

MINISTER'S MODIFIED VERSION

Township of Larder Lake

Official Plan

Approved by Council on August 22, 2017

APPROVED WITH MODIFICATIONS BY THE MINISTRY OF MUNICIPAL AFFAIRS
Modifications represented through red bold text additions and strikethrough text deletions.
Modification number added in superscript corresponds with Decision.

Township of Larder Lake Official Plan

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Township of Larder Lake Official Plan

1.0 Introduction

Larder Lake (population 730 – 2016) is a culturally diverse community that has experienced population growth over the last five years. Although not substantial growth, the north is predominately declining in population, and it is therefore exciting for a community of its size. Its vision continues to be the:

- diversification and strengthening of its economic base;
- improvements and maintenance of the quality of community services and housing types; and
- developing a positive visual image while maintaining a high quality of life closely linked to its community setting.

The community is historically dependent on the mining industry. While this industry has declined for many years, renewed exploration and the potential for two mines in the area, provide optimism for revitalizing the local economy. Exploration activity is ongoing in McGarry Township and the potential exists to generate a demand for more than 100 new jobs when these mines become operational. This provides an opportunity for Larder Lake to share the opportunity for meeting the housing needs, other community services and filling part of the labour force requirements for new mines.

Larder Lake is a community very much oriented to the outdoors and whose visual image is enhanced by its scenic setting along the shoreline of Larder Lake. The community enjoys an extensive system of snowmobile and ATV trails which connect to other communities. Hunting and fishing are common activities and big game is very much evident in the area. The protection of environmentally sensitive areas is important to the vitality of the economic growth around the tourism industry.

Larder Lake is a safe community for children and adults alike and this atmosphere is conducive to raising families.

The Official Plan sets out the community's vision for the next twenty years. The Plan sets out the framework for economic diversification, supports business retention, provides for a flexible approach to home-based businesses while protecting and conserving natural resources and features. Positive growth will require an adequate land supply. This will be met through the development or redevelopment of existing lots of record within the Urban Settlement Area. This includes lands needed to create an identifiable and healthy commercial core and commercial areas along Highway 66. In providing for broader opportunities for residential development, the Plan establishes policies for lakefront residential development on Larder Lake and Benson Lake, while

recognizing existing development on St. Anthony Lake. The Township also intends to expand the municipal marina on Larder Lake and add camp sites and boating docking areas to the Raven Beach Park as a means of making the community a chosen destination for tourists.

Community improvement initiatives have, and will continue to play a role in future development. The Township has been successful in the adaptive reuse of a decommissioned school site, which has been fully redeveloped as a multi-use public facility. It is home to the Town Offices, Council Chambers, Library, Gymnasium, seniors room and Early Years Centre.

The Plan provides for a full range of housing types, with an emphasis on affordable housing. Affordable housing for seniors is viewed as essential in encouraging retirees to remain in the community.

Water is a precious resource for sustaining health and as an aesthetic attraction to community development. The Plan incorporates a wellhead protection strategy.

2. Basis of the Official Plan

2.1. Growth and Settlement

The Plan is based on sustaining and growing the existing population of 730 (2016), and retaining existing businesses and the range of existing social, health care, recreational and cultural services essential to a community of this size. With the potential for mining development and initiatives to diversify the economy through tourism, Larder Lake has the potential for positive population growth. A planned population target of 775 in 2029 is projected based on current growth trends. However aggressive economic development may realize greater population growth. Should greater population growth become expected, the Township should consider implementing a Secondary Plan to properly address this growth. The target population and/or accelerated growth can be fully supported by the surplus capacity the community has for water, sewer and waste disposal.

Larder Lake's settlement pattern is almost exclusively urban and this pattern will continue to predominate. Consideration will be given, however, to the feasibility of limited lakefront recreational development in the Rural Area to complement existing development.

2.2. Land Supply

A twenty-year (20) residential land supply of 230 vacant serviced lots suitable for about 160 developable lots (through lot consolidation) is available as urban infill and will be adequate to meet the population target. The projected need is currently limited (e.g. approximately one (1) to two (2) housing starts a year over the planning period). Careful monitoring of supply will be essential in the advent of mining development. Over 100 additional unserviced lots are available in the Killarney subdivision west of Town and a large vacant block of land west of Manitoba Street and South of Highway 66 could also be developed for urban residential development over the long-term.

The long-term supply for commercial development will be met through development of some existing serviced lots of record along Godfrey Street and Highway 66.

The community is host to a number of institutional and public service facilities (e.g. library, medical centre and local government buildings). The community has developed parks and playgrounds and open space areas in the Urban Settlement Area and is developing plans to expand the waterfront through the addition of **eight (8)** boat slips and improvements to the marina and beach area. Additional institutional or public service facilities are not required to meet projected growth in the community in the short-term. However, with an aging population, the need for additional services for seniors will continue to evolve.

The basis for the industrial land supply would be met though lands designated for industrial development on the western periphery of the Urban Settlement Area north of Highway 66. The majority of the land is owned by the Township and can be divided appropriately for any range of industrial uses. The development of the mine properties for mineral operations and other rural resource-based activities (e.g. forestry, mineral aggregates) would also add to the economic base.

2.3. Housing

There is a limited range of housing types available in the community as ninety-two point nine (92.9) percent of the housing stock is single detached dwellings (2006 census) and consequently, there is a need to increase the supply of medium and higher density housing to meet the needs of those entering the housing market and those retiring and downsizing. Housing for seniors is required as a basis for enhancing Larder Lake as a retirement community. The basis of the Plan is to provide a full range of housing types and densities to meet a range of income groups and to provide for affordable housing for seniors and families. The housing supply will be met almost exclusively through residential intensification.

2.4. Infrastructure

The community has an adequate uncommitted capacity for municipal water (fifty [50.0] percent residual capacity) and sewage services (fifty [50.0] percent residual capacity). With a projected residual capacity of five (5) years for waste disposal services, the Township is in the process of purchasing the landfill to proceed with proper applications to expand the residual capacity.

With some exceptions, the built-up area of the Urban Settlement Area is serviced with municipal water and sewage services. Carter Crescent and the Raven Beach Park are serviced by municipal water only, while the lands on the north side of Highway 66 and the Killarney subdivision, both on the west side of the Urban Settlement Area have been developed on private services. The Rural Area of the Township is also dependent on on-site individual (private) water and sewer systems. The intent of the Plan is to provide for infill and minor rounding out **of existing development¹** on partial services and development on full services where they exist **subject to no negative impact¹**. The network of Township roads is adequate and is subject to a program of regular maintenance and reconstruction. Highway 66 serves as a main street for the community while Highway 624 provides a convenient cross-country connecting route to south Timiskaming. There are several private roads in the Township which provide access to recreational residential development on Larder Lake, Benson Lake and St. Anthony Lake. New private road development is not anticipated.

The Township has numerous resource access roads (logging) which are not a municipal responsibility and are not intended to be designated as access routes to development.

Alternative 'green' energy resources will be investigated as a means to offset existing high energy costs in the community.

2.5. Public Service Facilities

The Township operates a fire service out of a fire station located in the Urban Settlement Area. A new emergency services building is in the process of being constructed. Fire suppression is a shared responsibility and the Township is negotiating a fire services agreement with the Ministry of Natural Resources and Forestry (MNRF). The Ministry is responsible for non-structural fire suppression except where the lands are easier accessed by the Township. The Township also provides services in the Urban Settlement Area and along Highway 66. The Township also has Mutual Aid Agreements with adjacent municipalities.

2.6. Economic Development

The diversification of the economic base is essential to the long-term economic prosperity of Larder Lake. The Official Plan builds on the potential for mining and resource development and the development of waterfront facilities designed to stimulate tourism. The Plan also reinforces a number of initiatives including:

- community improvement and a property standards strategy designed to improve the visual image of the community;
- upgrading the municipal marina on the Larder Lake waterfront;
- expanding and upgrading Raven Beach Park;
- developing the community as a tourism destination;
- providing a flexible approach to home-based business development in meeting the needs for local commercial services;
- encouraging mining development; and
- pursuing a business retention strategy.

2.7. Natural and Human-Made Hazards

Living with nature is a fact of life in Larder Lake and the intent of the Plan is to protect significant natural heritage features or areas which have been identified as provincially or locally important. Features include Larder Lake and St. Anthony Lake which are both cold water lakes and are included on the list of Inland Ontario Lakes Designated for Lake Trout Management, numerous areas of moose habitat, habitats of species of concern and/or endangered species, a diversity of unclassified wetlands, fish spawning

and nesting sites and the recognition of two (2) provincial parks and a conservation reserve.

No development has occurred within any known floodplains or on lands with any significant development constraints or mine hazards. Past mining activities have left a legacy of some twenty-five (25) mine hazards including tailings beds and mine workings associated with former mines. The basis of the Plan is to ensure that reasonable setbacks are established for development adjacent to water bodies, to direct development away from steep slopes or unstable soils, and to establish suitable separation distances from conflicting land uses, and most particularly, to ensure that the development or redevelopment of lands near former mine sites are safe.

2.8. Cultural Heritage

The basis of the Plan is to establish a protocol for conserving archaeological resources in the advent of major development proposals and for the conservation of other built heritage resources and cultural heritage landscapes. This includes the recognition of the community's mining and forestry heritage and the potential designation of buildings under the *Ontario Heritage Act*.

2.9. Resource Management

While the area has an abundance of natural resources, as can be seen in Schedules "C" of the Official Plan, existing development does not encroach on any of these resources. Well over ninety-five (95.0) percent of the land base of the Township has been identified as having high mineral potential, a reflection of the legacy of the community as a mining camp. An estimated five (5.0) percent of the same land base is host to mineral aggregate resources of high, medium and low quality. Mineral aggregate resources are located along the western border of the Township and are generally remote from any development. Forestry activities are also evident in the Township. The Plan identifies areas of mineral potential, areas of mineral aggregate resources and sets out a strategy for source protection of water given the dependence of groundwater for the domestic water supply and the location of the municipal well southwest of the Urban Settlement Area. While the Township acknowledges that the Official Plan does not apply to Crown Lands, which occupy two-thirds of the land base, land use planning decisions by Crown agencies are expected to be undertaken in consultation with the Township.

3. Purpose of the Official Plan

The purpose of this Official Plan is to set out goals, objectives, policies and implementation measures for development in the Township of Larder Lake for the next twenty years (2009-2029) while having regard for the effects on the social, economic and natural environment of the Township.

4. Goals of the Official Plan

To achieve a compact and energy efficient land use pattern that optimizes the use of available or planned infrastructure (roads, water, sewage, waste disposal, utilities) and public service facilities (schools, health care, recreation and cultural facilities, fire, police and emergency services). Electricity systems, public service facilities and infrastructure are to be coordinated and integrated with land use planning in order to remain financially viable over their life cycle.

To achieve densities and development standards which are cost effective and compatible with the prevailing character of the Urban Settlement Area and to provide an adequate supply of housing to meet a range of housing needs.

To provide for the long-term prosperity of Larder Lake through policies which encourage new business and tourism development, community improvement, the retention of existing businesses and which supports activities, programs and measures for sustaining a healthy community and a preferred retirement area.

To provide policy direction on appropriate measures for the assessment and possible implementation of alternative sources of energy in conjunction with ensuring that measures are taken to improve air quality and the community's sustainability.

To manage the community's renewable and non-renewable resources (e.g. forestry, mineral and mineral aggregate), water, natural heritage and cultural heritage resources in a responsible manner through the development of policies, tools and practices designed to identify, protect, conserve, enhance or utilize these resources over the short and long-term and which provide for the transition to other land uses where a non-renewable resource has been depleted.

To safeguard the public and the natural environment from natural and human-made hazards (i.e. flooding hazards, mine hazards) through the development of policies, tools and processes to identify, evaluate, prevent or protect against such hazards.

To make decisions affecting land use planning matters which are consistent with the Provincial Policy Statement.

5. Objectives of the Official Plan

To provide and maintain an adequate supply of land for residential uses, employment uses (commercial, industrial), institutional uses, public service facilities, parks and open space uses to meet projected growth and development demands for the planning period of 20 years (2009-2029).

To provide for a full range of housing types and densities, as well as to provide for affordable housing designed to meet demographic and market requirements of current and future residents of Larder Lake, particularly retirees, while maintaining at all times at least a ten-year (10) supply of land designated and available for new residential development and a three-year (3) supply of lots in draft and/or registered plans. All designs of new subdivisions are to take into account the potential impacts on climate change.

To designate land uses in the Urban Settlement Area which will accommodate development and redevelopment, having regard for the health, safety, convenience and needs of the present and future population.

To allow development where it can be adequately serviced within the existing capacity or planned expansion, upgrading or improvement of public service facilities (municipal administration, fire, police, health care, educational, health care, recreational, cultural and social services) and infrastructure (water, sewage, stormwater, roads and waste disposal).

To maintain and enhance public infrastructure, including water, sewage, stormwater, roads, waste disposal and active transportation routes, for future generations.

To protect sensitive land uses (dwelling, health care and educational facilities) from incompatible land uses and to avoid or resolve existing land use conflicts.

To conserve the environmental quality of the natural environment through sustainable land use planning decisions.

To protect the air quality of the community while encouraging alternative energy sources and a sustainable community.

To conserve and protect natural heritage features and areas and the attributes of the natural landscape, such as the skyline, in the design, development and maintenance of land uses and land use activities.

To protect and conserve cultural heritage resources, which includes archaeological sites, built heritage resources and cultural heritage landscapes.

To provide the land use planning framework to sustain existing employment and encourage and stimulate new economic development.

To support sustaining measures for the development of mining, forestry and pit and quarry resources as keystone to the health of the economy.

To expand the recreational resource of Larder Lake for sport fishing, boating and aquatic activities through the continued development of the waterfront.

To institute measures for the evaluation of known or potentially contaminated (brownfield) sites and their restoration to a condition suitable for reuse, development or redevelopment.

6. Community Development

6.1. Larder Lake Urban Settlement Area

The Urban Settlement Area of Larder Lake as shown on the Urban Settlement Area Plan, Schedule “A” shall be the primary focus of future growth, development and redevelopment within the Township. The expansion of the settlement area boundary may only occur if it is justified through a comprehensive review. **The Township intends to monitor growth with the intent that 60% or more of residential lot creation will occur within the Settlement Area.²**

The land use pattern shall be made up of a mix of land uses which consist of specific land use designations including a Residential Area, a Commercial Area, an Industrial Area, and a Parks, Open Space and Waterfront Area. Other land uses or features may be common to all land use categories depending on their characteristics or servicing requirements such as infrastructure and areas having natural hazards.

