

MEMORANDUM

To: Mayor Jackson and Members of Council
Copy: Ms. Nancy Miller, Clerk
From: Chris Jones MCIP, RPP
Date: January 22, 2025
Re: Village of Sundridge Official Plan – Revised 2026

Further to my memo dated December 5, 2025, attached is a revised draft official plan, which includes minor changes intended to address PPS 2024 consistency matters.

I recommend Council receive this revised draft and direct staff to circulate a notice of public meeting for February 25.

I look forward to meeting with Council on January 28 to discuss the draft Official Plan

Regards,



Chris Jones MCIP, RPP

VILLAGE OF SUNDRIDGE OFFICIAL PLAN



Prepared by: *Municipal Planning Services Ltd.*



Revised Draft - January 2026



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THE STRUCTURE OF THE PLAN

This Official Plan is divided into five parts, each of which is described below.

PART A (Vision) contains the vision of the Plan. This vision was prepared by Council and is based on an understanding of past and future trends and the values of Sundridge citizens. The goals that form the basis of the Plan flow from the vision. These goals establish a basis for policies articulated in the Plan. This section of the Plan also describes how the vision is implemented through a series of land use designations.

PART B (Land Use Designations) contains the land use policies that apply to lands in the Village.

PART C (General Environmental Policies) contains the policies dealing with natural features throughout the Village. In addition, policies that specify the requirements for water resource and stormwater management reports and environmental impact studies are contained in this section.

PART D (General Development Policies) contains policies that deal with land use planning matters such as water and sewer servicing, transportation, cultural heritage resources and the subdivision of land. These policies apply to the whole of the Village.

PART E (Plan Implementation and Administration) describes how the policies of the Official Plan will be implemented.



PART A – VISION

A1 THE VILLAGE VISION

The Village of Sundridge acknowledges the Williams Treaty and notes that our community is located on lands that are the traditional home of the Anishinabek First Nation. The Village honours the original inhabitants, thanking them for their land stewardship and the community recognizes it is our responsibility to promote the healing of our communities through earnest and sincere application of the Truth and Reconciliation Commission recommendations.

The Village of Sundridge is a proud small town and community that serves as a regional service centre in the Almaguin Area.

This Plan was prepared during a period when northern communities were experiencing changes and new development pressures resulting from immigration and a heightened demand for housing. Through the policies in this Plan, the Village intends to be prepared for sustained community development to ensure existing and new residents have choice in housing and access to a range of services.

Sundridge has more social infrastructure and amenities than many communities twice its size. In addition, the identity and character of Sundridge is inextricably tied to Lake Bernard, a cold water lake whose health is critical to the viability and sustainability of the community. Collectively, these assets contribute to and help maintain a good quality of life for those who call the Village home. Council will protect these assets to the best of their ability through continued cooperation with surrounding communities and the Provincial and Federal government.

*The goals and policies within this Plan promote and value innovation, accessibility, mental wellness, diversity, partnership, entrepreneurial spirit, and working collectively and cooperatively with our neighbours to achieve and enjoy success as a regional community. Through this Plan, there will be potential and opportunity for sustainable economic and social growth and development in **housing**, recreation and tourism, industry, culture, skilled trades, education and information technology.*



A2 SUSTAINABILITY

The goals of this Plan are premised on principles of sustainability. This means the Village will try to meet its needs today without unreasonably compromising opportunities for future generations to meet their own needs.

The policies of this Plan are founded on the premise that a sustainable community is composed of the following three principal elements in balance:

- i) The Environment: a connected system of environmental features that support a healthy ecosystem;
- ii) The Economy: a strong, diversified and resilient economy that provides a variety of employment opportunities for citizens and is attractive to commercial and industrial investment; and,
- iii) The Socio-Cultural Fabric: a strong sense of culture and heritage and the provision of affordable public services and amenities.

A2.1 ENVIRONMENTAL SUSTAINABILITY

The history and future of the Village is tied directly to the health of Lake Bernard. The recognition and protection of this waterbody is a key underlying principle in this Plan.

This Plan contains policies that will allow development and redevelopment adjacent to the shoreline of Lake Bernard in a manner that is responsible and sustainable.

Energy conservation and the encouragement of innovative energy supply alternatives are key components of the Village's vision for sustainable development.

A2.2 ECONOMIC SUSTAINABILITY

A sustainable economic future for Sundridge will be made possible by ensuring a stable and sound fiscal position for the Village to support programs and services for citizens.

The need for economic sustainability is strongly articulated through the vision, goals and policies in this Plan that encourage entrepreneurial spirit and diverse employment opportunities based in the provision of services, recreation, tourism and technology. Also critical to economic sustainability is to attract and retain a skilled and adaptable work force through opportunities for higher education and skills training.



A2.3 SOCIAL SUSTAINABILITY

Social sustainability addresses the basic community need for housing, education, health care, employment, food, safety, security and cultural and recreational opportunities. The policies of this Plan intend to foster a good quality of life for all residents through the development of a healthy community and the provision of necessary human services and programs.

Individual needs vary with age, income, ability, skills, background and interests. As communities change and grow, there is additional pressure to provide for these needs and ensure communities remain healthy and that a high quality of life is maintained.

The provision of human services comes from several agencies including the Province (hospitals and health care facilities), school boards (education), while the Village is responsible for fire services, libraries, community facilities, parks, and recreational amenities. In addition, human services are provided by other private sector or quasi-public institutions, such as places of worship, and community service groups. Continued coordination and partnership among all human service providers is essential to the social-cultural health of Sundridge.



A3 GOALS

A3.1 THE NATURAL ENVIRONMENT

1. To protect and maintain Lake Bernard as a cold-water fishery.
2. To protect and, where possible, enhance significant natural heritage features and functions in the Village.
3. 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 Village.
4. To ensure that land use planning recognizes the importance of groundwater and surface water resources and protects these resources from adverse impacts.
5. To encourage the maintenance of open space, natural linkages and tree canopy in an effort to protect and promote the natural environment for the benefit of residents and visitors as well as the species and ecosystems which depend on these features.

A3.2 GROWTH AND SETTLEMENT

1. To promote Sundridge as a primary growth and employment centre in the District.
2. To facilitate residential infilling, redevelopment and rounding out in the Village.
3. To permit a broad range of housing types and densities to meet the needs of a changing demographic of current and future residents of the Village and District.
4. To reinforce the role and function of Downtown Sundridge as a mixed-use centre featuring services, open space and commerce together with **accessory** residential uses which do not detract from the role of the downtown.
5. To encourage a strong connection between the Downtown and the waterfront through controlled development and the maintenance of public space.
6. To encourage further use of the lands within the downtown core and to make every effort to improve the economic health of the core by encouraging redevelopment and the broad mix of compatible uses.



A3.3 ECONOMIC DEVELOPMENT

1. To encourage economic growth and to provide opportunities for economic development in a manner which will sustain and improve the quality of life in the Village.
2. To encourage land use that generates employment opportunities and a broad range of commercial and service facilities geared specifically to meet the needs of residents of the Village and the District.
3. To support and maintain existing transportation infrastructure and promote green technology, including charging stations, in the interest of fostering economic growth and investment.
4. To work with neighbouring municipalities to promote economic development in the District.
5. To maintain and promote the use of employment lands for a diverse range of industrial uses that abut the highway and/or the CN rail line.
6. To recognize, protect and, where appropriate, utilize cultural heritage features and resources in conjunction with economic development and tourism initiatives.



A4 THE LAND USE CONCEPT

The following land use designations are designed to reflect major categories of existing or anticipated land use in the Village.

A4.1 RESIDENTIAL

Lands designated *Residential* are the site of primarily existing and planned residential development as well as complementary mixed use and community uses in the Village.

A4.2 EMPLOYMENT

The *Employment* designation applies to lands in the Village which are proposed to be used primarily for industrial uses together with appropriate and compatible commercial and retail uses.

A4.3 DOWNTOWN

Lands designated *Downtown* are the site of primarily commercial uses within the core area of Sundridge.

A4.4 OPEN SPACE

The *Open Space* designation identifies lands which are owned and maintained by the Village for the purpose of providing open space and recreational opportunities.

A4.5 MIXED-USE

The *Mixed-Use* designation identifies lands within the Village abutting Highway 124 (former Highway 11) which are capable of accommodating a broad range of commercial, employment and a mix of residential housing types.

A4.6 INSTITUTIONAL

The *Institutional* designation identifies existing land and buildings utilized for public authorities, agencies and services and also include places of worship.



A5 POPULATION, HOUSING AND SERVICING

A5.1 POPULATION

The population of the Village of Sundridge in 2024 was approximately 1,000 and it is anticipated that over the next 20 years this Official Plan is in effect the population will be sustained or may grow to 1,200 people. However, this Official Plan is not premised upon expectations of sustained population growth, rather this Plan recognizes the important role that Sundridge plays as a regional service centre. Similarly, the Village recognizes it has a role to play in offering housing options to retiring rural residents choosing to relocate from the rural area into a settlement area and that this dynamic will create demands for the development and redevelopment of new housing.

A5.2 HOUSING

This Plan encourages a wide range of housing options to accommodate future needs through land use designations and policies intended to accommodate diversity. Specifically, this Plan provides for housing opportunities through redevelopment in the downtown and Highway 124 areas that will provide opportunities for high quality housing proximate to downtown services as well as parks and the waterfront.

Future infill and re-development along and adjacent to the Lake Bernard shoreline is anticipated but will generally be focussed on lands within the downtown.

This Plan also considers that the vacant land in the north-west area of the settlement provides a prime opportunity to be utilized for new housing. This does not include approximately 100 vacant lots of record located throughout the Village many of which are “shovel-ready” and ready to accommodate new housing. This Plan will also accommodate additional residential units within and ancillary to existing homes. This Plan projects that half of the available housing supply will be affordable and will address housing need for those who require market-based housing in the regional market area.

A5.3 INFRASTRUCTURE AND PUBLIC SERVICE FACILITIES

The Village of Sundridge is a partial service community with all landowners responsible for their own water supply and sewage treatment for the majority of the Village is accommodated by a municipal wastewater treatment system. Partial services create a constraint and limiting factor in the scale and magnitude of development that can be accommodated in the Village as existing and new land uses are dependent on shared groundwater resources.

The Village’s Wastewater Treatment System is a Class 1 Wastewater Treatment System and has a design capacity of 1,192 m³/day. The sewage system is served by two forcemains which direct effluent to two lagoons located in the Township of Strong, south of Lake Bernard which discharge treated effluent to



Bernard Creek. Each lagoon has a storage capacity of approximately 65,000 m³, with one lagoon generally serving as an overlay or backup during occasions when additional storage is required or the primary lagoon is offline for maintenance.

An assessment which was undertaken in 2020 determined that the system as it is presently designed and operates should be able to accommodate 348 additional persons or the equivalent of 139 new residential households before reaching its design capacity. This unreserved capacity is in-line with the population and housing projections of this Plan.

The Village's wastewater treatment system also serves 26 dwellings in the Township of Strong and its capacity will also be impacted by residential and non-residential development. As such, the capacity should be monitored as development occurs within the community. Storm water management will also be an essential component to future development in meeting provincial water quality objectives.

The Village also administers an extensive network of roads within the community. All of the roads are maintained on a year-round basis. Standards for new road construction subscribe to a 20 metre ROW and municipal construction standards. The Village carries out a regular program of maintenance and road improvements.



PART B – LAND USE DESIGNATIONS

B1 RESIDENTIAL

B1.1 PURPOSE

The purpose of the *Residential* designation is to:

- a) recognize the stable and compatible mix of primarily residential land uses located in the settlement area of Sundridge;
- b) encourage the provision of a full range of housing opportunities that are affordable and meet the Village's housing needs;
- c) promote the efficient use of existing and planned infrastructure by creating the opportunity for various forms of residential redevelopment and intensification, where appropriate; and,
- d) accommodate appropriate non-residential uses which are complementary and compatible in a primarily residential area.

B1.2 LOCATION

The *Residential* designation primarily applies to existing residential areas and neighbourhoods in the settlement area.

B1.3 PERMITTED USES

Permitted uses in the *Residential* designation include:

- a) single detached dwellings;
- b) accessory residential units subject to Section B1.4;
- c) semi-detached dwellings;
- d) duplex dwellings;
- e) townhouse dwellings subject to Section B1.5;
- f) home occupations subject to Section B1.6;



- g) bed and breakfast establishments in single detached dwellings, subject to Section B1.7;
- h) complementary uses such as residential care facilities, daycare centres and small-scale institutional and open space uses, subject to Sections B1.8 and B 1.9; and,
- i) existing uses and minor expansions thereto.

