of new lots shall be able to apply conditions of approval and require road widening to both the retained and severed lands.
28. The Township may impose such conditions to the approval of a plan of subdivision or condominium or granting of a consent as in the opinion of the Township are reasonable, having regard to the nature of the development proposed, including a requirement:

- a) that such highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary;
 - b) that sufficient land, other than land occupied by buildings or structures, be dedicated to provide for the widening of the highway to such width as the Township considers necessary;
 - c) that the owner of the land enter into one or more agreements with the Township dealing with such matters as the Township may consider necessary, including the provision of municipal or other services; and
 - d) in the case of an application for approval of a description or an amendment to a description, as referred to in subsection 9 (2) of the Condominium Act, 1998, if the condominium will contain affordable housing units and if a shared facilities agreement will be entered into with respect to the condominium, whether under section 21.1 of that Act or otherwise, that the shared facilities agreement be satisfactory to the Township.
29. The Township may impose as a condition to the approval of a plan of subdivision or consent that land in an amount not exceeding, in the case of land division proposed for commercial or industrial purposes, 2 per cent and in all other cases 5 per cent of the land shall be conveyed to the local municipality for park or other public recreational purposes. Alternatively, the municipality may require payment in lieu. For the purpose of determining the amount of any payment required, the value of the land shall be determined as of the day before the day of the approval of the draft plan of subdivision or granting of provisional consent.

7.18 Height and Density Bonus Provisions

- 1. Council may permit an increase in the maximum height or density normally permitted in a development under the provisions of the Zoning By-Law in return for community facilities or services.
- 2. Community facility or service contributions may include the provision of community facilities, community services, public art, trails, infrastructure funding and affordable housing all of which may be provided in the form of buildings, structures, programs, site improvements, cash and/or land
- 3. The proponent providing the community facilities or services shall be required to enter into an agreement dealing with the facilities or services provided in exchange for increased height or density.

7.19 Community Planning Permit System

1. The Township may identify one or more areas, including the entire Township, as a community planning permit area.
2. Within an area for which a community planning permit by-law has been enacted, the Township's Zoning By-law shall not apply, nor shall site plan control, if applicable. Policies establishing requirements in relation to zoning and site plan control shall apply, with appropriate interpretive adaptation, to the Community Planning Permit By-law.
3. If a Community Planning Permit By-Law is enacted, the use and development of land must comply with the permitted uses, standards and criteria set out in the Community Planning Permit By-law as demonstrated by the issuance of a Community Planning Permit unless the proposed use or development is expressly exempted from a permit as indicated in the Community Planning Permit By-law. Where existing site plan agreements are already registered on a property, those agreements may be amended as long as such amendments comply with the applicable provisions of the Community Planning Permit By-law.
4. A Community Planning Permit By-law will
 - a) Contain a description of the area to which the by-law applies, which must be within the boundaries of the area identified in the Official Plan
 - b) Set out and define permitted and discretionary uses;
 - c) Set out development standards with specified minimum and maximum standards;
 - d) Set out any internal review for permit decisions;
 - e) Describe notification procedures for decisions;
 - f) Set out criteria for determining whether a proposed development is permitted;
 - g) Describe the process for amending development permits, development permit agreements and pre-existing site plan agreements;
 - h) Outline any conditions of approval that may be imposed;
 - i) Set out the scope of delegated authority, including any limitations; and

- j) Include a statement exempting placement of a portable classroom on a school site existing on January 1, 2007 from the requirement for a permit.
4. Township initiated amendments or an application to amend the Community Planning Permit By-law must be considered in the context of the planned vision for all lands within the area subject to the By-law. An application to amend the Community Planning Permit By-law must be supported by a comprehensive planning rationale within the context of the planned vision for all of the lands within the area subject to the By-law and must include:
 - i) Area studies and information as identified in this Plan, supporting the proposed amendment; and
 - ii) Details of public and community engagement involving the Township and the community impacted by the proposed amendment
 5. Township initiated amendments or an application to amend the Community Planning Permit By-law will be considered by Council only after the completion of the comprehensive planning rationale has been submitted and the public and community engagement has been completed.
 6. Where a Community Planning Permit By-law has been enacted, Council may delegate its decision-making authority respecting Community Planning Permit applications and its authority to execute, amend and release Community Planning Permit agreements to a Committee or body appointed by Council or an employee of the Township as outlined in the Community Planning Permit By-law.
 7. The Community Planning Permit By-law may require an applicant to enter into and register on title an agreement with the Township to address some or all of the conditions of approval imposed on a Community Planning Permit.
 8. The Community Planning Permit By-law may require the applicant to provide financial security to ensure the satisfaction of any condition imposed on the community planning permit, including the completion, maintenance and on-going monitoring of the development
 9. The Community Planning Permit By-law may include details for the provision of community benefits, or cash contribution in lieu thereof, proportionate to and in exchange for the height and/or density being sought.
 10. The Community Planning Permit By-law may also include any condition or requirement that may be imposed pursuant to sections 34, 40, 41 and 42 of the Planning Act, including but not limited to the following:

- a) development shall be undertaken in accordance with a Community Planning Permit, including submitted plans, reports and drawings;
- b) identification, protection, maintenance and enhancement of existing trees and other vegetation, including the restoration or replacement of vegetation where removed;
- c) transfer of land for road widenings including daylighting triangles;
- d) construction access plan to articulate how building materials will be placed on the site and how construction access will be provided to the subject property during construction;
- e) lighting facilities shall be required to minimize the impacts on lake views, night skies and environmental features and a lighting impact analysis may be required to ensure the proposal is dark sky compliant;
- f) easements in favour of the municipality for access, construction, maintenance or improvement of watercourses, ditches, land drainage works and other utilities
- g) facilities for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon;
- h) payment of cash-in-lieu, equal to 5% of the land, except where it has already been taken at the time of lot creation
- i) coastal engineering study or technical report to address coastal hazards such as: flooding, ice, erosion, dynamic beach and wave uprush;
- j) Environmental Impact Statement preparation, submission and mitigation measures;
- k) fish habitat impact assessment and offset measures;
- l) site alteration plan to demonstrate alteration or restoration of the grade of land and the placing or dumping of fill;
- m) provision of sustainable/ low impact design features;
- n) monitoring of the use of lands as is necessary for the protection of public health and safety or the protection of the natural environment;
- o) specified agreement of exchange for increased height and or density;

- p) in the case where action is recommended by a technical report, conditions which address the recommendations, including siting requirements that exceed minimum requirements may be imposed;
- q) approvals and permits from other regulatory bodies such as, but not limited to, the Department of Fisheries and Oceans and Transport Canada;
- r) execution, maintenance and monitoring of any feature or works associated with a condition or a report
- s) enter into an agreement with the Township and / or any regulating bodies, to be registered on title, to confirm development will proceed in accordance with the Community Planning Permit, including the requirement of financial securities;
- t) sun/ shadow/ shade study;
- u) contaminant and spill management plan;
- v) erosion and sediment control plan; and
- w) conformity with and compliance to all regulated authorities for matters associated with property standards, outstanding fees, enforcement and other by-laws.