6.1.1. Residential Area

6.1.1.1. Permitted Uses

On lands designated as Residential Area on the Designation Plan, Schedule “B”, residential uses permitted shall include a full range of housing types and densities appropriate to a small urban-centred community. These include single and two-unit dwellings, row or town houses, boarding houses, apartments, retirement homes, bed and breakfasts, group homes and crisis housing (e.g. temporary residence for persons requiring emergency shelter). Garden suites, as defined in the *Planning Act*, may be permitted by a Temporary Use By-law. An apartment-in-a-house may be permitted where appropriately zoned. Permitted uses in the Residential Area include public service facilities.

Secondary residential units are permitted in detached, semi-detached, and rowhouse dwellings, and in detached structures that are ancillary to a dwelling on the same lot containing a single residential unit, so long as the regulations under the Zoning By-law and Building Code, and all other applicable law are met.

Accessory uses may include a home-based business. Accessory buildings and structures to any of the foregoing uses shall be permitted. Other uses may include public service facilities such as parks, playgrounds, place of worship, schools and utilities.

6.1.1.2. Planning Principles

- a. The lot size and frontage must be adequate for the intended use. The intent of this Plan is to provide for the consolidation of small undersized residential lots created as part of the original Urban Settlement Area into larger, more suitable building lots. Minimum lot sizes will be set out in the Zoning By-law.
- b. The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development. A Servicing Options Report may be required for new residential development. Infilling and **minor** rounding out of **existing** residential development on partial servicing will be permitted on Carter Crescent where **provided that site conditions are suitable for the long-term provision of such services with no negative impacts.**³
- c. The lot shall have frontage on and direct access onto a public road constructed to municipal standards.
- d. Housing types and densities may be segregated to maintain compatibility and consistency in the character of the area in which they are located. A senior's residence should be located closer to public service and commercial facilities. Approximately seventy-five (75.0) percent of the housing should be developed as low density (singles, two-unit housing), while twenty-five (25.0) percent should be allocated for medium and higher density. The Township will endeavor to ensure that twenty-five (25.0) percent of the housing is made affordable to low and medium income households. Affordable is defined as a household paying less than 30 percent of their gross monthly income on rent or mortgage. Council will work collaboratively with partners, such as the Timiskaming District Social Services Administration Board (DTSSAB), as a strategy to deliver affordable housing for seniors and families where market rents may not be achieved. Council can review the opportunities under Community Improvement to assist in achieving this objective.
- e. As a target, the available land supply for residential purposes should not be less than thirty (30) lots/units at all times. The minimum supply target for the planning period is fifty (50) lots/units. The Township will maintain a minimum ten-year (10) supply of land available for residential development and a three-year (3) supply of land suitably zoned to facilitate immediate residential development.
- f. Land development shall generally be by Plan of Subdivision. This shall not prevent land division by Consent on infill lots or blocks or where Consents will facilitate development within the Urban Settlement Area.

- g. Land development shall occur in a contiguous and compact fashion through infill on existing lots of record and by minor rounding out development which optimizes the use of existing or planned infrastructure. Intensification will meet virtually all of the anticipated housing demand for the foreseeable future. The adaptive reuse of decommissioned schools for housing will be encouraged.
- h. Where a draft plan of subdivision is proposed adjacent to a provincial highway, road rights-of-way within the subdivision shall be set back from existing and planned highway corridors to the satisfaction of the Ministry of Transportation (MTO).
- i. A bed and breakfast establishment may be permitted in a single detached dwelling provided there is an adequate area for parking and health unit approvals, where required, are obtained.
- j. Home-based businesses may be permitted as an accessory use in either the principle dwelling or an accessory building, provided that the use is legal, that the use is clearly secondary to the residential use, does not create a nuisance to neighbours (i.e. noise, traffic, signs), and that adequate parking is available.
- k. Group homes are generally defined as a single housekeeping unit in which three (3) to ten (10) persons, excluding supervisory or operating staff, live together under responsible supervision and which is licensed and/or approved under provincial statutes and comply with municipal by-laws. The Township may establish a registry for group homes. Group homes will be permitted in the Residential Area.
- l. Retirement homes or continuum-of-care facilities may be established in the Residential Area as a measure to meet the housing needs for seniors in the community.
- m. Public service facilities will be recognized as complimentary features to residential neighbourhoods, including places of worship, parks, playgrounds, community hubs, government services and utilities.

6.1.1.3. Implementation Measures

- a. The Township will zone lands to control the types and densities of housing, accessory uses and non-residential uses in the Residential Area. The Township may enact a Temporary Use By-law for a garden suite. The Township may also enter into an agreement to control the occupancy of the garden suite.

- b. The Township may use Site Plan Control for larger multiple housing projects and for group homes. Site plan and zoning controls may be used to mitigate the impacts of non-residential uses on adjacent residential uses (e.g. increased setbacks, landscaping, and screening). They may also be used to mitigate the impacts on adjacent waterbodies, natural heritage features, and other environmental features. Measures may include, but are not limited to, setbacks from environmental features and restrictions on vegetation removal.
- c. Tree planting will be encouraged on vacant rural municipal properties and for new and existing developments (as part of the Plans of Subdivision, Plans of Condominium, Consent, Minor Variances and Site Plan Control processes).
- d. The Township may take advantage of Provincial and/or Federal Housing Programs to facilitate the delivery of affordable housing in conjunction with the District of Social Services Administration Board (DTSSAB) and/or other non-profit organizations.
- e. Residential development may occur through intensification and the redevelopment or retrofitting of non-residential buildings.

6.1.2. Commercial Area

6.1.2.1. Permitted Uses

On lands designated as Commercial Area on the Designation Plan, Schedule “B” permitted uses shall include a full range of retail, personal service uses, automotive, recreational and resort commercial uses. Highway commercial uses which serve the travelling public and support tourism will be directed to frontage on Highway 66. Commercial recreational uses will be encouraged in the Waterfront Area which is designed to service aquatic activities (e.g. marina, eateries).

Any development located within the Ministry of Transportation’s (MTO) permit control area is subject to MTO review and approval prior to the issuance of entrance, building and land use permits.

Except for an automotive use, accessory residential uses may be permitted in the same building as a permitted commercial use. Other uses may include places of worship. Accessory buildings and structures to any of the foregoing uses shall be permitted.

6.1.2.2. Planning Principles

- a. The lot size and frontage must be adequate for the intended use. This should include provision for parking, loading, landscaping, outside storage and potential future expansion of any commercial use.
- b. The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development. A Servicing Options Report may be required for new development.
- c. The lot shall have frontage on and direct access onto a public road constructed to municipal standards.
- d. The intent of this Plan is to provide for the development of an identifiable downtown along Godfrey Street and to cluster highway commercial uses.
- e. A compact form of development will be encouraged in the downtown of Larder Lake which has the character of a conventional 'main street' and creates a sense of place that is inviting to the public.
- f. The main street will be planned for vehicular and pedestrian access. Streetscaping may include on-street parking, wide sidewalks which are accessible for those with disabilities, street furniture (benches, waste receptacles), pedestrian-scale lighting and landscaping.
- g. The emphasis on commercial development in the heart of downtown should be retail stores. Accessory residential uses are permitted to the rear of the main floor, or the upper-storeys of buildings located on Godfrey Street.
- h. Auto-oriented and tourism services should be directed to frontage on Highway 66. Accessory residential uses should also be permitted within the Commercial Area along Highway 66, so long as it does not detract from existing commercial, and from future investment into the commercial sector.
- i. All development along Highway 66 and 624 is subject to the approval of the Ministry of Transportation (MTO). Studies may be required to assess traffic impacts, requirements for entrances, setbacks, illumination and storm drainage, and additional matters as appropriate. Where lots have frontage on a Township road, access will be directed to the Township road.
- j. Highway Commercial uses should be limited to lots of large size having generous frontage on the highway and should be readily accessible to the

passing motorist. Minimum lot sizes and frontage shall be established in the Zoning By-law.

6.1.2.3. Implementation Measures

- a. The Township will zone lands to control the types and densities of commercial development.
- b. The Township may use Site Plan Control to ensure high quality development and to provide for buffering or landscaping between commercial and residential uses.
- c. Complete applications may include the requirements for studies to satisfy traffic safety and servicing concerns with respect to provincial and municipal interests.
- d. In the design and development of the downtown, urban design principles may be used to achieve the following objectives:
 - Conserving views and vistas of Larder Lake;
 - Providing pedestrian linkages connecting the downtown to the waterfront and the downtown to residential neighbourhoods. Sidewalk linkages will include crosswalks where required and be designed for barrier-free access;
 - Designing street light and site lighting for night-time visibility for pedestrians and motorists;
 - Orienting buildings to take advantage of solar gain and encouraging energy-efficient construction;
 - Incorporating landscaping features to enhance the visual appeal of the downtown. Landscaping should include street furniture such as benches, waste receptacles and bicycle racks;
 - Making provision for snow storage;
 - Provide for planned snowmobile access to lodging, fuel, repair and eating facilities;
 - Conserving the architectural heritage;
 - Avoid temporary and other uses or activities on the south end of the downtown which detract from the visual appeal and functions of the Waterfront Area;
 - Locate loading and service areas to avoid negative visual and nuisance impacts on nearby residential areas and the waterfront.
 - Council may use the Planning Tools in Section 14 of this Plan to achieve urban design objectives or criteria set out above.

6.1.3. Industrial Area

6.1.3.1. Permitted Uses

On lands designated Industrial Area on the Designation Plan, Schedule “B” a full range of industrial uses are permitted. Within the Urban Settlement Area, industrial uses will be restricted to areas which will not conflict with sensitive land uses based on the Ministry of the Environment and Climate Change (MOECC) Guidelines D-6-1 Industrial Categorization Criteria and D-6-3 Separation Distances.

Conversion of land designated as Industrial Area will not be permitted unless justified through a comprehensive review.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

6.1.3.2. Planning Principles

- a. The intent of this Plan is to recognize existing industrial development and vacant, industrially-designated properties on the western periphery of the Urban Settlement Area and the potential mineral mining operations elsewhere in the Township. New mineral mining operations or the further development of mineral mining operations will be subject to the Mining Act and Environmental Assessment Acts, respectively and to the requirements of Guidelines D-6-1 – Industrial Categorization Criteria and D-6-3 Separation Distances, imposed by the Ministry of the Environment and Climate Change (MOECC). The Guidelines will also apply to ancillary operations and uses to a mineral mining operation. Mining exploration activities are recognized where they are permitted under the Mining Act. Expansion of the mineral mining operations beyond the current area or the establishment of new operations will require an amendment to this Plan. The cessation of mining activities or changes of industrial uses will be subject to periodic review by the Township and may trigger an amendment to the Plan.
- a. The lot size and frontage must be adequate for the intended industrial and ancillary use(s). This should include provision for parking, loading, landscaping, outside storage and potential future expansion of any industrial uses.
- b. The lot shall be serviced with water, sewage, stormwater and waste disposal services having adequate capacity to service the development. Council’s intent is that the Industrial Area on the north side of Highway 66 be developed on full municipal water and sewage services, but recognizes that

private on-site services may be provided for dry-industries only (e.g. uses in which only the disposal and treatment of domestic waste of employees is permitted). A Servicing Options Report may be required for new development.

- c. The lot shall have frontage on and direct access onto a public road constructed to municipal or provincial standards, whichever is applicable.
- d. New industrial development shall comply with the recommended minimum separation distances set out in D-6 – Compatibility Between Industrial Facilities and Sensitive Land Uses, Ministry of the Environment and Climate Change (MOECC), namely: Class I – 20 m, Class II – 70 m and Class III – 300 m. The minimum separation distance may be increased subject to the results of technical studies. Distances shall normally be measured between the lands designated as Industrial Area and the closest committed or proposed sensitive land use(s). An exception may be made for any on-site separation distance on the industrial property where the intervening activities do not present any adverse effects on a sensitive land use (i.e. employee parking, landscaping, buffer area).
- e. An influence area describes an area where an adverse effect from an industry may be experienced by an adjacent land use. Development of an industrial or land use within an influence area may only be permitted where technical studies (e.g. noise and vibration, dust, odour) indicate the absence of a problem or where it can be mitigated or prevented. The influence areas set out in the Ministry of the Environment and Climate Change (MOECC) Guidelines are: Class 1 – 70 m, Class II – 300 m and Class III – 1,000 m except where studies result in a reduced influence area distance.
- f. Outdoor storage, parking, loading, waste receptacles, lighting and signage shall be visually screened (e.g. fence, vegetation) or appropriately located in a way as to not negatively affect residential properties or other sensitive land uses.
- g. No industrial uses shall be permitted in the Wellhead Protection Area which are prohibited uses.

6.1.3.3. Implementation Measures

- a. The Township will zone lands to control the types and densities of industrial development.
- b. The Township may use Site Plan Control to ensure high quality development, to provide for on-site servicing (for dry industry uses) and to provide for

buffering, storage, parking, lighting or landscaping between industrial uses and other land uses. Other objectives of site plan control can include, but are not limited to, appropriate site drainage and stormwater management, compatibility with existing development, good visual facades, landscaping along the highway and any municipal roads, especially where structures and parking areas are on proximity to the highway/road.

- c. The Township will establish a protocol for consultation with the Ministry of Northern Development and Mines (MNDM) on technical and other concerns related to mineral mining operations and their impacts on other land use activities in the Township.

6.1.4. Parks, Open Space and Waterfront Areas

6.1.4.1. Permitted Uses

Parks, playgrounds, sports fields and open spaces are areas designed and developed for the public for recreation, leisure, fitness and aesthetic appreciation. These areas may also serve as habitat areas and linkages for wildlife. They are essential to a healthy community. Within lands designated as Parks, Open Space and Waterfront Area on the Designation Plan, Schedule “B” the scope of permitted uses shall include parks, playgrounds, sports fields, recreational trails, walkways, public beach areas, boat launches, marina, campgrounds, conservation areas and reserves, stormwater management facilities, cemeteries, golf courses and open space. Recreational trails and habitat areas need not be designated on the Designation Plan. Passive recreation areas may also provide for the conservation of cultural heritage resources.