B1.4 ACCESSORY RESIDENTIAL UNITS

Accessory residential units are considered to be a form of affordable housing and may be permitted in single detached dwellings **or as a detached accessory building** to a residential dwelling in the *Residential* designation, subject to regulations in the Zoning By-law which will include but not be limited to:

- a) the accessory residential unit will comply with the Ontario Building and Fire Codes as well as applicable provisions of the Village's Zoning By-law;
- b) adequate parking is available on the lot for both dwelling units;
- c) the accessory residential unit can be appropriately serviced with a private water supply and connection to the sanitary sewer can be accommodated in a matter that does not require extensive or intrusive alterations to the street and servicing infrastructure; and,
- d) the lot can be graded to control stormwater runoff onto neighbouring lands and public roads.

As is articulated in Sections A5.3 and D1, the Village is a partial service community with limited capacity available in its waste water treatment system. On this basis, the Zoning By-law may identify preferred areas within the Village where additional residential units can be accommodated based upon the efficiency of connecting to the Village's waste water treatment plant.

B1.5 TOWNHOUSES

Townhouse dwellings may be permitted in the *Residential* designation, subject to re-zoning. In considering a zoning by-law amendment and a site plan application to permit a new townhouse development, Council shall be satisfied that the proposal:



- a) respects the character of adjacent residential neighbourhoods, in terms of height, bulk and massing;
- b) can be easily integrated with surrounding land uses;
- c) will not cause or create traffic or parking hazards or an unmanageable level of congestion on surrounding roads;
- d) is located in proximity to community facilities, such as parks, schools, open spaces or the downtown;
- e) is located on a site that has adequate land area to incorporate required parking, recreational facilities, landscaping and buffering on-site; and,
- f) can be serviced by a private communal water system as demonstrated by a Hydrogeological Study and can be connected to the municipal water treatment system; and,
- g) can be designed to control or prevent stormwater from impacting surrounding lands.

B1.6 HOME OCCUPATIONS

Home occupations are typically professional or service-oriented work activities that are carried on within the residential dwelling or accessory building that typically do not involve the retail sale of goods not produced on the premises. Such uses will be permitted as-of-right in the implementing Zoning By-law, subject to certain criteria.

Where a home occupation is proposed on lands that have access to a Provincial highway, the Ministry of Transportation shall be consulted to determine if a land use permit is necessary for access and/or signage.

B1.7 BED AND BREAKFAST ESTABLISHMENTS

Bed and breakfast establishments are permitted in single detached dwellings, provided the bed and breakfast establishment:

- a) is located within the principal residence of the owner/operator;
- b) preserves the character of the dwelling as a private residence; and,
- c) can provide adequate parking on-site to accommodate the use.



The implementing Zoning By-law shall define a bed and breakfast establishment and may further detail the conditions under which a bed and breakfast establishment may be permitted.

B1.8 DAYCARE CENTRES AND SMALL-SCALE INSTITUTIONAL USES

Daycare centres and small-scale institutional uses such as a senior's residence which serve the community, may be permitted by a Zoning By-law Amendment 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 scale, massing and siting of the development is compatible and consistent with development on adjoining lands; and,
- c) the use is located on a site that has adequate land area to incorporate required parking, pick-up and drop-off area, recreational facilities (if required), landscaping and buffering on-site.

B1.9 RESIDENTIAL CARE FACILITIES

Residential care facilities are defined as residential facilities which accommodate residents who have a range of emotional, psychiatric, physical, developmental, or social problems who live in a 24-hour supervised setting, and receive both room and board and assistance with daily living.

There are a variety of residential care facilities which are generally categorized as group homes, second level boarding/lodging homes, or treatment centres, depending upon their program, funding, size, operator, or Provincial licensing as it may apply. The Zoning By-laws shall provide regulation and land use permissions for residential care facilities.

This Plan supports the provision of an adequate regional supply of residential care facilities subject to appropriate funding from senior government agencies, the provision of adequate community services for clients and proper siting of such facilities in accordance with the policies of this Plan.

B1.10 SHORT- TERM ACCOMMODATION

Short-term accommodation refers to the use of residential land and dwellings for the purpose of short-term rentals primarily catering to the accommodation needs of the recreational and tourism markets. As a first priority, Council encourages the use of lands in the Downtown or Mixed-Use designations for accommodation purposes however, short-term accommodation will be permitted in the Village subject to licensing, zone regulation and/or site plan control with the intention of



ensuring that dwellings utilized for this purpose are properly managed, safe, and compatible with surrounding lands to accommodate this use.

B1.11 IMPLEMENTING ZONING BY-LAW

All lands in the *Residential* designation shall be placed primarily in Residential zones in the implementing Zoning By-law.



B2 EMPLOYMENT

B2.1 PURPOSE

The purpose of the *Employment* designation is to:

- a) provide lands for the creation of diverse employment opportunities;
- b) improve the economic climate in the Village by making lands available for employment generating uses;
- c) ensure that new industrial development occurs in an orderly and compatible manner; and,
- d) provide areas where entrepreneurs and skilled trades can grow and develop and serve the needs of the regional area.

B2.2 LOCATION

The *Employment* designation as shown on Schedule A to this Plan applies to an existing area of developed and undeveloped land located in the north-east area of the Village.

B2.3 PERMITTED USES

Permitted uses on lands designated *Employment* include manufacturing, assembly, processing, fabrication, storage and/or warehousing uses and research establishments, contractor yards, wholesaling, and similar uses. Accessory retail and office uses are also permitted, provided they occupy a limited amount of the gross floor area are clearly accessory and primarily retail goods produced on-site by the industrial use.

B2.4 DEVELOPMENT POLICIES

The development or redevelopment of uses in the *Employment* designation may be subject to Site Plan Control. In reviewing an application for Site Plan approval, Council shall be satisfied that:

- a) The proposed use is compliant with the Ministry of Environment D-Series Guidelines to ensure the industrial use is compatible with adjacent residential or other sensitive uses which are existing or are planned in accordance with this Official Plan. To address this issue Council may require the proponent to retain a qualified professional to complete an assessment which demonstrates that the proposed use is compliant with the MOE D-Series Guidelines.



- b) The use has access to a municipal road and can be appropriately serviced with a private water supply and private septic system. Where a proposal involves an extension to the municipal waste water treatment system, an amendment to Schedule B of this Plan shall be required which shall be accompanied by a waste water system capacity assessment, the purpose of which is to confirm that the Village's waste water treatment plant is able to sustain the increased demand of the new or expanding use;
- c) Safe and adequate access, parking and loading facilities are provided on the site;
- d) The proposed buildings or structures on unvegetated sites incorporate landscaping to enhance the site and surrounding area;
- e) Outdoor storage areas are substantially screened from view of passing traffic; and,
- f) Where a proposed use abuts or is in close proximity to an existing sensitive land use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses. It is anticipated that where a D-Series assessment is completed, recommendations for buffering will be required.

B2.5 SERVICING OF EMPLOYMENT USES

For lands located in the *Employment* designation low water industrial uses are preferred on the basis that the Village does not have a municipal water system and the Village's wastewater treatment system does not extend to lands in the Employment designation. On this basis all development will occur on the basis of a private sewage disposal system and private drinking water system.

The following shall also apply for where new industrial uses are proposed to be development on the basis of a private sewage disposal system:

- a) for industrial uses that have an average daily flow greater than 4,500 litres per day, the Ministry of the Environment, Conservation and Parks B-7 Guideline "Incorporation of the Reasonable Use Concept into Groundwater Management Activities" shall apply; and,
- b) for industrial uses that generate sewage effluent of more than 10,000 litres per day, an Environmental Compliance Approval from the Ministry of the Environment, Conservation and Parks will be required. For uses that generate less than 10,000 litres per day, a permit shall be required from the North-Bay Mattawa Conservation Authority.



B2.6 IMPLEMENTING ZONING BY-LAW

All lands within the *Employment* designation shall be placed in an appropriate Employment Zone in the implementing zoning by-law. Lands in the *Employment* designation may be subject to a Holding provision to ensure technical issues relating to development have been addressed. A Holding provision may also be applied to vacant or dormant industrial lands, the purpose of which is to require the clearance and potential remediation in accordance with Ministry of Environment, Conservation and Parks standards before such lands may be used in accordance with this Plan.



B3 DOWNTOWN

B3.1 PURPOSE

The purpose of the *Downtown* designation is to:

- a) Reinforce the role of Downtown Sundridge as a primary destination for business, commerce and hospitality;
- b) Encourage re-development in the Downtown to foster growth in tourism, service and hospitality sectors;
- c) Encourage re-investment and redevelopment of currently underutilized or vacant buildings;
- d) Create attractive viewscales of the Downtown from Lake Bernard; and,
- e) Encourage the retention and/or re-creation and promotion of cultural heritage attributes in buildings and public spaces in the Downtown.

B3.2 THE VISION FOR THE DOWNTOWN

Downtown Sundridge will be an accessible, vibrant, service centre to the local and regional population, situated on the shore of Lake Bernard that will support and promote a range of commercial and service uses as well as accessory housing.

B3.3 LOCATION

The *Downtown* designation as shown on Schedule A-1 applies to the traditional downtown location primarily fronting on Main Street.

B3.4 PERMITTED USES

Permitted uses in the *Downtown* designation include:

- a) Retail uses;
- b) Service uses;
- c) Business offices;
- d) Banks and financial institutions;
- e) Hotels, inns and lodges;



- f) Day care centres;
- g) Places of worship, schools, libraries and other institutional uses;
- h) Health care facilities;
- i) Restaurants and take-out restaurants
- j) Accessory residential apartments;
- k) Block townhouses of up to four units facing any side street;
- l) Funeral homes;
- m) Festivals and open air markets;
- n) Public uses and service utilities and structures;
- o) Museums and art galleries, and;
- p) Existing residential uses and minor expansions thereto.

B3.5 DEVELOPMENT POLICIES

B3.5.1 New Lots Created by Consent

The creation of new lots by consent to sever may be permitted, provided the consent is in keeping with the objectives of this Plan and does not unduly fragment the land base of the Downtown to make it more difficult to accommodate usable building and parking space. The creation of new lots in the Downtown shall also comply with Section D4 (General Consent Policies).

B3.5.2 New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in the *Downtown* designation:

- a) Land assembly is encouraged to create larger, more viable development parcels;
- b) All development proposals shall be required to provide a detailed site plan which will include lot grading and stormwater provisions intended to restrict direct surface flows to Lake Bernard;
- c) Any development proposal abutting Lake Bernard shall be encouraged to maintain an appropriate setback from Lake Bernard and restore or



naturalize the shoreline where it is appropriate and feasible to do so;

- d) All future development shall occur on the basis of partial services and may require the submission of a hydrogeological study depending on the complexity of the proposal;
- e) Parking and traffic shall generally be accommodated on-site, but Council may consider alternate parking proposals or may accept cash-in-lieu of required parking spaces;
- f) Buildings will be limited to two stories in height;
- g) All development proposals requiring a Planning Act approval may be encouraged to restore or enhance their building façade in order to maintain the architectural character and identity of the Downtown.

B3.5.3 Residential Uses in the Downtown

New residential uses in the Downtown area will be subject to the following policies to be implemented by the Zoning By-law and/or to be addressed as part of a complete application for a planning approval:

- a) Parking shall be accommodated on the same lot as the residential use in the manner required by the Zoning By-law **but Council may consider alternate parking proposals or may accept cash-in-lieu of required parking spaces;**
- b) The residential use can be serviced by a private water supply, which may require the submission of a hydrogeological study and can be serviced by the municipal waste water treatment system in a manner that is satisfactory to the Village;
- c) The proponent shall prepare and submit a site plan and lot grading plan demonstrating how the lot will be graded to control stormwater on-site to the extent feasible;
- d) Proponents may be required to submit a geotechnical soils analysis to demonstrate that new development can be sustained in the location proposed;
- e) Proponents may be required to provide a Phase 1 environmental site assessment to confirm the subject lands are not contaminated; and,



- f) Accessory residential uses are permitted only where the majority of the street-facing ground floor of the building is maintained for commercial use.

B3.5.4 Parking

In lieu of the provision of on-site parking in accordance with applicable zone requirements, the Village may pass a by-law to accept cash-in-lieu where parking can be reasonably accommodated on the street or off-site in another appropriate location. In determining the cash-in-lieu payment, Council shall have regard to the cost to provide and maintain a parking space in the Downtown.

B3.5.5 TRANSITIONAL RESIDENTIAL POLICY

Lands located south of Main Street and described legally as Lots 8, 9 and 10, Plan 33 have been designated Commercial but may be zoned to recognize existing residential use or may transition from commercial to residential use without the need for an amendment to this Plan. For the lands subject to this policy, permissible residential uses may include single detached dwellings or multi-unit dwellings and any planning approval shall be subject to Section B3.5.3 with the exception of item f).

