

DISTRICT OF MANITOULIN

**DISTRICT OF
MANITOULIN**
OFFICIAL PLAN



DISTRICT OF MANITOULIN OFFICIAL PLAN

Approved by MMAH on October 29, 2018
Consolidated with Modifications



**INDEX OF
MODIFICATIONS AND AMENDMENTS
TO THE
OFFICIAL PLAN**

**FOR THE
DISTRICT OF MANITOULIN
OFFICIAL PLAN**

AMENDMENTS TO THE OFFICIAL PLAN FOR THE DISTRICT OF MANITOULIN

<u>NUMBER</u>	<u>TYPE OF CHANGE</u>	<u>PURPOSE</u>	<u>LOCATION</u>	<u>APPROVAL DATE</u>
A-1	Text Change	Technical Amendment to correct Planning Board Error to Section C.6.3.2. on pages C-48 and C-49 to delete Lots 17 - 19, Conc. VIII and replace with Lots 17-19, Conc. X		
	Schedule Change	Schedule B2 to include Lots 17 & 18, Conc. IX and Lots 17, 18 & 19, Conc. X (Lots 6 thru 9, Conc. VIII, and Lots 6 thru 10, Conc. IX are correct)		December 2018

TABLE OF CONTENTS

A	INTRODUCTION	A1
A.1	GENERAL	A2
A.1.1	THE DISTRICT	A2
A.1.2	THE OFFICIAL PLAN.....	A2
A.2	BASIS OF THE PLAN	A4
A.2.1	PURPOSE OF THE PLAN	A6
A.2.2	2036 PLANNING HORIZON	A7
A.2.3	ISSUES, GOALS, AND OBJECTIVES.....	A8
A.3	ORGANIZATION OF THE OFFICIAL PLAN	A16
B	GENERAL POLICIES	B1
B.1	MANAGING GROWTH	B2
B.1.1	GROWTH PROJECTIONS	B2
B.2	COMMUNITY STRUCTURE	B4
B.2.1	URBAN AREAS.....	B5
B.2.2	VILLAGE AREAS	B8
B.2.3	SHORELINE AREAS.....	B10
B.2.4	CROWN LAND	B12
B.3	HOUSING AND COMMUNITY FACILITIES	B13
B.3.1	HOUSING.....	B13
B.3.1.1	SUPPLY OF LAND FOR HOUSING.....	B13
B.3.1.2	AFFORDABLE HOUSING	B14
B.3.1.3	SPECIAL NEEDS HOUSING.....	B17
B.3.1.4	SECOND RESIDENTIAL UNITS	B19
B.3.1.5	GARDEN SUITES.....	B20
B.3.1.6	MOBILE HOME PARKS	B20
B.3.2	COMMUNITY FACILITIES	B22

B.4	ECONOMIC DEVELOPMENT	B23
B.4.1	LOCATIONS OF ECONOMIC ACTIVITY	B24
B.4.2	TOURISM.....	B25
B.5	COMMUNITY REVITALIZATION.....	B27
B.5.1	COMMUNITY IMPROVEMENT	B27
B.5.2	CULTURAL HERITAGE	B30
B.5.2.1	CULTURAL HERITAGE RESOURCES	B31
B.5.2.2	MUNICIPAL HERITAGE COMMITTEES.....	B32
B.5.2.3	HERITAGE PROPERTIES OR DISTRICTS.....	B34
B.5.2.4	ARCHAEOLOGICAL RESOURCES.....	B34
B.5.2.5	MARINE HERITAGE RESOURCES.....	B36
B.5.2.6	DEVELOPMENT POLICIES SPECIFIC TO CULTURAL HERITAGE RESOURCES	B36
B.5.3	COMMUNITY DESIGN	B38
B.5.4	PARKS AND OPEN SPACE	B41
C	LAND USE POLICIES	C1
C.1	URBAN AREAS.....	C2
C.1.1	RESIDENTIAL AREAS.....	C2
C.1.1.1	PERMITTED USES	C3
C.1.1.1.1	RESIDENTIAL USES	C3
C.1.1.1.2	INSTITUTIONAL USES.....	C4
C.1.1.1.3	OPEN SPACE USES	C5
C.1.1.1.4	COMMERCIAL USES	C5
C.1.1.1.5	HOME OCCUPATIONS	C6
C.1.1.1.6	MOBILE HOMES.....	C6
C.1.1.1.7	ACCESSORY USES	C6
C.1.1.2	LAND USE POLICIES	C7

C.1.1.3	SITE SPECIFIC POLICY AREAS.....	C7
C.1.1.3.1	SITE SPECIFIC POLICY AREA C1.1.3.1 ..	C7
C.1.1.3.2	SITE SPECIFIC POLICY AREA C1.1.3.2 ..	C7
C.1.2	CORE COMMERCIAL AREAS	C7
C.1.2.1	PERMITTED USES	C8
C.1.2.2	LAND USE POLICIES	C9
C.1.3	WATERFRONT POLICY AREA.....	C10
C.1.4	ARTERIAL COMMERCIAL AREA.....	C10
C.1.4.1	PERMITTED USES	C11
C.1.4.2	LAND USE POLICIES	C11
C.1.4.3	SITE SPECIFIC POLICY AREAS.....	C12
C.1.4.3.1	SITE SPECIFIC POLICY AREA C1.4.3. .	C12
C.1.5	EMPLOYMENT AREAS	C12
C.1.5.1	PERMITTED USES	C13
C.1.5.2	LAND USE POLICIES	C14
C.1.6	COMMUNITY FACILITY AREAS	C15
C.1.6.1	PERMITTED USES	C16
C.1.6.2	LAND USE POLICIES	C16
C.1.7	OPEN SPACE AREAS.....	C17
C.1.7.1	PERMITTED USES	C18
C.1.7.2	LAND USE POLICIES	C18
C.1.8	FUTURE DEVELOPMENT AREAS	C19
C.1.8.1	PERMITTED USES	C19
C.1.8.2	LAND USE POLICIES	C19
C.2	VILLAGE AREAS	C23
C.2.1	PERMITTED USES	C23

C.2.2	LAND USE POLICIES.....	C24
C.3	SHORELINE AREAS	C25
C.3.1	PERMITTED USES.....	C25
C.3.2	LAND USE POLICIES.....	C26
C.3.3	SITE SPECIFIC POLICY AREAS	C27
C.3.3.1	SITE SPECIFIC POLICY AREA C.3.3.1	C27
C.3.3.1.1	PERMITTED USES.....	C27
C.4	AGRICULTURE AREAS	C34
C.4.1	PERMITTED USES.....	C34
C.4.2	LAND USE POLICIES.....	C36
C.4.3	AGRICULTURAL LOT CREATION AND LOT ADJUSTMENT	C37
C.5	RURAL AREAS.....	C39
C.5.1	PERMITTED USES.....	C39
C.5.2	LAND USE POLICIES.....	C40
C.5.3	SITE SPECIFIC POLICY AREAS	C42
C.5.3.1	SITE SPECIFIC POLICY AREA C.5.3.1	C42
C.5.3.1.1	PERMITTED USES.....	C42
C.5.3.1.2	LAND USE POLICIES.....	C42
C.5.3.2	SITE SPECIFIC POLICY AREA C.5.3.2	C43
C.5.3.2.1	PERMITTED USES.....	C44
C.5.3.2.2	LAND USE POLICIES.....	C44
C.5.3.3	SITE SPECIFIC POLICY AREA C.5.3.3	C45
C.5.3.3.1	PERMITTED USES.....	C45
C.5.3.3.2	LAND USE POLICIES.....	C45
C.6	AGGREGATE RESOURCE AREAS.....	C46
C.6.1	PERMITTED USES.....	C46
C.6.2	LAND USE POLICIES.....	C46

C.6.3	SITE SPECIFIC POLICY AREAS	C47
C.6.3.1	SITE SPECIFIC POLICY AREA C.6.3.1	C47
C.6.3.1.1	PERMITTED USES	C47
C.6.3.1.2	LAND USE POLICIES	C47
C.6.3.2	SITE SPECIFIC POLICY AREA C.6.3.2	C48
C.6.3.2.1	PERMITTED USES	C49
C.6.3.2.2	LAND USE POLICIES	C49

D	ENVIRONMENT AND RESOURCE POLICIES	D1
D.1	WATER RESOURCES.....	D2
D.1.1	SENSITIVE OR AT-CAPACITY LAKES.....	D3
D.2	SOURCEWATER PROTECTION	D5
D.3	ENERGY EFFICIENCY AND CONSERVATION	D7
D.4	NATURAL HERITAGE FEATURES AND AREAS	D9
D.4.1	PROVINCIALY SIGNIFICANT WETLANDS	D12
D.4.2	UNEVALUATED WETLANDS.....	D13
D.4.3	HABITAT OF ENDANGERED OR THREATENED SPECIES	D14
D.4.4	FISH HABITAT	D14
D.4.5	SIGNIFICANT WILDLIFE HABITAT.....	D16
D.4.5.1	DEER WINTERING AREAS.....	D16
D.4.5.2	OTHER SIGNIFICANT WILDLIFE HABITAT	D19
D.4.5.3	ALVARS.....	D19
D.4.6	AREAS OF NATURAL AND SCIENTIFIC INTEREST (ANSI)	D20
D.5	ESCARPMENT AREA.....	D21
D.6	NATURAL HERITAGE AND OPEN SPACE STRATEGY	D24
D.7	ENVIRONMENTAL IMPACT STUDIES	D26
D.7.1	EIS PREPARATION REQUIREMENTS.....	D26
D.7.2	ENVIRONMENTAL IMPACT STUDY POLICIES	D29

D.8	RENEWABLE AND NON-RENEWABLE RESOURCES	D31
D.8.1	MINERAL RESOURCES.....	D31
D.8.2	MINERAL AGGREGATE RESOURCES.....	D31
D.8.3	WAYSIDE PITS AND QUARRIES, PORTABLE ASPHALT PLANTS, AND PORTABLE CONCRETE PLANTS	D34
D.8.4	FOREST RESOURCES	D35
D.8.5	RECREATIONAL HUNTING AND FISHING.....	D35
D.9	RISKS TO PUBLIC HEALTH AND SAFETY	D36
D.9.1	NATURAL HAZARDS	D36
D.9.1.1	FLOOD HAZARDS	D36
D.9.2	UNSTABLE SOIL, EROSION, AND STEEP SLOPE HAZARDS	D38
D.9.3	WILDLAND FIRE HAZARDS	D40
D.9.4	HUMAN-MADE HAZARDS	D41
D.9.4.1	POTENTIALLY CONTAMINATED SITES.....	D41
D.9.4.1.1	ENVIRONMENTAL PROCEDURES FOR POTENTIALLY CONTAMINATED SITES	D42
D.9.5	AIR QUALITY AND CLIMATE CHANGE	D44
D.9.6	NOISE, VIBRATION, ODOUR, AND OTHER CONTAMINANTS	D45
D.9.7	WASTE MANAGEMENT SITES	D46
E	TRANSPORTATION AND SERVICING POLICIES	E1
E.1	TRANSPORTATION	E2
E.1.1	ROADS.....	E2
E.1.1.1	GENERAL ROAD POLICIES.....	E2
E.1.1.2	PROVINCIAL HIGHWAYS	E5
E.1.1.3	MUNICIPAL ROADS	E6
E.1.1.4	PRIVATE ROADS.....	E7
E.1.2	PARKING	E8

E.1.3	ACTIVE TRANSPORTATION	E9
E.1.4	MARINE SYSTEMS	E10
E.2	WATER AND SEWAGE SYSTEMS.....	E13
E.2.1	MUNICIPAL WATER AND SEWAGE SERVICES	E13
E.2.2	PARTIAL SERVICES	E14
E.2.3	PRIVATE WATER AND SEWAGE SERVICES	E15
E.2.4	SERVICING ALLOCATION AND PHASING	E17
E.2.5	STORMWATER MANAGEMENT.....	E18
E.2.6	WASTE MANAGEMENT	E19
E.2.7	SHARED SERVICES	E20
F	IMPLEMENTATION POLICIES	F1
F.1	THE PLANNING PERIOD.....	F2
F.2	MONITORING AND REVIEWING THE PLAN.....	F3
F.2.1	AMENDMENTS TO THE PLAN	F4
F.3	CROSS-JURISDICTIONAL COORDINATION.....	F6
F.4	PLANNING ADMINISTRATION	F7
F.4.1	SECONDARY PLANS	F7
F.4.1.1	SECONDARY PLAN PREPARATION	F7
F.4.2	BY-LAWS	F8
F.4.2.1	ZONING BY-LAWS	F8
F.4.2.1.1	HOLDING ZONES	F9
F.4.2.2	TEMPORARY USE BY-LAWS.....	F10
F.4.2.3	INTERIM CONTROL BY-LAWS.....	F11
F.4.3	MINOR VARIANCES.....	F11
F.4.4	LAND DIVISION	F12
F.4.4.1	DRAFT PLAN APPROVAL (SUBDIVISION AND CONDOMINIUM).....	F12