The Waterfront Area is intended to be further developed as a destination for tourists and as a major leisure and recreation area for residents. Council intends to expand the marina, associated service facilities and to create the waterfront as a linear parkway area readily accessible to users. Commercial recreational uses are also permitted, subject to a Zoning By-law Amendment, where the proposed use is compatible with surrounding land uses and the design and development of the waterfront. Such uses may include eateries, boutiques and marine service uses.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

6.1.4.2. Planning Principles

- a. Parks and Open Space Areas should be adequately sized to accommodate user needs with provision being made for their potential expansion. Where applicable, provision shall be made for adequate parking.
- b. Where ancillary facilities to a Park or Open Space Area include the need for water or sewage disposal services, the lot shall be serviced with water and sewage services having adequate capacity to service the development. On-site individual water and sewage disposal may be permitted for Parks and Open Space Areas outside the Larder Lake Urban Settlement Area where they comply with the relevant legislation. A Servicing Options Report based on Ministry of the Environment and Climate Change (MOECC) Guideline D-5 will be required before Council will consider new development outside the Urban Settlement Area on individual water and sewage services. The lot shall also be designed for stormwater management and, where applicable, waste disposal services.
- c. Facilities designed for public use should have access from a public road.
- d. Lands for Parks and Open Space Areas may be acquired through parkland dedication and land acquisition (including the acquisition of Crown land).
- e. The intent of this Plan is to conserve and add to the system of recreational trails for single and multi-use. Single use passive trails for walking, hiking and cross-country skiing shall be restricted to non-motorized uses.
- f. Larder Lake intends to be a snowmobile and four-wheel off-road friendly community. Controls will be imposed, however, to protect the Residential Area from undue motorized traffic. Trail crossings of Highway 66 and Highway 624 require the approval of the Ministry of Transportation (MTO). Trails running along MTO right-of-way will not be permitted.
- g. It is the intent of this Plan that provision will be made for maintaining public access to water bodies, particularly Larder Lake, through the provision and maintenance of boat launches, boat slips, parking and public beach/open space facilities.
- h. The municipal marina is an important water access point to Larder Lake. Council's intent is to expand this facility to include boat slips. The associated parking area may be designated for accommodating those who have water-access only lots on Larder Lake. The Waterfront Area may also include commercial recreational uses oriented to aquatic activities, subject to a Zoning By-law Amendment. The development of the waterfront will exclude

temporary and other uses or activities that detract from the visual appeal and function of the waterfront as a tourist destination and important community amenity.

- i. Particular care will be taken to protect the water quality of Larder Lake in planning and developing lakefront services. Council may impose controls on fuel storage and refueling activities and other activities which may have an impact on water quality.

6.1.4.3. Implementation Measures

- a. Lands may be acquired through parkland dedication under the Planning Act (Five [5.0] percent for residential or Two (2.0) percent for commercial/industrial). The Township reserves the right to require cash-in-lieu of parkland dedication where the subject lands do not constrain any area suitable for recreational purposes, sufficient area to be practical for parkland or trail purposes, or where there is already sufficient parkland in the vicinity to meet the recreational needs of existing and future residents of the neighbourhood.
- b. The Treasurer of the Township shall each year, on or before the date specified by Council, give Council a financial statement relating to the cash-in-lieu of parkland dedication special account, and make the financial statement available to the public. The financial statement shall contain information as specified under subsection 42(17) of the Planning Act.
- c. The Township would consider the conveyance of land located in a floodplain or otherwise constrained area only in circumstances where the recreational needs of residents in the existing or future neighbourhood are met through the dedication of sufficient lands outside the floodplain or poorly drained area.
- d. Lands will be appropriately zoned to distinguish the types or use of permitted uses in the Parks, Open Space and Waterfront Area. Site Plan Control may be used for the development of recreational commercial facilities, marinas and similar ventures.
- e. Council may use community improvement in the redevelopment or improvement of Parks, Open Space and Waterfront Areas.

6.1.5. *Public Service Facilities*

6.1.5.1. Permitted Uses

Public service facilities shall include a municipal administration building, fire station, police services, school, municipal recreational facility, health care facility and municipal complex. Public service facilities are permitted in all urban land use designations as set out in Schedule “B” of the Designation Plan, excluding the Industrial Area.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

The intent of the Plan is to recognize the variety of public service facilities in the community.

6.1.5.2. Planning Principles

- a. The lot size and frontage must be adequate for the intended use. This should include provision for parking, on-site traffic circulation, loading, landscaping and potential future expansion of any public service facility. Parking facilities may be shared among two (2) or more facilities.
- b. The lot shall be serviced with municipal water, sewage, stormwater and waste disposal services having adequate capacity to service the development.
- c. Points of access to a public road may be designed to serve one (1) or more uses. Access points and on-site traffic movements should be designed to facilitate the flow of traffic and access for fire protection purposes.
- d. The Township will support the co-location of public service facilities in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration and active transportation.
- e. In designing the facilities consideration should be given to pedestrian linkages in an attempt to encourage walking and cycling among and between facilities and the community, particularly for youth.
- f. Facilities will be integrated with parks, open space areas and recreational trails, wherever feasible.
- g. The design of new facilities or expansions to existing facilities shall ensure that proper separation distances from incompatible land uses are maintained or adequately mitigated.

6.1.5.3. Implementation Measures

- a. The Township will zone lands to control the types and densities of public service facilities.
- b. The Township will apply for funding, when possible, to assist in the construction or maintenance/repair of public service facilities.

6.2. Larder Lake Rural Area

The Larder Lake Rural Area as shown on the Designation Plan, Schedule “B” shall be in areas where the scope of permitted uses shall relate primarily to the management or use of resources, resource-based and other recreational activities, limited lakefront residential development, limited residential development and other rural land uses typically located in a Rural Area. Since close to two-thirds of the Rural Area is Crown Land, the Province is largely responsible for resource management and the regulation of land use activity. New land development will be based on a cooperative and coordinated approach between the Province and the Township where the disposition of Crown Land is required for future development purposes. ~~Indigenous interests~~ **Aboriginal and treaty rights⁴** will also be considered.

6.2.1. Land Use Pattern

The land use pattern of the Rural Area shall be made up of **five (5)** land uses which consist of specific land use designations including:

- Rural Area;
- Recreational Residential Area;
- Recreational Commercial Uses;
- Waste Management Area; and
- Minerals Area.

6.2.2. Rural Area

Within the Rural designation, there are various uses that can take place, and several human and man-made hazards that are identified on Schedules “C”, “D” and “E”, which have policy within this Official Plan that must be adhered to.

Development will only be considered where individual on-site services can be provided **on the condition that site conditions are suitable for the long-term provision of such services with no negative impacts⁵ⁱ** in accordance with Ministry of the Environment and Climate Change (MOECC) guidelines.

Limited Residential⁵ⁱⁱ development is permitted in the Rural Area so long as the development is compatible and does not require the introduction of municipal services. New development and lot creation will only be considered where there is access, as defined in the Zoning By-law, and no undue pressure put on existing infrastructure on municipal services including the extension of road networks. New development in areas that may impact mining operations, aggregate resource extraction operations, mineral extraction operations, forestry operations and recreational opportunities shall be discouraged.

~~Urban~~⁵ⁱⁱⁱ residential lot creation in the Rural Area, whether by severance or by Plan of Subdivision, will be ~~carefully controlled~~ **limited**⁵ⁱⁱⁱ to ensure that the Urban Settlement Area remains the focus of new development. **Lot sizes shall not be less than 0.8 hectares (2 acres).**⁵ⁱⁱⁱ

Hunt and fish camps are considered to be structures for short term accommodation (i.e. weekends or during hunting and fishing season) and are distinguished from cottages which are intended for vacations and more extended periods of occupation. Hunt and fish camps shall be permitted in the Rural Area of the Township where arrangements are made for sewage disposal and where access can be obtained. Council does not intend to provide services to hunt and fish camps.

6.2.2.1. Mineral Aggregate Resources

Lands identified as Mineral Aggregate Resource on the Natural Hazards Plan, Schedule “C” are lands identified by the Province as having granular material (sand and gravel), which have not been tested. The intent of this Plan is to ensure that they are protected for resource development in the future. The scope of permitted uses should be reserved for mineral aggregate operations, asphalt and concrete plants, mineral aggregate processing facilities and administration buildings or structures, wayside pits or quarries, forestry use conservation use, peat extraction and associated accessory uses. Accessory buildings and structures to any of the foregoing uses shall be permitted.

The following regulations should be considered when a mineral aggregate extraction facility is being considered:

- a. On Crown Lands, approvals for pit and quarry operations, including wayside pits and quarries, shall remain within the jurisdiction of the Province.
- b. A separation distance and an influence area shall be established as a means to avoid incompatible land uses. The influence area is determined using the Ministry of the Environment and Climate Change (MOECC) Land Use Compatibility Guidelines under D-1 and/or D-6, where impacts may occur or be experienced from mineral aggregate operations. Consequently, the intent of the policy is to determine the impacts and to assess whether they can be mitigated (within the influence area) to an appropriate level when measured against provincial standards. The assessment of impacts and the feasibility of locating a sensitive land use closer to a mineral aggregate operation or vice versa shall be determined through a Technical Report conducted by a qualified professional. Specific buffer distances, setbacks, and other mitigation measures should be determined by the Report in complying with the Ministry of the Environment and Climate Change’s (MOECC) D-6 Series

Guidelines on Land Use Compatibility. A Noise/Vibration Impact Assessment shall be required if located near sensitive land uses, as per Publication NPS 300: Environmental Noise Guidelines, Station and Transportation Sources – Approval and Planning.

- c. Private mineral aggregate businesses should be subject to Site Plan Control. This will keep the businesses operating in a safe and environmentally responsible manner and should the Ministry of Natural Resources and Forestry (MNRF) in future designate the Larder Lake Area under the Aggregate Resources Act, each of these business operating in this manner will have a much easier time meeting the “grand-fathering” requirements during the initial period. The MNRF will provide comment on Site Plan Control Agreements prior to having them passed at Council.
- d. Non-mineral aggregate resource uses will not be permitted adjacent to or in known deposits of mineral aggregate resources where they would preclude or hinder the establishment of new operations or access to the resource unless it is demonstrated that the resource use would not be feasible, or the proposed land use development serves a greater long-term interest and issues of public health, public safety and environmental impact are addressed. Ministry of the Environment and Climate Change (MOECC) Guidelines D-1 and D-6 will be utilized to determine land use compatibility.
- e. Lands which are depleted shall be progressively rehabilitated and final rehabilitation shall accommodate subsequent and surrounding land use(s) or a sequential natural resource use. Land use compatibility shall be considered as well as the interim nature of extraction activities.
- f. Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an Official Plan Amendment, rezoning, or **development community planning^{6a}** permit under the Planning Act, in all areas except those areas of existing development, or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.
- g. Extraction shall be undertaken in a manner which minimizes social and environmental impacts.
- h. No mineral aggregate operations shall be permitted within 1.0 kilometre (0.6 miles) from a wellhead protection area.
- i. Mineral aggregate operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be**

incompatible for reasons of public health, public safety or continued use or environmental impact.^{6b}

6.2.2.2. Agricultural Uses

There are no lands utilized for agricultural purposes or identified as prime agricultural lands in the Township. However, the intent of this Plan is to permit agriculture-related uses and on-farm diversified uses in the Rural Area, provided they do not conflict with sensitive land uses. Farm operations of varying types and sizes; including personal and commercial uses, will be permitted.

- a. The Township recognizes the importance of a healthy agricultural industry and supports the following initiatives:
 - The preparation and compliance with nutrient management plans;
 - The use of best management practices;
 - The protection, restoration and management of natural areas such as woodlots, wetlands, streams and river valleys;
 - On-farm energy production as a source of farming operations;
 - Secondary uses.
- b. All farm operations and buildings, and all non-farm uses and structures permitted by the agricultural policies of this Plan shall comply with the Minimum Distance Separation (MDS) I and II formulae in effect at the time of development in order to minimize odour conflicts between livestock and manure facilities and development.
- c. The MDS I shall not apply to the following:
 - An existing ~~non-farm residential~~ **habitable^{7ai}** use which is **destroyed by a catastrophic event proposed for reconstruction^{7aii}** provided that the replacement building is **of the same category (Type A or Type B as per the MDS Guidelines) and that it is^{7aiii}** not built closer to the livestock facility than before the event.
 - The expansion of an existing residential dwelling.
 - Accessory structures to a residential dwelling.
 - An existing vacant lot of record zoned to permit a residential use.
 - ~~Where there are four or more existing non-farm uses closer to a livestock facility and in immediate proximity to a proposed new lot for a residential use provided the location of the proposed lot is not located closer to the livestock facility than the four or more existing non-farm uses.^{7iv}~~

- d. The MDS II shall not apply to the following:
- Any existing livestock facility which is destroyed by a catastrophic event provided the building is not built closer to the residential use than before the event and if the construction does not result in a higher value for odour, nutrient units or manure or material.
 - To the portions of a livestock facility where livestock are not normally present for a long enough time for substantial amounts of manure to accumulate.
 - For the purposes of applying MDS in this Plan, a cemetery shall be classified as a Type A land use where it is closed and receives low levels of visitation, otherwise a cemetery shall be classified as a Type B land use, and MDS I and II shall not apply to any development and/or expanding livestock facility in a Settlement Area.
- e. A reduced setback may be permitted where there are four or more existing non-farm uses closer to a livestock facility than the proposed development or dwellings and those four or more non-agricultural uses, residential uses and/or dwellings satisfy the conditions identified in MDS Guideline #12.^{7b}**

The scope of agricultural-related uses and on-farm diversified uses and the requirements for compliance with the MDS will be set out in the Township's Zoning By-law.

6.2.2.3. Forestry and Timber Resources

A significant portion of the Township's land area is covered by forested land. It is the policy of the Council to recognize the importance of forests as a renewable and sustainable resource within the Township and the benefits of forestry to the health of the economic base. This includes recognition and encouragement for timber harvesting and silviculture activities of commercial timber operators licensed by the Ministry of Natural Resources and Forestry (MNRF) or the management of forests by private property owners or the Township.

Where feasible, the Township will work with the Ministry of Natural Resources and Forestry (MNRF), forestry companies and foresters to promote sound forest management practices within the Township. Working with the established Forest Management Planning process, Council may request additional buffers along water bodies and roadways as a measure to protect visual values throughout the Township. Council will request buffers along water bodies and roadways as a measure to protect the ecological functions of river valleys and the ecosystem and visual values of tree lines along roads and property lines throughout the Township. At present, the buffer between forestry activities and the lakes in the Township is 120.0 metres (400 feet).