B3.6 PUBLIC SPACE IN THE DOWNTOWN

Public land in the Downtown includes streets, sidewalks, parking lots, parks and administrative or public buildings. It is a policy of this Plan that the Village should partner with stakeholders to maintain public space in a manner that is complementary to the Downtown and is consistent with the objectives of this Plan. Specific projects aimed to revitalize public lands and buildings may include:

- a) Provision of streetscape landscaping such as trees, shrubs and flowers;
- b) Provision of street furniture, lighting, flower planters, art and monuments in strategic, pedestrian oriented locations;
- c) Provision of wayfinding signage;
- d) Integration of vehicle charging stations;
- e) Renovations and/or façade improvements to existing public buildings.

B3.7 IMPLEMENTING ZONING BY-LAW



All lands that are used for commercial purposes shall be placed in a Downtown Commercial Zone in the implementing Zoning By-law.



B4 OPEN SPACE

B4.1 PURPOSE

The purpose of the *Open Space* designation is to:

- a) identify land holdings in the Village in public ownership and used for parks or open space;
- b) ensure that the residents and visitors have access to a properly planned and accessible parkland system, and;
- c) where applicable, providing safe access to public spaces and shorelines.

B4.2 LOCATION

The *Open Space* designation as shown on the Schedule A to this Plan applies primarily to municipal parks and recreational facilities held in public ownership.

B4.3 PERMITTED USES

Permitted uses in the *Open Space* designation may include parks, playgrounds, recreational trails and uses, sports fields, community facilities, arenas, interpretive centres, museums, cultural heritage uses, banquet facilities and accessory uses such as washrooms, change rooms, administration offices and vending services.

Shoreline lands abutting lands described legally as Lots 12, 13, 14, 15, 16 and 17 Plan 33, are designated as *Open Space* but such lands are not public parkland and the above use permissions shall not be applicable to such lands.

B4.4 ZONING BY-LAW IMPLEMENTATION

All lands in the *Open Space* designation shall be placed in an *Open Space Zone* in the implementing Zoning By-law.



B5 MIXED-USE

B5.1 PURPOSE

The purpose of the *Mixed-Use* designation is to recognize existing commercial lands along Highway 124 and provide policies to ensure future expansion and redevelopment of this area is orderly, safe and compatible with adjacent uses.

B5.2 PERMITTED USES

Permitted uses on lands designated *Mixed-Use* include:

- a) auto service and sales;
- b) restaurants;
- c) accommodation facilities;
- d) service commercial uses;
- e) contracting business;
- f) retail uses;
- g) office uses;
- h) storage and/or warehousing establishments;
- i) residential apartments and residential facilities geared to seniors; and,
- j) institutional uses.

B5.3 FORM OF DEVELOPMENT

It is the intent of this Plan that development within the *Mixed-Use* designation be comprehensively planned to ensure that servicing and access can be adequately addressed.

B5.4 DEVELOPMENT POLICIES

All new or expanding uses shall be subject to Site Plan Control and may require a Zoning By-law Amendment. Prior to considering an application for a Site Plan Agreement, Council shall be satisfied that:

- a) the use is compliant with the Village's Comprehensive Zoning By-law;
- b) adequate parking and loading facilities are provided on the site;



- c) such uses are designed to provide or maintain a desirable gateway to the community;
- d) the submission of a stormwater management plan and/or a lot grading plan;
- e) outdoor storage areas are substantially screened from view from passing traffic;
- f) the type and scale of the use shall be proportionate to the frontage and area of the lot and the use shall be compatible with surrounding land uses;
- g) proponents may be required to provide a Phase 1 environmental site assessment to confirm the subject lands are not contaminated;
- h) the use can be accommodated on partial services which may require an assessment of sewage effluent demands and a hydrogeological study;
- i) all options respecting shared access from the road are reviewed and implemented, if feasible;
- j) parking areas are oriented to the rear or side of the lot so the primary building is prominent; and,
- k) where a proposed use abuts or is in close proximity to an existing residential use, fencing, landscaping, berming or a combination of these design elements will be utilized to ensure that there is adequate screening between the uses.

B5.5 SERVICING OF EMPLOYMENT USES

For lands located in the *Mixed-Use* designation which are not or cannot be connected to the Village's wastewater treatment system, residential uses shall not be permitted and low water or dry uses shall be the primary land use.

B5.6 ZONING BY-LAW IMPLEMENTATION

Lands designated within the *Mixed-Use* designation may not, in their entirety, be suitable or appropriate for the complete range of land uses listed in Section B5.2. All lands within the *Mixed-Use* designation shall be placed in an appropriate Commercial, Residential or a Development Holding Zone in the implementing Zoning By-law to reflect existing uses or preferred uses.



B6 INSTITUTIONAL

B6.1 PURPOSE

The purpose of the *Institutional* designation is to:

- a) recognize institutional uses, land and facilities in the Village which are maintained by government services or agencies; and,
- b) reinforce the Village's role as a primary service centre and a complete community in the District.

B6.2 LOCATION

The *Institutional* designation as shown on Schedule A to this Plan applies to existing institutional uses and facilities in the Village.

B6.3 PERMITTED USES

Permitted uses on lands designated *Institutional* include schools, government offices and works yards, servicing infrastructure and facilities, places of worship, parking lots and like services and facilities.

B6.4 FORM OF DEVELOPMENT

It is the intent of this Plan that development within the *Institutional* designation serve the needs of the local and/or regional communities and are an appropriate use in the context of surrounding land uses. Furthermore, public service facilities should be planned and co-located with one another, along with parks and open space where appropriate to promote cost-effectiveness and facilitate service integration and active transportation.

B6.5 DEVELOPMENT POLICIES

The conversion of lands within the *Institutional* designation to alternate land uses shall require an amendment to the Official Plan, unless the proposed conversion involves the establishment of affordable housing and/or housing geared to the needs of seniors. Prior to considering an application for the conversion of lands in the *Institutional* designation, Council shall be satisfied that:

- a) Adequate parking and loading facilities are provided on the site;
- b) Landscaping will be provided to enhance the site and surrounding area;



- c) Outdoor storage areas are substantially screened from the view of passing traffic;
- d) The proposed use can be serviced with an appropriate water supply which may require confirmation in the form of a hydrogeological study; and,
- e) Where a proposed use abuts or is in proximity to an existing sensitive use, fencing, landscaping, berming or a combination of these features are utilized to ensure that there is adequate screening between the uses.

B6.6 IMPLEMENTING ZONING BY-LAW

All lands within the *Institutional* designation shall be placed in an appropriate Institutional (I) Zone in the implementing Zoning By-law.



PART C NATURAL HERITAGE and ENVIRONMENTAL POLICIES

C1 OBJECTIVES

It is the intent of this Plan to:

- a) understand and mitigate the potential impacts which can be caused by development and site alteration on natural heritage features;
- b) ensure that development does not occur on lands that are unstable or susceptible to flooding;
- c) prevent development from occurring on hazardous slopes;
- d) protect the quality of water available for drinking water purposes;
- e) protect the water quality and overall health of Lake Bernard including the prevention and/or control of invasive species;
- f) identify what is required to support an application for development in an area that is considered to be environmentally sensitive; and,
- g) identify what information is required to support an application that may have an impact on the hydrogeological resources of the Village.

C2 NATURAL HERITAGE FEATURES

C2.1 LAKE BERNARD

Lake Bernard is a cold-water lake trout lake, at development capacity, with a surface area of approximately 2,000 hectares. Preservation of water quality is a significant consideration in reviewing any development proposal adjacent to Lake Bernard. In part this will be achieved through restrictions on the removal of vegetation and site alteration as well as septic systems, for lands without the ability to connect to the Village wastewater service and in need of replacement, being located at least 30 metres from the shoreline. Lot creation and land use changes on lands which abut the Lake Bernard shoreline which would result in a more intensive use will not be permitted unless new development can be



connected to the municipal waste water treatment system in a manner authorized by the Village.

For the purpose of the above-policy, conversion of a seasonal dwelling to allow permanent use or the creation of an accessory residential unit is not considered to be a land use change. All development and site alteration abutting the Lake Bernard shoreline shall be subject to Site Plan Control.

C2.1.1

In addition to the Policies of 2.1, Council will require a minimum setback of 30 metres for new development on lands which abut the Lake Bernard shoreline. In cases where this is not achievable, the greatest setback possible will be required. In some cases, it is recognized that landowners may apply to seek relief from the required shoreline setback. Relief from the shoreline setback shall only be considered through a zoning by-law amendment. In reviewing applications for a reduction in the shoreline setback, Council shall be satisfied that the reduction will not adversely impact environmental features or functions, and:

- a) **The size and scale of the new development or redevelopment is reasonable and in proportion with the size, width and depth of the lot.**
- b) No new encroachment is created that would cause a new or expanding building or structure to be located closer to the water's edge;
- c) The proposed setback is reasonable based on the size, shape and/or topography of the lot; and,
- d) Mitigative measures are implemented through Site Plan Control as a means to restore or remediate the shoreline to a natural state, which shall be guided by Best Management Practices for Lakeshore Development and Stormwater Management as recommended by the Province.

C2.1.2

In accordance with the vision, objectives and environmental policies of this Plan, Council considers the protection of the Lake Bernard and its environs to be a major priority. As a measure to minimize the impact of recreational use on the lakes, it is a policy of this Plan to control the placement of buildings and structures on lakes. Specifically, this policy is aimed at restricting the construction of boathouses and similar enclosed structures from being built on the lakebed or as a floating structure attached to the shoreline near the water's edge. On this basis, the Municipality will establish zone regulations to restrict development on the lakebed. **This policy is not intended to restrict docks that are accessory to a lawful shoreline use, however the zoning by-law will establish regulations to ensure that docks and marine facilities do not dominate the shoreline of a lot.**



C2.2 WATERCOURSES

Existing watercourses in the Village may comprise significant wildlife habitat if they:

- a) contain fish habitat areas;
- b) function as corridors for migrating wildlife habitat movement and vegetation dispersal;
- c) serve to maintain the quality and quantity of surface and ground water resources; and,
- d) assist in the improvement of air quality.

It is the intent of this Plan to protect all watercourses from site alteration or development that could negatively impact the function of or natural heritage attributes of the watercourse. In this regard, new development within 120 metres of a watercourse may require a site evaluation and Environmental Impact Study.

C2.3 FISH HABITAT

Fish habitat refers to spawning grounds and nursery, rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes. Development shall not be permitted within fish habitat but may be permitted on the adjacent lands if it can be demonstrated through an EIS that such development will have no negative impact on the feature. For the purpose of this section, lands adjacent to fish habitat are defined as being within 120 metres of a fish habitat area.

C2.4 AREAS OF SIGNIFICANT WILDLIFE HABITAT

Significant wildlife habitat area is an area where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. In some cases, these areas may be considered significant due to the ecological importance of features, functions, representation or amount, thereby contributing to the quality and diversity of an identifiable geographic area.

Wildlife habitat areas are not specifically identified on the schedules to this Plan but may include migratory staging areas, aquatic feeding areas and nesting sites. It is a policy of this Plan that when such information is made available it be added to this Plan by an Official Plan Amendment.



Where significant wildlife habitat is identified and confirmed by the Ministry of Natural Resources through a development application, such development may be permitted in proximity to the habitat if it can be demonstrated through an EIS that such development will have no negative impact on the feature or its ecological functions.

C2.5 OTHER AREAS IDENTIFIED THROUGH A PLANNING PROCESS

It is anticipated that there will be areas of land where a detailed planning approval process or Provincially initiated study has identified an environmental or topographical feature that should be protected from development in accordance with Provincial Policy requirements. In such instances, Council will integrate such features or areas into the Official Plan through a site-specific amendment or at the time of an Official Plan Update.

C3 REQUIREMENTS FOR AN ENVIRONMENTAL IMPACT STUDY

Where the policies of this Plan require that an Environmental Impact Study (EIS) be prepared, such an EIS shall be prepared in accordance with the requirements of this section.

C3.1 PURPOSE OF AN EIS

The purpose of an EIS is to:

- a) collect and evaluate all the appropriate information in order to have a complete understanding of the boundaries, attributes and functions of relevant environmental feature(s);
- b) to assist Council in making an informed decision as to whether or not a proposed use will have a negative impact on the critical natural features and ecological functions of the Village; and,
- c) evaluate the existing natural heritage features on the property and the effect of the proposed uses on those features.

Where the focus of study is adjacent to lands as defined by this Plan, the EIS shall evaluate the ecological function of the adjacent lands and demonstrate that there will be no negative impacts on natural features or ecological functions.