7.20 Secondary Plans or Area-Specific Plans

1. Secondary Plans may be prepared or required for specific areas of the Township or in relation to a development application where it is considered necessary to provide more detailed planning objectives and policies for development of a specific area of the Municipality. Secondary Plans may be prepared for established, partially developed or undeveloped areas within existing community Settlement Areas. As well, a Secondary Plan may be required as part of an expansion to an existing Settlement Area or as a requirement of a policy area overlay designation as contained in this Plan.
2. Secondary Plans may be incorporated into this Official Plan by Amendment or may be adopted as a separate document that conforms to the Official Plan but details specific planning objectives and policies for the defined area. Secondary Plans shall be the subject to the same administrative and public involvement procedures as required for an Official Plan Amendment.
3. Secondary Plans may include some or all of the following as deemed necessary by Council:

- a) land use structure, density, and design;
 - b) transportation;
 - c) environmental protection, enhancement, and management;
 - d) heritage/archaeological potential;
 - e) storm water management;
 - f) servicing strategy;
 - g) integration and compatibility of the Secondary Plan area with the adjacent uses; and,
 - h) other relevant issues as deemed required by Council.
4. A Secondary Plan may be required by Council where an expansion to a Settlement Area is warranted, where a major development is proposed that would significantly impact the community, or where the basic assumptions and policies of this Plan need to be revised.
5. All new required or applied for Secondary Plans or other Area-Specific Plans shall consider a consistent set of matters and studies. These shall include but not be limited to:
- a) hydrogeological studies to address ground water recharge and discharge matters;
 - b) a Natural Heritage Evaluation to identify the significance, boundaries and potential buffers of the natural features;
 - c) a master drainage plan to identify required stormwater works including how stormwater can traverse through any existing built up areas and how water quantity and quality controls can be addressed;
 - d) a servicing master plan to identify required water and sanitary works including servicing options and means to service existing development;
 - e) a transportation master plan which identifies necessary arterial and collector road improvements and active transportation routes;
 - f) where commercial development is proposed or impacted, a commercial needs analysis to identify the amount and type of commercial space required in the Secondary Plan area and analysis of how existing commercial designations will be protected and enhanced;
 - g) a community design report to identify community design policies for the secondary plan and community design guidelines to guide future development;

- h) a fiscal impact report that demonstrates that the proposed use will have a net positive impact on the Township;
 - i) a planning assessment report which considers how the relevant Provincial and Township policies are being implemented in the Secondary Plan;
 - j) an identification and assessment of the opportunities for infill development and areas for intensification while minimizing impact upon and protecting the character of existing residential neighbourhoods
 - k) a community facility needs assessment, which assesses the capacity of existing facilities and the need for additional facilities including opportunities to accommodate health care facilities and school board needs;
 - l) an assessment of the potential impacts on adjacent agricultural or resource extraction operations and recommendations on mitigation of those potential impacts;
 - m) a heritage study; and
 - n) a health impact assessment.
6. Once a Secondary Plan is adopted by Township Council, the Development Charges by-law should be revised to address any additional infrastructure requirements that need to be included within the Development Charge.

7.21 Technical Amendments

1. The municipality may reduce the notification period for the public meeting(s) in connection with technical Official Plan or Zoning by-law amendments if such will not affect the provisions and intent of the Official Plan or Zoning by-laws previously enacted.
2. Provided the amendment does not change the goals, objectives and policies of the Plan, directly affecting the land use permissions, a technical amendment may involve the following:
 - a) altering the numbering or arrangement of any provision
 - b) correcting punctuation or altering language to obtain a uniform mode of expression;
 - c) correcting clerical, grammatical, dimension or typographical errors;

- d) changes in format; and
- e) minor corrections to designation or zoning mapping.

7.22 Subsequent Legislation

1. Where any Act or portion of an Act is referred to in this Official Plan, such references shall be interpreted to include any subsequent legislation that may replace or revise the specified Act

7.23 Official Plan Review Process

1. The assumptions, objectives and policies of this Plan shall be reviewed at least once every ten years a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended.

The ten-year review shall consist of an assessment of:

- a) the effectiveness of the Plan in protecting water quality, natural and cultural heritage resources, natural resources and habitat and the general environment within the Township;
- b) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- c) the degree to which the objectives of this Plan have been met;
- d) the amount and location of lands available for urban development;
- e) whether the Township has realized a desirable balance of commercial and industrial assessment in relation to residential assessment;
- f) the Township's role within the District and its relationship with other municipalities;
- g) development trends in the District and their effect on development in the Township; and,
- h) the nature of any Province-wide planning initiatives and their implications on the Township of Seguin.

- i) regard to provincial interests under Section 2 of the Planning Act, as amended from time to time, and, consistency with the Provincial Policy Statement, 2005, as amended or revised from time to time.

Schedules

Schedule “A” Official Plan Land Use Designations

Schedule “B” Transportation and Trails

Schedule “C” Natural Heritage Features

Schedule “D” Narrow Water Bodies

Schedule “E” Areas of Aggregate Potential

Schedule “F” Abandoned Mines and Waste Disposal Areas

Appendices

Appendix I
Lake Sensitivity

Where no sensitivity classification is detailed in column 2 of Appendix I, the policies of Section B.3.1.2 shall apply		
Where no minimum frontage is detailed in Column 3 of Appendix I, the policies of Section C.3.1.3.1 shall apply		
Name	Lake Sensitivity	Minimum Frontage Standards
Aikman Lake	Moderate	
Anselmi Lake	Moderate	
Armishaw Lake	High	
Arnott Lake		
Baby Lake (H)	Over Threshold/Moderate	
Back (Rankins Back) Lake	Moderate	
Beers Lake		
Bennet Lake	High	
Blackwater Lake	Moderate	
Blair's Lake		
Blue Lake	Over Threshold/Moderate	
Boundary (Ponsford) Lake	Moderate	
Brennan Lake	Moderate	200m
Bright Lake		
Brisson Lake		
Broad Lake		
Brown's (Brush) Lake	High	
Burnt (Joselin) Lake	Moderate	
Captan Lake	Moderate	150m
Carruthers Lake	High	
Carter (Long) Lake	High	
Clear Lake	Over Threshold/Moderate	
Clear Lake (Foley)	High	150m
Clubbe Lake	Moderate	
Cochrane Lake	High	150m
Conlon Lake		
Cornish Lake		
Cosh Lake	Moderate	
Dainty Lake	Moderate	
Day Lake		
Diamond Lake	Over Threshold/High	
Dick Lake	Moderate	
Doley Lake		
Dora Lake		200m
Draper (Duck) Lake	Over Threshold/High	
Duck Lake	Moderate	
Ellis Lake		
Emily Lake		
Eustace Lake		
Faris Lake	Moderate	200m
Farr's (Fair) Lake	High	
First Lake	Over Threshold/Moderate	150m
Flaxman Lake	High	
Forget Lake	High	200m
Fraser Lake		
Frey Lake		
Fry's Lake	Moderate	
Fry's Upper Lake	Moderate	
Fume (Stinking) Lake	Moderate	
Georgian Bay		60m
Gerox (Gerow) Lake	High	
Gilbank Lake	Over Threshold/Moderate	
Gilboe Lake		
Glendenning Lake		
Good Lake	Moderate	
Haines Lake	Moderate	
Hamer Lake	Moderate	
Hammel Lake		
Heaslip Lake	Moderate	150m
Hines Lake	Moderate	
Hoben Lake		
Hooton (Round) Lake	High	
Horn (Little) Lake		