F.4.4.2	CONSENTS	F14
F.4.5	SITE PLAN CONTROL	F17
F.4.6	DEVELOPMENT PERMITS	F18
F.4.7	EXISTING USES.....	F19
F.4.8	NON-CONFORMING USES	F20
F.4.9	NON-COMPLYING BUILDINGS OR STRUCTURES.....	F21
F.4.10	LAND ACQUISITION	F21
F.4.11	PRECONSULTATION.....	F23
F.4.12	COMPLETE APPLICATIONS	F23
F.4.13	SUPPORTING STUDIES, INFORMATION, AND MATERIALS FOR DEVELOPMENT APPLICATIONS	F23
F.4.14	PARKLAND DEDICATION.....	F26
F.5	PUBLIC CONSULTATION AND PARTICIPATION IN THE PLANNING PROCESS.....	F29
F.6	FINANCIAL MANAGEMENT.....	F33
F.7	CAPITAL WORKS.....	F35
F.8	UTILITIES & TELECOMMUNICATIONS	F36
G	INTERPRETATION POLICIES	G1
G.1	GENERAL	G2
G.2	DEFINITIONS.....	G5

A INTRODUCTION

The Official Plan for the Manitoulin Planning Area (the “Official Plan” or “Plan”) provides the essential tools to direct future growth, development and change within the Planning Area and to create more sustainable communities for its residents. This Plan responds to future uncertainties through clear and resilient principles and policies. The Plan considers provincial legislation in context of the *Planning Act* and *Places to Grow Act* and is consistent with policies of the 2014 Provincial Policy Statement and conforms to the 2011 Growth Plan for Northern Ontario (GPNO). The Plan also ensures that the District of Manitoulin has the necessary planning framework and tools in place so that it may remain healthy, vibrant and sustainable with quality services, amenities, and a strong economy. Throughout this Official Plan, the words “District of Manitoulin” and “District” should be replaced with the words “Manitoulin Planning Area” and “Planning Area”, respectively, where they are intended to reflect the current coverage of the Manitoulin Planning Board and its Official Plan.^{1d}

This Official Plan replaces the last provincially approved Official Plan of 1979. The new Plan incorporates policies specific to the unique challenges and opportunities for land use and development in the District, within the context of economic and demographic trends affecting Northern Ontario. The Plan guides Councils and the Planning Board in the consideration of their responsibilities, and provides direction and certainty to the citizens and businesses of the District of Manitoulin.

A.1 GENERAL


A.1.1 THE DISTRICT

The District of Manitoulin was defined by the Treasurer of Ontario and Minister of Economics and Intergovernmental Affairs as a “Joint Planning Area” in February 1975. On January 1, 2017, the Minister of Municipal Affairs redefined the Manitoulin Planning Area in order to remove the Town of Northeastern Manitoulin and the Islands. The Manitoulin Planning Area is defined as consisting of all of the municipalities on Manitoulin Island with the exception of The Town of Northeastern Manitoulin and the Islands, and the geographic townships and the remaining territory set out in clause (c) of paragraph 45 of the Schedule to the Territorial Division Act, R.S.O. 1990, c. T.5, as that clause read on December 31, 2002, excluding the islands annexed to the Municipality of Killarney as described in a Minister’s order dated May 1, 2000 and published in the Ontario Gazette on May 20, 2000 and that portion of the District of Manitoulin, as it existed on December 31, 2001, that was annexed to the Municipality of Killarney by a Minister’s order dated October 31, 1998 and published in the Ontario Gazette on November 21, 1998. There is provision for participation in any planning program by the several First Nations included within the District of Manitoulin. The Manitoulin Planning Area falls within the traditional territories of the Anishinabek Peoples and within the Treaty areas of Treaty No(s). 45, 45½ (1836) and 94 (1862). Certain First Nations on Manitoulin Island are also signatories to the 1990 Manitoulin Agreement. It is understood that certain Indigenous communities on the Manitoulin Islands have commenced a court action relating to Aboriginal and Treaty rights. At the conclusion of that claim, consideration will be given to further amendments to this Plan, if required.

The official plan shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act*, 1992. The Planning Board and/or its member municipalities will engage with the Indigenous community on land use planning matters. The Planning Board and/or its member municipalities will engage with the Indigenous community where the duty to consult, and if appropriate, accommodate, arises regarding Aboriginal and treaty rights.

A.1.2 THE OFFICIAL PLAN

The Official Plan for the District of Manitoulin contains policies adopted by the Manitoulin Planning Board to guide and manage a pattern of development over the life of the Plan. The Plan, which has been prepared to



guide and manage development through to 2036, attempts to reflect the collective concerns and views of the many Provincial and local agencies, as well as the District's local residents and ratepayers.

The policies of this Plan provide direction regarding not only the physical aspects of development such as water and wastewater services and other infrastructure like roads, and the location of homes, industry and commercial facilities, but also the numerous environmental features that should be conserved or examined prior to permitting development to occur.

A.2 BASIS OF THE PLAN

The *Planning Act* requires municipalities to prepare an Official Plan with a 20-year planning horizon and undertake a process to determine if the Official Plan needs to be updated in accordance with the *Planning Act*. The objectives of the process are to assess current and projected future conditions within the District, and to prepare land use policies that will enable the Planning Board to respond to those conditions. The changing demographic, economic, and environmental conditions since the last Plan's approval set the stage for preparing a new Plan for the District.

The District has unique assets that make it an attractive place to live, work and play. At the same time, municipalities in Northern Ontario face many of the same challenges: declining populations and changing industries. The Official Plan for the District recognizes both the challenges and unique opportunities within the District to create a strategy for creating new opportunities for development, and providing conditions required to attract investment to the District. Ultimately, the Plan provides policy direction with respect to the District's land use and development that is in line with relevant Provincial policy and legislation.

As part of the Official Plan process, a Background Report was prepared in order to examine past, present, and projected future conditions of the District. This Report relied on multiple sources of information, including federally collected demographic information, provincial housing analyses, and locally generated studies. The intent of the Background Report was to provide a snapshot of the District's conditions, gain an understanding of its past to better project where it is going, and to identify what policies are needed to move towards a common goal.

The basis for the Official Plan is outlined as follows:

1. This Plan has been prepared in accordance with the *Planning Act*, which prescribes the contents of an Official Plan and authorizes the Planning Board to prepare an Official Plan which establishes the goals, objectives and policies to manage and direct physical change and the effects on the social, economic and natural environments of the District.
2. This Plan implements the policies of the Provincial Policy Statement, 2014, and has been developed within the context of Provincial policies to support the creation of strong communities, the wise use

and management of resources and the protection of public health and safety.

3. As required by the 2014 Provincial Policy Statement, this Plan is based on a 20-year planning horizon to the year 2036. In accordance with the *Planning Act*, the Planning Board will determine if there is a need to review the Plan at five-year intervals, and to update the Plan if necessary, in order to ensure that the Plan achieves the goals and objectives of the District.
4. This Plan conforms with the 2011 Growth Plan for Northern Ontario. It considers the Province's strategic investment areas for Northern Ontario, and responds directly to them through proposed policies.
5. This Plan is based on information and analysis presented in the Background Report, relating to transportation, housing, community facilities and servicing, land use, economic development, commercial and industrial activities, urban design, cultural heritage resources, and the natural environment.
6. As the basis for development and growth management policies, Planning Board has endorsed a 20-year population projection of approximately 8,900 people (2036), which is based on the population projections presented in the Background Report (October 2012). This population projection is designed to be flexible and responsive to changing circumstances and conditions.
7. Land that is designated for development, but currently vacant in the existing Urban Areas of the District, represents a logical location for new development and is adequate to meet the anticipated demand for future development to the year 2036. Demand for additional land designated for urban development may be evaluated at the time of this Plan's review.
8. This Plan encourages orderly development, redevelopment, infill and intensification and discourages the undue extension of municipal services and expansion of urban boundaries, consistent with the Provincial Policy Statement (2014).
9. This Plan promotes the maintenance, improvement and conservation of the cultural heritage resources of the District.
10. Land subject to environmental hazards and/or physical limitations such as poor drainage, organic soils, flood susceptibility, erosion, and steep slopes are protected in order to preserve and conserve the interconnected features of the natural environment and to avoid the potential for loss of life and economic investment.

A.2.1 PURPOSE OF THE PLAN

The *Planning Act* states that an Official Plan “shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality” (Section 16(1)). The District is required by the *Planning Act* to conform to its Official Plan in any by-laws passed or capital works undertaken. This Plan establishes the criteria for evaluating proposals for change and growth, based on a policy-led system that focuses on the District’s long-term goals and objectives.

The Plan plays a number of essential roles in the future planning of the District of Manitoulin. Specifically, the Plan:

1. Establishes the basic land use framework for all land within the jurisdiction of the District.
2. Sets out a 20-year growth management regime for the District through to 2036.
3. Provides for the coordination of land use planning and infrastructure deployment to ensure that the District can accommodate anticipated population levels over the 20-year planning horizon to 2036.
4. Sets out policies to encourage economic development in the District, including policies for employment-based land uses, with the view to encourage synergies and collaboration between compatible businesses.
5. Guides private investment through land use and development policies to ensure efficient development approvals and administrative processes that strive to achieve the District’s goals through a number of objectives.
6. Provides policies to improve the sustainability of the District, to ensure the quality of life and to secure the health, safety, convenience and welfare for the present and future inhabitants of the District.
7. Responds to provincial policies, statements and guidelines that affect the District and appropriately incorporates them in the Official Plan.

The Official Plan is the principal land use planning document that the District uses to express its goals and objectives for development or redevelopment,

and to create a healthy, liveable, sustainable, and safe community. This Official Plan provides general policy direction and a planning framework to guide the physical, social, economic, and environmental management of the District of Manitoulin.


A.2.2 2036 PLANNING HORIZON

The Official Plan for the District of Manitoulin is the primary land use planning tool used to manage growth and development within the District to the year 2036. The Plan also establishes policies that set a course for local municipal and Planning Board actions and responses for the next 20 years.

The Plan provides a framework to guide balanced decision-making in relation to the community's land use, development and growth, economic, environmental, and social goals. The Official Plan also provides a guide to other levels of government and other public agencies in the preparation of plans having an impact on the District of Manitoulin. Private interests shall also be guided by the land use and development policies of this Plan.

The policies of this Plan achieve the following:

1. Provide an overall policy framework to guide and manage the maintenance, rehabilitation, growth and development of the District in order to ensure a sustainable living environment and a quality of life that meets the needs of the community, not only over a 20-year planning horizon, but over the very long-term to the extent that is feasible. It is recognized that there are very long-term planning goals set out in this Plan that may take longer than 20 years to achieve.
2. Promote orderly growth and development in the District of Manitoulin through the logical, efficient and cost effective distribution of land uses and deployment of infrastructure that will safeguard the health, convenience and economic well-being of residents, businesses and visitors.
3. Recognize the financial position of the Planning Board and the municipalities and promote a satisfactory, long-term balance in assessment and, to the extent possible, ensure the financial sustainability of the District.
4. Establish goals, objectives and policies to reconcile existing conditions; maintain the ability of the District to provide



appropriate services; and respond to local aspirations in light of variables such as population and economic change.

5. Define the measures and means of implementing, monitoring, reviewing and updating the policies and schedules of this Plan, including, but not limited to, such matters as amendments to this Plan, secondary plans, community improvement plans, local Zoning By-laws, plans of subdivision and condominium, consents to sever land, site plan control, infrastructure and servicing, architectural control, and urban design guidelines.

Achieving the District's planning goals will require a careful balance amongst progressive economic development objectives, the imperative to conserve and enhance natural heritage, the maintenance of a healthy and vibrant community, and the establishment of a strong growth management regime.

A.2.3 ISSUES, GOALS, AND OBJECTIVES

The planning framework and policies of this Plan are based on the District's fundamental issues, goals and objectives, which are identified in Table A.1 and were developed through a process that involved a reflection and interpretation of the Provincial Policy Statement. In addition, the issues, goals, and objectives were further refined based on the ideas collected from residents, the Citizens Advisory Committee, and Planning Board members and staff during the preparation of this Plan.