Any EIS required by this Plan must describe the critical natural features and ecological functions, identify their significance and sensitivities and describe how they could be affected by a proposed use. The EIS 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 EIS must address how the proposed development will protect, maintain or restore the critical natural features and ecological functions of the natural heritage system.

Any EIS must be approved by Council and any other appropriate agencies, before a planning application that facilitates the development, is subject to the EIS and is accepted by Council.

C3.2 CONTENTS OF AN EIS

The EIS 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 an assessment of 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* designation;
- d) the direct and indirect effects to the ecosystem that might be caused by the undertaking;
- e) any environmental hazards (i.e. slope, flooding contaminants) that need to be addressed as part of the design and how they will be addressed;
- 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 core areas of the natural heritage system by natural corridors that may or may not be identified on the schedules to this Plan; and,
- h) recommendations with respect to how the adverse effects will be avoided or minimized over the construction period and the life of the undertaking. For example, the EIS may recommend limits of buffers and setbacks adjacent to watercourses, waterbodies, valleys, significant wetlands and vegetation to protect the natural feature and its attributes and/or function from the effects of development.

C3.3 WHAT AN EIS SHOULD DEMONSTRATE

The EIS should demonstrate, where applicable, that the proposed use will:



- 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, surface water features 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/rehabilitate the natural condition of affected watercourses, and protect/enhance/restore/rehabilitate aquatic and fish habitats;
- g) not significantly affect the scenic qualities of the area;
- h) not encourage the demand for further development that would negatively affect wetland functions or contiguous wetland areas;
- i) enhance and restore endangered terrestrial, aquatic and fish habitats where appropriate and feasible;
- j) not create noise that will have an adverse impact on the enjoyment of neighbouring properties;
- k) not interfere with the function of existing or potential natural corridors;
- l) not lead to a significant reduction in the forest resource or interior forest habitat in an area; and,
- m) not lead to species loss or negative impacts on endangered, threatened or vulnerable species and/or their habitat.

In addition, the EIS shall demonstrate that there will be no negative impacts resulting from the proposed use on the significant natural features that are identified on Schedule B to this Plan or the ecological functions for which the area is identified.



C4 STORMWATER MANAGEMENT

All proposals for development involving large areas or site alterations that will lead to substantial lot coverage or hard-surfacing should generally be supported by a Stormwater Management (SWM) report. The content and depth of the SWM report shall be determined when the development is proposed.

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 Stormwater Management Practices Planning and Design Manual (1994) or its successor 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 Timmins Flood Event;
- 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.

All proposals for development located adjacent to or in the immediate vicinity of a provincial highway shall submit to the Ministry of Transportation a stormwater management plan or stormwater management report for review and approval when the drainage from such development has the potential to impact a provincial highway.

C5 HAZARD LAND POLICIES

C5.1 STEEP SLOPES AND RAVINES

The following policies shall apply to development proposed in association with steep slopes and ravines.



- a) Development will not be permitted on slopes that are subject to active erosion or historic slope failure.
- b) Development shall be sufficiently setback from the top of bank of slopes greater than 1 in 3. The development setback distance may be determined in consultation with an engineer and/or surveyor subject to the following criteria:
 - i) soil type and groundwater patterns;
 - ii) vegetation type and cover;
 - iii) severity of slope; and,
 - iv) nature of development.
- c) In some instances, where a sufficient development setback cannot be achieved, the proponent will be required to provide a slope stability analysis as a prerequisite to any development. The analysis shall be prepared by a qualified professional to the satisfaction of Council.

C5.2 LAKE BERNARD FLOODLINE

Development will be directed to areas outside of the Lake Bernard minimum flood line elevation of 332.5 Canadian Geodetic Datum (CGD). Expansions to or **alterations** to existing buildings and structures within or partly within this elevation may be permitted subject to a planning approval if the expansion or **alteration** is determined to be minor in nature.

C6 CLOSED WASTE DISPOSAL AREAS

There are two closed waste disposal sites located outside of the Village boundary in the Township of Strong. A 500-metre influence area from each of these landfills is required by the Ministry of Environment, Conservation and Parks and has been illustrated on Schedule B to this Plan.

Any planning approval to establish a new land use or subdivide land in this area shall require an assessment to be completed in accordance with the Ministry D-Series Guideline to determine:

- a) the impact of any potential methane gas migration;
- b) whether the proposed use will be adversely affected by noise, odour, dust or other nuisance factors from the waste disposal site;



- d) whether the proposed use will be adversely affected by ground and surface water contamination by leachate migrating from the waste disposal site; and,
- e) the impact of the proposed use on leachate migration from the landfill site.

The studies required to support a development application within the assessment area shall be prepared by a qualified professional and may be scoped based on the type and/or scale of the development proposed **or historic documentation or studies that may be relied upon to resolve the above criteria.**

In cases where an amendment to the Official Plan and/or Zoning By-law is required to permit a proposed use, appropriate studies dealing with the matters set out above shall be submitted as part of a complete application.

C7 LAND USE COMPATIBILITY

It is recognized that natural and human uses and processes may be sensitive to the odour, noise, vibration or other emissions associated with highways, and various type of industries in addition to uses adjacent to waste disposal sites or sewage treatment facilities. It is a policy of this Plan that 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.

Where avoidance is not possible in accordance with the above policy, authorities 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 potential impacts to industrial, manufacturing, or other major facilities are minimized and mitigated in accordance with Provincial guidelines, standards, and procedures.**



C8 BROWNFIELD SITES AND CONTAMINATED LANDS

C8.1 DESCRIPTION

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particularly on former industrial and waste-disposal sites, may have the potential for adverse effects to human health or the natural environment. Council supports the restoration and re-use of brownfield sites, where feasible and where such re-use is aligned with other policies of this Plan.

C8.2 POLICIES

Development on any property suspected of having some form of contamination will be permitted only if a Record of Site Condition is provided by the proponent, prepared by a qualified consultant, in accordance with the Environmental Protection Act. Contaminated sites will be restored as necessary prior to permitting any activity on the site to ensure that there will be no adverse effect.

In considering applications for development, the following procedures shall apply:

- a) The Village will require applicants to document previous uses of a property or properties that are subject of a planning application and/or properties that may be adversely impacting the property that is subject of a planning application in order to assist in the determination of the potential for site contamination.
- b) The Village will require all applications for plans of subdivision to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 Environmental Site Assessment (ESA) has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 1 ESA documents the previous uses of the property and provides an assessment of the actual or potential soil or groundwater contamination on the site.
- c) For a property or properties that have been identified through the Village's planning application review process as potentially contaminated:
- d) The Village will require all planning applications submitted under the Planning Act to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations, confirming that a Phase 1 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time;
- e) Where a Phase 1 ESA indicates that the property or properties that are subject of the planning application may be contaminated, the Village will require planning applications to be supported by an affidavit from a qualified person as defined by provincial legislation and regulations,



confirming that a Phase 2 ESA has been completed in accordance with Ontario Regulation 153/04, as amended from time to time. A Phase 2 ESA provides 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 at the site;

- f) Where the Village determines that there is a proposed change in land use to a more sensitive use, the Village will require as a condition of planning approval, verification to the satisfaction of the Village from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Village, or provincial legislation and/or regulations the filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, the submission to the Village of a Declaration signed by the qualified person acknowledging that the Village may rely on the statements in the RSC and, submission by the property owner to the Town of proof that the Ministry of Environment, Conservation and Parks (MECP) has acknowledged receipt of the RSC;
- g) Establish conditions of planning approval to ensure receipt of satisfactory verification of suitable environmental condition as per this section;
- h) Where applicable, utilize the holding provisions of the Planning Act to ensure receipt of satisfactory verification of suitable environmental condition.
- i) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, where an RSC has been made a condition of planning approval, a building permit may be issued in regard to a property or properties on a phased basis to allow for site assessment and remediation/risk management.
- j) Where the Village is deeded land for public highways, road widening, parks, stormwater management, easements, or for any other purpose, the Village may require, as a condition of transfer, verification to the satisfaction of the Village from a qualified person as defined by provincial legislation and regulations, that the property or properties in question are suitable or have been made suitable for the proposed use in accordance with provincial legislation and regulations, including where required by the Village or provincial legislation and/or regulations, filing by the property owner of a Record of Site Condition (RSC) signed by a qualified person in the Environmental Site Registry, and submission by the owner to the Village of proof that the MOE has acknowledged receipt of the RSC.
- k) Subject to the requirements of the *Environmental Protection Act* and O. Reg. 153/04, for instances where contamination from a property or properties extends onto a Village right-of way and filing of a RSC in the Environmental Site Registry is not possible, the Village may issue a



building permit in regard to this property or properties on a phased basis contingent on the execution and implementation of an Off-Site Management Agreement or Remedial Action Plan that remediates/manages contamination in the right-of-way to the satisfaction of the Municipality.

- l) Where a gasoline station site is being redeveloped and there is no change in use to a more sensitive use, the Village will require that a letter of continued use from the Technical Standards and Safety Authority be provided. For instances where contamination extends onto a Town right-of-way or road allowance, the Town will require that an Off-Site Management Agreement and Remedial Action Plan be implemented to the satisfaction of the Village prior to issuance of the building permit.

C9 NOISE AND VIBRATION

In residential, commercial, industrial areas or major roads where noise or vibration levels are or may exceed the guidelines established by the Ministry of the Environment Conservation and Parks, a noise impact study may be required by Council, prepared in accordance with MECP *D-Series Guidelines*, the MECP *Environmental Noise Guideline NPC-300* and the *Environmental Protection Act* to determine whether development should be permitted.

C10 CLIMATE CHANGE

Council is aware of the threats that are attributed to a changing climate and will attempt to mitigate the impacts of a changing climate and its associated risks in the administration of this Official Plan and applicable decision-making through approaches that:

- a) Support and maintain the complete community that is the Village of Sundridge;
- b) Incorporate climate change considerations in planning for and the development of infrastructure and public service facilities;
- c) Support energy conservation and efficiency;
- d) Promote green infrastructure, low impact development and active transportations; and,
- e) Take into account consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.



PART D – GENERAL DEVELOPMENT POLICIES

D1 WATER AND SEWER SERVICING STRATEGY

D1.1 OBJECTIVES

It is the intent of this Plan to:

- a) ensure that public health is protected;
- b) ensure that new development is serviced in a manner that respects the environmental policies of this Official Plan;
- c) identify the preferred means of servicing in the Village;
- d) ensure that all servicing options are considered when major new development is proposed; and,
- e) ensure that appropriate agreements are in place before development on private communal services occurs.

D1.2 PREFERRED MEANS OF SERVICING IN SUNDRIDGE

All development in the Village of Sundridge is intended to be serviced by partial services as the Village owns and maintains a waste water treatment system, however all water is to be obtained from private wells which may include private communal systems.

Schedule 'B' to this Plan identifies the location of existing servicing infrastructure in the Village. The location of the Village's waste water treatment facility is located in the Township of Strong and is not shown on Schedule B to this Official Plan. Council recognizes the importance of this facility to sustain existing and future development.

Council shall require, where feasible, that all new development or redevelopment within the Village to be connected to the existing waste water treatment system. However, proposals that require extensive, intrusive or disruptive alterations to the system or other public infrastructure may not be supported by Council. **Calculations of the uncommitted capacity of the waste water treatment system undertaken in 2020, which indicate that the facility has the residual capacity to accommodate approximately 140 additional dwellings is aligned with the 20 year-growth projections for this Official Plan.** Where it is determined that a proposed development cannot be accommodated within the current system or municipal services are not available, planned or feasible, such development may proceed



on the basis of private communal sewage and water services. Furthermore, where private communal services are not available, planned or feasible, individual private on-site sewage and water services may be utilized provided that site conditions are suitable for the long-term function of such services and the use of such service is limited to infilling or minor rounding out of the existing settlement. The use of any communal servicing system shall require appropriate securities to be able to be leveraged by the Village to ensure the Village is not exposed to financial hardship or liability in the event of the system malfunctions or the ownership group defaults on its maintenance obligations.

The time line for improvements to the sanitary sewage system is dependent on development and the absorption of available buildings lots in the Village. Servicing improvements to the Village's waste water treatment system will be investigated where feasible and a strategy will be developed to ensure that any limitations on capacity will not unduly restrict future growth and development opportunities. The planning for improvements should be an objective of the next official plan review and shall be cognizant of sustainability within the environment, financial viability, compliance with all regulatory requirements and the protection of human health and the natural environment. Such works may be undertaken and are deemed to conform to this Plan.