Council will encourage the establishment and maintenance of forested corridors and greenbelt areas throughout the Township.

Council recognizes that other land uses may co-exist with timber operations and such uses including outdoor recreation, eco-tourism, trapping, ~~indigenous land use activities~~ **and land uses related to the exercise of Aboriginal and treaty⁸**, shall be permitted as complementary activities.

6.2.2.4. Killarney Subdivision

The Killarney Subdivision is a longstanding rural subdivision which is partially developed. The intent of the Plan is to permit further limited residential development within this subdivision. Council will use the deeming provisions of Section 50 (4) of the *Planning Act* to consolidate lots such that they are of an adequate size to permit development on individual on-site services. Council will also ensure that any new development will not create incompatible land uses with the designated Industrial Area on the north side of Highway 66. Reference to the Ministry of the Environment and Climate Change Guideline D-6 should be reviewed to determining the criteria for compatibility.

6.2.2.5. Station Road

The Township of Larder Lake owns a large portion of a subdivision located to the northeast of the Urban Settlement Area. It is the intent of the Township to proceed with the deeming of a certain number of lots to enlarge the properties for rural recreational development. The roads within the subdivision, although owned by the Township, are not to be maintained by the Township until such time as the roads have been brought up to municipal standard. For the duration of this Plan, the extension of municipal services, such as water, sanitary and sewer services will not be permitted.

A Servicing Options Report based on Ministry of the Environment and Climate Change (MOECC) Guideline D-5 will be required before Council will consider ~~permanent⁹~~ **development in the Station Road subdivision will comply with sections 6.2.1, 6.2.2 and 12.3 of this plan⁹**.

6.2.3. Recreational Residential Area

6.2.3.1. Permitted Uses

On lands designated as Recreational Residential Area on the Designation Plan, Schedule “B” the permitted uses may include seasonal and **limited¹⁰** year-round

residential uses having a minimum level of municipal services, such as road maintenance, garbage pickup and emergency response.

The intent of this Plan is to provide for recreational residential development on lands designated on the Designation Plan, Schedule “B” or through an Official Plan Amendment where the principles for this type of development can be met. This type of development is viewed in part as an economic development initiative.

Although year-round development is permitted in Rural Areas, the Urban Settlement Area shall be the focus of growth and the development of year-round residential dwellings.

6.2.3.2. Planning Principles

- a. Areas for Recreational Residential development include Larder Lake, Benson Lake, Beaverhouse Lake and St. Anthony Lake. As a condition of the development, Council may require a Lake Management Plan and/or a Lake Capacity Assessment. Communal sewage/water servicing is an option, where feasible (~~MOECC Guideline D-5~~), **in accordance with MOECC Guideline D-5 on the condition that site conditions are suitable for the long-term provision of such services with no negative impacts^{11a}**. The Lake Management Plan may be used to determine suitable areas for development based on any or all of the following components:

- **Determining the development capacity of the lake:** Development will not be permitted which leads to a decline in water quality. Lake capacity will be determined through the use of the Lake Capacity Model as set out in the Ministry of Environment and Climate Change’s (MOECC) Lakeshore Capacity Assessment Handbook, which may be amended from time-to-time or by using other methodologies as deemed acceptable by MOECC.
- **Undertaking a shoreline assessment to determine the most suitable sites for residential lots** and to rule out any archeological resources that may be present on property (i.e. slope, soil type and cover, vegetation cover, drainage, conservation of fish habitat and other sensitive habitat, archeological resources).
- **Conserving natural heritage features and areas:** An Environmental Impact Assessment will be required to assess the impact of development on any natural heritage feature or area.
- **Lot sizes:** lot sizes shall not be less than 0.8 hectares (2 acres).
- **On-site water and sewage disposal:** Lots shall be self-sustaining from servicing standpoint **and are to be developed on the condition that site conditions are suitable for the long-term provision of such services with no negative impacts^{11b}**. Clusters of more than five (5)

lots must be suitable for servicing over the long-term and are subject to a Hydrogeological and Water Supply Assessment Study. The most up-to-date phosphorus removal technology will be required.

- **Providing for access:** Access shall be by a road constructed to an acceptable municipal standard.
- **Determining the feasibility of providing utilities** (i.e. hydro, telephone). Alternative energy systems will be permitted.
- **Determining the demand for specific uses such as recreational residential development.**
- **Conservation or protection of natural resources:** the location of recreational residential development should not interfere with the potential access to or development/extraction of natural resources such as minerals and mineral aggregates.
- **Clusters of more than five (5) lots developed by a plan of subdivision will be subject to an Archaeological Assessment.**

Lake Management Plans may be undertaken at the initiative of Council, by the proponent of development or as a joint initiative including property owners and lake associations.

Conversions from commercial to residential uses may be permitted where Council is satisfied that there is sufficient lake capacity to accommodate the conversion, as determined using the Lake Capacity Assessment Handbook, as amended from time-to-time, or other tools as acceptable to MOECC, in order to support conversion from commercial to residential. Other requirements are that the access road meets an acceptable standard for year-round use and that the sewage disposal system is adequate. Council may require studies to support an application for rezoning and may require a development agreement as a condition of approval to govern such matters as the location of buildings and sewage disposal facilities, the design and development of pathways or an access to the water, the conservation or reinstatement of vegetation and the features of the natural shoreline, and the provision of road access and entrance to the property. Recreational residential development may also be designated as an area of Site Plan Control.

- b. On lands designated for Recreational Residential Area on the Designation Plan, Schedule “B”, the lot size and frontage must be adequate for the intended use.
- c. It is the intent of Council to generally require the establishment and/or retention of a natural vegetative buffer within 30 metres, across the width of the lot, except for an amenity area 9 metres in width measured parallel to the shoreline. Vegetation may also be removed immediately around any existing dwelling and proposed addition to a dwelling.

- d. When considering compatibility of recreational lots with any mineral and aggregate sites, or industrial sites in the vicinity, MOECC guidelines D-1 and D-6 shall be referenced.
- e. The lot shall be serviced with water and sewage disposal systems which are suitable for the long-term provision of such services **on the condition that site conditions are suitable for the long-term provision of such services with no negative impacts and in accordance with Ministry of the Environment and Climate Change (MOECC) D-5 Guideline^{11c}**. This may require a Hydrogeological and Water Supply Assessment Study designed to assess the potential risk to groundwater. Reference shall be made and development shall conform to Ministry of the Environment and Climate Change (MOECC), Guideline D-5-4, Technical Guideline for Individual on-site sewage systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment. Approval of new lots developed on individual on-site sewage services shall include sufficient off-site reserve sewage system treatment capacity to service the development shall be required.
- f. The characteristics of the lot should include slopes not exceeding six (6.0) percent, sixty (60.0) percent mature vegetation coverage, soil and overburden suitable for the installation of a sub-surface sewage disposal system and locations which have directed away from significant fish habitat, wildlife habitat and wetland areas. If slopes exceed six (6.0) percent, a Slope Stability Report shall be required.
- g. The lot may be developed as a water access only lot, but shall otherwise have frontage on, and direct access onto:
- a public road constructed to municipal standards; or
 - a private legal right-of-way leading to a public road constructed to municipal standards; or
 - another means of access that the Township deems acceptable.

Provisions shall be made for parking at a suitable water access point for water access lots through a lease, zoning or other long-term arrangements satisfactory to the Township.

- h. Development will be prohibited on lands adjacent to a water body where the water body has reached or may reach its development capacity except where one (1) or more of the following conditions exist:
- The tile fields on each new lot are set back at least 300.0 metres (984.0 feet) from the high-water mark of the lake;

- The tile fields on each new lot are located such that it would drain into the drainage basin of another water body which is not at capacity;
 - To separate existing, habitable buildings which were included in the original capacity calculation, each having a separate sewage disposal system, provided that the land use would not change.
- i. In considering applications for waterfront development, Council shall ensure that ~~cultural heritage significant archaeological~~^{11d} resources both on shore and in the water are ~~not adversely affected conserved~~^{11d}. ~~Council will require satisfactory measures to mitigate any negative impacts on cultural heritage resources~~^{11d}.
- j. On lands designated Recreational Residential Area on the west shoreline of Marjorie Lake, the Crown Land component of the proposed development shall not be designated Recreational Residential Area until the lands have been disposed (transferred) by the Crown.

6.2.4 Recreational Commercial Uses

6.2.3.3. Permitted Uses

On lands to be developed as Recreational Commercial, the scope of permitted uses shall include a range of uses that principally serve the tourist trade, such as lodging facilities, motels and resorts, recreation facilities, golf courses, parks and facilities related to boat traffic such as marinas, docks, fly-in and outfitting services, campgrounds and recreational vehicle parks and accessory uses including accommodation for the proprietor and staff.

6.2.3.4. Planning Principles

- a. Recreational commercial uses should be located on lots which are adequately sized to accommodate user needs. Where applicable, provision shall be made for adequate parking. The proponent shall demonstrate that the proposed location is well suited for the intended use(s) by considering such matters as follows:
- that sites that are amenable to designing with nature, topography and the landscape,
 - that consideration is given for energy conservation and minimizing the ecological footprint, and
 - that accessibility for users and persons with disabilities is addressed.

The location of recreational commercial development should not interfere with the potential access to or development/extraction of natural resources such as minerals and mineral aggregates. Development of recreational commercial uses shall be by amendment to the Zoning By-law.

- b. Development will not be permitted where the impact exceeds the development capacity of an adjacent water body. Council may require the proponent to prepare a Lake Capacity Assessment as justification for the proposed use(s).
- c. Facilities which cater to the public should have access from a public road but may be developed as water access only where Council is satisfied that a water taxi or shuttle services and adequate shoreline parking can be provided, also that emergency and evacuation services will be provided.
- d. The lot shall be serviced with water and sewage disposal systems which are suitable for the long-term provision of such services. This may require a Hydrogeological and Water Supply Assessment Study designed to assess the potential risk to groundwater. Reference shall be made and development shall conform to Ministry of the Environment and Climate Change (MOECC), Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment. Approval of new lots developed on individual on-site sewage services shall include sufficient off-site reserve sewage system treatment capacity for hauled sewage. Stormwater and waste disposal services having adequate capacity to service the development shall be required.
- e. Sewage disposal systems shall be set back 30.0 metres (98.4 feet) from the high water mark. Shoreline features and vegetation shall be left in their natural state for the first 30.0 metres (98.4 feet) from the lake except for a pathway or access to the lake (i.e. a dock). Pruning and maintenance of health and vegetation is strongly encouraged. Larder shore activity areas may be established for recreational commercial uses provided that clearing along the shoreline does not exceed thirty (30.0) percent of the shoreline frontage.

6.2.5. Waste Management Area

6.2.5.1. Permitted Uses

On lands designated as Waste Management Area on the Man-Made Hazards Plan, Schedule “D” the scope of permitted uses shall include landfill and recycling facilities and sites, septage haulage and disposal sites, waste materials haulage and disposal sites and sewage treatment facilities.

Accessory buildings and structures to any of the foregoing uses shall be permitted.

It is also the intent of the Township to keep and expand the existing recycling program. The location of a Waste Management Facility shall only be considered where the use is compatible with surrounding land uses as determined through the applicable Ministry of Environment and Climate Change (MOECC) Guideline (i.e. Guideline D-2 Compatibility between Sewage Treatment and Sensitive Land Use, or Guideline D-4 Land Use On or Near Landfills and Dumps).

6.2.5.2. Planning Principles

- a. All waste must be disposed of at an approved waste management facility. Existing active or new sites (public or private) may only be operated, expanded or closed in accordance with current provincial environmental standards and approvals. Site development shall make provision for the progressive rehabilitation and reuse of the site.
- b. Waste management systems may include facilities for recycling, composting, hazardous waste control, transfer sites and ancillary activities operated in accordance with a valid Certificate of Approval. New sites, sites for septage disposal and transfer stations will require an amendment to this Plan and will require approval under the *Environmental Protection Act*. Provincial and municipal approvals will be required for the hauling and disposal of waste materials and sewage and septage. Prohibited wastes shall include nuclear wastes, hazardous or pathological wastes. Sites may include transfer sites used for the temporary storage of waste materials. The Township will monitor the impact of sites to ensure that there are no off-site adverse impacts.
- c. The Township will use an Influence Area determined by the Ministry of the Environment and Climate Change (MOECC) D-1 and D-6 guidelines for requiring impact studies and will establish provisions in the Zoning By-law or use Site Plan Control to establish an appropriate separation distance from an active or closed landfill site from the boundary of the licensed footprint. Within an Influence Area, which may be considered as a study area, factors to be considered in assessing whether development proposals for any land uses should be approved include, but are not limited to, landfill generated gases, ground and surface water contamination by leachate, odour, litter, vehicle traffic, dust, noise, vectors and vermin, and visual impact. These matters shall be addressed in a Technical Report prepared by a qualified professional. Existing lots of record may be exempted within the influence area provided a potable water supply is available on-site and the lands are not affected by any leachate migration.

Where development is proposed within the distance identified in the Ministry of the Environment and Climate Change Guideline D-4 or another guideline, the specific influence area of the stabilization pond may need to be determined based on the size of the pond. The extent of the influence areas and any associated technical studies will be based on MOECC Guidelines¹².

- d. Closed or inactive sites, whether public or private, may be used for other purposes subject to meeting requirements of the *Environmental Protection Act*. In general, no buildings or other uses shall be made of land or land covered by water which has been used as a waste management facility within a period of twenty-five (25) years from the year in which the site was closed without prior approval of the Minister of the Environment. Closure plans should provide for the progressive rehabilitation of the site.

6.2.6. Minerals Area

6.2.6.1. Mineral Potential

Areas of Mineral Potential are not shown on any schedules since the entire Township is recognized as an area having high mineral potential. The intent of this Plan is to encourage geological surveys, exploration, development and mineral production within the Township. In mining sequence, it is also the intent to ensure the proper closure and rehabilitation of depleted mines or mineral mining operations prior to any subsequent land use. All mineral mining operations will be undertaken in compliance with the *Mining Act* and other relevant legislation.