Appendix I
Lake Sensitivity

Where no sensitivity classification is detailed in column 2 of Appendix I, the policies of Section B.3.1.2 shall apply		
Where no minimum frontage is detailed in Column 3 of Appendix I, the policies of Section C.3.1.3.1 shall apply		
Name	Lake Sensitivity	Minimum Frontage Standards
Horn Lake	High	
Horseshoe Lake	Over Threshold/High	
Isabella Lake	Moderate	
Jelso Lake (Loon)	High	
Kight (Miller) Lake	High	
Kingshot Lake	High	200m
Krapek Lake	Moderate	
Lake Joseph		
Lake Rosseau		
Lane Lake	Over Threshold/Moderate	
Lieback Lake	High	
Lioness Lake	Moderate	
Lipscombe Lake	High	
Little Lake Joseph		
Little Manitouwaba Lake	High	
Little Otter Lake	Over Threshold/High	
Little Portage Lake		
Little Whitefish Lake	Over Threshold/High	
Long (Lingen) Lake	Over Threshold/High	
Long Lake (Humphrey)	High	
Loucks Lake	High	
Lovell Lake	Moderate	150m
MacLeod Lake		
Manitouwaba Lake	Over Threshold/High	
Mann Lake		
Maple Lake	Over Threshold/Moderate	
Martini (High) Lake		
Martins (Petty) Lake		
Martins Lake	Moderate	
Mary's Lake (Mohan)	Moderate	
McCann Lake	Moderate	
McCauley Lake	Moderate	
McClarens Lake		
McCoy Lake	Moderate	
McDonald Lake	Over Threshold/Moderate	150m
McGee Lake		150m
McGowan Lake	Over Threshold/Moderate	200m
McKechnie Lake	Over Threshold/High	
McLeans Lake	Over Threshold/High	
McNutt Lake	Moderate	
McTaggart Lake	Moderate	
Mirror (Slide) Lake	High	
Morgan (Dyson) Lake	Over Threshold/High	
Motley Lake	Moderate	
Mudd (Burr or Burk) Lake	Moderate	
Munnery Lake		
Murdock Lake	Over Threshold/High	
Mutton Lake	Moderate	
Napken (Linger Long) Lake	Over Threshold/High	
Oak Lake	Moderate	
Oastler Lake	Over Threshold/Moderate	
Obright Lake		
One Island Lake	High	150m
Orme Lake		
Otter Lake	Over Threshold/High	120m
Patient Lake		
Payne Lake	High	
Pender Lake	High	150m
Pepper Lake		
Pickering (Long) Lake	Moderate	
Plate Lake		
Portage Lake	Over Threshold/High	
Rankin Lake	Over Threshold/High	

Appendix I
Lake Sensitivity

Where no sensitivity classification is detailed in column 2 of Appendix I, the policies of Section B.3.1.2 shall apply		
Where no minimum frontage is detailed in Column 3 of Appendix I, the policies of Section C.3.1.3.1 shall apply		
Name	Lake Sensitivity	Minimum Frontage Standards
Richmond Lake	High	150m
Rintoul Lake		
Roberts Lake	Over Threshold/Moderate	
Salmon Lake	Over Threshold/Moderate	
Sanagan Lake		
Santa Lake	Moderate	
Scime Lake	High	200m
Scott Lake	High	
Second Lake	Moderate	200m
Silver Lake	Moderate	
Small Lake		
Sovereign Lake	Moderate	200m
Spectacle Lake	High	
Standing Lake		
Star Lake	Over Threshold/Moderate	
Stinson Lake		
Stock Lake		
Storm Lake	Over Threshold/High	
Sucker Lake	Over Threshold/High	
Sugar Lake	Moderate	
Tarver Lake	High	
Tatia (Tatall) Lake		
Ten Mile Lake	Moderate	
Third Lake	Moderate	200m
Three Legged Lake	High	
Tilt (Third) Lake		
Trout Lake	Over Threshold/High	
Tub Lake	High	
Tucker Lake	Over Threshold/High	
Turtle Lake	Over Threshold/Moderate	
Vair Lake		
Vinett Lake	Moderate	
Virtue Lake	Over Threshold/High	
Watson Lake	Moderate	
Weeden Lake		
Whitefish Lake	Moderate	
Wilders Lake		
Wilson Lake		
Windfall Lake	Over Threshold/High	200m
Wright Lake	High	200m
Wylies Lake		
Yarrow Lake	Moderate	
Notes to Appendix I:		

Appendix II
Coldwater / Lake Trout Lakes at Capacity

Lakes
Clear Lake **
Cosh Lake *
Duck Lake (Christie)
Forget lake
Gilbank Lake *
Little Whitefish Lake *
Long (Flaxman) Lake
Otter Lake
Portage Lake
Silver Lake
Star Lake
Sucker Lake
Three Legged Lake
Turtle Lake *
Whitefish Lake

NOTES TO APPENDIX II:

- * This lake is not managed for Lake Trout, but it is at capacity because of the impacts of new development on a downstream "at capacity" lake trout lake.
- ** Clear Lake is near development capacity and the municipality will continue to seek updates on its development capacity status from MNR and MOE before any new planning approvals are granted.

Appendix III
Recreational Capacity of Lakes

**All lakes are classified as "small" lakes unless noted otherwise in the Table		
Name	Recreational Lake Capacity (# of units)	Classification
Aikman Lake	2	
Anselmi Lake	3	
Armishaw Lake	4	
Arnott Lake	1	
Baby Lake	0	
Baby Lake	3	
Back (Rankins Back) Lake	6	
Beers Lake	1	
Bennet Lake	2	
Blackwater Lake	35	
Blair's Lake	1	
Blue Lake	8	
Boundary (Ponsford) Lake	21	
Brennan Lake	5	
Bright Lake	1	
Brisson Lake	1	
Broad Lake	4	
Brown's (Brush) Lake	11	
Burnt (Joselin) Lake	4	
Capton Lake	7	
Carruthers Lake	3	
Carter (Long) Lake	5	
Clear Lake	5	
Clear Lake	108	
Clubbe Lake	4	
Cochrane Lake	8	
Conlon Lake	2	
Cornish Lake	1	
Cosh Lake	6	
Dainty Lake	2	
Day Lake	2	
Diamond Lake	26	
Dick Lake	5	
Doley Lake	0	
Dora Lake	1	
Draper (Duck) Lake	6	
Duck Lake	41	
Ellis Lake	0	
Emily Lake	1	
Eustace Lake	2	
Faris Lake	5	
Farr's (Fair) Lake	9	
First Lake	11	
Forget Lake	9	
Fraser Lake	2	
Frey Lake	1	
Fry's Lake	11	
Fry's Upper Lake	8	
Fume (Stinking) Lake	6	
Georgian Bay	0	Large
Gerox (Gerow) Lake	5	
Gilbank Lake	8	
Gilboe Lake	1	
Glendenning Lake	0	
Good Lake	10	
Haines Lake	35	
Hamer Lake	15	
Hammel Lake	1	
Heaslip Lake	5	
Hines Lake	6	
Hoben Lake	1	
Hooton (Round) Lake	10	