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
Agriculture		
<p>i. Agriculture uses have decreased over the planning period. However, agriculture continues to contribute significantly to the economy of the District.</p>	<p>i. Maintain and if possible, increase agriculture uses over the long term.</p>	<p>i. To recognize and retain agriculture on good agricultural lands and eliminate the conflict between agriculture and other land uses. ii. To prohibit non-agriculture development on Prime Agricultural Lands. iii. To discourage most forms of non-agriculture development on lands having high and moderate agricultural capacity (Classes 1 to 3 as defined by the Canada Land Inventory) and land presently used for agriculture purposes. iv. To discourage the fragmentation and abandonment of existing agriculture uses. v. To protect areas of organic soils for future use. vi. To encourage different types and sizes of agriculture that assist in promoting local food. vii. To encourage the growth of primary production agriculture in the District, expansion of agricultural infrastructure/ processing/sales, and the improvement of agriculture lands through drainage and fencing.</p>
Economy		
<p>i. The type and number of local businesses needs to increase to assist in attracting new people to the District.</p>	<p>i. Attract new businesses by marketing the unique attributes and workforce of the District.</p>	<p>i. To research and explore options to diversify the economy through more business development opportunities. ii. To market, promote and encourage the attraction and retention of more sustainable businesses. iii. To promote, support and encourage the existing local businesses</p>
Tourism, Culture, and Recreation		
<p>i. Recreational activities within the District are primarily water-oriented, which have led to the water bodies and the shorelines approaching capacity.</p>	<p>i. Maintain and, if possible, increase water-oriented and other tourism, culture, and recreation uses over the long term while minimizing impacts on the environment.</p>	<p>i. To encourage water-oriented tourism, culture, and recreation opportunities provided there are no adverse impacts on the environment. ii. To encourage public access to green spaces and water bodies through the retention of access by the municipalities. iii. To protect cultural heritage resources for the long term. iv. To revitalize the urban cores and waterfronts in the District.</p>

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
		<ul style="list-style-type: none"> v. To ensure that residents enjoy a community that fosters social interaction and healthy lifestyles for all ages. vi. To utilize the cultural resources in the District by integrating them with the recreational opportunities provided there are no adverse impacts on the resource. vii. To manage, through an established policy framework, the conversions of tourist commercial uses/resorts to seasonal and permanent residential uses.
Natural and Human-Made Hazards		
<ul style="list-style-type: none"> i. There are areas located throughout the District that possess physical characteristics which could cause serious property damage or loss of life if developed upon. 	<ul style="list-style-type: none"> i. To prevent the unacceptable risk to public health or safety or of property damage. 	<ul style="list-style-type: none"> i. To identify all known Natural and Human-made Hazards and direct development away from these hazards, except under limited circumstances.
Natural Heritage Features and Areas		
<ul style="list-style-type: none"> i. The District has numerous areas which are environmentally fragile or special and over which controls are necessary to ensure that they are sensitively developed and/or protected. ii. The District's wildlife provides considerable benefit to the people of Manitoulin Island and the Province of Ontario as a whole. Human encroachment into wildlife areas and corridors, in part or in whole, could result in a severe reduction in both the quality and quantity of these benefits. 	<ul style="list-style-type: none"> i. To maintain, restore or, where possible, enhance Natural Heritage Features and Areas in the District. 	<ul style="list-style-type: none"> i. To direct development and site alteration away from significant wetlands, significant wildlife habitat, and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. ii. To direct development away from the adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions. iii. To maintain, enhance or, where possible, restore the diversity and connectivity of natural features in the District, and the long-term ecological function and biodiversity of natural heritage systems, recognizing linkages between and among natural heritage features and areas, and surface water and ground water features. iv. Direct development and site alteration away from fish habitat except in accordance with

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
Housing		
<ul style="list-style-type: none"> i. Much of the housing outside of the "Built-up" areas consists of scattered residential development along rural roads making the provision of services costly. ii. The conversion of seasonal residences to permanent homes, in many cases, provides a municipality with an extra financial burden in providing the services that are usually demanded such as snow plowing, road maintenance, police and fire protection, school bussing, etc., and particularly in areas where these services are not already being provided on a year round basis. iii. Soil conditions in much of the District are not conducive to conventional subsurface sewage disposal systems (septic tank and tile field) and in this respect, each lot would have to be assessed on its own merits. iv. Affordable and special needs housing should be considered in future planning decisions for the District. v. There is a significant seasonal population in the District, which is 	<ul style="list-style-type: none"> i. To provide a variety and choice of housing types and tenures, recognizing the existing development patterns, the need to preserve agricultural lands and areas of environmental sensitivity. ii. To manage seasonal residential development so it will not be detrimental to the surrounding area and/or physical environment. 	<p style="text-align: right;">provincial and federal requirements.</p> <ul style="list-style-type: none"> i. To encourage future development to occur in existing settlement areas where there is adequate servicing capacity. ii. To establish policies to guide growth outside of the settlement areas. iii. To establish minimum targets for the provision of housing for low and moderate income households. iv. To encourage the development of affordable and senior housing. v. To encourage compact forms of intensification, redevelopment and new residential development in the settlement areas. vi. To outline a policy framework for mobile homes; providing direction around the expansion of existing parks, the establishment of new parks, and any criteria that they must fulfill prior to approval. vii. To ensure that the decision to permit additional seasonal residential development will take into account: <ul style="list-style-type: none"> viii. Present and future water quality and quantity; ix. the current use of the resource from both a public recreational use and as a drinking water source; x. the interests of the people, including the local residents and people who use the water body or who are affected by its use; and, xi. The aesthetic and environmental implications of development on small islands. xii. To ensure that the number of conversions of seasonal residences to permanent residences be monitored so that a municipality is not overly burdened with the extra costs of municipal services. xiii. To provide a set of criteria, for evaluating development applications, which reflect an overall development strategy for the District and would encourage development by plans of subdivision. xiv. To minimize conflicts between seasonal uses and other land uses through a development strategy which takes into consideration the optimal use of the resources of the District. xv. To develop criteria for the location, operation,

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
<p>intended to increase over time. This raises a number of other issues:</p> <ul style="list-style-type: none"> vi. The majority of seasonal lots have been created by consent, which may not reflect the priorities of the residents and an overall perspective for development within the District. vii. Public access to the lakes has been restricted by private ownership. viii. Seasonal development has been causing land use conflicts with agriculture uses and wildlife areas. 		<p>and expansion of trailer parks and campgrounds recognizing the growing importance of this sector of the tourism industry.</p>

Employment

<ul style="list-style-type: none"> i. Youth and potentially other demographics have been leaving the District due to insufficient employment opportunities. ii. There are physical constraints regarding establishing a viable industry within the District. iii. Secondary industry (packing, processing, assembling) and tertiary industry (warehousing, distributing) would be desirable in the District and should be located where services and workers are available. iv. The establishment of pollution oriented industry is not in the 	<ul style="list-style-type: none"> i. Employment opportunities will be encouraged within the District provided they do not impact the environment and the local residents. 	<ul style="list-style-type: none"> i. To encourage the expansion of tourist facilities, including year-round operations. ii. To encourage, through appropriate land use policy, the development of secondary and tertiary industry in the District to bolster the economic base. iii. To ensure that there is an appropriate mix and range of employment areas in the District to meet long-term needs. iv. To ensure employment areas are located in proximity to adequate infrastructure to accommodate employment demands. v. To ensure major employment uses are appropriately designed, buffered and/or separated from sensitive land uses to minimized impacts on public health and safety.
--	---	--

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
best interests of the District.		
Municipal Services		
<ul style="list-style-type: none"> i. Development pressures are strong on the fringe of built-up areas where services are available, which could create an early extension of piped services. This would be particularly true around Gore Bay, Manitowaning, Mindemoya, and Little Current. ii. Major development of some existing hamlets or village communities may eventually lead to the necessity of providing piped water distribution and sewage collection systems. iii. Some municipal services are already being shared by two or more municipalities (i.e. road maintenance and snow plowing). Additional services, such as fire protection, solid waste disposal, recreation, social services or libraries may be shared in the future to increase efficiencies. iv. Some existing waste disposal sites are inadequate and new sites are required. 	<ul style="list-style-type: none"> i. To provide the residents of the District with the reasonable level of municipal services practical within the financial means of the individual municipalities. 	<ul style="list-style-type: none"> i. To direct and accommodate growth in a manner that efficiently uses municipal sewage and water services, where available. ii. To provide services in a manner that sustains water resources, is financially viable and meets regulatory requirements, and protects human health and the natural environment. iii. To ensure that integrated servicing and land use considerations are included at all stages of the planning process. iv. To permit individual on-site sewage and water services where services are not available, provided that the site conditions are suitable for the long-term provision of these services. v. To ensure that waste disposal services are available for the District for the long term. vi. To develop and maintain sustainable waste and storm-water systems to support future growth.
Renewable and Non-Renewable Resources		
<ul style="list-style-type: none"> i. The full potential of the forest resources of the 	<ul style="list-style-type: none"> i. To appropriately manage and protect 	<ul style="list-style-type: none"> i. To direct development away from mineral resources/operations, including development

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
<p>District cannot be determined because a forest resources inventory for the entire District does not exist.</p> <p>ii. Most of the District is under private ownership over which the Ministry of Natural Resources has little control with respect to forest management.</p> <p>iii. Hunting is important to the economy of the District.</p> <p>iv. There appears to be considerable potential for the extraction of mineral resources within the District. Their long term potential should not be compromised by uncontrolled development on the lands where these resources are located.</p> <p>v. The entire District has been designated under the <i>Aggregate Resources Act</i>.</p>	<p>renewable and non-renewable resources for the long term.</p>	<p>and activities that would hinder expansion or continued use, or be incompatible for reasons of public health, safety or environmental impact.</p> <p>ii. To identify all mineral aggregate resources and deposits so they may be protected from development.</p> <p>iii. To rehabilitate mineral aggregate resource lands, recognizing the interim nature of extraction.</p> <p>iv. To direct development away from ground and surface water resources due to their importance for drinking water</p>

Transportation

<p>i. There is one road connection to the mainland via the bridge in Little Current.</p> <p>ii. Ferry service to South Baymouth from Tobermory has capacity and frequency limitations which restrict access to the Island.</p> <p>iii. Air access for the District is constrained by the lack of commercial service and its connection to</p>	<p>i. To improve access and the transportation system as a whole within the District.</p>	<p>i. To facilitate the safe and efficient movement of goods and people.</p> <p>ii. To maintain and improve connectivity within the District and jurisdictional boundaries.</p> <p>iii. To make efficient use of existing and planned infrastructure.</p> <p>iv. To identify parking and traffic policies in the built up areas.</p> <p>v. To guide the use and expansion of the airports/ports and identifying them as potential transportation hubs.</p> <p>vi. To ensure that all new development has adequate access.</p>
---	---	---

Table A.1 – Official Plan Goals & Objectives

Issue(s)	Goal(s)	Objective(s)
the Island and mainland. iv. There are parking capacity limits in the settlement areas which are especially noticeable in the peak tourist seasons. v. Limited road access is available to the western and central areas of the Island.		

A.3 ORGANIZATION OF THE OFFICIAL PLAN

This Plan includes several interrelated components, which must be read together in order to determine those components and policies that have an impact on any land within the District of Manitoulin.

The Plan promotes sustainable development, by recognizing the interconnected nature of healthy communities, economic vitality and a protected natural environment, and the relationship of these matters to growth management and land use planning. The goals, objectives, and policies of the Plan, while divided into distinct sections, represent a balanced approach to planning, designed to promote the vital link between community, economy and environment.

The Official Plan is organized into seven sections (Sections A to G):


1. Section A – Introduction is for information purposes. It provides a background and a basis as to why the Plan was prepared. Within this section important land use issues, goals, and objectives are provided, which are based on the findings from the Background Report (October 2012). The goals and objectives provide the framework within which the policies of the Plan have been prepared and should be read to understand the intent behind the policies;
2. Section B – General Policies provides detailed policies related to growth management, the District's land use structure, housing and community facilities, and renewable and non-renewable resources;
3. Section C – Land Use Policies provides the uses permitted in the various designations in the District, and the related land use policies;
4. Section D – Environment and Resource Policies provides detailed policies related to water resources, sourcewater protection, energy efficiency & conservation, natural heritage features & areas, natural heritage & open space system strategy, environmental impact studies, renewable and non-renewable resources, and risks to public health & safety;
5. Section E – Transportation and Servicing Policies provides detailed policies related to physical infrastructure. This Section discusses the water and wastewater systems, the transportation

networks, as well as other networks, corridors and facilities that help define the District's physical structure;

6. Section F – Implementation Policies describes the mechanisms and processes to implement the policies of the Plan; and
7. Section G – Interpretation Policies provides an understanding on how the Official Plan should be read including how certain words should be interpreted and how they may be defined.

The Plan is supported by the following schedules, which are described in the policies in order to enhance an understanding of the Plan:

- Schedule A – Community Structure;
- Schedule B – Land Use Key Plan;
- Schedule B1 – Cockburn Island;
- Schedule B2 – Dawson and Robinson Townships;
- Schedule B3 – Burpee and Mills Townships;
- Schedule B4 – Gordon and Barrie Island Townships;
- Schedule B5 – Billings Township;
- Schedule B6 – Central Manitoulin;
- Schedule B7 – Tehkummah Township;
- Schedule B8 – Assiginack Township;
- Schedule B11 – Manitowaning;
- Schedule B12 – Mindemoya;
- Schedule B13 – Gore Bay;
- Schedule C – Transportation;
- Schedule C2 – Transportation – Gore Bay Urban Area;
- Schedule C3 – Transportation – Manitowaning Urban Area;
- Schedule C4 – Transportation – Mindemoya Urban Area;
- Schedule D – Natural Heritage Features and Areas;
- Schedule D1 – Cockburn Island;
- Schedule D2 – Dawson and Robinson Townships;
- Schedule D3 – Burpee and Mills Townships;
- Schedule D4 – Gordon and Barrie Island Townships;
- Schedule D5 – Billings Township;
- Schedule D6 – Central Manitoulin;

- 
- Schedule D7 – Tehkumma Township;
 - Schedule D8 – Assiginack Township; and
 - Schedule E – Development Constraints.

B GENERAL POLICIES

Providing a clear policy framework to guide the District's growth strategy, community structure, housing, economic development, and community revitalization is a key role of this Plan. Furthermore, ensuring appropriate and strategic policy direction for guidance is vital to assisting the Planning Board in evaluating various competing and/or opposing demands that require an alternative approach to the policy direction provided in this Plan.

When amendments to the Official Plan are contemplated in the future, attention is to be paid to this Section's policies, which set out the Planning Board's strategic approach to managing growth, community structure, housing and community facilities, economic development, and community revitalization. The general policy direction provided in relation to these topics includes planning principles, which will guide future land use decisions in a way that will support the District's sustainable future.