Mineral mining operations will be protected from activities that would preclude or hinder their expansion or continued use or which would be incompatible for reasons of public health, public safety or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. However, the Township will seek the cooperation of the mining industry in minimizing or avoiding adverse impacts of mineral mining operations in and around the built urban form or on lands designated or proposed for recreational residential or recreational commercial uses and to this extent intends to achieve the best balance between mining in Larder Lake and the development of a healthy, livable and safe community. More specifically, on lands designated as Residential Area, Commercial Area, Recreational Residential Area or used for Recreational Commercial purposes, mineral mining operations will be limited to exploration activities. Mineral mining operations involving the development and operation of a mine may only be permitted subject to an amendment to this Plan within these designations. In areas not designated for such development, a Technical Report will be required to substantiate the need for non-resource related development within or adjacent to known areas of mineral potential.

New or expanded mining operations and exploration activities should incorporate reasonable operational protocols and mining techniques to mitigate the impacts of drilling, blasting and other related activities on any adjacent sensitive land uses and other land uses. For the purposes of this Plan, mineral mining operations are considered to be a Class III industry and are subject to the Ministry of the Environment and Climate Change's (MOECC) Guidelines D-1 and D-6 in applying separation distance and influence area requirements. The actual influence area will be determined by technical studies as required by the guidelines and the *Mining Act*.

A Noise/Vibration Impact Assessment as per Publication NPS 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning shall be required for all new and/or expanding mineral operations if located near sensitive land uses.

When considering new operations or expansion of existing operations, Council shall conserve cultural heritage resources ~~by requiring satisfactory measures to mitigate any negative impacts on cultural heritage resources~~¹³.

Rehabilitation to accommodate subsequent land uses will be required after extraction and other related activities have ceased. Progressive rehabilitation will be undertaken where feasible.

7. Economic Development

7.2. Introduction

Larder Lake's size, its traditional reliance on one (1) or two (2) industries and its strong cultural character provide it with a sense of community that offers a number of opportunities and some challenges for the community's goal of social and economic diversification. The intent of this Plan is to set up a supportive framework for building community capacity to identify and seize diversification opportunities. The Township's website is intended to be used as a reference for information about the community, economic development opportunities, realty listings and Council information and initiatives.

7.3. Goals for Economic Development

The goals of economic development are:

- Respect and build on the unique history and character of Larder Lake;
- Maximize communication, cooperation and collaboration within the community;
- Work with surrounding communities in support of economic development efforts;
- Improve the economic outlook of the Township of Larder Lake;
- Work towards creating tourism attractions and activities;
- Work towards services and activities that support a retirement community;
- Promote the development of jobs in the community and retain existing jobs to the greatest extent possible, as resources are available;
- Provide a range of affordable high quality services for people of all ages;
- Generate trust and unity throughout the community;
- Improve the lifestyle of residents; and
- Continue to improve community infrastructure

7.4. Diversification Initiatives

7.4.5. Community Improvement

Community improvement will provide for the upgrade of municipal infrastructure (roads, water, sewer, sidewalks, etc.) and public service facilities such as the adaptive reuse of Larder Lake Public School as a multi-purpose public building as a key public sector investments. Incentives may be provided to facilitate and encourage private sector investment in the rehabilitation and retrofitting of housing and commercial buildings. Property standards will be emphasized as a

measure to improve the visual image of the community and as a means to sustain the assessment base.

7.4.6. Tourism and Related Business Opportunities

This strategy will provide for building a market which builds on the natural and developed attributes of the area such as the Larder Lake Waterfront, Raven Beach Park, indigenous heritage, sport fishery and aquatic activities on Larder Lake, snowmobiling and ATV trails and other services that will focus on the natural beauty and ecological attributes of the area such as Larder River Provincial Park, East Larder River Bedrock Conifer Conservation Reserve and Gem Lake Maple Bedrock Provincial Park as well as passive outdoor recreation (e.g. canoeing). In recognizing the importance of accommodation within the community, this Plan supports the bed and breakfast industry and the expansion of accommodation services. Finally, the Township proposes to expand the municipal marina on the Larder Lake Waterfront.

7.4.7. Motorized Recreational Activity Tourism

A well-developed snowmobile industry and ATV/off-road vehicle activities use well established trail systems in and around Larder lake. The intent of the Plan is to recognize the importance of the trail system for its tourism and economic value, keeping in mind issues of public health and safety and the protection of the environment.

7.4.8. Senior's Retirement Community

The strategy is to provide for the development of housing and services oriented to seniors and the development of a retirement community.

7.4.9. Township Beautification Program

The visual image of a community has an indelible impact on visitors as well as residents. The strategy is to use property standards as a backdrop to encouraging community pride in maintaining properties, buildings and structures. The Township can use Site Plan Control as an opportunity to further improve the visual identity of the community.

7.4.10. Business Retention

The intent of this strategy is to retain the scope of existing businesses and services within the community and to encourage public support of the local business community.

7.4.11. Home-Based Businesses

The policies of this Plan are intended to support entrepreneurs in developing home-based businesses that can provide needed services to residents that cannot be supported in a conventional commercial setting.

7.4.12. Mining

Economic diversification includes Larder Lake continuing as a receptive community for mineral mining operations and also in providing housing, commercial, educational, health care, social and recreational services for other mineral mining operations in the area.

7.4.13. Recreational Residential and Recreational Commercial Development

The potential exists for attracting retirees to the community through providing housing and recreational commercial services that focus on the cultural and scenic amenities of the area. This Plan provides the impetus for the development of this concept from a land use standpoint.

7.5. *Implementation Measures*

Implementation is dependent on community leadership through Council in carrying out these initiatives. The Community Development policies of this Plan are intended to provide the land base for supporting these and potential other initiatives, although it is recognized that amendments may be required for unanticipated land use activities.

8. A Healthy Community

8.2. Goal

To build on existing attributes in sustaining Larder Lake as a healthy and safe community.

8.3. Strategy for a Healthy Community

The following components make up the strategy for sustaining a healthy community for Larder Lake. These components will be considered by Council and the community in making land use and other decisions affecting the day-to-day life of the community.

Components of a healthy community consist of:

- Making recreational facilities available at affordable rates to users and instituting timetables that make those facilities most accessible to users;
- Promoting the fish derby;
- Recognizing the importance and diversity of recreational and leisure services and working to maintain and improve the quality of these services in meeting the ongoing needs of the community;
- Developing a network of recreational trails and promoting their use for healthy activities such as walking, jogging and cross-country skiing;
- Ensuring that buildings, services and activities are accessible to people with disabilities;
- Ensuring that police services provide 24/7 protection for all residents;
- Establishing Community Safety Zones in areas determined to need protection (i.e. larger number of pedestrian traffic);
- Building into community decisions, the particular needs of the youth, such as establishing a youth Council;
- Providing leadership in formulating solutions to community development by encouraging collaboration, communication, cooperation and commitment amongst community organizations;
- Encouraging residents of the community to support local commercial services through a 'shop local' campaign;
- Building "community spirit" through consultation on community decisions and promoting decisions which strengthen the health and economic base of Larder Lake;
- Working to increase the range and variety of basic services for residents;
- Protecting water resources used for domestic supply;
- Protecting vistas, natural shorelines, vegetation and the scenic qualities that make Larder Lake an attractive community to live in and to visit;

- Emphasizing the value and importance of seniors as a resource to the community and promoting inter-generational activities;
- Assist the Timiskaming Health Unit and other organizations at maintaining a safe community by encouraging programs for anti-bullying, neighbourhood watch and the safety of youth on streets and public spaces;
- Identifying land use barriers which restrict full participation in the community of persons with disabilities and seniors;
- Promoting the maintenance and upkeep of public and private buildings and properties including the municipal beach;
- Promoting and making the use of community facilities available to the community; and
- Protecting and conserving cultural heritage resources.

8.4. Implementation Measures

8.4.5. Planning applications will be evaluated for their impact on sustaining a healthy community. Site plans should be reviewed to ensure on-site and off-site elements support walking and cycling opportunities.

8.4.6. Council shall advocate and seek senior level government participation and funding to encourage healthy community development.

9.0 Natural and Human-Made Hazards

9.2. *Natural Hazards*

Natural Heritage Features and Areas are those features which are important for their environmental and social values as a legacy of the natural landscapes in the area.

The Ministry of Natural Resources and Forestry (MNRF) has identified areas of significant wildlife habitat for moose, waterfowl nesting sites and fish spawning areas. Larder Lake and St. Anthony Lake is included on the list of Inland Ontario Lakes Designated for Lake Trout Management. The landscape is also occupied by numerous unclassified wetlands that are also important to the ecological function of the natural community.

Other natural heritage related resource areas include Larder River Provincial Park, East Larder River Bedrock Conifer Conservation Reserve and Gem Lake Maple Bedrock Provincial Park.

There are also areas identified as significant wetlands, fish habitat areas, significant habitat of endangered and threatened species, wildlife habitat, significant areas of natural land and scientific interest and species of concern under the *Endangered Species Act*.

The intent of this Plan is to provide appropriate measures for the protection of features which have been identified and to encourage further study and classification.

It is the intent of this Plan to protect and enhance natural heritage features and areas as part of the land use decision-making process.

Nothing in the Natural Heritage policies is intended to limit the ability of agricultural uses to continue.

Council, in association with the Ministry of Natural Resources and Forestry (MNRF) and other interested parties, will continue to work towards the identification, classification and evaluation of natural heritage features and areas.

9.2.5. Environmental Impact Study

An Environmental Impact Study may be required when an application under the Planning Act is proposed in a Natural Heritage Features and Areas, or adjacent thereto, which are identified on the Natural Hazards Plan, Schedule "C". The extent of adjacent lands will be based on Provincial guidelines, and typically are lands where it is likely that development or site alteration would have a negative impact on the feature or area.

The components of an Environmental Impact Study are as follows:

- Description of the study area and landscape context;
- Description of the development proposal;
- Identification of those natural heritage features and functions likely to be affected by the development proposal;
- Include species lists and if suitable habitat exists on the property for known species at risk, as well as suitable habitat for any species at risk that may be observed during the preparation of the study;
- Assessment of the potential or cumulative impacts of the proposed development on key natural heritage features and functions;
- Identification of mitigation requirements and monitoring requirements, where applicable;
- Qualification of residual impacts (those that cannot be mitigated) if any; and
- Recommendations.

The Province's Natural Heritage Reference Manual should be referenced during this process as it describes in detail the steps involved in an Environmental Impact Study.

9.2.6. Habitat of Endangered and Threatened Species

The Township of Larder Lake recognizes the importance and value of endangered species and threatened species in the Township and supports their protection.

Development and site alteration will not be permitted in the s habitat of endangered and threatened species, or species of concern as may be identified from time-to-time, unless it is under the authorization of a permit issued under the Endangered Species Act, 2007 and Species at Risk Act.

All new development shall be subject to conducting an appropriate level of site assessment by a qualified individual to determine the potential for the occurrence of habitat of endangered and/or threatened species. The following species have been identified as being at risk on the Species at Risk in Ontario list, in the area of Larder Lake:

- Bald Eagle (Special Concern)
- Black Tern (Special Concern)
- Loggerhead Shrike (Endangered)
- Peregrine Falcon (Special Concern)
- Whip-Poor-Will (Threatened)
- Yellow Rail (Special Concern)
- Lake Sturgeon (Special Concern)
- Snapping Turtle (Special Concern)

This list is updated regularly and should be reviewed to ensure protection of new species that are identified as “at risk”.

9.2.7. Significant Wildlife Habitat

Development and site alteration shall not be permitted in significant wildlife habitat unless it has been demonstrated, via an Environmental Impact Study, that there will be no negative impacts on the natural features or their ecological functions.

A site-specific assessment of potential significant wildlife habitat shall be considered before permitting development in non-urban areas.

Removal of vegetation shall be minimized in significant wildlife habitat areas.

9.2.8. Significant Wetlands

Development and site alteration shall not be permitted within 120.0 metres of a significant wetland unless the ecological function of the lands has been evaluated and it has been demonstrated that there will be no negative impacts on the wetland.

Since not all wetlands within the Township have been evaluated for significance, a wetland evaluation should be undertaken prior to processing any planning approvals or permitting any development from taking place.

9.2.9. Fish Habitat Areas

All lakes, rivers, streams, ponds and intermittent and seasonally flooded areas are considered fish habitat unless demonstrated to be otherwise by an Environmental Impact Study completed by a qualified individual.

Development and site alteration shall not be permitted in Fish Habitat Areas except in accordance with provincial and federal requirements.

A Technical Report shall be required for any proposed development located within 300.0 metres of any lake that has reached lakeshore capacity and within 120.0 metres of all other fish habitat.

9.2.10. Significant Areas of Natural and Scientific Interest

No significant Areas of Natural and Scientific Interest currently exist in the Township.

Should significant Areas of Natural and Scientific Interest be confirmed within the Township, development in or adjacent to a "Significant Areas of Natural and Scientific Interest" shall not be permitted unless it has been demonstrated by an Environmental Impact Study completed by a qualified individual that there will be no negative impacts on the natural features or their ecological functions.

9.2.11. Flood Plains

No new buildings or enlargements to existing buildings are permitted to be constructed within the flood plain except flood control structures, approved infrastructure e.g. stormwater outlets and marine structures (e.g. dock, boat house, sea plane base). Furthermore, development and site alteration shall not be permitted within areas outside the flood plan that would be rendered inaccessible to people and vehicles during times of flooding, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the flooding hazard.

The flood plain has not been determined for water bodies within the Township. However, a flood elevation of 287.0 metres (941.6 feet) has been established for Larder Lake based on the regulated flows in the lake. All development on the shoreline of Larder Lake, except as otherwise exempted, shall be constructed above the flood elevation of 287.0 metres (941.6 feet).

Proponents proposing to construct near the flood elevation level may be required to undertake a hydrological study and mapping of the flooding hazard limit. This applies to watercourses and lakes where the flood elevation is unknown or where it may be outdated as a result of a flood which was actually experienced and which exceeded the previously established flood elevation.

9.2.12. Wildland Fire

Development shall generally be directed to areas outside of lands that are unsafe for development due to the presence of hazardous forest types for wildland fire. Risk of Wildland Fire is identified on Schedule "E" to this Official Plan.

Development may be permitted in lands with hazardous forest types for wildland fire where the risk is mitigated in accordance with wildland fire assessment and mitigation standards, as identified by the Ministry of Natural Resources and Forestry (MNRF).