**Appendix III
Recreational Capacity of Lakes**

**All lakes are classified as "small" lakes unless noted otherwise in the Table		
Name	Recreational Lake Capacity (# of units)	Classification
Horn Lake	9	
Horseshoe Lake	168	
Isabella Lake	88	
Jelso (Loon) Lake	14	
Kingshot Lake	17	
Kight (Miller) Lake	3	
Krapek Lake	7	
Lake Joseph	1,260	Large
Lake Rosseau	492	Large
Lane Lake	7	
Lieback Lake	8	
Lioness Lake	2	
Lipscombe Lake	5	
Little Lake Joseph	137	
Little Manitouwaba Lake	37	
Little Otter Lake	29	
Little Portage Lake	2	
Little Whitefish Lake	72	
Long (Flaxman) Lake	29	
Long (Lingen) Lake	7	
Long Lake	12	
Loucks Lake	7	
Lovell Lake	6	
MacLeod Lake	1	
Manitouwaba Lake	68	
Mann Lake	2	
Maple Lake	106	
Martini (High) Lake	2	
Martins (Petty) Lake	2	
Martins Lake	44	
Mary's (Mohan) Lake	5	
McCann Lake	3	
McCauley Lake	1	
McClarens Lake	8	
McCoy Lake	12	
McDonald Lake	10	
McGee Lake	2	
McGown Lake	8	
McKechnie Lake	7	
McLeans Lake	3	
McNutt Lake	24	
McTaggart Lake	4	
Mirror (Slide) Lake	6	
Morgan (Dyson) Lake	48	
Motley Lake	1	
Mud (Burr or Burk) Lake	6	
Munnery Lake	1	
Murdock Lake	7	
Mutton Lake	21	
Napken (Linger Long) Lake	10	
Oak Lake	6	
Oastler Lake	54	
Obright Lake	1	
One Island Lake	13	
Orme Lake	1	
Otter Lake	225	
Patient Lake	2	
Payne Lake	7	
Pender Lake	6	
Pepper Lake	1	
Pickering (Long) Lake	6	
Plate Lake	2	

Appendix III
Recreational Capacity of Lakes

**All lakes are classified as "small" lakes unless noted otherwise in the Table		
Name	Recreational Lake Capacity (# of units)	Classification
Portage Lake	46	
Rankin Lake	61	
Richmond Lake	10	
Rintoul Lake	2	
Roberts Lake	4	
Salmon Lake	30	
Sanagan Lake	0	
Santa Lake	3	
Scime Lake	4	
Scott Lake	6	
Second Lake	10	
Silver Lake	34	
Small Lake	1	
Sovereign Lake	5	
Spectacle Lake	4	
Standing Lake	0	
Star Lake	77	
Stinson Lake	1	
Stock Lake	0	
Storm Lake	11	
Sucker Lake	53	
Sugar Lake	73	
Tarver Lake	3	
Tatia (Tatall) Lake	2	
Ten Mile Lake	7	
Third Lake	16	
Three Legged Lake	40	
Tilt (Third) Lake	2	
Trout Lake	31	
Tub Lake	10	
Tucker Lake	7	
Turtle Lake	64	
Vair Lake	1	
Vinett Lake	0	
Virtue Lake	9	
Watson Lake	13	
Weeden Lake	1	
Whitefish Lake	147	
Wilders Lake	0	
Wilson Lake	2	
Windfall Lake	6	
Wright Lake	7	
Wylies Lake	1	
Yarrow Lake	2	

- Guidelines for the calculation of recreational carrying capacity are based on the:

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

APPENDIX “IV”

Recreational Water Quality Model

General Description

The Recreational Water Quality Model utilized as the basis for the Township of Seguin Official Plan is a mass balance steady state watershed model of phosphorus concentrations that is a variant of the original Dillon-Rigler (1975) model, as updated in Dillon et al (1986), Hutchinson (2002), Gartner Lee Ltd. (2005) and Paterson et al (2006). The model is created and managed in a computer format (spreadsheet). The model is published and accepted in the scientific community and the Paterson et al (2006) variant is used by the MOE as the basis for MOE policy for recreational lake management.

Summary of the Model

The Recreational Water Quality Model utilized in the Seguin Official Plan has been developed to reflect the following water quality issues and the following updates required as a result of new data, information, and science:

- The model places lakes within their watershed context and recognizes that not all lakes are the same and that some are more sensitive to development than others.
- Includes all the lands around the lakes.
- Identifies and accounts for all phosphorus inputs to lakes, particularly natural sources of phosphorus and storm water and recognizes the critical role of soil and vegetative buffers in attenuating and reducing the movement of phosphorus from developed areas to lakes.
- Incorporates the best science and technical information possible so that the model, approach and planning decisions based on same are defensible at the OMB.
- Recognizes the role of wetlands as natural sources of phosphorus loading to a lake.
- The model identifies the sensitivity of a lake to phosphorus based on individual lake responsiveness to phosphorus inputs and to the mobility of phosphorus within the watershed. In some cases this new approach may result in changes to the sensitivity classification for individual lakes.
- Based on federal and proposed provincial standards, some lakes have been classified as over threshold (50% increase in phosphorus loading over predevelopment levels).
- Lakes have been classified as having low, moderate or high sensitivity to phosphorus inputs. By using the threshold or trigger value of “Background + 50% established by the water quality model and understanding the sensitivity of the land and watershed to phosphorus, lake-specific management and policy approaches can be developed.

Detailed Description

A detailed description of the model is contained in "Gartner Lee Ltd. 2005. *Recreational Water Quality Management in Muskoka*. Gartner Lee Limited. 9-34" produced for the Department of Planning and Economic Development, District Municipality of Muskoka.

References:

Dillon, P.J. and F.H. Rigler. 1975. A simple method for predicting the capacity of a lake for development based on lake trophic status. J. Fish. Res. Board. Can. 32 : 1519 - 1531.

Dillon, P.J., K.H. Nicholls, W.A. Scheider, N.D. Yan and D.S. Jeffries. 1986. Lakeshore Capacity Study, Trophic Status. Research and Special Projects Branch, Ontario Ministry of Municipal Affairs and Housing. Queen's Printer for Ontario. 89pp.

Hutchinson, N.J. 2002: Limnology, Plumbing and Planning: Evaluation of Nutrient-Based Limits to Shoreline Development in Precambrian Shield Watersheds. Ch. II.17 in : R. France, (ed).