Waste water servicing to the areas currently not able to be connected to the Village's waste water treatment system may be permitted on the basis of private septic systems provided it can be demonstrated through a hydrogeological study that such partial services will not negatively impact surface and ground water. Where the servicing infrastructure is proposed to be extended or expanded beyond the manner illustrated on Schedule B, such expansion shall only occur on the basis of an official plan amendment.

D1.3 SERVICING OF DEVELOPMENTS WITH FIVE OR MORE LOTS ON INDIVIDUAL ON-SITE SERVICING

Proposed development of five or more lots or units on individual on-site sewage services and/or individual on-site water services may be permitted subject to the submission of a servicing options study, as well as a hydrogeological study prepared by a qualified professional in accordance with the Ministry of the Environment D-5-4 Guideline *“Technical Guide for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment”* and the D-5-5 *“Technical Guideline for Private Wells: Water Supply Assessment”*. All wells must be established in accordance with Ontario Regulation 903 *“Wells”*. Where such systems require, as a condition of Provincial approval, a Municipal Responsibility Agreement, this policy shall not be interpreted to mean that the Village will or is obliged to enter into such as an Agreement.

D1.4 INSPECTION OF PRIVATE SEPTIC SYSTEMS

Where funding is available and/or partnerships can be created, Council will encourage the creation of a septic inspection program to build awareness and



ensure landowners and businesses take responsibility for the operation and maintenance of their septic systems.



D2 TRANSPORTATION

D2.1 OBJECTIVES

It is the intent of this Plan to:

- a) facilitate the safe movement of both people and goods to and from the various communities within the Village.
- b) ensure that new development does not create a traffic hazard.
- c) ensure appropriate right-of-way widths for all existing and proposed roads.
- d) restrict development on unopened road allowances or private roads.

D2.2 ROADS IN THE VILLAGE

The responsibility for approving an entrance onto a public road in the Village depends on which of the two levels of government maintains the road. The types of roads described in this section of the Plan are shown on Schedule A.

D2.2.1 Provincial Highway 124 (Former Highway 11)

Highway 124 is a Provincial highway. All Planning Act applications affecting lands which abut Highway 124 are subject to the corridor control authority of the Ministry of Transportation. New development should maintain a 50-metre noise buffer from the highway, wherever feasible. Land uses proposed within the 50-metre noise buffer shall be subject to noise feasibility and/or detailed noise studies in accordance with the Ministry of the Environment's *"Noise Assessment Criteria in Land Use Planning: Requirements, Procedures and Implementation"*.

D2.2.2 Municipal Roads

Municipal roads are those roads which are assumed and maintained by the Village of Sundridge. Access to these roads is under the jurisdiction of the local Village.

D2.2.3 Private Roads

Private roads are those roads which are not owned by the Village and therefore are not assumed and maintained by the Village of Sundridge. Existing land use located on private roads may be placed in a zone category that reflects that the lands do not have access to the same level of municipal service and maintenance as lands which front on a municipal assumed road. Lot creation and



new development on private roads shall not be permitted except by amendment to this Plan.

D2.2.4 Unopened Road Allowances

There are unopened road allowances in the Village. Unopened road allowances roads will not be improved and maintained by the Village except where the financial benefit of doing so far exceeds annual maintenance costs. Where planning and development approvals are proposed on the basis of access to such roads, the Village may require the proponent to enter into agreements to address cost, access, road maintenance and liability issues.

D2.2.5 Original Shore Road Allowance

The original shore road allowance is 20 metres in width and is located along the Lake Bernard shoreline. Council will consider the closure and transfer of the shore road to the abutting upland owner subject to any procedure or policy for doing so and further, Council may require existing buildings or structures located on the shore road to be removed or authorized by a zoning by-law amendment.

D2.3 RIGHT OF WAY WIDTHS

The minimum right-of-way width for all municipal roads shall generally be 20 metres. Every effort will be made to secure this right-of-way width as a condition of Planning Act approvals.

D2.4 TRAFFIC IMPACT STUDIES

Traffic impact studies may be required by the Province or Council to support a development application. The intent of such a study is to ensure that the proposed development can be designed and sited to ensure that the impacts of the development on the adjacent road network are addressed. The Ministry of Transportation is required to review all studies for development adjacent to, or in close proximity to a provincial highway.

D2.5 CANADIAN NATIONAL (CN) RAIL CORRIDOR

The location of the Canadian National (CN) Rail Corridor is shown on Schedule B to the Official Plan and is proximate to a number of existing sensitive land uses. In the assessment of changes to, or the introduction of, sensitive land uses proximate to this corridor that require a planning approval Council shall be satisfied that potential impacts to the corridor are minimized and mitigated in accordance with Provincial guidelines, standards, and procedures.



D2.6 ACTIVE TRANSPORTATION

Council recognizes the positive role that active transportation can play in improving mobility as well as the health, well-being and quality of life of members of the community. On this basis, Council supports the development of walking and/or cycling route within the Village. Other potential initiatives that could facilitate and support active transportation include:

- a) Incorporating design features and traffic calming measures to slow traffic in areas of higher pedestrian traffic;
- b) Compile an integrated trails, sidewalk and pathway inventory; or,
- c) Maintain and improve existing sidewalk and trail infrastructure.



D3 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

D3.1 OBJECTIVES

It is the intent of this Plan to:

- a) recognize that the maintenance of the Village's heritage resources will contribute to the preservation of the Village's character.
- b) ensure that the nature and location of heritage and archaeological resources are known and considered before land use decisions are made.
- c) prevent the demolition, destruction, inappropriate alteration or use of cultural heritage resources and encourage development which is adjacent to significant cultural heritage resources to be of an appropriate scale and character.
- d) consult and seek the advice of First Nation groups or other established heritage organizations when making decisions regarding the conservation of cultural heritage resources in the Village.

D3.2 POLICIES

D3.2.1 Identification and Recognition of Cultural Heritage Resources

Council shall recognize and have regard for cultural heritage resources including buildings, sites, and landscapes which give Sundridge its special character including:

- a) The Lake Bernard Shoreline

Additional cultural heritage resources or features will be identified and listed from time to time, particularly through the inventory referred to in Section D3.2.7.

D3.2.2 Conservation of Cultural Heritage Resources

Council's intention is to:

- a) Undertake a comprehensive review of the Village's list of cultural heritage buildings, as well as maintain and update a comprehensive inventory and evaluation of heritage resources.
- b) Encourage the identification, research, documentation, restoration, protection, maintenance and enhancement of heritage resources.



- c) Protect cultural heritage resources and, where feasible, incorporate and encourage measures for their conservation, however significant cultural heritage resources shall be conserved.
- d) Encourage and support individuals and heritage interest groups in recommending potential heritage resources for inclusion on the Town's heritage list.
- e) Designate individual buildings, structures, sites and landscapes as heritage properties under the *Ontario Heritage Act*.
- f) Ensure that development within the Village is adequately and harmoniously integrated and blended with the heritage resources in such a manner as to preserve and enhance the heritage resources. On lands adjacent to a protected heritage property, development and site alteration shall not be permitted unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- g) Protect and enhance the distinguishing qualities, features, and character of heritage landscapes, as defined in the Heritage Character Statement of this Plan.
- h) Encourage the retention of yards, gardens, trees, and landscaped grounds of heritage sites.
- i) Identify sites of archaeological potential using provincial screening criteria and guidelines or from a Heritage Resources Master Plan developed in consultation with the Ministry of Heritage, Sport, Tourism and Culture. Further, Council as a condition of any development proposal for a subdivision, major commercial or industrial development, may require an archaeological assessment by a licensed archaeologist (if required by Provincial regulations) and shall facilitate conservation of any archaeological resources and/or the mitigation of possible impacts of any proposed intervention in these sites.
- j) Obtain available archaeological site data from the provincial archaeological database of the Ministry of Culture under the provisions of a municipal-provincial data sharing agreement.

D3.2.3 Protection and Improvement of Cultural Heritage Resources

Council's intention is to:

- a) Encourage owners who wish to protect their property in perpetuity to place a covenant to that effect on the property's title (the Heritage Easement Agreement of the Ontario Heritage Foundation is one example of such a covenant).
- b) Consider implementing a heritage grant program for owners of heritage properties designated under *Part IV* of the *Ontario Heritage Act*.



- c) Consider participating in heritage grant programs or other financial aid programs of other levels of government or of non-governmental organizations.
- d) Enter into heritage easement agreements with owners of designated heritage resources who are recipients of grants.
- e) Undertake public works programs such as tree planting, landscaping, street improvements, and the provision of street furniture, lighting, signage, and other streetscape components, to enhance the surrounding areas of heritage resources.
- f) Utilize other programs administered by the Village of Sundridge, such as heritage tourism, to further Council's heritage objectives.
- g) Require any person who proposes to demolish or alter a designated heritage site to submit plans to Council for approval under the *Ontario Heritage Act*.
- h) Require applicants wishing to demolish properties designated under the *Ontario Heritage Act* to prepare a heritage impact statement to the satisfaction of Town Council.
- i) Designate under the Ontario Heritage Act, one or more heritage conservation districts within the Municipality. Significant cultural heritage landscape features and heritage attributes may be included within a Heritage Conservation District.

D3.2.4 Management of Cultural Heritage Resources

Council may:

- a) Establish a citizen heritage advisory committee known as the Municipal Heritage Committee (MHC) to advise and assist the Council on heritage matters.
- b) Provide support and encouragement to organizations and individuals who undertake the conservation of heritage resources by private means.
- c) Consult with MHC on all matters and development applications that pertain to heritage resources.
- d) Co-ordinate its heritage planning and programs with other levels of government to avoid duplication of efforts and to reinforce mutual objectives, and to actively pursue demonstration projects from such programs for application in Sundridge.



D3.2.5 Cultural Heritage and Archaeological Resources

It is a policy to manage cultural heritage resources through the pro-active identification, recognition, documentation, protection, conservation and rescue of these resources and to conserve heritage resources when making development and infrastructure decisions which may affect those resources. Heritage resources shall include built heritage resources, cultural heritage landscapes and archaeological resources which are important to the community or area in which they are located or are recognized for their significance at a regional, provincial or national level.

D3.2.6 Development Applications and Infrastructure Works (Public Works)

In reviewing an application for a zoning amendment, a consent for a commercial, industrial or institutional use or residential development, or in the undertaking of new infrastructure works, consideration shall be given to the possible effects and impacts of such works on a known heritage resource or on an area of archaeological potential. Along the lakeshores, waterways and their tributaries, archaeological resources shall be considered where affected by a development proposal.

A 'known' cultural heritage resource is one which has been designated under the *Ontario Heritage Act* by the municipality; is a site or building which has been identified or registered by the Ministry of Tourism, Culture and Sport; identified by the municipality or community as being culturally and historically significant, is a site or building identified or registered by Parks Canada. A heritage impact assessment report shall generally be required for development on or adjacent to a known heritage resource (local, provincial or federal). The report shall identify the characteristics and significance of the heritage resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the resource.

Where, through development, a site is identified to contain an unmarked burial site or new archaeological features, Council shall contact the Ministry of Tourism, Culture and Sport. The Ministry of Consumer and Business Relations shall also be contacted with respect to the discovery of burial sites and unmarked cemeteries and matters related to the *Funeral, Burial and Cremation Services Act*.

Council recognizes that there may be a need for archaeological preservation on site or rescue excavation of significant archaeological resources, when such resources are identified through the development process. Council may consider archaeological resource preservation in situ, to ensure that the integrity of the resource is maintained.

Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing a known archaeological site or considered to have archaeological potential.



D3.2.7 Inventories

An inventory of all known heritage resources may be established and maintained by the Village to reflect identified resources and provide for their protection through the review of planning applications. This is expected to include the identification and mapping of areas of archaeological potential. The identification and mapping of areas of archaeological potential may occur incrementally (application-by-application basis) or through a comprehensive evaluation e.g. as part of the preparation of a heritage master plan.

D3.2.8 Archaeological Management Plan

Council may prepare an Archaeological Management Plan and/or Cultural Plan which includes but is not limited to:

- a) Comprehensive cultural heritage resource mapping, archaeological potential mapping, and inventories;
- b) Identification and evaluation of cultural heritage resources, cultural facilities, and organizations;
- c) Strategies for conserving and enhancing these identified resources;
- d) Programs to foster interpretation and promotion; and,
- e) Education and public participation in cultural heritage conservation.

D3.2.9 Heritage Resources Designation

Pursuant to the *Ontario Heritage Act*, and in consultation with the Municipal Heritage Committee, Council may, by By-law:

- a) Designate properties to be of cultural heritage value or interest;
- b) Define the Village, or any area within the Village as an area to be examined for designation as a heritage conservation district; and,
- c) Designate the Village, or any area or areas within the Village as a heritage conservation district.