A site review may be required to assess for the risk of high to extreme wildland fire behavior on the subject lands and adjacent lands (to the extent possible). If development is proceeding where high to extreme risk for wildland fire is present,

proponents are required to identify measures that outline how the risk will be mitigated. **Lands determined to be of high to extreme risk for wildland fire may be designated as site plan control areas^{14a}.**

Wildland fire mitigation measures **resulting in development or site alteration^{14b}** shall not be permitted in significant wetlands, significant wildlife habitat, and areas of natural land scientific interest, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions **or in the habitat of endangered and threatened species except in accordance with provincial and federal requirements^{14b}.**

9.2.13. Physical Constraints

Development shall generally be directed away from lands having significant development constraints such as steep or unstable slopes, organic soils, marshy or low lying lands or unstable bedrock unless the hazard can be overcome using acceptable engineering techniques and where applicable, the standards set out in the Ontario Building Code can be met and provided that no adverse environmental impact will result. A Slope Stability Report and/or Environmental Impact Assessment may be required when development is proposed in physically constrained areas.

9.3. Man-Made Hazards

9.3.5. Contaminated Sites

Potential contaminated sites include lands where contaminants may be present due to previous industrial, transportation, utility or similar uses. Sources of site contamination can include waste disposal sites, fuel storage tanks, salt storage facilities and highway maintenance yards, sewage disposal facilities, mining and forest products industries. Some commercial uses such as gasoline stations and automotive repair garages have a similar potential. A contaminant source inventory was carried out as part of the Wellhead Protection Study and provides useful information on land uses which may have an impact on the protection of the municipal water supply or on the development or redevelopment of properties within the Township.

It is the intent of this Plan to ensure the proper decommissioning and clean-up of known contaminated sites prior to their redevelopment or reuse such that there will be no adverse effect on subsequent land users. As a pro-active measure, Council will encourage the installation of containment facilities and/or the replacement of fuel storage tanks.

Applications for the development or redevelopment of sites that identified as being contaminated or potentially contaminated shall be accompanied by a Ministry of the Environment and Climate Change (MOECC) acknowledged Record of Site Condition and if necessary, a site remediation plan prepared in accordance with the “Guidelines for Use at Contaminated Sites in Ontario”.

Where the Record of Site Condition indicates that remediation work is necessary, the approval authority shall require as a condition of approval of development or redevelopment that appropriate action is taken to implement the components of the Site Remediation Plan.

Site Plan Control may be used as a measure to enhance site decommissioning and remediation.

Contaminated sites may be placed in a Holding Zone in the Township’s Zoning By-law where the proposed new use has first been appropriately established. Where a holding zone is used, the holding provision may be removed when the site has been acceptably decommissioned or cleaned up to the satisfaction of the Township and in accordance with a site remediation plan and subject further, to the submission to the Township of a Ministry of the Environment and Climate Change (MOECC) acknowledged Record of Site Condition.

9.3.6. Noise and Vibration

All applications for development of a sensitive land use (e.g. residential use, daycare, education or health care facility) within 100.0 metres of a rail line, 50.0 metres from a provincial highway, right-of-way, or within the influence area of a Class I, II or III industry, or within the influence area of a mine, aggregate pit/quarry and other stationary sources should be accompanied by a Noise and Vibration Feasibility Study prepared by a qualified consultant. Influence areas are established under Publication NPC 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning. The Study shall demonstrate whether noise and vibration levels can be reduced to meet provincial standards. The conclusions and recommendations of this Study shall be implemented through conditions of the development approval.

9.3.7. Mine Hazards

a. Description

Mine hazards are any feature of a mine defined in the *Mining Act* or any related disturbances of the ground that has not been rehabilitated. These mine hazards may pose a threat of injury or loss to the structures on the land and by people who use the land if they are not appropriately rehabilitated or

mitigated in accordance with the *Mining Act*. It is recognized that the severity of the hazard varies, depending on past mining activity ranging from minor exploratory sampling to large mining operations (i.e. shafts, raises, open pits). As such, the risk of reuse of such land may range from negligible to severe such that the land cannot be considered safe for the proposed land use and/or development activity. There may also be circumstances where rehabilitation or remediation of a site is required subsequent to the closure and development/redevelopment of the land by a non-mining owner. Ongoing chemical and/or geo-technical monitoring of rehabilitated mining hazards is also important since deterioration may occur. Examples include settling of sand used in filling a shaft or raise, subsidence and mine tailings. Consequently, development on, abutting or adjacent to lands affected by mine hazards, oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resources operation may be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are underway or have been completed. Any rehabilitation activity shall be performed by the processes and standards set forth in the *Mining Act, Ontario Reg. 240/00* (Mine Rehabilitation Code of Ontario) and other pertinent legislations.

b. AMIS Data

The Ministry of Northern Development and Mines (MNDM) conducts inspections, compiles the data from various sources of information and makes efforts to maintain and update the AMIS (Abandoned Mines Information System). In providing the AMIS database information, MNDM and the Government of Ontario accept no liability and make no warranty or any representation regarding the use, accuracy, applicability, completeness, performance, availability, security or reliability of the information through field measurements or otherwise. It is a sole responsibility of the person choosing to receive and use AMIS to verify the accuracy of any information obtained from the information package. The user is warned to undertake his or her own independent investigation to validate AMIS information. AMIS data shall not be reproduced without written consent of MNDM.

AMIS identifies twenty-five (25) abandoned mines sites located within the township boundary and ten (10) abandoned mine sites located within 1.0 kilometre of the municipal boundary. Any proposed development within 1.0 kilometre (0.6 miles) of a documented mine hazard feature or a new hazard identified during a development project will require consultation with MNDM. MNDM can put forth recommendations to the Township based on mining feature information and potential risks to public health and safety. Depending on the proposed development and the type of mining feature, a Technical Report, carried out by a qualified professional, may be requested

by MDNM. Any required Technical Report will be at the cost of a mineral rights holder and/or the proponent of development and may be subject to a peer review. For lands within existing approved plans of subdivision in the Urban Settlement Area, a Technical Report will not generally be required. Council may however, undertake a Report to determine more precisely the lands within the Urban Settlement Area that will not require a Report prior to development or redevelopment.

The recommendations of any Technical Report may be in addition to other requirements that may need to be addressed before development can proceed. Reference should be made to the Man-Made Hazards Plan, Schedule “D” with respect to the location of sites. The Township will require that the procedures for site rehabilitation and mitigation of public health and safety hazards be underway or completed prior to approval of the development application.

Proponents of development may be exempted from technical studies where prior studies have served to define the limits, rehabilitation, remedial and/or mitigation characteristics or requirements for a particular area or location. Studies may be required for a single development or for a major development such as a plan of subdivision.

c. Implementation Measures

In addition to the standard procedure for mine hazards and consultation with MNDM, the Township will develop acceptable protocols for consultation with the Ministry of Northern Development and Mines (MNDM) including referrals by applicants for development and access to available literature or other technical documentation that may be of benefit to the proponent. Further, it is the intent of the Township to create a database of mine hazard information to be shared and enhanced in partnership with mining companies, MNDM and the public. These protocols may be appended to the Plan once available.

The Township may use site plan control and other controls to regulate development or monitor the long-term impacts of development on, abutting or adjacent to a mine hazard.

10 Cultural Heritage and Archaeology

10.2. **Heritage Conservation Intent:** The intent of this Plan is to manage 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 (buildings and structures), cultural heritage landscapes and archeological resources which are important to the community or are recognized for their significance at a provincial or national level. Examples in Larder Lake include the Pearl Beach Archaeological Site and the Killarney Lake pioneer cemetery.

Application Review: In reviewing a development application or in undertaking public works (e.g. new road, road widening, communal water or sewer system, landfill site), consideration shall be given to the possible effects and impacts of such works on a cultural heritage resource, an archaeological site or on an area of archeological potential (lands where there is a likelihood for the presence of archeological resources based on physiographic or historical features, such as along the shoreline of Larder Lake). Correspondence with indigenous communities is essential to ensure their interests are protected. **The Township shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources^{15a}.**

A Heritage Impact Assessment, to be conducted by a qualified heritage professional, shall be required whenever a development has the potential to affect a built heritage resource or a cultural heritage landscape.

An Archaeological Assessment (prepared by a licensed archaeologist) shall **generally^{15b}** be required for development proposals within 300.0 metres (984.2 feet) of a known archaeological resource, or within an areas of archaeological potential. Areas of archaeological potential are determined through the use of provincial screening criteria, or criteria which are based on the known archaeological record within the Township and developed by a licensed archaeologist. The report shall identify the characteristics and significance of the archaeological resource(s), the development impacts and the measures or options for the conservation, mitigation or removal/rescue of the resource.

10.3. **Unmarked Burial Sites:** Where, through development, a site is identified to contain an unmarked cemetery or burial site, the Township shall contact the Ministry of Tourism, Culture and Sport (MTCS), the Ontario Provincial Police (OPP) and indigenous communities. The provisions of the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply.

- 10.4. **Heritage Resource Designation:** The Township may by By-law, designate properties of historical cultural heritage value or interest under Part IV of the *Ontario Heritage Act* or may designate a heritage conservation district under Part V of the *Ontario Heritage Act*. The municipal clerk shall keep a register of all property designated under the *Act*. This register may also include properties that are not designated but are considered to be of cultural heritage value or interest, as well as properties that have heritage conservation easements placed on them.
- 10.5. **Heritage Committee:** The Township may establish a Municipal Heritage Committee to advise Council on heritage matters including identifying and recommending the designation of property(ies) under *Part IV and V* of the *Ontario Heritage Act*.
- 10.6. **Heritage Conservation Initiatives:** Where feasible and desirable, incentives may be provided to land developers in exchange for the preservation of significant cultural heritage resources. This can be accomplished by permitting increased densities (per Section 37(2) of the *Planning Act*), tax incentives, assistance through a trust fund, heritage conservation easements and/or other means considered appropriate for heritage resource conservation. Retrofits for achieving energy efficiency will only be undertaken in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.
- 10.7. **Development and Site Alteration:** *Development and site alteration, including any public work*, private development, Consent or Zoning By-law Amendment, shall not be permitted on adjacent lands to protected cultural heritage resource unless a Heritage Impact Assessment or Archaeological Assessment has been completed and has evaluated the impacts and provided recommendations to minimize or mitigate any negative impacts.
- 10.8. **Marine Archeological Assessment:** 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, artefacts from the content of boats, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft and other items of cultural heritage value are identified and impacted by shoreline and waterfront developments.

11. Well Head and Source Protection

11.2. *Well Head Protection – Scope*

The Township recognizes the importance of its groundwater resource in maintaining the quality of life of residents. Council intends to provide for a sustainable supply of drinking water through an integrated and long-term approach to the protection, improvement or restoration of the quality and quantity of water. Council intends to prohibit, restrict or manage land uses to minimize the risk to potential contamination of the groundwater aquifer. These policies will apply to a Wellhead Protection Area (WHPA) shown on the Man-Made Hazards Plan, Schedule “D”.

A WHPA illustrates three (3) time-related capture zones which were determined through a hydrogeological investigation. These include 0-2 years, 2-10 years and 10-25 years’ time-of-travel (TOT) with 0-2 years being ranked as the highest level of sensitivity based on the importance of the well to the water supply and the other categories ranked on a descending basis of sensitivity.

A WHPA shall be considered as a special protection area within which certain land uses may or may not be permitted in accordance with the Natural Resource Area designation and the following policies.

A WHPA may be modified where the geographic extent of this area, or any of the time-related capture zone boundaries, are modified through further study, or where a municipal well is abandoned. Establishment of a new WHPA shall be subject to an amendment this Plan concurrently with the Municipal Class Environmental Assessment process.

11.3. *Policies*

For the purposes of this Plan, new development in a WHPA shall only be permitted where such uses are permitted in the Natural Resource Area designation (except as prohibited below) and where a detailed Hydrogeological and Water Supply Assessment Study has been undertaken using protocols acceptable the Ministry of the Environment and Climate Change (MOECC). The Study shall predict the net groundwater and/or surface water quality impacts likely to occur on down gradient properties and on the municipal well. The cumulative impacts of development in the WHPA will also be addressed in the report. The Study shall include mitigation measures, where necessary, for the design, construction and post-construction monitoring of the proposed use and where the impacts of the use cannot be adequately mitigated within an acceptable risk to groundwater and (surface water) quality to the satisfaction of the Township, the use shall not be permitted. The cost of the disclosure report, the Hydrogeological and

Water Supply Assessment Study and the spill prevention and contingency plan will be borne by the proponent.

- a. The proponent may be required to prepare a Spill Prevention and Contingency Plan outlining design measures, facilities and procedures to avoid and mitigate the effects of spillage of any contaminants.
- b. Despite the above policies, the Township may limit other land uses outside the Source Protection Areas, but in the general vicinity where they are considered to have a potential impact on source protection.

11.4. *Implementation Measures*

11.4.5. Zoning By-law

The Zoning By-law shall incorporate appropriate requirements to implement the policies for wellhead protection. The Zoning By-law may set out minimum distance separations between a municipal well and any land use, building or structure, whether the use is located within a WHPA or is in the vicinity of a WHPA.

11.4.6. Holding By-law

The Township may place any property in the wellhead protection area in a holding zone for the purposes of meeting any of the performance criteria set out above. The Holding symbol may be lifted by an amendment, subject to meeting the performance standard.

11.4.7. Site Plan Control

Site plan control may be imposed as a condition of the approval of any use of land within a WHPA. Site plan control shall be used as a means of incorporating mitigating and remedial measures, proper siting, containment, handling, storage or disposal of materials, or design and development of facilities, landscaping or buffering, lot grading and drainage, and site design plans identified through the development review process. As a requirement of maintenance, the Township may require a spills contingency plan.

11.4.8. Best Management Practices

Best management practices should be used in the management of high risk land uses (salt storage and fuel storage); unused wells should be properly decommissioned; the snow disposal site should be relocated away from Killarney Lake; signs should be installed to advise the public that they are entering a groundwater or well head protection area and to provide a telephone number in

the event of a spill; monitoring wells should be installed around high risk land uses include the waste disposal facility; unused abandoned fuel storage tanks should be removed and properly disposed of. The highway maintenance yard should incorporate best management practices (BMPs) for salt storage, fuel tanks, wash water runoff and surface drainage. BMPs should be instituted for the application of de-icing chemicals within the WHPA and operators of the fish pond should submit water samples for microbial and nutrient analysis.

Sentinel wells for monitoring the quality of groundwater with an electronic alarm system should be installed within the WHPA to test for such parameters as E. coli, total coliforms, heterotrophic plate count, nitrate, total dissolved solids, chloride, pH, dissolved organic carbon and ICP heavy metals.