Handbook of Water Sensitive Ecological Planning and Design. CRC Press. Boca Raton Fla.

Gartner Lee Ltd. 2005. *Recreational Water Quality Management in Muskoka*. Gartner Lee Limited. 9- 34 produced for Department of Planning and Economic Development, District Municipality of Muskoka.

Paterson, A.M., P.J. Dillon, N.J. Hutchinson, M.N. Futter, B.J. Clark, R.B. Mills, R.A. Reid and W.A. Scheider. 2006. A review of the components, coefficients and technical assumptions of Ontario's Lakeshore Capacity Model. *Lake and Reservoir Management* 22(1): 7 – 18.

APPENDIX “V”

Soil Characteristics for Phosphorus Attenuation

Where the Township of Seguin Official Plan specifies the need to use soils to reduce phosphorus nutrients from entering a lake, the following criteria shall apply:

- i) The site where the septic tile-bed is to be located, and the region below and 15 metres down-gradient of this site, toward the lakeshore or a permanently-flowing tributary, across the full width of the tile bed, consist of deep (more than three metres), native and undisturbed, non-calcareous (<1% CaCO₃ equivalent by weight) overburden with acid-extractable concentrations of iron and aluminum of >1% equivalent by weight (following Robertson 2005, 2006, Appendix B). Soil depth shall be assessed with test pits and/or boreholes at several sites. Samples for soils chemistry should be taken at a depth adjacent to, or below, the proposed tile bed;
- ii) An unsaturated zone of at least 1.5 metres in depth should exist between the tile bed and the shallowest depth (maximum) extent of the water table. The position of the water table shall be assessed with test pits or ground water monitors during periods of maximum soil saturation (e.g., in the spring, following snowmelt or in late fall);
- iii) When constructing the tile bed the use of native soils, where possible, is recommended. However, if fill material is required, it should consist of silt-free, fine to medium-grained noncalcareous soils that meets the OBC requirements for percolation time, that are rich in iron and aluminium and that are non-calcareous (<1% wt CaCo₃);
- iv) Septic effluent should be uniformly distributed over the tile bed to ensure proper infiltration rates and to enhance the mineralization of phosphorus with iron and aluminium in the soils. To ensure proper distribution, systems that use gravity- drainage are discouraged. Pumpdosing is recommended to avoid over-loading in any one area;
- v) To ensure the proper functioning of the septic tank-tile bed system over the long- term, add-on systems such as water softening apparatus should not be permitted; and
- vi) For moderate sensitivity over-threshold lakes, a long-term monitoring program should be implemented as an early-warning system for septic system failure. This monitoring shall include:
 - a. sampling locations immediately below the tile bed, down-gradient of the tile bed, and at least one site up-gradient of the tile-bed;
 - b. collection of groundwater samples by a certified professional; all samples should be field filtered (0.45 µm) prior to atmospheric exposure; samples for PO₄ 3- (or TP), and major ions, should be acidified in the field (pH < 2) with HCl or H₂SO₄, and analysed within two weeks of collection;
 - c. chemical analyses should include pH, chloride, total or dissolved phosphorus, nitrate, ammonium, aluminium and iron;
 - d. sampling should occur in early summer and late fall for a period of five year

APPENDIX VI ROAD SYSTEM FUNCTION AND CLASSIFICATION

Road System Function and Classification		
Type of Facility	Function	General Design Guidelines*
Provincial Highways	<ul style="list-style-type: none"> ◆ Serve mainly regional (inter-municipal) travel demands ◆ General design guidelines for Provincial highways will be as determined by the Ministry of Transportation ◆ May function as aggregate haul routes 	<ul style="list-style-type: none"> ◆ Up to 6 travel lanes ◆ Road allowance width generally 50 m but to be determined by MTO ◆ Access is restricted (under the jurisdiction of MTO) to one property – one access, where permitted ◆ Surface upgrades may be required for haul routes
Arterial Roads	<ul style="list-style-type: none"> ◆ Serve mainly local travel demands ◆ Connect communities to Provincial Highways ◆ Provides internal truck routes ◆ When in <i>Settlement Areas</i> has moderate property and intersection access ◆ May function as aggregate haul routes 	<ul style="list-style-type: none"> ◆ Up to 6 travel lanes ◆ Road allowance width generally 30 m ◆ Consolidated access points where possible ◆ On-street parking may be permitted where appropriate ◆ Access is partially controlled ◆ Surface upgrades may be required for haul routes
Local Road	<ul style="list-style-type: none"> ◆ Provide direct access to land uses 	<ul style="list-style-type: none"> ◆ 2 travel lanes ◆ Road allowance width up to

	<ul style="list-style-type: none"> ◆ Connect individual properties to highways and arterials ◆ Carry comparatively low volumes of traffic 	<p>20 m in <i>Settlement Areas</i></p> <ul style="list-style-type: none"> ◆ Road allowance width up to 26 m in rural areas ◆ Convenient linkages to collector roads and arterial roads ◆ Parking in rural areas is generally restricted ◆ Parking in urban areas may be allowed on both sides depending on pavement widths ◆ Access control not required
Private Roads	<ul style="list-style-type: none"> ◆ Lands are not owned by the Township or public agency and no maintenance or services are provided ◆ Private road may be subject of legal right-of-way. ◆ Provides direct access to land uses. 	<ul style="list-style-type: none"> ◆ Township shall not set standards with respect to private roads. ◆ New development on private roads shall be limited to infill development in accordance with the policies of this Plan. ◆ Condominium development on private roads may be permitted provided the private roads are a common element in the plan of condominium. ◆ Minimum requirements for emergency access will be encouraged.
<p>* Road Allowance widths in some cases, may need to be wider to accommodate design features, noise walls, turning lanes, bike paths, and utilities etc. Final road allowance requirements along roads will be determined through functional designs reports and subdivision approvals.</p>		

Seguin Township Official Plan Schedule A

Land Use

February 2022

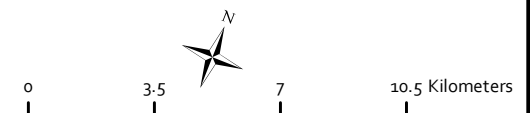
Land Use Designations

-  NWSD Policy Area 1
-  NWSD Policy Area 2
-  Employment Corridor Area
-  Aggregate Extraction Area
-  Airport Employment Area
-  Crown Land
-  Employment Area
-  Environmental Protection Area
-  Major Open Space
-  Countryside Area
-  Settlement Area
-  Shoreline Area