D3.2.10 Marine Archaeological Resources

Council shall require a marine archaeological assessment to be conducted by a licensed marine archaeologist pursuant to the *Ontario Heritage Act* if partially or fully submerged marine features such as ships, boats, vessels, marine artifacts wharfs, fords, dwellings, aircraft and/or other items of cultural heritage value are identified and may be impacted by shoreline or waterfront development. Archaeological assessment reports prepared by a licensed consultant



archaeologist are to be in compliance with the 2011 Standards and Guidelines for Consultant Archaeologists as set out by the Ministry of Culture, Sport and Tourism, as well as the terms and conditions of an archaeological license under the Ontario Heritage Act.

In considering applications for waterfront development, Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.

D3.2.11 Aboriginal Communities

It is the intent of the Plan that the Village will listen to and consider the interests of Aboriginal communities in conserving significant cultural heritage and archaeological resources.

D3.2.12 Archaeological Assessments

Council acknowledges that there are archaeological remnants of prehistoric and early historic habitation as well as areas of archaeological potential throughout the Village. Archaeological sites and resources contained within these areas can be adversely affected by any future development.

Council shall therefore require archaeological impact assessments and the preservation in situ or excavation of significant archaeological resources in accordance with Provincial regulations set out by the Ministry of Culture, as well as licensing regulations referenced under the Heritage Act. The need for impact assessments will be determined in conjunction with development applications through the use of provincial screening criteria, qualified mapping or the inventories referenced earlier in the Section. Areas of archaeological potential can be found in areas close to water, current or ancient shorelines, rolling topography, unusual landforms or areas of known historic settlement.

Archeological assessments completed on conjunction with a development application will be referred to the Ministry of Culture, Tourism and Sport for review.

Council shall ensure adequate archaeological assessment and consult appropriate government agencies, including the Ministry of Culture, Tourism and Sport and the Ministry of Consumer and Business Services when an identified historic human cemetery, marked or unmarked human burial is affected by land use development. In these cases, the provision of the Heritage Act and Cemeteries Act shall apply.

Council may also maintain the integrity of archaeological resources by adopting zoning by-laws under Section 34(1) 3.3 of the *Planning Act* to prohibit any land



use activities or the erection of buildings or structures on land which is a site of Significant Archaeological Resources.

D3.2.13 Implementation

Council may protect significant archaeological resources and conserve cultural heritage resources through the passing of an archaeological zoning by-law and by undertaking other measures under the *Planning Act*, the *Municipal Act*, the *Environmental Assessment Act* or the *Public Lands Act*.

D4 SUBDIVISION OF LAND

This section is intended to contain policies that are to be considered with every application for subdivide land in the Village. Regard shall also be had to the specific policies dealing with lot creation in each land use designation.

D4.1 PREFERRED MEANS OF LAND DIVISION

Land division by Plan of Subdivision, rather than by consent, shall generally be deemed necessary 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) the area that is proposed to be developed is not considered to be infilling; or,
- c) a Plan of Subdivision is required to ensure that the entire land holding or area is developed in an orderly and efficient manner; or,
- d) more than three new lots are being created.

D4.2 NEW LOTS BY CONSENT

D4.2.1 General Criteria

Prior to considering an application to create a new lot for any purpose, the Council and Planning Board shall be satisfied that the proposed lot:

- a) fronts on and will be directly accessed by a public road that is maintained on a year-round basis;
- b) will not cause a traffic hazard as a result of its location on a curve or a hill;



- c) the severed and retained lots are suitable in lot area for their intended purpose;
- d) can be serviced with an appropriate water supply and can be connected to the Village's waste water treatment system;
- e) will not have a negative impact on the drainage patterns in the area;
- f) will not affect the developability of the remainder of the lands, if they are designated for development by this Plan; and,
- g) will not have a negative impact on the features and functions of any environmentally sensitive feature in the area.

D4.2.2 Boundary Adjustments

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, 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.

D4.2.3 Lots for Utilities

The creation of new lots for public utilities and water and sewer infrastructure 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.

D4.3 SUBDIVISION/CONDOMINIUM DEVELOPMENT POLICIES

This section is intended to contain general Plan of Subdivision/Plan of Condominium policies that are to be considered with every application for Plan of Subdivision/Plan of Condominium. Regard should also be had to the specific policies dealing with lot creation in each land use designation.

Prior to the consideration of an application for Plan of Subdivision/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 will be appropriately serviced with infrastructure, school, parkland and open space, community facilities and other amenities;
- c) there is sufficient reserve sewage system capacity to accommodate the development;
- d) the density of the development is appropriate for the area;
- e) the subdivision/condominium, when developed, will be integrated with other development in the area;
- f) the subdivision/condominium conforms with the environmental protection and management policies of this Plan;
- g) the proposal conforms to Section 51 (24) of the Planning Act, as amended; and,
- h) where new waterfront development is proposed by Plan of Subdivision or Condominium, the lands must be zoned for shoreline residential purposes.

Prior to the registration of any Plan of Subdivision, a Subdivision Agreement between the landowner and the Village will be required.

D4.3.1 Affordability

It is a policy of this Plan to ensure existing and new residents have access to diverse and affordable housing choices. In order to fulfill this policy, Council will work with developers, service delivery groups and funding agencies in an effort to create affordable housing opportunities primarily through redevelopment and intensification in the Village.

In the case of new development approved during the life of this Official Plan, at least 50% of such development should be affordable to low and moderate income households as defined in Appendix 1 to this Plan.

D4.3.2 Energy Efficiency and Air Quality

Council encourages subdivision design that promotes or derives energy efficiency and improved air quality through land use and development patterns which achieve energy conservation through design and which maximize the use of solar energy, and the creation of new vegetation or re-vegetation.



D5 PUBLIC PARKLAND

D5.1 OBJECTIVES

It is the objective of this Plan to:

- a) establish and maintain a system of public open space and parkland areas that meets the needs of present and future residents;
- b) enhance existing parkland areas wherever possible to respond to changing public needs and preferences;
- c) ensure that appropriate amounts and types of parkland are acquired by the Village through the development process;
- d) encourage the dedication and donation of environmentally sensitive lands into public ownership to ensure their continued protection; and,
- e) manage the public open space and parkland areas in a manner that is consistent with the environmental objectives of this Official Plan.

D5.2 GENERAL POLICIES APPLYING TO ALL PUBLIC PARKLAND

D5.2.1 Integration of Other Public Uses with the Public Parkland System

Where a public parkland area is to be integrated with an educational or recreational facility, it is the intent of this Plan that the two uses complement each other by ensuring that there are no physical barriers between the uses.

D5.2.2 Dedication of Land through the Development Process

Council will require the dedication of five percent (5%) of the land within a residential Plan of Subdivision to be dedicated to the Village as parkland. Two percent (2%) of the land within a non-residential development shall be dedicated as parkland. In lieu of the above requirements, Council may require cash-in-lieu of parkland instead, as deemed appropriate. In the establishment of a Parkland Dedication By-law, Council may determine value on the basis of either the value of raw land on the day prior to draft approval (Provisional Consent) or on the basis of the value of the new lot(s) prior to issuance of a Building Permit.

All lands dedicated shall be conveyed in a physical condition satisfactory to the Village.



D5.2.3 Use of Monies Received Through the Cash-in-Lieu Process

All monies received under the provisions of Section D4.5.2 should be used for the sole purpose of developing and acquiring public parkland and/or developing recreational facilities in accordance with the Planning Act. This policy shall not prevent Council from acquiring a residential lot in a subdivision which will not be used as parkland but will be held as an asset of the Corporation to fund future parkland objectives.

D5.2.4 Parkland Dedication By-law

A Council may enact a Parkland Dedication By-law that establishes:

- a) the lands to which the by-law is applicable;
- b) the rate of parkland dedication in accordance with Section D5.2.2 of this Plan;
- c) the development applications which are subject to parkland dedication requirements;
- d) land uses which are exempt from parkland dedication requirements; and,
- e) in the case of cash-in-lieu, whether the value of parkland will be determined on the basis of raw land prior to approvals or on the basis of value of the individual lot(s) prior to issues of a building permit.

D5.3 PARKLAND DEVELOPMENT POLICIES

D5.3.1 Parkland Siting and Design

All public parkland should:

- a) have as much street frontage as possible and be open to view on as many sides as possible for safety purposes;
- b) be appropriately lit as is feasible and deemed necessary by Council;
- c) have direct and safe pedestrian access from adjacent residential areas;
- d) be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access and parking;
- e) incorporate natural heritage features wherever possible into the design of the parkland;



- f) be integrated into the fabric of the adjacent neighbourhood; and,
- g) be connected, wherever possible, to trail systems, cycling routes and natural heritage corridors.

D6 TELECOMMUNICATION TOWERS

The approval authority for telecommunications towers is Industry Canada. In accordance with Industry Canada's siting and approval procedures, proponents who wish to establish new telecommunication towers are required to consult with the City. The purpose of this policy is to provide guidance and expectations for the proponents of new or expanding telecommunication towers and infrastructure.

D6.1 COMPLETE APPLICATION REQUIREMENTS

All applications for new telecommunications towers, antenna facilities and modifications to existing towers which require municipal consultation in accordance with Industry Canada's antenna siting and approval procedures shall require the submission of an application to the Village comprised of the following information:

- a) A written submission providing the rationale for the preferred location, which includes an assessment of other non-tower and co-location options. This submission will also address design considerations for the site and identify measures intended to minimize visual impacts caused by the tower;
- b) A site plan drawn to scale identifying the subject property, topographic information including contours, lot lines, existing and proposed buildings and structures, fences, vegetation, access and parking and complete tower specifications; and,
- c) An overlay of the site plan information on an air photo providing sufficient detail on surrounding land use within a minimum radius of 1 kilometre from the proposed tower site.

D6.2 PUBLIC CONSULTATION

Council encourages the proponents of telecommunication towers to provide opportunities for public consultation. The Village will assist proponents in facilitating public consultation by providing a mailing list of property owners in proximity to the proposed tower site. Public consultation can be accomplished through:



- a) Providing a notice of intent to adjacent landowners through regular mail;
- b) Posting a notice of intent in the local newspaper or in appropriate social media; and/or,
- c) Hosting a public information open house.

The Village will require a summary of comments raised through public consultation together with proponent responses.

D6.3 CONSULTATION WITH CITY AND REGIONAL EMERGENCY SERVICE DEPARTMENTS

Proponents shall be required to contact Village and surrounding municipal Emergency Service departments to determine if their telecommunication system requirements could be improved by the installation of the proposed tower.

D7 TECHNICAL STUDIES AND PEER REVIEWS

Where a policy in this Plan requires the submission of technical studies or a real estate property report (survey), such studies and documents must be prepared at the applicant's expense by a qualified professional. When technical studies are submitted with a development application, Council may authorize a qualified professional to peer review such studies and provide advice to Council at the applicant's expense.



PART E - PLAN IMPLEMENTATION AND ADMINISTRATION

E1 PLAN IMPLEMENTATION

E1.1 ZONING BY-LAWS

The Village's zoning by-law is the primary means of implementation of this Official Plan and will be updated within three years of the approval of the Official Plan as required by Section 26(9) of the Planning Act.

E1.2 TEMPORARY USE BY-LAWS

The Village may pass temporary use by-laws for a specific time period up to three years and should be applied where it is considered inappropriate by Council to permit the proposed use on a permanent or continuing basis and where alternatives such as relocation are not practical. A garden suite may be permitted on a property for up to 20 years. However, once the by-law has lapsed, the use must cease or otherwise will be viewed as contravening the implementing Zoning By-law.

Prior to the approval of a temporary use Zoning By-law, Council shall be satisfied that the following principles and criteria are met:

- a) The proposed use should be of a temporary nature and should 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 should be reasonably compatible with adjacent land uses and not be out-of-character with the surrounding neighbourhood;
- c) The proposed use should not require the extension or expansion of existing municipal services;
- d) The proposed use should 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 should be provided entirely on-site;



- f) The proposed use should generally be beneficial to the neighbourhood or the community as a whole; and,
- g) The owner has entered into an agreement with the Village 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.

E1.3 HOLDING PROVISIONS

In accordance with the Planning Act, Council may use a Holding (H) symbol in conjunction with the zoning of land to suspend development permissions until specific conditions of the Village have been met. These conditions may be set out in the policies applying to the land use designations in this Plan or may be specified within a site-specific zoning by-law amendment.

E1.4 SITE PLAN CONTROL

All lands within the Village shall be designated as a Site Plan Control area subject to the authority of the Planning Act and its requisite regulations.