The Indigenous communities of Aundeck Omni Kaning, M'Chigeeng, Sheguiandah, Sheshegwaning, Whitefish River and Zhiibaahaasing First Nations and Wiikwemkoong Unceded Territory form an integral part of the economic, cultural and social fabric and history of Manitoulin Island. This Official Plan recognizes their interests in being regularly involved in land use planning processes and decisions on the Island. The Planning Board and its member municipalities will work cooperatively with the Indigenous communities on land use planning matters, as articulated in Sections F3.1 Cross-Jurisdictional Coordination and F.5 (b) Indigenous Engagement in the Planning Process.

B.1 MANAGING GROWTH

Growth in the District will be managed by directing future development to Urban Areas, thereby optimizing the use of existing infrastructure, creating a vital and compact community, and protecting the natural environment. The District's Urban Areas will be the focus of growth with a range of land uses and opportunities for intensification, infill and redevelopment that can accommodate the anticipated growth to 2036. Schedule A and the related policies identify the fundamental community structure of the District and provide guidance for long-term growth over the planning horizon to the year 2036.

B.1.1 GROWTH PROJECTIONS

The District's population, household, and employment growth projections in the October 2012 Background Report provide updated information with respect to population, household, and employment growth, as well as the associated land needs within the 20-year (2036) planning horizon.

The Planning Board and municipalities should plan for a population of approximately 8,900 residents in 2036 (a net increase of approximately 530 residents from 2011). As a result of this growth, the Planning Board and municipalities should also plan for a corresponding increase to the number of required dwellings (by approximately 220) in 2036. While the District's overall population is projected to increase, the working population (ages 15-69 years) is expected to experience a slight decrease. Consequently, employment is projected to reflect the slight decrease (by approximately 420) in 2036 (based on 2009 population projections and the 2010 employment participation rate of 55.8%). Population growth projections, which are based on the 2011 Census Profile and 2010 Ministry of Finance population projections for the District of Manitoulin, as well as dwellings and employment projections, are provided in Table B.1.

It will be the policy of the Planning Board that:

1. The population, dwellings, and employment projections in Table B.1 will form the basis for planning and growth management activities, in particular the establishment of land needs to accommodate growth.
2. The projections are partially dependent on factors outside of the control of the Planning Board and municipalities. Consequently,

planning and growth management activities within the District will ensure flexibility to accommodate growth, while avoiding inefficient and costly development patterns.

3. The Planning Board will monitor population and employment forecasts on an on-going basis in accordance with policies of Section F.2 of this Plan.

Table B.1 2036 Growth Projections

Year	Population	Dwellings	Employment
2011	8,350	3,710	3,370
2016	8,470	3,760	3,350
2021	8,610	3,820	3,290
2026	8,730	3,870	3,220
2031	8,810	3,910	3,050
2036	8,880	3,940	2,950

Sources: Statistics Canada estimates, 2009; Ministry of Finance projections, 2010; and MMM Group Limited, 2012.

*Notes: 1. Population as of July 1;
 2. Figures may not add to totals due to rounding; and
 3. Figures account for projections in the Town of Northeastern Manitoulin and the Islands in addition to the municipalities and unincorporated territories covered by this Plan.*

B.2 COMMUNITY STRUCTURE

The District of Manitoulin is comprised of a large geographic area containing a number of communities within Urban Areas, Village Areas, and Shoreline Areas, which have resulted from historic growth and settlement trends. The Official Plan recognizes the District's unique challenges and its need for sustainable growth. In turn, the Plan promotes a comprehensive community structure that will serve as a framework to appropriately manage and guide future growth and development towards urban areas where appropriate. The Planning Board intends to monitor growth with the intent that 60% or more of residential lot creation will occur within Settlement Areas.⁸

The community structure for the District promotes the creation of complete communities, which meet immediate and future needs by providing access to a full range and mix of housing, employment and shopping opportunities, a range of local community services and facilities, recreational and open space opportunities, convenient transportation choices, and protection and enhancement of agricultural and natural resources.

This Section identifies community structure policy areas which provide guidance on the overall growth management and community structure for the District. Schedule A illustrates the planned community structure for the District over the planning horizon. Furthermore, there are several policy areas that overlay the land use structure, including the detailed land use designations described in Section C, the Natural Heritage Features and hazard constraints described in Section D, and the servicing systems and transportation networks outlined in Section E.

The growth management strategy and land use structure for the District is comprised of the following land use policy areas:

- Urban Areas;
- Village Areas; and
- Shoreline Areas.

This Plan recognizes the interrelationship between infrastructure planning and land use planning in managing and directing growth. The servicing hierarchy associated with the community structure is outlined in more detail in Section E.2 of this Plan.

Table B.2 identifies the District’s Urban Areas and Settlement Areas and their associated Land Use Policy Areas: Urban Areas; Village Areas; Shoreline Areas; Agriculture Areas; and Rural Areas. Settlement Areas are the focus of growth and provide for development patterns that efficiently use land, resources, infrastructure, and public service facilities. Settlement Areas promote the development of healthy and sustainable communities through compact urban forms, efficient use of infrastructure, and the provision of a range of land uses.

Table B.2 – Settlement Areas

Land Use Policy Area	Settlement Area
Urban Areas	<ul style="list-style-type: none"> i. Gore Bay ii. Manitowaning iii. Mindemoya
Village Areas	<ul style="list-style-type: none"> i. Big Lake ii. Blue Jay Creek iii. Evansville iv. Ice Lake v. Kagawong vi. M’Chigeeng vii. Manitou River viii. Poplar ix. Providence Bay x. Sandfield xi. South Baymouth xii. Spring Bay xiii. Tehkummah xiv. Tolsmaville

B.2.1 URBAN AREAS

The Urban Areas within the District function as centres for growth, development and urban activities. Urban Areas will be the focus of residential, commercial, community-related employment, institutional, entertainment, cultural, recreational and open space uses, but not including heavy industrial uses. Urban Areas will support opportunities for development by way of plans of subdivision and consents where appropriate within the community’s local context.

It shall be the policy of the Planning Board and municipalities that:

1. Urban Areas are illustrated on Schedule A. The Urban Areas will be the focus of growth and will accommodate the fullest range and mix of residential, commercial, community-related employment, institutional, entertainment, cultural, recreational and open space uses available in the District, subject to the policies of this Plan, including the land use designations of Section C, and the servicing capacity and infrastructure availability required in Section E of this Plan.
2. It is anticipated that there is sufficient land designated to accommodate the projected growth and development within the 20-year planning horizon to 2036; however, the Planning Board will work with municipalities to continue to monitor the land supply and identify appropriate parcels for future growth should the land supply be unable to accommodate growth within the planning horizon. If any Urban Area lacks sufficient land at any point during the planning horizon, the Planning Board may initiate a Comprehensive Review, in accordance with the policies of Section B.1 to investigate an urban expansion.
3. The Planning Board and municipalities will identify and promote intensification, infill and redevelopment of designated and vacant and/or underutilized sites, and areas in transition in the Urban Area, taking into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities to accommodate projected needs.
4. As it is anticipated that sufficient land has been designated to accommodate Urban Area growth and development, Urban Area expansions are not contemplated within the planning horizon. Expansions of the Urban Area will only be considered through a comprehensive review of this Plan where it has been demonstrated by the proponent that:
 - a. sufficient opportunities for appropriate growth are not available within the Urban Area to accommodate projected needs over the planning horizon within the District, or sufficient opportunities for growth are not available as a result of locational or economic considerations;
 - b. opportunities for intensification, infill and redevelopment have been considered in evaluating alternatives to an Urban Area expansion, in accordance with policies of Section E.2 of this Plan;

- c. the amount of land included within the expansion area is justified based upon the amount and nature of land available for development within the District as a whole, and the population and employment projections for the District;
- d. the proposed expansion is a logical extension of the Urban Area and will be serviced by full municipal sanitary sewage, stormwater management and potable water services, to the satisfaction of the Planning Board, in accordance with the policies of Section E.2;
- e. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features and Areas;
- f. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
- g. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
- h. a suitable plan for phasing, financing and constructing of the infrastructure for the expansion area is developed;
- i. the proposed expansion will not negatively impact cultural heritage resources;
- j. cross-jurisdictional issues, as described in this Plan, have been considered; and
- k. should additional lands be required to meet development demands, consideration will first be given to re-designating Future Development Areas to meet the demand. In approving an Official Plan Amendment to re-designate Future Development Area lands, the municipality will consider the following:
 - i. the need for additional land, if it is to be used for residential purposes;
 - ii. the use for which the land is needed and compatibility with existing and future adjacent uses;
 - iii. the need for and availability of municipal water and sewer services;
 - iv. a Servicing Options Study;
 - v. the adequacy of road access;

- vi. the need and cost to extend other services;
- vii. the potential impact of the development on natural resources; and
- viii. the potential impact on the ability of the remaining Future Development Area lands to develop in an efficient manner.

B.2.2 Village Areas

Village Areas include small villages and settlements that provide limited residential, commercial, institutional and recreational services to the surrounding rural areas. Village Areas may continue to experience limited growth through appropriate infilling and development of vacant lands. For the purposes of this Plan, 'infilling' refers to the development or redevelopment of existing vacant and/or under-utilized lots. Limited growth should support the rural character and evolving role of the Village Areas as a service and residential centre in recognition of changing social and economic conditions. It is anticipated that sufficient land has been designated to accommodate growth and development in Village Areas, therefore, expansions to Village Area boundaries are not contemplated within the planning horizon. Where municipal services are available in accordance with the policies of Section E.2, expansions to the Village Area boundaries may only be considered through a comprehensive review.

The following polices will apply to the Village Areas:

1. Locations of Village Areas are shown on Schedules A, B, and Sub-Schedules B1 to B13. Village Areas may continue to experience limited growth through infilling, in accordance with the policies of Section E.2, and development of vacant lands by way of consents or plans of subdivision as appropriate. Where municipal services are available in accordance with the policies of Section E.2, expansions to the Village Area boundaries may be considered through a comprehensive review of this Plan.
2. Village Areas will maintain a rural settlement character and evolve as service and residential centres for their surrounding rural areas. Village Areas may accommodate a range of residential, commercial, institutional and recreational services.
3. The Planning Board will monitor and review the Village Areas on an on-going basis to ensure that they are appropriately managed and the policies of this Plan are fulfilled. It is anticipated that sufficient land has been designated to accommodate Village

Areas growth and development, therefore, expansions to the boundaries of Village Areas are not contemplated within the planning horizon. A proposal to expand the boundaries of a Village Area will only be considered through a comprehensive review of this Plan. A comprehensive review is an Official Plan review that may be undertaken at any time by the Planning Board or an Official Plan Amendment initiated or adopted by the Planning Board in accordance with the policies of Section F.2, and only where it is demonstrated that:

- a. there is a need for the amount of land included in the proposed expansion area in the context of the supply of designated and available land to accommodate proposed growth in the District within the planning horizon;
 - b. the expansion is a logical extension of the Village Area and is compatible with existing development and avoids linear development land use patterns along roads or watercourses;
 - c. appropriate sanitary sewage, stormwater management and potable water services will be provided, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section E.2;
 - d. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
 - e. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
 - f. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
 - g. where Agriculture Areas are included, they are lower priority agricultural land, or there are no reasonable alternatives to agricultural lands;
 - h. the proposed expansion will not negatively impact cultural heritage resources; and
 - i. the proposed expansion satisfies the Province's Minimum Distance Separation Formulae and impacts from new or expanding Village Areas on Agriculture Areas are mitigated to the extent feasible.
4. Full municipal sanitary sewage, stormwater management and potable water services are the preferred means of servicing within

the Village Areas, where full municipal services exist. Development within the Village Area will be subject to policies of this Section and Section E.2 of this Plan.

5. For the purposes of the Plan, all cemeteries within the District will be classified as a Type B land use under the Minimum Distance Separation Formulae.
6. For Village Areas where full municipal services do not exist, development will only be permitted on partial services within the existing Village Area to:
 - a. address failed individual on-site sewage and individual on-site water services within existing development;
 - b. allow for infilling and rounding out of existing development provided that the development is within the reserve sewage system and/or reserve water system capacity; and
 - c. provided site conditions are suitable for the long-term provision of such services.
7. The municipalities may use their zoning by-laws to differentiate between types of Village Areas and further define the nature of development and land uses to be permitted.

B.2.3 SHORELINE AREAS

Shoreline Areas consist of concentrations of residences and recreational camps that have historically been developed along, or in proximity to, the Lake Huron shoreline and inland lakes. Shoreline Areas generally reflect the extent of the existing development patterns. Expansions to Shoreline Areas are not contemplated within the planning horizon; however, proposed expansions to Shoreline Areas may be considered through an Official Plan Amendment. Expansions to Shoreline Areas that promote strip development where it results in the fragmentation of Rural or Agriculture Areas will generally not be permitted.