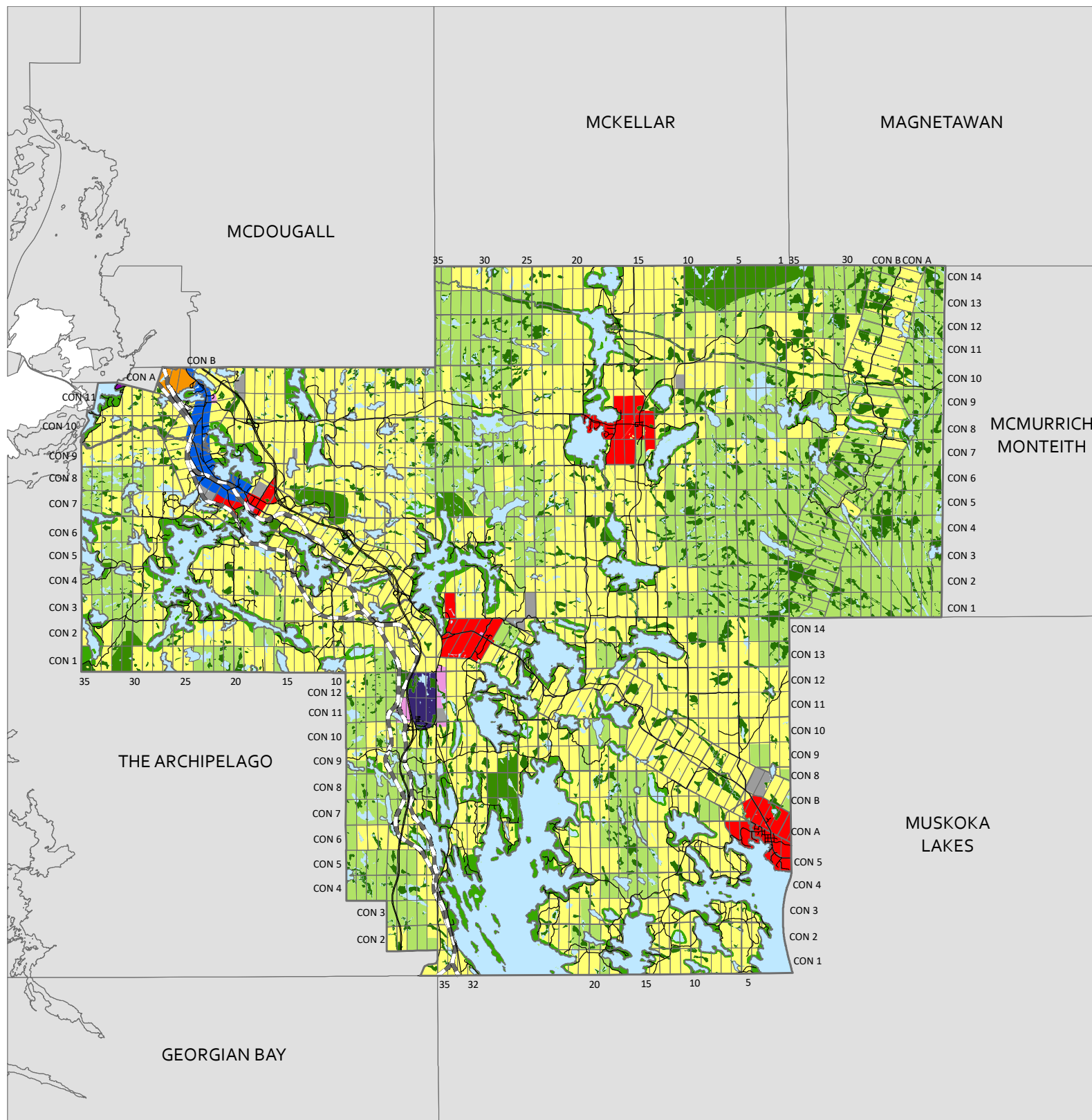
 Lakes and Rivers

 Railway Lines

 Roads



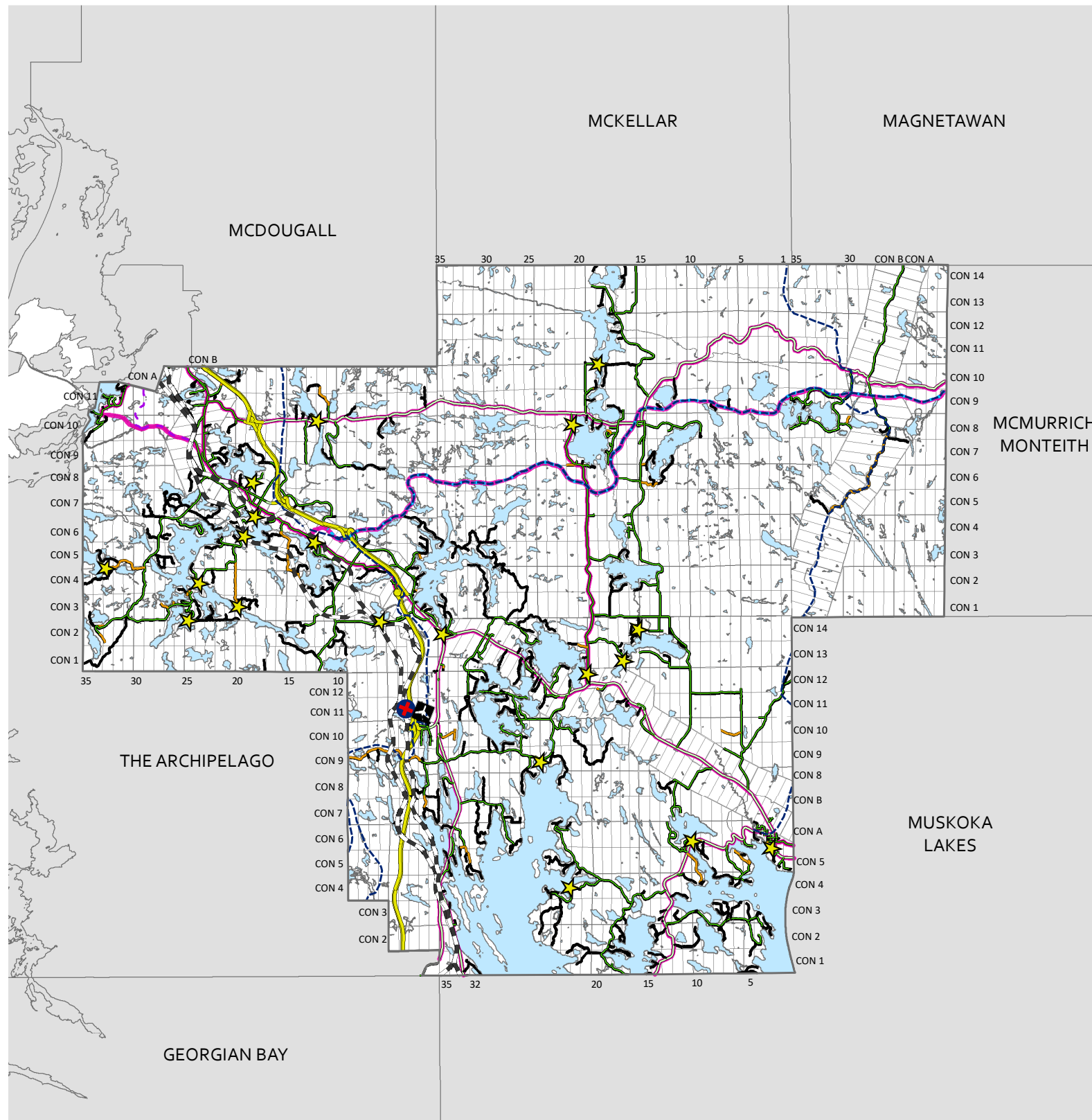
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Seguin Township Official Plan Schedule B