11.5. *Source Protection*

The Township recognizes the importance of its groundwater resource in maintaining the quality of life of residents. Council intends to provide for a sustainable supply of drinking water through an integrated and long-term approach to the protection, improvement or restoration of the quality and quantity of water. Council intends to prohibit, restrict or manage land uses to minimize the risk to potential contamination of the groundwater resource.

Protecting the quality and quantity of groundwater is a public health and environmental issue. Groundwater contributes to the base flow of streams and to the quantity and quality of potable water that can be drawn from private wells in the Rural Area. Towards safeguarding the integrity of the groundwater resources, the Township proposes to better manage this resource to ensure that flows within the natural system are maintained and that new development can be accommodated within the system without affecting the supplies (from both quantity and quality standpoints) available to other users.

The quality and quantity of ground water and surface water will be protected, improved or restored by:

- Considering impacts of the development of any quarry on the groundwater supply of the Township and in adjacent municipalities;
- Working with the Ministry of the Environment and Climate Change (MOECC) and Timiskaming Health Unit (THU) to address water quality and quantity issues in the Township, i.e. iron and sulfur, and develop measures to protect, enhance or restore water quality;
- Working towards the preparation of a Master Drainage Plan and measures for stormwater management;
- Requiring, if necessary, a Servicing Options Report prior to approving new development, to ensure that there is an adequate supply of potable water;

- Ensuring future stormwater management practices minimize stormwater volumes and contaminated loads, and maintain or increase the extent of vegetative and pervious surfaces;
- Supporting Nutrient Management Planning;
- Implementing measures on development, where applicable, to protect all drinking water supplies and designated vulnerable areas and protect, improve and restore vulnerable ground water, sensitive ground water features and their hydrogeological functions;
- Promoting efficient and sustainable use of water resources, including practices for water conservation and sustaining water quality (installing water saving devices such as low-flow toilets, and efficient showerheads, etc.);
- Using best management practices in the location, construction and decommissioning of a water well;
- Raising public awareness through public education programs since it is through the voluntary actions and practices of people on a day-by-day basis that water resources are protected (i.e. proper use, storage and disposal of fuels, solvents, and pesticides, regular water well maintenance, installation of water saving plumbing fixtures, etc.). Council may work towards developing a ‘water ethic’ in their communities, i.e. instilling a collective awareness, responsibility, and commitment to protect water on an ongoing basis.

Development and site alteration shall be restricted on or near sensitive ground water features (aquifer recharge areas, discharge areas, springs, etc.) such that these features and their related hydrogeological functions will be protected, improved or restored. A Hydrogeological and Water Supply Assessment Study will be required for any new or expanding Class II or III industrial use and any automotive service related commercial use to assess the potential impacts on groundwater and the mitigation and monitoring measures required prior to the approval of such development. The Study cost and any peer review costs will be borne by the applicant. Reference to the Ministry of the Environment and Climate Change (MOECC) Guideline D-1 should be used for definitions of Class II and Class III industrial uses.

12. Infrastructure

12.2. *Scope*

The intent of this Plan is to ensure that infrastructure is adequate and has the capacity to service existing and proposed development.

In general, municipal roads, road works and water and sewage works shall be planned in accordance with the Municipal Class Environmental Assessment process as approved under the *Environmental Assessment Act*.

The Township will plan and design infrastructure to ensure long-term fiscal sustainability which considers impacts from climate change through advanced design standards, asset management programs, and provisions for efficient, cost-effective operation of the infrastructure.

12.3. *Municipal Water and Sewage Disposal*

All development within the Larder Lake Urban Area shall be serviced with water and sewage services or as per the policies of each designation. With the exception of Carter Crescent, and Gold King Road (private road) where only partial services are available, and the industrial area north of Highway 66, all development shall be serviced with full municipal water and sewage services. Infill and **minor¹⁶** rounding out of **existing¹⁶** development is permitted in areas of partial services **provided that site conditions are suitable for the long-term provision of such services with no negative impacts¹⁶**. Development in the industrial area at the west end of the Urban Settlement Area shall be limited to 'dry-industries' where not otherwise serviced with municipal water and sewage services.

The extension of municipal water and sewer services outside of the Urban Settlement Area shown on Urban Settlement Area Plan, Schedule "A" shall not be permitted, unless to address failed individual on-site sewage services and individual on-site water services. The extension of services will not confer development rights for abutting properties. Further extensions from such services to surrounding properties will not be permitted except by amendment to the Official Plan.

No lot creation will be permitted unless there is confirmation of sufficient reserve capacity (existing or planned) in the municipal waste water treatment facility which is not yet committed to existing or approved development.

Should the Township begin to experience substantial population growth, the Township shall prepare and maintain a sewage capacity allocation strategy, in order to monitor

the approved and proposed lots/development in terms of allocations of existing plant capacity.

12.4. *Individual On-site Water and Sewage Services*

Development in the Larder Lake Rural Area, where permitted by the policies of this Plan, may be serviced with on-site water and sewage systems. Water systems shall comply with *Ontario Regulation 903*, as amended with respect to the construction of water wells. Sewage systems shall conform to the applicable legislation i.e. *Ontario Water Resources Act*, *Building Code Act* or *Environmental Protection Act*, whichever is applicable. This may require a Hydrogeological and Water Supply Assessment Study designed to assess the potential risk to groundwater; especially in cases of non-residential development and for approval of more than five (5) residential lots, particularly where the lots are generally less than 1 hectare in area. Reference shall be made to Ministry of the Environment and Climate Change (MOECC), Guideline D-5-4, Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment, in undertaking the appropriate assessment. Approval of new lots developed on individual on-site sewage services shall include sufficient off-site reserve sewage system treatment capacity for hauled sewage.

Development on individual on-site sewage and water services shall only be permitted where the water and sewage disposal systems are suitable for the long-term provision of such services **with no negative impact**¹⁷.

12.5. *Stormwater Management*

12.5.5. Scope

Development in both urban and rural areas can change existing conditions such that the quantity and quality of stormwater run-off is altered. Stormwater management considers both water quantity and quality aspects of stormwater run-off where artificial drainage improvements or practices become necessary. The protection and rehabilitation of stream corridors and erosion control along water courses are best approached through an integrated strategy and best management practices. The Ministry of the Environment and Climate Change's (MOECC) publication "Stormwater Management Planning and Design Manual" and "Stormwater Pollution Prevention Handbook" should be used as guidance when designing stormwater management facilities.

12.5.6. Stormwater management shall be integrated as a component of the development approval process, particularly for subdivisions, multiple lot/unit residential development, commercial, industrial and public service facilities and in the design and implementation of stormwater infrastructure. For developments located adjacent to or in the vicinity of a provincial highway, or where drainage

could impact highway downstream, a stormwater management plan or report must be reviewed and approved by the Ministry of Transportation (MTO) Stormwater should also be considered on a lot-by-lot basis when Council is reviewing consent applications, especially for development on or near waterfront.

12.5.7. Stormwater management shall incorporate an ecosystem approach through the design, construction and post-construction phases. Ecological functions, particularly fish habitat, will be conserved or enhanced.

12.5.8. In the design and construction of stormwater management infrastructure, best management practices shall be used to ensure:

- Those post-development flows, particular in receiving streams, are maintained at pre-development levels and that the cumulative impacts of development are considered as part of stormwater infrastructure design.
- The natural characteristics and quality of water of the receiving streams are maintained or enhanced including sediment control, riparian vegetation and thermal conditions.
- That there will not be any new or increased downstream flooding or erosion.
- That natural habitat areas are protected, enhanced or restored.
- That a construction mitigation plan is instituted to prevent stream borne sediments, changes in flow or other adverse characteristics from affecting the ecological functions or other impacts on receiving waters during construction.
- That the post-construction phase shall include rehabilitation, continued maintenance of infrastructure, and preferably a monitoring program.
- Stormwater management infrastructure may be incorporated into parks and open space or green space within and between neighbourhoods or may be integrated with a wetland complex.
- Stormwater management shall incorporate consideration for groundwater recharge and discharge and ensure that groundwater is not negatively impacted.

12.6. *Transportation*

12.6.5. Provincial Highways

Highway 66 is recognized as a controlled access provincial highway. In addition to all the applicable municipal requirements, all proposed development located in the vicinity of Highway 66 will be subject to the Ministry of Transportation (MTO) approval under the *Public Transportation and Highway Improvement Act*. Any new areas in the Township identified for future development that are located adjacent to, or in the vicinity of, Highway 66 and/or intersection within MTO's permit control area under the *Public Transportation and Highway Improvement Act* will be subject to MTO's access management policies, standards and requirements. Direct

access will be discouraged and often prohibited. Access to provincial highways is restricted and development shall only be permitted where the applicable approvals/permits have been obtained. This may include a traffic study or other studies or plans as determined by the MTO. Any new roads proposed to be connected to a provincial highway are subject to provincial approval including spacing requirements between intersections. Noise and Vibration Feasibility Studies and a Stormwater Management Plan may be required prior to considering whether development should be approved adjacent to Highway 66. No new provincial highways are anticipated during the life of this Plan. Similar access and approvals will apply to Highway 624.

Entrances that service home occupations, home industry or home based businesses located adjacent to provincial highways require the approval of the Ministry of Transportation (MTO). Typically, the MTO will require that the property owner obtain an entrance permit and a sign permit if necessary. As a condition of these permits, the MTO requires the property owner to acknowledge that the use of their existing entrance cannot be converted to a commercial entrance in the future and that an additional entrance will not be permitted to accommodate the home occupations, industry or business. In addition, the MTO would not support a future severance that would result in a separate entrance to a business and one for the retained parcel.

For development abutting the connecting link portions of Highway 66 and Highway 624 under the control of the municipality, site plan approval and/or conditions of consent may include a requirement for shared access and common internal driveway(s) between properties. Site plan approval and/or conditions of consent may include a requirement for an agreement registered on title to ensure the granting of mutual easements, construction of shared accesses and maintenance of the same.

12.6.6. Municipal Roads

Standards for new road construction will include a minimum of 20.0 metres (66.6 feet) right-of-way, engineered design and layout, appropriate drainage and construction. Roads on lands under Plan of Subdivision may be assumed by a Township provided the standards for road construction have been satisfactorily met.

The Urban Settlement Area Plan, Schedule “A” shows the network of municipal roads.

12.6.7. Private Roads

Development on private roads is generally not permitted except for a condominium development or infill on existing lots of record, unless otherwise agreed upon by Council. Roads constructed to service a condominium development shall meet a municipal construction standard.

12.6.8. Resource Access Roads

For the purposes of this Plan, resource access roads are intended to provide access to resource-based land uses such as forestry, mineral or mineral aggregate extraction, and hunt/fish camps. Resource roads are expected to be maintained by private enterprise under lease or other arrangements with the Crown. Resource access roads are shown on the attached schedules.

12.6.9. Transportation Corridors

It is the intent of this Plan that existing transportation corridors for road and rail be protected from land use activities which may interfere with the function and safe operation of these corridors. In order to determine if land use incompatibilities are likely to occur, refer to the Ministry of the Environment and Climate Change (MOECC) Guidelines D-1 and D-6.

12.6.10. Infrastructure Corridors

It is the intent of this Plan that existing corridors for utilities be protected from land use activities which may interfere with the function and safe operation of these corridors. In order to determine if land use incompatibilities are likely to occur, refer to the Ministry of the Environment and Climate Change (MOECC) Guidelines D-1 and D-6.

12.6.11. Rail

The rail corridor is recognized as an important economic and transportation linkage through and serving the Township. Rail-related noise and vibration attenuation and/or the construction of crash barriers/berms (for public safety against derailments) shall be considered in land use decisions for development proposed adjacent to or in the vicinity of the corridor. The use of rail services for the transport of resource based materials (e.g. ore timber, sand and gravel) and products is encouraged. This may include the construction of a spur line. Development near rail lines shall be subject to the requirements under Publication NPS 300: Environmental Noise Guidelines, Stationary and Transportation Sources – Approval and Planning.

12.6.12. Active Transportation

The existing road network serves pedestrian and non-motorized vehicles in addition to vehicular traffic. When new roads are constructed, paved shoulders or trails should be provided to allow for non-motorized vehicles, where feasible. Along In the urban settlement area, the reconstruction of existing roads and the construction of new roads should include safe and convenient pedestrian facilities such as sidewalks, curb ramps, where warranted and where feasible. Exemptions can be made on low volume roads.

The Township has a 10.7 km snowshoe and cross-country ski trail that is widely used by the residents. The Township will work towards the implementation of a schedule which identifies existing trails and proposed linkages of these trails, to be consistent with Provincial Policy Statement 1.6.7.5. The mapping of these trails and linkages would provide the Township a clear basis for requiring dedications of land for pathways as a condition of draft plan of subdivision, consents and site plan approvals.

Any proposed cycling proposals affecting provincial highways are considered by the Ministry of Transportation on a case-by-case basis.

12.6.13. Asset Management Planning

Planning for municipal services, public service facilities and other infrastructure shall be coordinated and integrated with land use planning so that they are financially viable over their life, and available to meet current and projected needs. This approach may be demonstrated through asset management planning.

12.7. Fire Services

The Township may install dry hydrants in strategic locations to provide a water supply for fire protection purposes.

13. Energy, Air Quality and Sustainability

13.2. *Scope*

The Township recognizes the importance of its air quality as a resource in maintaining the quality of life for residents as well as moving towards a more sustainable community. Studies may be required to assess the impact of development (i.e. industries) on air quality. Council intends to examine different approaches to reach environmental sustainability by encouraging the development of new sources of ‘green energy’ into the community, together with improving the air quality. Council recognizes that the Official Plan, Zoning By-laws, Interim Control By-laws, and Site Plan Control do not apply to renewable energy projects as defined in the *Green Energy Act, 2009*.

13.3. *Planning Principles*

13.3.5. The intent of this Plan is to encourage the development of *renewable energy systems* and *alternative energy systems* (i.e. renewable resources of wind, water, solar, etc.) in conjunction with ensuring that measures are taken to improve air quality. A renewable energy generation facility, a renewable energy project, a renewable energy testing facility or a renewable energy testing project, as defined in subsection 1(1) of the *Planning Act* is exempt for the provisions of the *Planning Act* except as set out in subsection 62.0.2 of the *Act*. Council will, however, encourage a consultative process in the installation of renewable energy systems. Development of renewable energy systems will be encouraged to have regard to safe access to a lot, setbacks that are consistent with zoning standards, adequate lot size, access to and conservation of other natural resources (i.e. agricultural land, minerals, mineral aggregates and natural heritage features and areas) and visual compatibility with surrounding land uses.