The following policies apply to Shoreline Areas:

1. Locations of Shoreline Areas are illustrated on Schedule A. Shoreline Areas will accommodate predominately existing residential, commercial, recreational and open space, and related uses.
2. Limited growth and development may be accommodated through appropriate infill, in accordance with the policies of Section E.2, and

through the development of vacant lands in accordance with the following:

- a. environmental policies of Section D are complied with; and
 - b. an appropriate servicing system is provided in accordance with policies of Section E.2.
3. Expansions to Shoreline Areas will only be permitted through an Official Plan Amendment in accordance with Section F.2.1 of this Plan. An Official Plan Amendment initiated by a proponent and/or the Planning Board or municipality will be justified in accordance with the policies of Section F.2.1, and only where it is demonstrated that:
- a. there is a need for the amount of land included in the proposed expansion area in the context of the supply of designated and available land to accommodate proposed growth in the District within the planning horizon;
 - b. the expansion is a logical extension of the Shoreline Area, compatible with existing development, and does not result in the fragmentation of lands designated as Rural Area or Agriculture Area;
 - c. appropriate municipal sanitary sewage, stormwater management and potable water services will be provided, to the satisfaction of the approval authority having jurisdiction, in accordance with the policies of Section E.2;
 - d. the land is physically suitable for development, considering any constraints, such as Hazard Lands and Natural Heritage Features;
 - e. the transportation network can reasonably accommodate the additional volume of traffic and demand for services;
 - f. suitable community and public facilities are available, or can be provided to accommodate the expansion area;
 - g. where Agriculture Areas are included, they are lower priority agricultural land, or there are no reasonable alternatives to agricultural lands;
 - h. the new lands will not negatively impact cultural heritage resources; and

- i. the proposed expansion satisfies the Province's Minimum Distance Separation Formulae and impacts from new or expanding Urban Areas on Agriculture Areas are mitigated to the extent feasible.
- 4. Development will be permitted in existing Shoreline Areas on private water and sewer services only if the site conditions are suitable for the long-term provision of such services, in accordance with Section E.2.
- 5. Notwithstanding Policy B.2.3(4), the Sunsite Estates, which is serviced on a piped water system, development may proceed on municipal services where capacity is available. Where the water system is unable to service the proposed development, development will be required to provide adequate private services that satisfy the criteria of policy B.2.3(4), the policies of Section E.2, and the Province.
- 6. The Planning Board and municipalities will promote opportunities for public access to the waterfront and the development of a waterfront trail system and open space linkages along Lake Huron and Shoreline Areas throughout the District.
- 7. Development within Shoreline Areas will be subject to servicing policies of Section E of this Plan.

B.2.4 CROWN LAND

Water lots and the beds of navigable waters are predominantly Crown Land regulated under the *Public Lands Act* and administered by the Province. Any construction of or alteration to a building on or above Crown Land requires a work permit issued by the Province, and potentially a form of occupational authority under the *Public Lands Act*.

It shall be the policy of the District that:

- 1. Development on or above the bed of navigable waters will be reviewed and approved by the Province.
- 2. Where ownership is unconfirmed, the potential ownership of lands by the Crown will be explored.
- 3. Future releases of Crown land are determined by the Province and will be guided by the policies of this Plan. In this regard, the following items are viewed by the Planning Board and the municipalities as critical to the long term implementation of the policies of this Plan.

The Province is encouraged to consider the following when disposing of Crown land:

- a. Proposed new lots or use areas created through Patents, Land Use Permits, Leases or Letters of Authority will meet the minimum standards of this Plan and the implementing Zoning By-laws.
- b. Proposed new uses will be consistent with the intent of the settlement hierarchy and land use policies of this Plan, particularly as they relate to servicing, transportation access, and character of the area.
- c. Where lots have been created by MNR and accessed over Crown Land, the municipality will not be obligated to assume any road accessing said lot(s), or provide any services thereto, unless it has been negotiated between all parties. If the municipality chooses to assume the road, it will not create a financial burden on the municipality and the road will be brought up to the standard applicable, and at no cost, to the municipality.

B.3 HOUSING AND COMMUNITY FACILITIES

Planning for the human environment promotes the community's quality of life and ensures that housing for special needs of socio-economic groups such as seniors, the physically challenged, and low-income persons are being met. Furthermore, it provides adequate opportunities for education, recreation and the arts.

B.3.1 HOUSING

The provision of housing is an essential part of planning in the District. There are many factors that affect supply and demand in the housing market, and only some of them can be managed by the municipalities. The Planning Board and municipalities may influence the location, timing and scale of development through the provision of infrastructure and the review of residential development proposals. It is desirable to have close cooperation between all levels of government and the private sector in order to provide for sufficient, diverse and affordable housing, and a stable residential housing market.

B.3.1.1 SUPPLY OF LAND FOR HOUSING

The following policies apply to the supply of land for housing:

1. At all times, the Planning Board will maintain the ability to accommodate residential growth for a minimum of 10 years through

intensification and infill development and land which is designated and available for residential development. Additionally, the Planning Board and municipalities will ensure that where new development is to occur, land with servicing capacity is available to provide at least a 3 year supply of residential units in draft approved and registered plans, or in cases of residential intensification and redevelopment, land appropriately zoned in the Zoning By-laws and available for development or redevelopment.

2. The Planning Board and municipalities will work with proponents to ensure that a full range of housing types and densities are provided to meet the anticipated demand and demographic change. All forms of housing required to meet the social, health and well-being of current and future residents, including those with special needs will be encouraged.

B.3.1.2 AFFORDABLE HOUSING

The provision of housing that is affordable and accessible to low and moderate-income households will be a priority. A housing strategy may be completed by the Planning Board and/or municipality, in consultation with the Manitoulin-Sudbury District Services Board (DSB) to establish an appropriate target for the provision of housing to be affordable to low and moderate-income households.

The following policies apply to affordable housing:

1. The Planning Board and municipalities will work with proponents of development, where appropriate, to ensure that a portion of new housing is affordable, as defined in this Plan, and available and accessible to a broader range of demographics in the population, including younger workers and families, lower-income seniors, and renters, and that a supply is maintained.
2. The Planning Board will encourage the provision of affordable housing through:
 - a. supporting increased residential densities in appropriate locations and a full range of housing types, adequate land supply, redevelopment and residential intensification, where practical;
 - b. providing infrastructure in a timely manner;
 - c. supporting the reduction of housing costs by streamlining the development approvals process;

- d. negotiating agreements with the public and private sectors to address the provision of affordably priced housing through the draft plan of subdivision and condominium approval process;
 - e. considering innovative and alternative residential development standards that facilitate affordable housing and more compact development form; and
 - f. considering developing a Municipal Housing Strategy with the DSB that will outline annual housing targets, mixes of housing types, affordability thresholds and related data.
3. The municipalities may adopt a Municipal Housing Facilities By-law to develop affordable housing as a “community facility” under the *Municipal Act*. In an effort to facilitate affordable housing the municipalities may:
- a. enter into capital facility agreements and/or partnerships with both private and non-profit organizations for affordable housing;
 - b. use available grants and loans, including tax-equivalent grants or loans to encourage the construction of affordable housing; and
 - c. enter into public/private partnerships for the provision of new affordable housing.
4. The Planning Board will encourage innovative and appropriate housing development that exhibits design, efficiency, and adaptability characteristics, and may represent non-traditional additions to the District’s housing stock.
5. The Planning Board will actively discourage the conversion of affordable rental housing stock to a condominium if such conversion results in a reduction in the amount of rental housing available to an unacceptable level, as determined by the Planning Board, municipalities, and the DSB. However, regardless of the current vacancy rate, a conversion will be considered provided the following conditions have been met:
- a. 75% of the existing tenants in a development, which is proposed to be converted, have signed an agreement to purchase their units;
 - b. when an application has been made for condominium approval, all tenants will be given notice by the developer, by registered mail, that the development is being considered for condominium

- approval. All existing tenants are to be given first right to purchase their units at a price no higher than that price for which the units are offered to the general public;
- c. the proposed condominium development is inspected, at the expense of the developer, by a qualified professional engineer licensed in Ontario, and a report is submitted to the Planning Board, describing the condition of the building and listing any repairs and improvements required to ensure that it complies with all applicable Provincial and Municipal regulations. These repairs and improvements will be made a condition of draft approval; and
 - d. Parkland is dedicated, in accordance with Section F.4.14, where no parkland was previously dedicated at the time of construction.
6. The Planning Board will encourage that affordable housing be considered when opportunities for redevelopment become available. This includes the redevelopment of existing single-use and underutilized areas with full municipal services, such as shopping plazas, business and employment sites and older commercial and residential areas, especially where the land is in close proximity to community facilities. Special attention will be given to the design of buildings, the landscaping treatment and features of the site to ensure that the proposed redevelopment is physically compatible with the adjacent uses.
 7. The Planning Board will encourage municipalities to develop zoning provisions that are sufficiently flexible to permit a broad and varied range of housing forms, types, sizes and tenures, except in locations serviced by individual or communal sewage disposal systems. The Planning Board may also coordinate the development of such zoning provisions.
 8. The Planning Board and municipalities will first consider surplus municipal land for affordable housing. Furthermore, the municipalities will work with other levels of government to make surplus land available to providers of affordable housing at little or no cost.
 9. The Planning Board shall permit a second residential unit in a single detached dwelling, semi-detached dwelling or rowhouse or in an ancillary structure thereto.
 10. The Planning Board recognizes the value of older residential neighbourhoods and will support the maintenance and improvement of established neighbourhoods and older housing stock through

measures such as participation in Federal and Provincial government programs.

11. The Planning Board will encourage the development of low-income housing geared towards seniors, which may include lower maintenance housing types such as condominiums and townhouses.
12. The Planning Board will encourage affordable housing in a variety of building forms to meet the housing needs of the District's population in support of a broad range of employment opportunities.
13. The Planning Board will work with the DSB to ensure that 25% of new residential development will contain units that are affordable to low and moderate income households. For the purpose of this policy, low and moderate incomes means in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market, and in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.

B.3.1.3 SPECIAL NEEDS HOUSING

The Planning Board and municipalities intend to improve access to housing for those people with special needs, including assisted housing for low-income people, seniors housing, as well as various forms of supportive housing, including group homes and emergency/transitional housing, subject to the policies of this Plan.

The following policies apply to special needs housing:

1. The Planning Board and municipalities will work with the Manitoulin-Sudbury District Services Board (DSB) and other agencies and local groups to assess the extent of the need for these forms of housing.
2. The Planning Board and municipalities will support community agencies interested in pursuing additional funding from the Provincial Government to address identified needs for special needs housing.
3. The Planning Board and municipalities will support the distribution of special needs housing provided by community groups.
4. The Planning Board and municipalities will work with DSB and other agencies and providers of housing for those people with special

needs to assist in identifying lands that are available and suitable for special needs housing.

5. Group homes are defined as a single housekeeping unit in a residential dwelling. The home is licensed or approved under provincial statute. Group homes will be compatible with adjacent uses.
6. When reviewing any proposal for the purposes of establishing, through new construction or conversion of existing structures, a group home, hostel, temporary shelter, emergency shelter or other similar form of special needs shelter, the Planning Board and municipalities will be satisfied that:
 - a. the traffic generated from the facility can be adequately accommodated by the road network and will not have a significant impact on adjacent land uses, particularly residential uses;
 - b. the facility is of a design which maintains the scale, density, appearance, character and continuity of existing land uses in the surrounding area and immediate neighbourhood;
 - c. the land, buildings and structures for the proposed facility conform to the provisions of the Zoning By-laws, including those related to parking requirements, ensuring that on-site parking is sufficient to meet the needs of residents, support staff and visitors; and
 - d. where appropriate, a licence has been granted by the licensing Provincial or Federal agency.
7. Aging-in-place for seniors will be encouraged so that:
 - a. individuals living in a non-healthcare environment, will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and
 - b. where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.
8. Long-term care facilities that meet the needs of the community will be encouraged.

9. The Planning Board and municipalities will endeavour to provide a barrier-free environment where possible.
10. The Planning Board and municipalities will have regard for requirements of the Ontarians with Disabilities Act and will work towards establishing an Accessibility Committee. This Committee will prepare an Accessibility Plan every year covering the identification, removal and prevention of barriers to persons with disabilities in by laws and policies, programs, practices and services.

B.3.1.4 SECOND RESIDENTIAL UNITS

Second residential units are defined as separate and complete dwelling units that are contained within the structure of a single detached, semi-detached, or rowhouse residential dwelling or within a secondary building on the same property as a principal dwelling unit.

The following policies apply to second residential units:

1. Within the District, a maximum of one second residential unit will be permitted per lot within the boundaries of the subject property. Specific locational provisions will be identified in the Municipality's Zoning By-law. Any second unit, whether in an existing or new dwelling, or in a secondary unit on the same lot, shall obtain a permit from the Chief Building Official of the municipality. Where another special housing form exists on the lot, as determined by the Planning Board and municipalities, a second residential unit will not be permitted.
2. Appropriate water and sewer services will be provided to the satisfaction of the Planning Board and municipalities.
3. Development of a second residential unit will be subject to the following criteria:
 - a. long-term servicing capacity will be able to support the development;
 - b. required parking will be accommodated on the same lot;
 - c. compliance with the provisions of the Ontario Building Code, the Fire Code and all other relevant municipal and Provincial standards, including the Zoning By-laws, will be required; and

- d. the unit will be incidental to the main permitted residential use, and conform to the building permit process.

B.3.1.5 GARDEN SUITES

Garden suites, which are also commonly referred to as “granny flats,” are one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable.