Transportation & Trails

February 2022



- ★ Access Point
- ✈ Airport
- ⊕ Passenger Train
- Railway Lines
- Seguin Trail
- OFSC Snowmobile Trails
- Park To Park Trail
- Future Potential Active Transportation Linkages

Roads

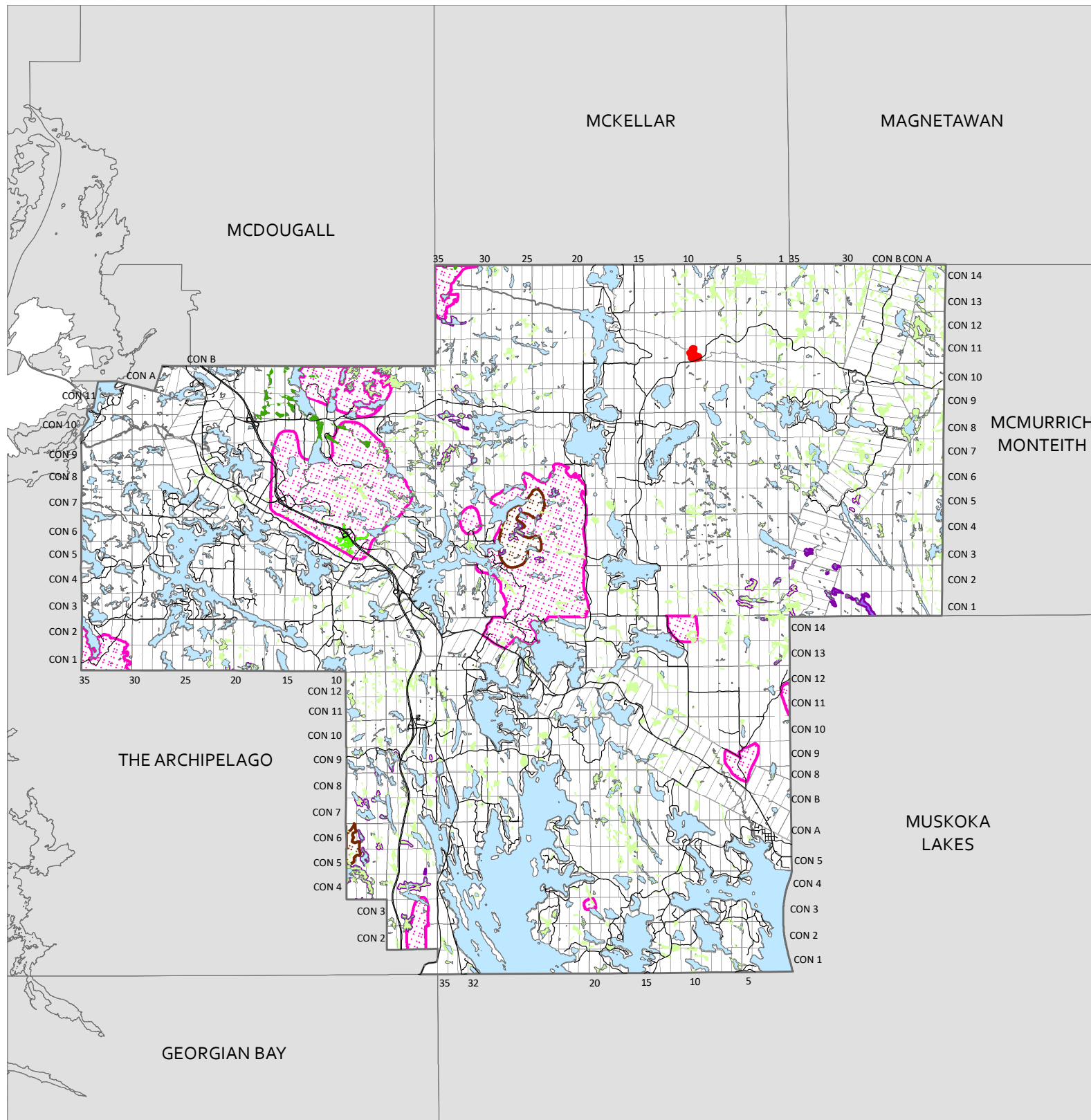
- Arterial Road
- Municipal Seasonal
- Municipal Year Round
- Private Road
- Provincial Highway
- Highway 400

Lakes and Rivers



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Seguin Township Official Plan Schedule C Natural Heritage Features February 2022



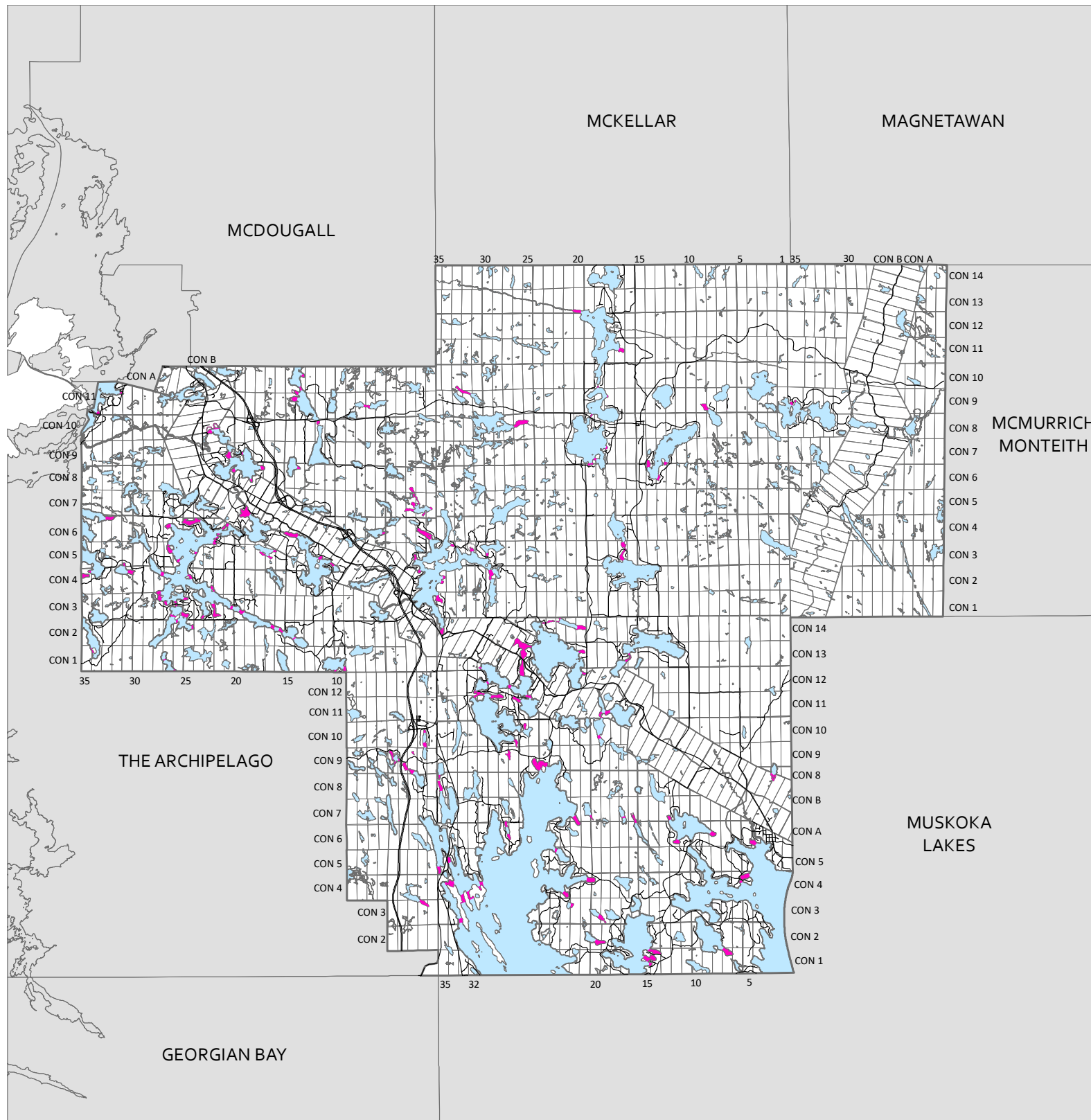
- ANSI
- Lakes and Rivers
- Moose Aquatic Feeding Area
- Stratum 2 Deer Wintering Area
- Stratum 1 Deer Wintering Area
- Wetlands**
 - Unevaluated
 - Evaluated-Other
 - Evaluated-Provincial