13.3.6. Council, in conserving energy, may encourage energy audits and implementation measures to retrofit the existing building stock i.e. upgrading of windows, fixtures, energy efficient furnaces, etc.

13.3.7. It is a policy of Council to encourage non-vehicular movement (pedestrian) within the community.

13.3.8. It is the intent of Council to encourage the installation of: energy efficient solid fuel burning appliances; proper energy efficient insulation; water conserving fixtures, etc.

13.3.9. Council shall encourage outdoor lighting to be sensitively designed, whether municipal street lighting, public facility lighting or lighting on private lands. This policy shall apply to new lighting only. Sensitive lighting is typically defined as

lighting that is oriented downward, is energy-efficient, low-wattage and minimizes glare. Lighting details should be provided in site plan control agreements.

- 13.3.10. Council will promote the municipal recycling program within the community as a measure to increase the life span of the waste disposal facility.

14. Planning Tools

Reference is made in this Plan to various planning tools. These tools may be used where they assist Council to enhance or provide for orderly development and to ensure compatibility between adjacent land uses.

14.2. *Secondary Plans*

Secondary Plans are to be considered a second layer of the Official Plan. They include a land use plan with implementing policies that are adopted into the Official Plan to ensure that their intent is legally binding. Secondary Planning is a specific tool which helps understand opportunities and address issues related to land use in certain defined geographic areas; provide specific policies for those area of the Township where more detailed direction is needed for matters beyond the general framework provided by the Official Plan; and provides an opportunity to promote consistency in new/developing areas and compatibility within existing areas that require revitalization.

In the event of future unanticipated employment and population growth as a result of rapid development of mineral resources, it is recommended that the planning tools include a policy to require a Secondary Plan prior to any considerations of development and draft approval of any significant new subdivisions, to ensure consistency with Provincial Policy.

14.3. *Site Plan Control*

Where the use of site plan control is provided for in this Plan, and subject to the adoption of a by-law designating the Township or parts thereof as an area(s) subject to site plan control this shall enable Council to require any person or corporation to enter into an agreement, which shall be registered on title, to provide for any of the matters set out in Section 41 of the *Planning Act*. It is the intent of this Plan that the Township be subject to site plan control and that site plan control will typically apply to new commercial, industrial or waterfront development, peat extraction operations, multiple housing projects, group homes, contaminated sites, development within 500 metres radius of a Waste Management Area, development on or abutting a mine hazard, or as otherwise provided for in this Plan, or within the By-law.

Site plan control provides detailed control of the development of a particular site. Under this provision, Council may require a site plan agreement with a developer outlining details such as parking areas, elevations and grades, landscaping and buffering, storage of wastes, lighting, entrance and exits, road widening and services (water supply and sewage disposal services). It further provides the Township with the

authority to regulate matters relating to exterior design, including without limitation the character, scale, appearance and design features of buildings.

Site plan control may be used to require the conveyance of land for a road widening to achieve the minimum standards for road widths set out in this Plan provided the conveyance does not exceed 5.0 metres (16.4 feet) on any one side. The conveyance will normally be along the length of the frontage of the property affected and shall be conveyed at no cost to the Township.

14.4. *Zoning*

Council shall amend its Zoning By-law to regulate the use of land, buildings and structures within the Township in accordance with the enabling authority of Section 34 of the *Planning Act*.

14.5. *Holding Zones*

The Zoning By-law may include holding provisions subject to the enabling authority of Section 36 of the *Planning Act*. Lands which are subject to a holding provision shall be denoted as 'H' following the zone symbol for a particular zone category.

Holding provisions may be applied when the uses that will be developed in the area will be known and the principle of development has been established. However, Council may delay development until specified conditions have been met (i.e. provision of services, remediation of contaminated sites, to control the phasing of development, to complete an Environmental Impact Assessment, Heritage Impact Assessment, etc.). The Holding provision will indicate the future use and the use permitted if any on the site during which the holding provision is in place.

The holding provision shall be removed when Council determines that the conditions have been met.

14.6. *Interim Control By-law*

Where Council has, by by-law or resolution, directed that a study be undertaken regarding its land use policies for an area or areas within the Planning Area, it may pass an interim control By-law under Section 38 of the *Planning Act* prohibiting the use of the land, building or structures, within the area defined, except for uses as are set out in the By-law. An interim control By-law shall apply for a limited period of time. When an Interim Control By-law expires, the prior zoning shall automatically apply, unless a new Zoning By-law is passed.

14.7. *Temporary Use By-law*

Council may pass by-laws to authorize the temporary use of land for a purpose that is otherwise prohibited by the Zoning By-law. Council may, therefore, in a By-law passed under Section 39 of the *Planning Act*, authorize a temporary use of buildings or structures for any purpose set out therein. This shall include a garden suite **the use of which shall not exceed twenty (20) years from the date of passing the by-law. Council may pass subsequent bylaws granting extensions of up to three years** ~~The period of time for a temporary use may be for a period of up to ten years for a garden suite and up to three (3) years in all other cases, both of which are renewable¹⁸~~. In considering applications for such temporary uses, Council shall ensure that:

- Such uses are temporary in nature, compatible with surrounding land uses, and will not interfere with the long-term development of the area; and
- Appropriate controls are placed in the implementing by-law to adequately regulate the temporary use.

Any use introduced under such a temporary use by-law does not acquire the status of a legal non-conforming use at the expiration of the by-law(s) and at that time must therefore cease.

14.8. *Property Standards*

Council will administer the property standards by-law under the *Building Code Act* with the objective of maintaining buildings, structures, and properties (yards) in the Township in a good state of repair.

The By-law may be reviewed from time-to-time with respect to the standards for maintenance of buildings and without limiting the foregoing, shall include consideration for:

- The maintenance of yards and accessory buildings;
- The maintenance of residential and non-residential buildings and structures;
- Occupancy standards;
- Notices and orders; and
- Administration and enforcement procedures.

Council's strategy is to commence with the clean-up of yards and the removal of derelict vehicles and subsequently to address the rehabilitation of buildings and structures.

14.9. *Land Division and Part-Lot Control*

This Plan provides for land division under Part VI of the *Planning Act*. This includes land division by Consent and by plan of subdivision e.g. division of land into multiple lots.

Where the use of land division is provided for in this Plan, this shall enable Council to require any person or corporation to enter into an agreement to satisfy any of the matters or conditions as may be provided for in Section 51 or 53 of the *Planning Act*.

An application for a Consent or Plan of Subdivision shall be in accordance with the requirements of the *Planning Act*. Additional information may be required in assessing the appropriateness of the application. This may include the requirements for special studies such as a Noise and Vibration Feasibility Study, an Archaeological Assessment, an Environmental Impact Study of natural heritage feature or area, Minimum Distance Separation, influence area, etc. Such studies shall be undertaken by the proponent at his/her cost and does not guarantee the approval of any application. Applications may not be further processed until such studies are submitted and deemed to be adequate.

Consent may be granted for the following purposes:

- To create additional lots;
- To correct lot boundaries;
- To convey additional land to an adjacent lot provided the conveyance does not lead to the creation of an undersized or irregularly shaped lot for the purpose for which it is being or will be used;
- To clarify title to the land;
- To permit an easement;
- To permit a severance for municipal or other government purposes.

Part-lot control may be used for existing Plans of Subdivision where it is necessary to re-align lot boundaries to clarify or grant title, exact specific servicing requirements as a condition of Consent, such as a road widening or to further control internal development on a lot.

14.10. *Community Improvement*

14.10.5. Community Improvement may be used as permitted under Section 28 of the *Planning Act*.

14.10.6. Community improvement may be used to improve or upgrade infrastructure, public service facilities and to maintain, restore or renew buildings and properties. It can be used to achieving affordable housing goals, and encouraging district energy systems, including geothermal energy. Council may also use the sustainable community development features of the *Planning Act* such as the restoration or redevelopment of brownfield sites, environmental site

assessment, environmental remediation, development and redevelopment, construction and reconstruction of lands and buildings for rehabilitation purpose or for improving energy efficiency, buildings, structures, works improvements or facilities to conserve cultural heritage resources.

14.10.7. The intent of this Plan is to recognize the entire Township as a Community Improvement Area.

14.10.8. Within the Community Improvement Area, Council may undertake or provide one (1) or more projects through the preparation of a Community Improvement Project Area Plan.

14.10.9. Council will use a Property Standards By-law to provide for the upgrading, maintenance or restoration of buildings and properties.

14.10.10. Council may make grants or loans towards the cost of rehabilitation of lands and buildings in conformity with the Community Improvement Plan.

14.11. *Brownfields*

Brownfield sites are sites where the environmental condition of the property and the quality of the soil or groundwater, particular on formal industrial and waste-disposal sites, may have the potential for adverse effects to human health or the natural environment. Brownfield sites are defined in the *Provincial Policy Statement* as: 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. The intent of this Plan is to identify and provide for the rehabilitation of brownfields, wherever feasible as a component of community improvement plans.

14.12. *Existing Uses*

Nothing in this Plan shall affect the continuance of uses legally established under the provisions of any Zoning By-law in force on the date of approval of this Plan or other legally established land uses including uses that do not conform with the land use designations as shown on Designations Plan, Schedule “B”. Nothing in this Plan shall prevent the reconstruction of a legal non-conforming uses which are inadvertently destroyed by natural cause e.g. fire, flood, earthquake, nor prevent the maintenance, repair or strengthening of any building to a safe condition.

It is the intent of this Plan that non-conforming uses, where they exist, should eventually cease to exist. It may be desirable however, to permit the extension, enlargement or change of a non-conforming use to a similar or more compatible use.

14.13. *Lots of Record*

Lots of record which are vacant may generally be used for building purposes provided they front on and have direct access to a publicly maintained road, or meet the access provisions of this Plan, can be adequately serviced with appropriate sewage disposal and water supply services, and are used only for uses permitted in the zone in which they are located. A minimum lot size may be established in the Zoning By-law to ensure that lots are large enough to be developed for their intended use.

14.14. *Public Consultations*

Public consultation regulations are imposed under the *Planning Act* for official plan amendments, zoning by-laws, plans of subdivision, consents and minor variances. The Township of Larder Lake is satisfied with the existing legislative requirements and feels no need to provide or tailor new requirements for these processes.

14.15. *Complete Applications*

Amendments to the Official Plan, and the Zoning By-law may be initiated by application or by Council in compliance with the requirements of the *Planning Act*. Council intends to consult with the public prior to making a decision on a planning application. This may be in addition to any required statutory public meeting. Applications or development for an Official Plan Amendment, a Zoning By-law Amendment, Site Plan Control, Minor Variance, Subdivision/Condominium or Consent shall be reviewed for completeness. . The Township/approval authority will not consider an application complete or may refuse an application where studies or other information required by this Plan or the *Planning Act* are not submitted as part of the application. These studies or information may include, but are not limited to:

- A Servicing Options Report;
- A Hydrogeological Study and Water Supply Assessment Study including an assessment of the carrying capacity or appropriate density of development;
- A Stormwater Management Plan;
- An Environmental Impact Study;
- An Archaeological Assessment or a Heritage Impact Assessment
- A Technical Report for development in proximity to a waste management facility, industrial use or mineral/mineral aggregate use including an assessment of impacts within an influence area or within a distance of any mine hazard;
- A Traffic Study;
- A Noise and Vibration Feasibility Study;
- Minimum Distance Separation (MDS) calculations;
- A Flooding and Erosion Assessment;
- A Slope Stability Report;

- A Lake Capacity Assessment;
- A Lake Management Plan;
- A Planning Justification Report;
- Public Consultation Strategy;
- Financial Impact Assessment;
- Wetland Impact Assessment;
- Preliminary or Detailed Site Assessment for Species at Risk;
- Lighting Plan or Study;
- Blasting Impact Assessment;
- Fish Habitat Impact Assessment;
- Topographic Plan of Survey;
- Record of Site Condition; or
- A Visual Impact Assessment Report ~~for an alternative energy facility~~¹⁹.

These studies may be in addition to other requirements set out in Ontario Regulation 543/06, 544/06 or 547/06.

Council/the approval authority may refuse to accept an application as complete in the absence of required studies in support of an Official Plan Amendment, a Zoning By-law Amendment, a Subdivision, Consent or Site Plan application.

All applications submitted under the Planning Act must include a public consultation strategy.

14.16. *Review and Consistency with the Planning Act*

Council's intent is to review planning applications for conformity with this Plan and to ensure that applications are consistent with the provincial plans and the Provincial Policy Statement. This Plan will be reviewed every five (5) years, in accordance with the requirements of the *Planning Act*.

15. Interpretation

- 15.2. It is intended that the boundaries of the land use designations shown on Designation Plan, Schedule “B” be considered as approximate. Boundaries are to be considered absolute only where clearly bounded by roads, railways, rivers or streams or other geographical barriers. Amendments to the Official Plan will not be required in order to make minor adjustments to the boundaries of land use designations or features or other symbols nor the location of roads, provided that in all cases, the general intent of the Plan is preserved. Such minor deviations may not be reflected on the Designation Plan, Schedule “B”.
- 15.3. It is intended that all figures and numerical quantities herein except where several numbers of lots are specified, shall be considered as approximate unless otherwise stated. Amendments to the Official Plan will not be required for any reasonable variance from any of the proposed figures. A reasonable variance would be permitting the rounding up or down to ‘whole’ numbers.
- 15.4. Updates to the names of provincial ministries, references to specific provincial legislation, regulations and related documents, may be made by the Clerk of the municipality without an Official Plan Amendment pursuant to Section 21 of the *Planning Act*.
- 15.5. For the purposes of this Plan, it is interpreted that the existing use refers to the land presently or actually in use and not necessarily the total land area or land holdings of the property owner.
- 15.6. Where examples of permitted uses are provided for in the land use policies of this Plan, it is intended to indicate the possible range of uses considered appropriate and not to be interpreted as all-encompassing unless otherwise stated as such. However, all uses shall be in conformity with the general intent and policies of the general land use designations of this Plan.
- 15.7. Where an Act or portion of an Act is referred to in this Plan, such references will be interpreted to include any subsequent legislation that may supersede the Act so named.
- 15.8. Reference shall be made to the Provincial Policy Statement 2014 for terms defined and used in this Plan.