The following will be the policy of the Planning Board and municipalities in the development of garden suites:

1. A single garden suite may be permitted on a lot of an appropriate size as determined in the Zoning By-law, by way of a Temporary Use By-law, in accordance with the policies of Section F.4.2.2 of this Plan and Sections 39 and 39.1 of the *Planning Act*. A garden suite will only be permitted in association with a single-detached residential dwelling on a lot within a municipality. Where another special housing form, including an accessory dwelling unit exists on the lot, as determined by the municipality, a garden suite unit will not be permitted. In addition to requirements of Section F.4.2.2, prior to approval of a Temporary Use By-law, the municipality will be satisfied that:
 - a. appropriate sanitary sewage, stormwater management and potable water services will be provided, all to the satisfaction of the approval authority having jurisdiction;
 - b. the exterior design of any proposed unit in terms of height, massing, scale and layout will be consistent with the residential land uses in the area;
 - c. the siting of the unit and any related features will have a minimal effect on light, view and privacy of adjacent yards;
 - d. the unit will be removed, in accordance with the *Planning Act*, once the time period set out in the temporary use by-law expires.

B.3.1.6 MOBILE HOME PARKS

The following policies apply to Mobile Home Parks:

1. Mobile Home Parks may be maintained as a single entity (property) provided that ownership and maintenance rests with the management of the park.
2. Existing Mobile Home Parks will be identified in the municipal Zoning By-law.
3. Proposals to expand existing Mobile Home Parks will meet the requirements set out in the Zoning By-law provided that the lands are not adjacent to existing Urban Areas or Village Areas and are subject to the same standards established for all other low density residential uses in addition to the following:
4. Internal road systems will be built to a standard acceptable to the municipality, the Fire Chief, and anyone else that may require access to said lands for emergency purposes.
5. Expansions to a Mobile Home Park development should be limited to the size of its existing land holdings as of the date of approval of this Plan.
6. The maximum density of mobile homes within a Mobile Home Park will not exceed 20 units per hectare.
7. Expansions to existing Mobile Home Parks will only be permitted if the existing mobile home park has direct access to an opened, publicly owned road which is maintained on a year-round basis, and served by school buses; and furthermore, will not create the need for additional municipal services beyond those currently provided by the municipality.
8. Expansions to existing Mobile Home Parks will be provided with an on-site communal water supply and sewage disposal systems and are subject to the servicing policies in Section E.2, and will enter into a default agreement with the applicable municipality regarding their use and maintenance.
9. All existing and expansion areas of Mobile Home Parks will be serviced by existing municipally owned waste disposal sites.
10. Adequate parking for any expansion will be provided on-site for both the residents of, and visitors to, any mobile home located within the expansion area of an existing Mobile Home Park.
11. Expansions to Mobile Home Parks will be landscaped according to design principles that complement the residential nature of the development. The following design guidelines will be adhered to:

- a. Expansions to a Mobile Home Park will have a landscaped buffer area around its boundary, on which no lots, buildings or structures will be permitted; and
 - b. Expansions to Mobile Home Parks will have an area of the expansion set aside for passive and active recreation uses, in addition to the above mentioned landscaped buffer.
12. Existing and expanded Mobile Home Parks will provide year-round access to an adequate supply of water for fire protection purposes.
 13. The maintenance of new internal roads, parks, and soft services (including garbage collection, snow removal, etc.) will be the responsibility of the Mobile Home Park management or by an agreement with the applicable municipality.
 14. Recreational Vehicles will be subject to provisions of the implementing Zoning By-law.
 15. For the purposes of this Plan, Recreational Vehicles, also known as travel trailers, motor homes, park model trailer, campers and trailers, are defined as follows: any vehicle constructed that is suitable for being attached to a motor vehicle for the purpose of being drawn or is propelled by the motor vehicle and is capable of being used for the living, sleeping or eating accommodation of persons on a temporary, transient or short term basis, even if the vehicle is jacked up or its' running gear is removed.

B.3.2 COMMUNITY FACILITIES

The municipalities will endeavour to provide adequate community services and facilities to meet the needs of the District's existing and future residents, businesses and visitors through the provision of adequate opportunities for education, care, parks, open space and recreation, libraries, places of worship, cultural and heritage facilities, health and safety.

The following policies apply to community facilities:

1. In consultation with the School Boards, the need for new schools are not anticipated within the planning horizon of this Plan. Where closure and sale of a school is proposed, the open space component of the school site may be retained or incorporated in a redevelopment proposal.

2. A wide-range of alternative educational opportunities will be encouraged to support life-long learning and skills development, including apprenticeship, co-operative learning and adult education.
3. The provision of social infrastructure, such as daycare facilities, will be encouraged within larger development proposals, where practical and appropriate.
4. The Planning Board will encourage municipalities, where practical and appropriate, to develop plans for the development and/or expansion of community-serving health care facilities.
5. The Planning Board will encourage municipalities to develop plans for the development and/or expansion of local Public Libraries, where practical and appropriate, in order to provide important cultural and community resources for learning, research, and community activities.
6. The Planning Board encourages municipalities to co-locate Community Facilities and develop community hubs where appropriate, to promote cost-effectiveness, facilitate service integration, and increase ease of access.

B.4 ECONOMIC DEVELOPMENT

Economic sustainability and the fostering of economic development opportunities are critical underlying objectives of this Plan. In order to respond to changing economic conditions, this Plan maintains an appropriate land use framework to accommodate evolving land use needs as they relate to economic activity. The Planning Board and municipalities encourage economic development in a manner that balances social, cultural, natural environment and other initiatives.

Extraction and management of natural resources remains an important industry and employs a large percentage of the District's working population. The success of the District's agriculture industry is evident through the continuation of viable traditional agriculture and related processes.

This Section of the Plan addresses broad areas and influences of economic activity, including the locations of economic activity and tourism. Furthermore, economic development policies relating to agriculture,

employment areas, natural resources, and retail and services are identified throughout this Plan as they related to those specific uses.

B.4.1 LOCATIONS OF ECONOMIC ACTIVITY

Economic activity takes many forms. However, some forms of economic activity have location-related requirements that need to be satisfied in order to provide an optimal environment for economic success. For example, concentrated employment activities, including industrial parks have specific requirements such as access to transportation networks and services, while tourism activities require access to transportation networks, resources, and amenities. This Plan focuses specific types and scale of economic activity in the local environment best suited to their success.

The following policies apply to the economy:

1. The Planning Board and municipalities will promote opportunities for economic activity by adopting different strategies for different parts of the District in an effort to focus specific economic activities in close proximity to the resources, amenities and forms of existing development they require to thrive.
2. Commercial, retail and office employment uses will be encouraged in the Urban Areas to create strong central business district environments.
3. Commercial uses, which support agricultural activities, may be permitted in Rural Areas where proximity to agriculture operations is necessary.
4. Tourism uses will be encouraged in close proximity to areas of natural and recreational amenity, areas of natural heritage appreciation, and the shoreline areas, where appropriate.
5. The Planning Board and municipalities support the use of Community Improvement Plans to proactively stimulate community improvement, rehabilitation and revitalization of areas in need of improvement.
6. The Planning Board and municipalities will support the expansion and development of transportation, parking and telecommunications infrastructure to increase the locational advantage of existing and proposed business and employment uses.
7. Proximity to Lake Huron provides a critical locational advantage to the District in terms of wind energy production. In accordance with


the policies of this Plan, the Province is encouraged to consult with the Planning Board, municipalities, and First Nations where wind energy generation is being contemplated.

B.4.2 TOURISM

The municipalities may prepare an individual tourism strategy to promote tourism development. Alternatively, a regional tourism strategy may be prepared. The District of Manitoulin offers a range of tourism assets and opportunities, which include the waterfront recreational uses associated with the inland lakes and Lake Huron, cultural and heritage resources, parks and open spaces, and areas of agricultural and natural amenity.

The following policies apply to tourism in the District:

1. The municipalities may develop local tourism strategies to identify tourism assets and opportunities to promote and enhance tourism. Alternatively, a regional tourism strategy may be developed.
2. The municipalities may promote agriculturally related tourism and identify such current and potential uses and provide a regulatory framework to promote the growth of agriculturally related tourism.
3. The municipalities may promote the maintenance and improvement of existing tourism and tourist destination-oriented uses in the District and encourage the establishment of additional tourism opportunities in the form of accommodation facilities, and appropriate entertainment and recreational attractions.
4. The municipalities recognize and support the development of tourism uses within the Urban Areas and the Lake Huron waterfront that will encourage visitor stops, provided such uses do not detract from the principal functions and uses of these areas. Such initiatives may include support for:
 - a. tourist-recreational activities associated with the shoreline and initiatives to enhance the Urban Areas and Village Areas;
 - b. promotion of connected multi-purpose trail systems connecting the District's communities and natural amenities;
 - c. new and existing tourism-related attractions such as a craft market, farmer's market, summer theatre and outdoor festivals, particularly if such uses are located to encourage interaction with the Core Areas within the Urban Areas or Village Areas;

- 
- d. establishment of Heritage Districts to promote cultural heritage resources, particularly in the Urban Areas and Village Areas; and
 - e. bed and breakfast accommodations in accordance with the policies of this Plan.
5. The Planning Board and municipalities will support the development and promotion of scenic, recreational and educational parkways with well-signed and interesting attractions along the Lake Huron shore and throughout the District.
 6. The Planning Board and municipalities will support the maintenance and improvement of accommodations for tourists, including hotels, motels, bed and breakfast establishments and camping facilities.

B.5 COMMUNITY REVITALIZATION

The Plan employs a range of planning policies geared towards the revitalization, regeneration, and improvement of the existing communities in the District. The following policies support the tools of community revitalization.

B.5.1 COMMUNITY IMPROVEMENT

Community Improvement provisions of the *Planning Act* give municipalities a range of tools to proactively stimulate community improvement, rehabilitation and revitalization. In designated Community Improvement Project Areas, the preparation of Community Improvement Plans will provide the municipalities with various powers to maintain and promote attractive and safe living and working environments through community improvement. This includes the authority to offer incentives to stimulate or leverage private and/or public sector investment.

1. It will be the policy of the municipalities to accomplish community improvement through the:
 - a. ongoing maintenance, rehabilitation, redevelopment and upgrading of areas characterized by deficient/obsolete/deteriorated buildings and social, community or recreational services, land use conflicts, deficient municipal hard services, or economic instability;
 - b. establishment of programs to encourage private sector redevelopment and rehabilitation that addresses identified economic development, land development, environmental, housing, and/or social development issues/needs;
 - c. designation by by-law of Community Improvement Project Areas, the boundaries of which may be the entire District, or any part of the District; and
 - d. preparation, adoption and implementation of Community Improvement Plans, pursuant to the *Planning Act*.
2. The designation of Community Improvement Project Areas will be based on one or more of the following conditions being present:
 - a. buildings, building facades, and/or property, including buildings, structures and lands of heritage and/or architectural significance, in need of preservation, restoration, repair, rehabilitation, or redevelopment;

- b. brownfield or derelict properties in need of remediation and redevelopment;
 - c. non-conforming, conflicting, encroaching or incompatible land uses or activities;
 - d. deficiencies in physical infrastructure including, but not limited to, the sanitary sewer system, storm sewer system, and/or watermain system, roads, parking facilities, sidewalks, curbs, streetscapes, and/or street lighting;
 - e. poor road access and/or traffic circulation;
 - f. deficiencies in community and social services including, but not limited to, public open space, parks, indoor/outdoor recreational facilities, and public social facilities;
 - g. inadequate mix of housing types;
 - h. known or perceived environmental contamination;
 - i. poor overall visual quality, including but not limited to, streetscapes and urban design;
 - j. high commercial vacancy rates;
 - k. shortage of land to accommodate widening of existing rights-of-ways, building expansions, parking and/or loading facilities;
 - l. other barriers to the repair, rehabilitation or redevelopment of underutilized land and/or buildings; and
 - m. any other environmental, social or community economic development reasons.
3. Community Improvement Plans will be prepared and adopted to:
- a. encourage the renovation, repair, rehabilitation, remediation, redevelopment or other improvement of lands and/or buildings;
 - b. encourage the remediation and redevelopment of brownfield or derelict properties and/or buildings;
 - c. encourage residential and other types of infill and intensification;
 - d. upgrade and improve municipal services and public utilities such as sanitary sewers, storm sewers, watermains, roads and sidewalks;
 - e. encourage the preservation, restoration, adaptive reuse and improvement of cultural heritage values or interests;
 - f. encourage the construction of a range of housing types and the construction of affordable housing;
 - g. improve traffic circulation within the Community Improvement Project Areas;
 - h. encourage off-street parking and provide municipal parking facilities where feasible and appropriate;

- i. promote the ongoing viability and revitalization of the downtowns and main streets in the Urban Areas and Village Areas as the focus of retail, civic, cultural, entertainment and government uses;
 - j. promote sustainable development and energy efficiency;
 - k. improve environmental conditions;
 - l. improve social conditions;
 - m. promote cultural development;
 - n. facilitate and promote community economic development; and
 - o. improve community quality, safety and stability.
4. Priority for the designation of Community Improvement Project Areas and the preparation and adoption of Community Improvement Plans will be given to those areas where:
- a. the greatest number of conditions (as established in B.5.1(2)) are present;
 - b. one or more of the conditions (as established in B.5.1(2)) are particularly acute; and/or
 - c. one or more of the conditions (as established in B.5.1(2)) exist across the District.
5. In order to implement Community Improvement Plans within designated Community Improvement Project Areas, the municipalities may undertake a range of actions, including:
- a. the municipal acquisition of land and/or buildings within Community Improvement Project Areas, and the subsequent:
 - i. clearance, grading, or environmental remediation of these properties;
 - ii. repair, rehabilitation, construction or improvement of these properties;
 - iii. sale, lease, or other disposition of these properties to any person or governmental authority; and
 - iv. other preparation of land or buildings for community improvement.
 - b. provision of public funds such as grants, loans and other financial instruments;
 - c. application for financial assistance from senior level government programs;

- d. participation in any senior level government programs that provide assistance to private landowners for the purposes of community improvement;
 - e. provision of information on municipal initiatives, financial assistance programs, and other government assistance programs;
 - f. supporting heritage conservation through the Ontario Heritage Act and the Heritage Committee;
 - g. supporting the efforts of the Chambers of Commerce and Business Improvement Associations to revitalize the downtowns and main streets in the Urban Areas and Village Areas, through the implementation of various programs; and
 - h. encouraging off-street parking and providing municipal parking facilities where feasible and appropriate.
6. All developments participating in programs and activities contained within Community Improvement Plans will conform with the policies contained in this Plan, the Zoning-By-laws, Property Standards By-laws, and all other related municipal policies and by-laws.
7. The municipalities will be satisfied that its participation in community improvement activities will be within its individual financial capabilities.