E1.5 MINOR VARIANCE

Council may appoint a Committee of Adjustment in accordance with Section 44 of the *Planning Act* to consider and/or grant minor variances to the implementing Zoning By-law. In determining whether to approve an application for a minor variance, Council or the Committee of Adjustment will need to be satisfied that the application meets all of the four tests:

- 1) That the requested variance conforms with the general intent of the Official Plan;
- 2) That the requested variance is in keeping with the spirit and intent of the Village's Zoning By-law;
- 3) That the requested variance is appropriate for the desirable development of the lot; and,
- 4) That the requested variance is minor in nature.

In making a determination of whether a variance is minor as required in item four, Council or the Committee of Adjustment should have greater regard for the degree of impact which could result from the variance and less regard to the magnitude of numeric or absolute relief sought by the applicant. In addition, applicants who request a minor variance should be prepared to demonstrate a need for the requested relief on the basis that the subject zoning provision is not warranted in a particular circumstance, causes undue hardship, or is otherwise impossible or not reasonable to comply with.



E1.6 COMMUNITY IMPROVEMENT

These policies are intended to provide a basis and mechanism for Council to utilize the provisions of Section 28 of the Planning Act to encourage the planning or replanning, design or redesign, resubdivision, clearance, development, or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or of any them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary for specific areas of the Village. It may also include the provision of affordable housing.

Council may undertake Community Improvement Plans (CIP) in order to implement the policies of this Plan as municipal finances and other sources of funding permit. Wherever possible Council will seek funding from senior government sources and other partnerships to assist in community improvement programs after clarifying what components of improvement plans will be eligible for Community Improvement grants and loans as prescribed by Section 28(7) and Section 32 of the *Planning Act*. Council may also include tax assistance programs as prescribed by Section 365.1 of the *Municipal Act*. Through a Community Improvement Plan the Village may also register agreements relating to grants and loans issued to fulfill CIP objectives.

E1.6.1 Community Improvement Areas

All lands located within the Village of Sundridge shall be defined as Community Improvement Area.

E1.6.2 Community Improvement Projects

Community Improvement projects could include, but are not limited to:

- a) the development of seniors housing or forms of affordable housing;
- b) the development of parks, recreational trails and public uses at or near the waterfront;
- c) improvements to sidewalks and road surfaces to enable safe and comfortable travel by pedestrians, bicycles and vehicles;
- d) projects designed to foster accessibility and active transportation in the community;



- e) tree planting and street beautification programs and improvements to private buildings and properties; or,
- f) the construction and improvement of buildings and structures that promote energy efficiency.

E1.7 STANDARDS FOR MAINTENANCE AND OCCUPANCY

Council may pass a By-law to prescribe standards for the maintenance and occupancy of all land within the Village boundary. Such a By-law may require minimum standards for the condition of land and/or buildings and further may restrict or prohibit occupancy to such land and/or buildings.

E2 NON-CONFORMING USES

E2.1 INTENT OF OFFICIAL PLAN

As a general rule, existing uses that do not conform with the policies of this Plan should gradually be phased out so that the affected land use may change to a use which is in conformity with the goals of the Official Plan and the intent of the implementing Zoning By-law. In some instances, where issues of compatibility are not created, it may be necessary and practical to allow the replacement, extension or enlargement of non-conforming uses through the granting of a minor variance or by placing the use in an appropriate zone in the implementing Zoning By-law. In such instances, Council shall have regard for the following principles:

- a) the feasibility of acquiring the property for holding, sale, lease or development by the Village for a more appropriate permitted use; and,
- b) the possibility of relocating the non-conforming use to a more appropriate location.

E2.2 ROLE OF THE IMPLEMENTING ZONING BY-LAW

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 use does not constitute a danger to surrounding land uses, humans or animals by virtue of their hazardous nature;



- c) the use does not interfere with the appropriate development of the surrounding lands; and,
- d) when the use is discontinued, re-zoning may only take place in accordance with the policies and intent of this Plan.

E3 PRE-CONSULTATION AND COMPLETE APPLICATIONS

In order to ensure that all the relevant and required supporting information for a planning application is provided at the time of submission and facilitate a timely consultation and decision-making process, Council encourages proponents to submit their proposal for pre-consultation review prior to the submission of a planning application. The intent of a pre-consultation review is not to provide any assurance of approval or support in principle in the absence of requisite justification and public consultation. Subsequent to pre-consultation review, the Village will determine what supporting information (i.e. reports and studies) is required as part of the complete application submission and inform the proponent of these requirements.

The following information, at a minimum, shall be required as part of a complete application:

- a) prescribed application fee;
- b) completed application form together with requisite authorizations, if necessary;
- c) prescribed information and material as required by the Planning Act Regulations;
- d) covering letter, which outlines the nature of the application and details of the pre-consultation meeting (if applicable);
- e) concept plans and/or drawings; and,
- f) any studies identified as necessary through pre-consultation.

Any proponent of a development proposal shall be required to furnish information as required to help inform a pre-consultation discussion. This will include but not be limited to the preparation of a site plan and awareness of the policies of this Official Plan and the Village's Zoning By-law as well as applicable provincial legislation and guidelines.



The following are examples of supporting information that may be required as part of a complete application, to be determined through the pre-consultation review with staff:

- a) Transportation Impact Study;
- b) Functional Servicing Report;
- c) Stormwater Management Plan;
- d) Tree Preservation Report and Plan;
- e) Hydrogeological Assessment;
- f) Watershed or Subwatershed Study;
- g) Floodline Delineation Report;
- h) Architectural/Urban Design Study;
- i) Environmental Site Assessment;
- j) Planning Justification Report;
- k) Ministry of the Environment (MOE) Record of Site Condition (RSC);
- l) Contaminant Management Plan;
- m) Environmental Impact Study;
- n) Lake Impact Study;
- o) Current Real Property Report prepared by an Ontario Land Surveyor;
- p) Archaeological Assessment;
- q) Heritage Impact Assessment;
- r) Wind Study;
- s) Noise Study;
- t) Vibration Study;
- u) Geotechnical Study;
- v) Slope Stability Study;
- w) Market/Retail Impact Study or Analysis;
- x) Viewscape or Shadow Impact Assessment;
- y) Real Property Report, Topographic Survey, Conceptual Site Plan and Building Elevations; or,
- z) Erosion and Sediment Control Plans.

E4 MINOR ALTERATIONS TO THE PLAN

The following types of minor alterations may be made to this Plan without the need for a formal Official Plan Amendment provided the Ministry of Municipal Affairs is provided with a copy of the revised Official Plan referencing the nature of the alteration:

- a) changes to the numbers of sections or the order of sections in the Plan, but does not add or delete sections;
- b) consolidates previously approved Official Plan Amendments in a new document without altering any approved policies or maps;



- c) corrects grammatical or typographical errors in the Plan which do not affect the intent or affect the policies or maps;
- d) translates measurements to different units of measure or changes reference to legislation or changes to legislation where the legislation has changed.

In all other instances, notification of public meetings held by Council shall be given to the residents of the Village in accordance with the procedures of The Planning Act.

E5 INTERPRETATION OF LAND USE DESIGNATION BOUNDARIES

The boundaries between land use designations on the Schedules to this Plan are approximate except where they meet with roads, railway lines, rivers, pipeline routes, transmission lines, lot lines or other clearly defined physical features and in these cases are not open to flexible interpretation. Where the general intent of the document is maintained, minor adjustments to boundaries will not require an amendment to this Plan.

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.

E6 DEFINITIONS

For the purposes of interpretation of this Plan, the definitions in the *Planning Act*, R.S.O. 1990, the Provincial Policy Statement 2020, and other applicable legislation shall apply and are attached hereto as Appendix 1. In all other instances, terms shall be defined in accordance with common usage and if necessary, reference to the **Canadian Oxford Dictionary, 2nd Edition**.

E7 OFFICIAL PLAN REVIEW PROCESS

The assumptions, objectives and policies of this Plan shall be reviewed and revised no less than every ten years after this Plan comes into effect at a meeting of Council, which shall be advertised in accordance with the Planning Act, as amended. The five-year review shall consist of an assessment of:

- a) the continuing relevance of the vision that forms the basis of all policies found in this Plan;
- b) the degree to which the objectives of this Plan have been achieved;



- c) the degree to which the Plan has responded to economic and social challenges in the community;
- d) Global, National, Provincial and Regional land use and development and their effect on development in Sundridge; and,
- e) the Plan's regard to matters of Provincial Interest; conformity to Provincial Plans; and consistency with Provincial Policy Statements.



APPENDIX 1

GLOSSARY OF TERMS

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

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

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

Adjacent lands: means

- a) for the purposes of policy 3.3.3, those lands contiguous to existing or planned corridors and transportation facilities where development would have a negative impact on the corridor or facility. The extent of the adjacent lands may be recommended in provincial guidance or based on municipal approaches that achieve the same objectives;
- b) for the purposes of policy 4.1.8, those lands contiguous to a specific natural heritage feature or area where it is likely that development or site alteration would have a negative impact on the feature or area. The extent of the adjacent lands may be recommended by the Province or based on municipal approaches which achieve the same objectives;
- c) for the purposes of policies 4.4.2.2 and 4.5.2.5, those lands contiguous to lands on the surface of known petroleum resources, mineral deposits, or deposits of mineral aggregate resources where it is likely that development would constrain future access to the resources. The extent of the adjacent lands may be recommended by the Province; and
- d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

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

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



- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable: means

- a) in the case of ownership housing, the least expensive of:
 - 1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - 1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - 2. a unit for which the rent is at or below the average market rent of a unit in the municipality.

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

Archaeological resources: includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act.

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

Brownfield sites: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.



Compact built form: means a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads.

Complete communities: means places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities including an appropriate mix of jobs, a full range of housing, transportation options public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

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

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

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in Provincial standards; or,
- b) works subject to the Drainage Act; or,
- c) for the purposes of policy 4.1.4(a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5(a).

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



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

Employment area: means those areas designated in an official plan for clusters of business and economic activities including, manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1(1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment uses listed above.

Endangered species: means a species that is classified as “Endangered Species” on the Species at Risk in Ontario List, as updated and amended from time to time.

Energy storage system: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.

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

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

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

Fish habitat: as defined in the Fisheries Act, means water frequently used by fish and any other areas on which fish depend directly or indirectly to carry out their life processes, including spawning grounds and nursery, rearing, food supply, and migration areas.

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

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

Flooding hazard: means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a river or stream system and not ordinarily covered by water:



- a) along the shorelines of the Great Lakes - St. Lawrence River System and large inland lakes, the flooding hazard limit is based on the one hundred year flood level plus an allowance for wave effects and other water-related hazards;
- b) along river, stream and small inland lake systems, the flooding hazard limit is the greater of:
 - 1. the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - 2. the one hundred year flood; and
 - 3. a flood which is greater than 1. or 2. which was actually experienced in a particular watershed or portion thereof, for example, as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources and Forestry;except where the use of the one hundred year flood or the actually experienced event has been approved by the Minister of Natural Resources and Forestry as the standard for a specific watershed (where the past history of flooding supports the lowering of the standard).

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

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

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

Where the two zone concept is applied, the floodway is the contiguous inner portion of the flood plain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the flood plain is called the flood fringe.

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

Green infrastructure: means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure can include components such as



natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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

Habitat of endangered species and threatened species: means habitat within the meaning of Section 2 of the Endangered Species Act, 2007.

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

Hazardous lands: means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the Great Lakes - St. Lawrence River System, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along the shorelines of large inland lakes, this means the land, including that covered by water, between a defined offshore distance or depth and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard limits. Along river, stream and small inland lake systems, this means the land, including that covered by water, to the furthest landward limit of the flooding hazard or erosion hazard limits.

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

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

Heritage attributes: means, as defined by the Ontario Heritage Act, in relation to real property, and to buildings and structure on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Housing options: means a range of housing types such as, but not limited to single- detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses, and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, *affordable housing*, *additional needs housing*, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or *institutional uses*, such as long-term care homes.



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

Impacts of a changing climate: means the present and future consequences from changes in weather patterns at local and regional levels including extreme weather events and increased climate variability.

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

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

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

Institutional use: for the purposes of policy 5.2.6, means land uses where there is a threat to the safe evacuation of vulnerable populations such as older persons, persons with disabilities, and those who are sick or young, during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

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

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and,
- d) the expansion or conversion of existing buildings.

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

Low and moderate income households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.



Low impact development: means an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration and detention of stormwater. Low impact development can include, for example: bio-swales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems.

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

Major goods movement facilities and corridors: means transportation facilities, corridors and networks associated with the inter- and intraprovincial movement of goods. Examples include: inter-modal facilities, ports, airports, rail facilities, truck terminals, freight corridors, freight facilities, and haul routes, primary transportation corridors used for the movement of goods and those identified in provincial transportation plans. Approaches that are freight supportive may be recommended in Provincial guidance or based on municipal approaches that achieve the same objectives.