— Roads



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Seguin Township Official Plan Schedule D Narrow Waterbodies February 2022



 Lakes and Rivers
 Narrow

 Roads

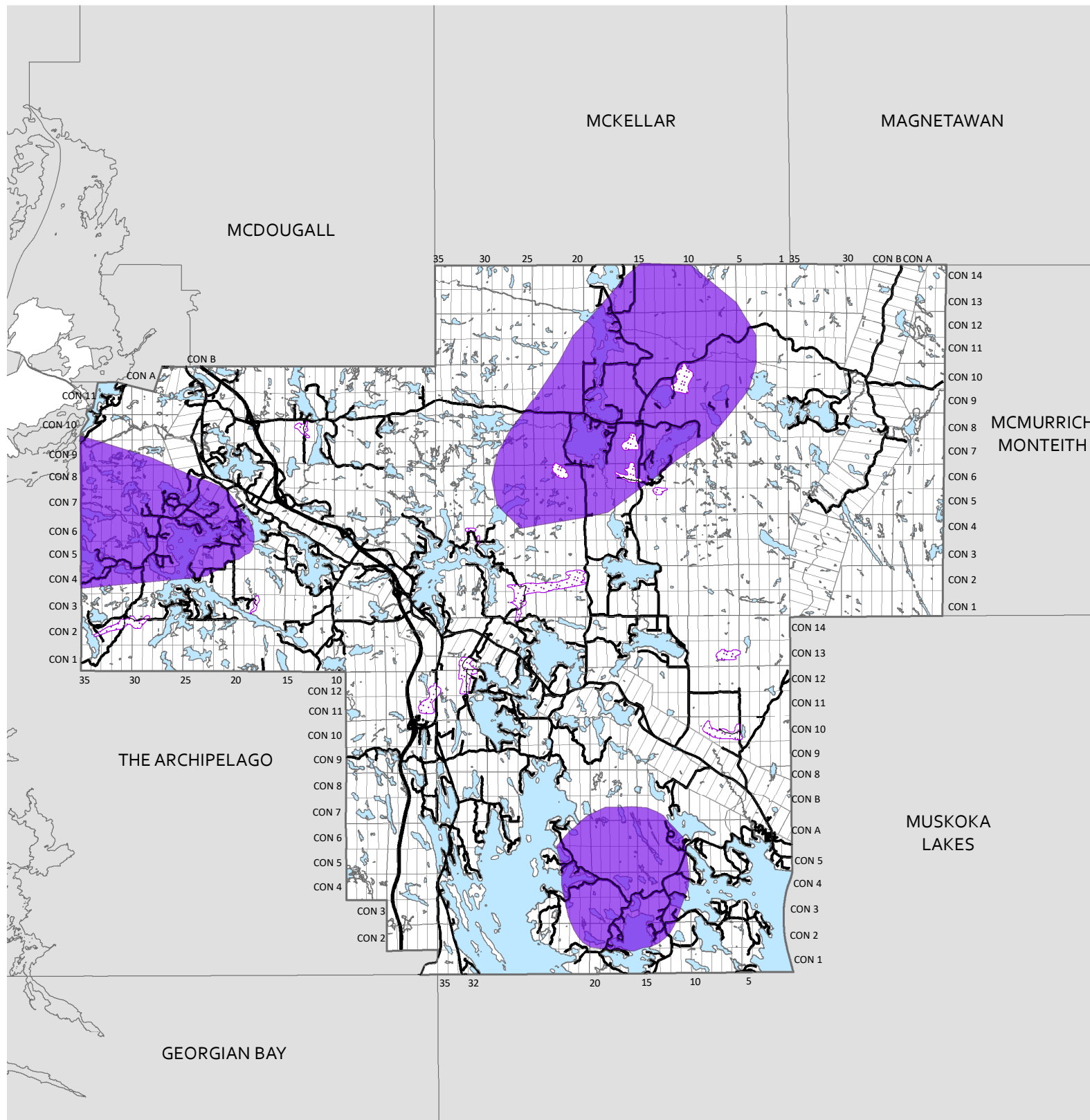




0 3.5 7 10.5 Kilometers


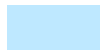


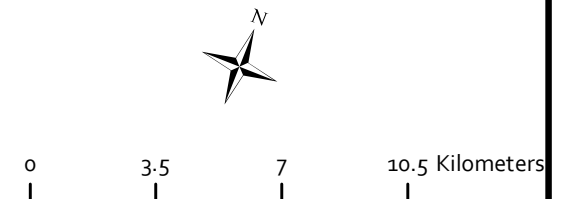
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Seguin Township Official Plan Schedule E Areas of Aggregate Potential February 2022



 Aggregate Resource Potential
 Mineral Resource Potential

 Roads
 Lakes and Rivers





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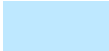
Seguin Township Official Plan

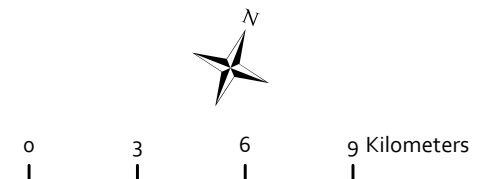
Schedule F

Abandoned Mines &
Waste Disposal Area

February 2022

-  Waste Disposal
Assessment Area
-  MNDM Abandoned
Sites

-  Roads
-  Lakes and Rivers



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