B.5.2 CULTURAL HERITAGE

Cultural heritage resources are an important component of the District's history and community identity and will be preserved and enhanced. The District's rich cultural heritage resources include: buildings, structures, monuments or artifacts of cultural heritage value or interest, and areas of unique or rare settlement composition, streetscape, landscape or archaeological value or interest. It is the intent of the Planning Board and municipalities to support the conservation of these cultural heritage resources for the benefit of the District.

The Planning Board and municipalities support public awareness, participation and involvement in the preservation, restoration and utilization of heritage, through the implementation of the following policies.

B.5.2.1 CULTURAL HERITAGE RESOURCES

The following policies apply to cultural heritage resources:

1. The Planning Board and municipalities will encourage the preservation of significant built heritage resources and cultural heritage landscapes and may use the Ontario Heritage Act to do so.
2. The Planning Board and municipalities may use any government programs available to assist in the implementation of heritage conservation policies. Where appropriate, the Planning Board and municipalities will co-operate with First Nations and other levels of government, as well as private agencies and individuals in the conservation of cultural heritage resources in the District. The municipalities will co-ordinate its heritage plans and programs with heritage plans and programs of other levels of government and First Nations.
3. The municipalities may restore, rehabilitate, enhance and maintain heritage properties owned by the municipalities in fulfillment of the heritage policies. Where feasible, relevant by-laws, programs and public works undertaken by the municipalities should further the heritage policies of this Plan.
4. The Planning Board and municipalities will work to prevent the demolition, destruction, or inappropriate alteration or use of heritage resources and encourage the adaptive reuse and an investigation of the potential of repurposing of the heritage properties prior to entertaining the demolition of any building or structure.
5. The municipalities will seek the acquisition of easements on properties with cultural heritage values or interests in order to ensure the preservation of these properties in perpetuity.
6. The Planning Board and municipalities will ensure that each municipally-owned heritage resource which is sold, transferred or leased to another owner or lessee is subject to a heritage easement agreement which will guarantee its preservation and maintenance, and which will be used in a manner that respects its cultural heritage value or interest. When appropriate, the Planning Board and municipalities may require a heritage restoration agreement which will require that certain restoration works be undertaken by the new owner or lessee to a standard acceptable to the Planning Board and municipalities.


7. The Planning Board and municipalities may prepare and maintain a cultural heritage database and/or heritage management plans for planning purposes, resulting in inventories of heritage buildings, heritage districts, and cultural heritage landscapes with cultural heritage values or interests within the District.
8. The Planning Board and municipalities will maintain a list of properties worthy of designating under the Ontario Heritage Act and endeavour to have these properties designated. Signage will be erected to indicate that a property is a designated heritage property.
9. The Planning Board and municipalities may undertake a cultural heritage master plan which may address matters such as:
 - a. cultural heritage resource mapping and inventories;
 - b. identification and evaluation of cultural heritage resources, cultural facilities and organizations;
 - c. strategies for conserving and enhancing these identified resources;
 - d. programs to foster interpretation and promotion; and
 - e. education and public participation in cultural heritage conservation.
10. To ensure that heritage properties remain in their context, the relocation of heritage buildings or structures will be discouraged.

B.5.2.2 MUNICIPAL HERITAGE COMMITTEES

Municipal Heritage Committees may be established and maintained pursuant to the *Ontario Heritage Act* to advise and assist Planning Board and local Councils on matters related to the Act and other matters of heritage conservation. Additionally, local Councils may elect to expand the role of the Heritage Committee(s) to advise and assist Planning Board and local Council on other matters of cultural heritage conservation.

Should one or multiple Heritage Committees be established, it will be the policy that:

1. The Heritage Committee(s) may prepare and monitor an inventory of heritage resources within the District or municipality, and generally advise on heritage matters. The local Council will consult the Heritage Committee(s) on decisions to designate a property under Part IV of the *Ontario Heritage Act*.

- 
2. The Heritage Committee(s) may be responsible for monitoring properties on the municipal registry and recommending new properties to the municipal Clerk to be added to the register. The following criteria may be used in determining the value or interest of heritage resources included, or proposed to be included in the inventory:
 - a. The property has design value or physical value if it meets one of the following criteria:
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. displays a high degree of craftsmanship or artistic merit; or
 - iii. demonstrates a high degree of technical or scientific achievement.
 - b. The property has historical value or associative value if it meets one of the following criteria:
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - c. The property has contextual value if it meets one of the following criteria:
 - iv. is important in defining, maintaining or supporting the character of an area;
 - v. is physically, functionally, visually or historically linked to its surroundings; or
 - vi. is a landmark.
 3. The municipalities may also seek the advice of local historical societies and genealogical societies in addressing cultural heritage matters.

B.5.2.3 HERITAGE PROPERTIES OR DISTRICTS

The following policies apply to heritage properties or districts:

1. The municipalities may choose to designate certain properties under Part IV or districts under Part V of the Ontario Heritage Act.
2. The municipal Clerk will maintain a register of all properties designated under Part IV and Part V of the Ontario Heritage Act. This register may also contain properties that have heritage conservation easements placed upon them and properties that are not designated, but which are considered by the local Council to be of cultural heritage value or interest.
3. The Planning Board and municipalities may utilize the Ontario Heritage Act to conserve, protect and enhance the cultural heritage resources of the District through the designation of individual properties, heritage conservation districts containing significant cultural heritage landscape characteristics and archaeological sites.
4. The municipalities may pass by-laws providing for the making of a grant or loan to the owner of a property designated under the Ontario Heritage Act to pay for the whole or any part of the cost of maintenance, preservation, restoration or alteration of such designated property, on such terms and conditions as the local Council may prescribe.
5. The municipalities may choose to designate a Heritage Conservation District (HCD) or Districts under Part V of the Ontario Heritage Act. Local Councils may pass a by-law defining an area to be examined for future designation as such a district, and will prepare a plan for the area to determine the feasibility and appropriateness of such a designation. Such a plan will contain policies and guidelines respecting development proposals and applications for alterations within the HCD and be prepared in accordance with the Province's guide for Heritage Conservation Districts.
6. The preservation of cultural landscapes in the District, such as hedgerows, stone fences or tree lines will be encouraged.

B.5.2.4 ARCHAEOLOGICAL RESOURCES

The Planning Board and municipalities recognize that there may be archaeological remains of pre-contact, First Nation, and historic habitation, or areas containing archaeological potential within the District.

The following policies apply to archaeological resources:

1. Areas of archaeological potential be determined through the use of Provincial screening criteria, or criteria based on known archaeological records with the municipalities and developed by a licensed archaeologist.
2. For a proposed development within an area of archaeological potential, an archaeological assessment, prepared by a licensed archaeologist, will be required prior to final planning approval, or as a condition of final planning approval. First Nations will be consulted on archaeological assessment reports prepared by licensed archaeologists and will be in compliance with guidelines set out by the Province, as well as licensing requirements developed under the *Ontario Heritage Act*.
3. Where archaeological resources are identified, the Planning Board and municipalities recognize that there may be a need for archaeological preservation in situ or rescue excavation of significant archaeological resources as a result of development proposals. The Planning Board and municipalities may consider archaeological preservation in situ, in consultation with a licensed archaeologist, to ensure that the integrity of the resource is maintained. The Planning Board and municipalities may also maintain the integrity of archaeological resources by enacting a Zoning By-law, under Section 34(1) 3.3 of the *Planning Act* to prohibit incompatible land uses and/or the erection of buildings or structures on land that is a site of a significant archaeological resource.
4. The Planning Board and municipalities may undertake the preparation of an Archaeological Management Plan for all or a portion of the District prepared by a qualified archaeologist retained for that purpose. The Plan will identify and map known archaeological sites registered with the Provincial Archaeological Sites Database, as well as areas within the District having archaeological potential. The Master Plan may also outline policies, programs and strategies to protect significant archaeological sites.
5. The Planning Board and municipalities will ensure adequate archaeological assessment and consult First Nations and appropriate government agencies, including the Province, when an identified, marked or unmarked cemetery is impacted by development. The provisions of the *Ontario Heritage Act* and the *Cemeteries Act* will apply.

B.5.2.5 MARINE HERITAGE RESOURCES

The Planning Board and municipalities recognize that there may be marine archaeological remains from the pre-contact period through to the modern era up to the last 50 years. These marine archaeological resources may include the remains of First Nations and other explorers, colonists, and indigenous peoples' ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings, aircraft, and other items of cultural heritage value. The remains may currently be, or at one time, submerged under water.

The following policy applies to marine heritage resources:

1. In considering applications for waterfront development, the Planning Board and municipalities will ensure that cultural heritage resources, both on shore and in the water, within their jurisdiction are not adversely affected. When necessary, the Planning Board and municipalities will require appropriate archaeological assessments (land and/or marine) and satisfactory measures to mitigate any negative impacts on significant cultural heritage resources. The Planning Board and municipalities will consult with the Province, Department of Fisheries and Oceans, and appropriate agencies to determine the requirement for archaeological assessments for development applications that may impact archaeological resources outside of municipal jurisdiction.

B.5.2.6 DEVELOPMENT POLICIES SPECIFIC TO CULTURAL HERITAGE RESOURCES

The following policies apply to development in proximity to cultural heritage resources:

1. New development and redevelopment will have regard for heritage resources and will, wherever feasible, incorporate these resources into any plan that may be prepared for such new development or redevelopment within the District.
2. A Heritage Impact Assessment will be prepared by a qualified professional where proposed development and/or site alteration may impact a protected heritage property or cultural heritage resource.
3. The Planning Board and municipalities will encourage the conservation and protection of cultural heritage resources or the mitigation of adverse effects on cultural heritage resources through

conditions of consent and subdivision approval and agreements. Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Planning Board and municipal staff and the Province, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.

4. In areas considered to have cultural heritage value or interest, the Planning Board will encourage the preservation of cultural heritage resources to be included in proposals for redevelopment, intensification or infill.
5. The Planning Board and municipalities may consider amendments to the Zoning By-laws, including increased density provisions, which would facilitate the restoration of a historical facility.
6. The Planning Board and municipalities will, when appropriate for specific development proposals, consider excluding designated heritage resources from the parking requirements of the Zoning By-law to facilitate the retention of heritage resources.
7. In attaining its goal for establishing a barrier-free environment to municipal owned property, local Councils will endeavour to provide access solutions in a manner that respects the cultural heritage value or interest of a protected property. Local Councils recognize that standardized designs may not always suffice and that each heritage property will require unique accessibility plans to ensure that alterations do not adversely affect the heritage attributes. Local Councils encourage this practice for privately-owned heritage buildings that are open to and used by the public.
8. Planning Board and municipalities will conserve cultural heritage resources when considering the establishment of new areas for mineral extraction or when considering the establishment of new operations or the expansion of existing operations. When necessary, Planning Board and municipalities will require satisfactory measures to mitigate any negative impacts on cultural heritage resources.
9. Planning Board and municipalities will only permit retrofits for achieving energy efficiency in a heritage building where it is demonstrated that retrofitting can be accomplished without compromising the heritage integrity of the building.
10. The Planning Board and municipalities will ensure that it has accurate and adequate architectural, structural and economic information to determine the feasibility of rehabilitation and reuse

when considering demolition applications for designated heritage properties.

11. The Planning Board and municipalities will ensure that all cultural heritage resources to be demolished or significantly altered are documented for archival purposes with a history, photographic record and measured drawings prior to demolition or alternation and that such documentation will be the responsibility of the applicant in consultation with the local Heritage Committee and the Province.
12. The Planning Board will ensure that development and site alteration on land adjacent to a designated heritage resource is evaluated and that it is demonstrated, through the preparation of a Heritage Impact Assessment conducted by a qualified professional, that the heritage attributes of the designated heritage resource will be conserved. Mitigating measures and/or alternative development approaches may be required to conserve the heritage attributes of the heritage resource affected by the adjacent development or site alteration. Where potential impacts to known cultural heritage resources are considered to be minor, as determined through consultation with Planning Board staff, and the Province, the requirements for a Heritage Impact Assessment or Archaeological Assessment may be waived.