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

Municipal sewage services: means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that is owned or operated by a municipality.

Municipal water services: means a municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002.

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

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



heritage features, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable ecological functions to continue. The Province has a recommended approach for identifying natural heritage systems, but municipal approaches that achieve or exceed the same objective may also be used.

Negative impacts: means

- a) in regard to policy 3.6.4 and 3.6.5, potential risks to human health and safety and degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development. Negative impacts should be assessed through environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;
- b) in regard to fish habitat, any harmful alteration, disruption or destruction of fish habitat, except where, an exemption to be prohibition has been authorized under the Fisheries Act;
- c) in regard to other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development or site alteration activities.
- d) in regard to policy 4.2, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development or site alteration activities; and,
- e) in regard to policy 3.3.3, any development or site alteration that would compromise or conflict with the planned or existing function, capacity to accommodate future needs, and cost of implementation of the corridor.

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

One hundred year flood level: means

- a) for the shorelines of the Great Lakes, the peak instantaneous stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which has a 1% chance of being equalled or exceeded in any given year;
- b) in the connecting channels (St. Marys, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level which has a 1% chance of being equalled or exceeded in any given year; and
- c) for large inland lakes, lake levels and wind setups that have a 1% chance of being equalled or exceeded in any given year, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

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



Partial services: means

- a) municipal sewage services or private communal sewage services combined with individual on-site water services; or
- b) municipal water services or private communal water services combined with individual on-site sewage services.

Portable asphalt plant: means a facility

- a) with equipment designed to heat and dry aggregate and to mix aggregate with bituminous asphalt to produce asphalt paving material, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is to be dismantled at the completion of the construction project.

Portable concrete plant: means a building or structure

- a) with equipment designed to mix cementing materials, aggregate, water and admixtures to produce concrete, and includes stockpiling and storage of bulk materials used in the process; and
- b) which is not of permanent construction, but which is designed to be dismantled at the completion of the construction project.

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

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

Protected heritage property: means property designated under Parts IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act, property subject to a heritage conservation easement or covenant under Parts II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

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

Provincial and federal requirements: means

- a) in regard to policy 4.1.6, legislation and policies administered by the federal or provincial governments for the purpose of fisheries protection (including fish and fish habitat), and related, scientifically established standards such as water quality criteria for protecting lake trout populations; and



- b) in regard to policy 4.1.7, legislation and policies administered by the provincial government or federal government, where applicable, for the purpose of protecting species at risk and their habitat.

Public service facilities: means land, buildings and structures, including but not limited to schools, hospitals and recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, child care and educational programs, including elementary, secondary, post secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.

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

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

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

Regional market area: refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.

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

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

Reserve sewage system capacity: means design or planned capacity in a waste water treatment facility, within municipal sewage services or private communal services, which is not yet committed to existing or approved development. For lot creation using private communal sewage services and individual on-site sewage services, reserve sewage system capacity includes approved capacity to treat and land-apply, treat and dispose of, or dispose of, hauled sewage in accordance with applicable legislation but not by land-applying untreated, hauled sewage. Treatment of hauled sewage can include, for example, a sewage treatment plant, anaerobic digestion, composting or other waste processing.

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



applies to municipal water services or private communal water services, and not individual on-site water services.

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

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

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

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity, and intensity of land uses, service levels, and types of infrastructure available.

Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and,
- b) lands which have been designated in an official plan for development over the long-term.

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

Significant: means

- a) in regard to wetlands, coastal wetlands and areas of natural and scientific interest, an area identified as provincially significant by using evaluation procedures established by the Province, as amended from time to time;
- b) in regard to woodlands, an area which is ecologically important in terms of features such as species composition, age of trees and stand history; functionally important due to its contribution to the broader landscape because of its location, size or due to the amount of forest cover in the planning area; or economically important due to site quality, species composition, or past management history. These are to be identified using criteria and procedures established by the Province;
- c) in regard to other features and areas in policy 4.1, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system; and,



- d) in regard to mineral potential, an area identified as provincially significant through provincial guidance, as amended from time to time, such as the Provincially Significant Mineral Potential Index; and
- e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

Criteria for determining significance for the resources identified in sections c) -d) are provided in provincial guidance, but municipal approaches that achieve or exceed the same objective may also be used.

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

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

For the purposes of policy 241.4(a), site alteration does not include underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as in the Mining Act. Instead, those matters shall be subject to policy 4.1.5(a).

Special Policy Area: means an area within a community that has historically existed in the flood plain and where site-specific policies, approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing, are intended to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. The criteria for designation and procedures for approval are established by the Province.

A Special Policy Area is not intended to allow for new or intensified development and site alteration, if a community has feasible opportunities for development outside the flood plain.

Surface water feature: means water-related features on the earth's surface, including headwaters, rivers, permanent and intermittent streams, inland lakes, seepage areas, recharge/discharge areas, springs, wetlands, and associated riparian lands that can be defined by their soil moisture, soil type, vegetation or topographic characteristics.

Threatened species: means a species that is classified as "Threatened Species" on the Species at Risk in Ontario List, as updated and amended from time to time.

Transit-supportive: in regard to land use patterns, means development that makes transit viable, optimizes investments in transit infrastructure, and improves the quality of the experience of using transit. It often refers to compact, mixed-use development that has a high level of employment and residential densities, including air rights development, in proximity to transit



stations, corridors and associated elements within the transportation system. Approaches may be recommended in guidelines developed by the Province or based on municipal approaches that achieve the same objectives.

Transportation demand management: means a set of strategies that result in more efficient use of the transportation system by influencing travel behaviour by mode, time of day, frequency, trip length, regulation, route, or cost.

Transportation system: means a system consisting of facilities, corridors and rights-of-way for the movement of people and goods, and associated transportation facilities including transit stops and stations, sidewalks, cycle lanes, bus lanes, high occupancy vehicle lanes, rail facilities, parking facilities, park'n'ride lots, service centres, rest stops, vehicle inspection stations, inter-modal facilities, harbours, airports, marine facilities, ferries, canals and associated facilities such as storage and maintenance.

Two-zone concept: means an approach to flood plain management where the flood plain is differentiated in two parts: the floodway and the flood fringe.

Urban agriculture: means food production in *settlement areas*, whether it is for personal consumption, commercial sale, education, or therapy. Examples include, but are not limited to, vertical agriculture facilities, community gardens, greenhouses, and rooftop gardens.

Vulnerable: means surface and/or ground water that can be easily changed or impacted.

Waste management system: means sites and facilities to accommodate solid waste from one or more municipalities and includes recycling facilities, transfer stations, processing sites and disposal sites.

Watershed: means an area that is drained by a river and its tributaries.

Watershed planning: means planning that provides a framework for establishing comprehensive and integrated goals, objectives, and direction for the protection, enhancement, or restoration of water resources, including the quality and quantity of water, within a watershed and for the assessment of cumulative, cross-jurisdictional, and cross-watershed impacts. Watershed planning evaluates and considers the impacts of a changing climate on water resource systems and is undertaken at many scales. It may inform the identification of water resource systems.

Water resource systems: means a system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed.

Wave effects: means the movement of water up onto a shoreline or structure following the breaking of a wave; including wave uprush, wave set up and water overtopping or spray; the limit of wave effects is the point of furthest landward horizontal movement of water onto the shoreline.



Wayside pits and quarries: means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way.

Wetlands: means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Periodically soaked or wetlands being used for agricultural purposes which no longer exhibit wetland characteristics are not considered to be wetlands for the purposes of this definition.

Wildland fire assessment and mitigation standards: means the combination of risk assessment tools and environmentally appropriate mitigation measures identified by the Ontario Ministry of Natural Resources to be incorporated into the design, construction and/or modification of buildings, structures, properties and/or communities to reduce the risk to public safety, infrastructure and property from wildland fire.

Wildlife habitat: means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or nonmigratory species.

Woodlands: means treed areas that provide environmental and economic benefits to both the private landowner and the general public, such as erosion prevention, hydrological and nutrient cycling, provision of clean air and the long-term storage of carbon, provision of wildlife habitat, outdoor recreational opportunities, and the sustainable harvest of a wide range of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance at the local, regional and provincial levels. Woodlands may be delineated according to the Forestry Act definition or the Province's Ecological Land Classification system definition for "forest".

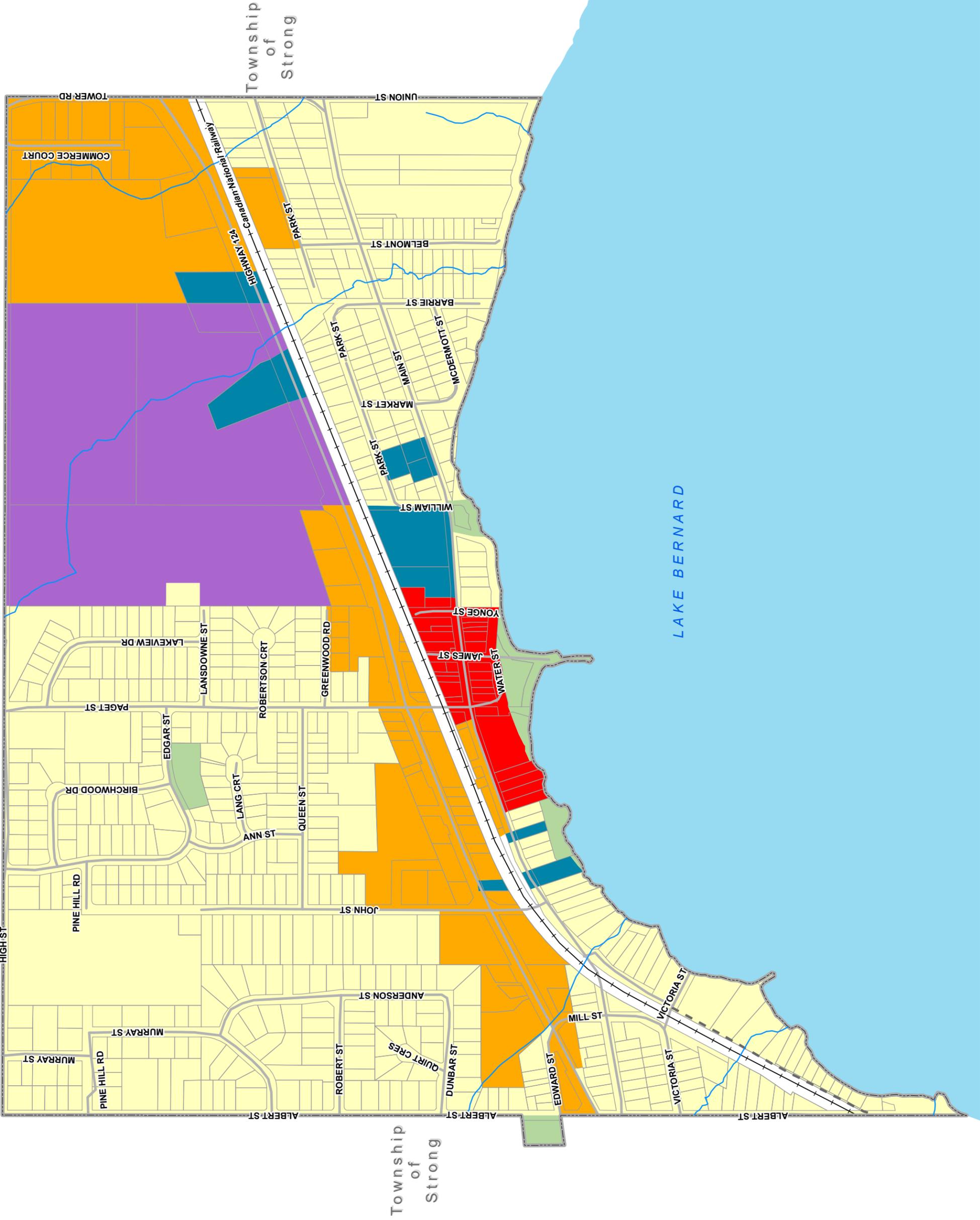


Village of Sundridge Official Plan Schedule A Land Use

- Residential
- Mixed Use
- Downtown
- Institutional
- Employment
- Open Space
- Watercourse
- Municipal Boundary



January 9, 2026





Village of Sundridge Official Plan Schedule B

Transportation and Services

- Provincial Highway
- Municipal Road
- Private Road
- Railway
- Sanitary - Forcemain
- Sanitary - Gravity Fed
- Influence Area from Closed Landfill Site
- Municipal Boundary



December 7, 2023