B.5.3 COMMUNITY DESIGN

Safe and attractive neighbourhoods contribute to the overall community health of the District. Community design is essential for creating a physical environment where people have the appropriate places to interact, live, work, recreate and learn.

Appropriate community design will be promoted through the review of new development applications in the District, including plans of subdivision, infill development proposals, site plans and through community improvement.

The following policies apply to community design:

1. The Planning Board and municipalities will seek to maintain and improve the physical design characteristics of the Urban Areas and Village Areas in the context of new and existing development, and stress a generally high quality of community design and built form.
2. Through the review of development applications, including plans of subdivision, site plans and other development proposals, the Planning Board:

- 
- a. will ensure that new development is designed in keeping with the traditional character of the Urban Areas and Village Areas in a manner that both preserves their traditional community image and enhances their sense of place within the District;
 - b. will promote efficient and cost-effective development design patterns that minimize land consumption;
 - c. will promote the improvement of the physical character, appearance and safety of streetscapes, civic spaces, and parks;
 - d. will encourage tree retention or tree replacement;
 - e. will encourage design that considers, and wherever possible continues, existing and traditional street patterns and neighbourhood structure; and
 - f. may require, at the Planning Board's sole discretion, that proponents submit design and architectural control guidelines with development applications establishing how the policies of this Plan have been considered and addressed. Such guidelines may also be required to address related issues of residential streetscaping, landscaping, setbacks, signage, garage placement, and architectural treatment in accordance with any local design guidelines and zoning by-laws.
3. Measures will be taken to ensure that the permitted uses address compatibility with adjacent land uses. Adequate separation buffering or screening will be provided between any uses where land use conflicts might be expected, such as the provision of grass strips and appropriate planting of trees and shrubs, berms or fence screening, and other means as appropriate. Modifications to building orientation may also represent appropriate buffering measures.
 4. The Planning Board will require that infill developments be compatibly scaled and designed to enhance the character of the area.
 5. Streetscaping that reflects the intended character of the community will be encouraged. In particular, contextually appropriate streetscaping in the Urban Areas and Village Areas will be encouraged.
 6. The Planning Board, in consultation with a development proponent(s) and the local Heritage Committee, will define a style of street furnishing that should include shared and accessible bicycle racks, garbage receptacles, benches and street lamps to be used in a new development.

7. A high quality of architecture and site design for institutional uses such as schools, places of worship, community centres, libraries and other public service buildings will be encouraged.
8. A high quality of park and open space design will be strongly encouraged. The land for parkland dedication will, in accordance with Section F.4.13 policies, be carefully selected to facilitate its use as a central focal point for new or existing neighbourhoods.
9. Public art in the District will generally be encouraged to incorporate themes supporting and promoting local history, civic pride, businesses and technology. The provision of public art in Urban Areas or Village Areas will be encouraged, where appropriate.
10. The Planning Board will promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages. The Planning Board may require the provision of certain pedestrian, cycling and trail linkages through the development approvals process, in accordance with the policies of this Plan and associated master plans as approved by local Councils or the Planning Board.
11. The municipalities may undertake the preparation of urban design guidelines to achieve the policies of this Section for all or parts of Urban Areas and Village Areas of the District.
12. The Planning Board will encourage development design that considers the principles of Crime Prevention Through Environmental Design (CPTED). Specifically, the Planning Board will encourage proponents of new development to situate buildings on lots to maximize natural surveillance and to use appropriate lighting to deter crime.
13. The Planning Board will consider locating utilities within the public rights-of-way as well as on private property. Utilities will be clustered or grouped where possible to minimize visual impact. The Planning Board encourages utility providers to consider innovative methods of containing utility services on, or within streetscape features such as gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.
14. The Planning Board will review the design and layout of parking areas in accordance with the municipality's parking guidelines.

B.5.4 PARKS AND OPEN SPACE


The provision of a variety of recreational opportunities is critical to maintaining healthy communities in the District. The Plan strives to ensure that sufficient recreational, open space, and park facilities are provided within the District to meet the leisure needs and desires of the present and future residents, businesses, as well as visitors to the District. The District's waterfront provides the community with a valuable recreational resource and opportunities to use this resource in an appropriate and sustainable manner will be encouraged.

The following policies apply to Parks:

1. The Planning Board and municipalities will encourage appropriate recreational development in parks, open spaces, along the waterfront area and other similar areas of the District that provide opportunities for active, passive and programmed community recreation and leisure, and that contribute to the preservation and protection of open space and the natural environment.
2. The Planning Board and municipalities will work cooperatively with various government ministries, resource agencies, and non-governmental organizations to promote natural resource-based recreational opportunities.
3. In areas suitable for recreation, public open space will be encouraged in the waterfront area. The recreational resources of the waterfront area shall be protected and enhanced. Land in the waterfront area in the ownership of the municipality shall be maintained for public access to the water's edge and for public access to publicly owned properties.
4. The Planning Board and municipalities will encourage private recreation development to complement public recreational opportunities, and encourage and support involvement by private recreation groups within the area.
5. The Planning Board and municipalities will assess the feasibility of acquiring private land within the waterfront area for public park or open space uses.
6. The Planning Board and municipalities will promote the provision of pedestrian, cycling and trail linkages and the integration of recreational and parks and open space uses.

7. The District's parks shall respond to and support the various recreational needs of its residents and visitors.
8. The Planning Board and municipalities will undertake programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies.
9. The Planning Board and municipalities will secure the maximum benefit of the *Planning Act* with respect to parkland dedication from development. Parkland dedication shall be conducted in accordance with Section F.4.14 of this Plan.
10. Where parks are located adjacent to existing and proposed Residential Areas, appropriate measures may be taken to minimize potential adverse effects associated with recreation activity areas and parking areas.
11. The District's parks and open spaces shall provide venues for a diverse range of both structured and unstructured, active and passive leisure pursuits for children, teens, adults and seniors to pursue activities of personal interest, skills development, and volunteering active engagement in community life.
12. The District's parks and open spaces shall provide venues to protect and conserve valued natural resources, such as wetlands, waterfronts, and other natural features vital to a healthy and sustainable ecology and natural environment, as well as to recognize and sustain valued historical and heritage venues that have contributed to both the community's historical development and identity.
13. Parks and open spaces shall provide lands that contribute to the greening and beautification of the District via both natural and planted materials and venues, and shall create unique identifiers and focal points for the community.
14. Parks and open space lands may be provided by conveyance in accordance with the provisions of the *Planning Act* and through other actions by public authorities. All lands conveyed as part of parkland dedication must be suitable for public recreational uses and acceptable to the Planning Board and municipalities in accordance with the *Planning Act*.

15. New development may be required to incorporate an integrated walkway and bicycle path and trail system, interconnecting residential neighbourhoods, commercial areas, schools, public buildings, and major recreation facilities.
16. The retention and expansion of parks and open spaces is of high priority and shall be encouraged subject to the land ownership, location, and existing conditions. Prior to acquiring new Parks, the completion of an Environmental Site Assessment may be required to determine the level of contamination, if any.
17. A system of pedestrian and bicycle trails may be developed providing internal circulation within the Residential Areas, as well as to the larger community and the Core Commercial Areas. Trail design elements shall be sympathetic to the surrounding environment.
18. The Planning Board and municipalities, with support from the Province and other agencies and organizations, shall seek opportunities to create linked open spaces through the integration of:
 - a. Natural Heritage Features and Areas in public ownership;
 - b. existing municipal rights-of-way;
 - c. established and proposed service and utility corridors;
 - d. existing park and open space lands;
 - e. sidewalks and pathways;
 - f. linkages provided through the draft plan of subdivision approvals process;
 - g. agreements with private landowners;
 - h. retention or acquisition of access easements; and
 - i. land acquisition.
19. The Planning Board and municipalities may establish design principles to accommodate parking at strategic locations along the linked open space system.
20. The Planning Board and municipalities will encourage residential, commercial, industrial, and institutional developers to connect with and provide opportunities to expand the trail system.



21. When any lands designated as Open Space Areas are under private ownership, this plan does not intend that these lands will necessarily remain as Open Space indefinitely. This Plan also does not imply that the Open Space Areas are free and open to the public or that such lands will be purchased by any of the municipalities.

C LAND USE POLICIES

This Plan contains 12 land use designations as set out on Schedule B and Schedules B1 to B13, which designate all lands within the District of Manitoulin. This Section outlines all the permitted uses and land use policies pertaining to these designations. There are also general policies (found throughout the Plan) that may also apply when interpreting permitted uses and development entitlements on specific parcels of land and within the specific land use designation.

Land use designations of this Plan include the following:

- Residential Areas (Section C.1.1);
- Core Commercial Areas (Section C.1.2);
- Arterial Commercial Areas (Section C.1.3);
- Employment Areas (Section C.1.4);
- Community Facility Areas (Section C.1.5);
- Open Space Areas (Section C.1.6);
- Future Development Areas (Section C.1.7);
- Village Areas (Section C.2);
- Shoreline Areas (Section C.3);
- Agriculture Areas (Section C.4);
- Rural Areas (Section C.5); and
- Aggregate Resource Areas (Section C.6).

C.1 URBAN AREAS

Land use designations applied to Urban Areas are shown on the following schedules:

- Schedule B11 – Manitowaning Urban Area;
- Schedule B12 – Mindemoya Urban Area; and
- Schedule B13 – Gore Bay Urban Area.

Land use designations applicable to Urban Areas are as follows:

- Residential Areas (Section C.1.1);
- Core Commercial Areas (Section C.1.2.);
- Arterial Commercial Areas (Section C.1.3);
- Employment Areas (Section C.1.4);
- Community Facility Areas (Section C.1.5);
- Open Space Areas (Section C.1.6); and
- Future Development Areas (Section C.1.7).

C.1.1 RESIDENTIAL AREAS

Lands designated Residential Areas consist of predominantly residential uses in a variety of housing forms, whether they are located inland or along the water. Where lands are located in proximity to the water, additional approvals and/or restrictions may be required. Residential Areas are expected to continue to accommodate attractive neighbourhoods and foster the creation of complete communities which provide for facilities and services such as elementary schools, parks, places of worship, and local neighbourhood-oriented commercial uses which are integral to and supportive of a residential environment.

A variety of housing types are anticipated to be developed to meet the varying demands and characteristics of the population. Opportunities to provide housing for individuals or groups with special needs including the elderly and those with special physical, social or economic needs within the District will be encouraged.

C.1.1.1 PERMITTED USES

Subject to other policies of this Plan, the following policies will apply in determining uses permitted on lands designated as Residential Areas on Schedules B10, B11, B12, and B13.

C.1.1.1.1 RESIDENTIAL USES

1. The predominant use of land will be for a variety of residential dwelling types, including single detached dwellings, semi-detached dwellings, and duplex dwellings.
2. Low density residential uses will be permitted including single detached dwellings, semi-detached dwellings, and duplex dwellings developed with a density of 10 – 15 units per gross hectare and lot sizes will be comparable with those that currently exist in the area.
3. Medium density residential uses will be permitted including triplex dwellings, fourplex dwellings, row or block townhouse dwellings, converted dwellings containing more than two dwelling units, walk-up apartments and similar medium profile residential buildings, subject to the following criteria:
 - a. the density, which is not to exceed 35 units per net hectare, height and character of the development will be compatible with adjacent uses;
 - b. the height and massing of the buildings at the edge of the medium density residential development will have regard to the height and massing of the buildings in any adjacent low density residential area and may be subject to additional setbacks, or landscaping to provide an appropriate transition;
 - c. the development will be encouraged to have direct access to a Provincial Highway, Secondary Highway, or Major Road, where possible and appropriate;
 - d. the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the municipality, save and except where private septic systems will be permitted;
 - e. the development is adequately serviced by parks and school facilities;

- j. the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - k. all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section E.1.2 of this Plan, will not be accepted by the Planning Board and/or the municipality;
 - l. in developments incorporating walk-up apartments, block townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;
 - m. except for a triplex dwelling, fourplex dwelling or other similar small scale developments, a report on the adequacy of the road network to accommodate the expected traffic flows and the adequacy of water and sewer services may be required to be prepared by the proponent and approved by the Planning Board and/or the municipality; and
 - n. triplexes, fourplexes, freehold street townhouses or other similar smallscale developments, may be subject to site plan control, in accordance with the policies of Section F.4.5 of this Plan.
4. Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing homes will be permitted to develop in accordance with the medium density residential policies of Section C.1.1.1.1(3).
 5. Bed and breakfast establishments will be permitted in any single detached residential dwelling, provided that all the required parking is accommodated on the same lot, and subject to criteria established in the Zoning By-laws.

C.1.1.1.2 INSTITUTIONAL USES

1. Elementary schools and day care centres will be permitted, provided that they have direct access to a Provincial Highway, Secondary Highway, or Major Road and can provide a safe means of access.
2. Places of worship, neighbourhood community and cultural centres and institutional uses of similar scale will be permitted, provided the following criteria are met:

- a. the use will have direct access to a Provincial Highway, Secondary Highway, or Major Road;
- b. the density, height and character of the development will be compatible with adjacent uses;
- c. the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the municipality, save and except where private septic systems will be permitted;
- d. the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
- e. all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section E.1.2 of this Plan, will not be accepted by the Planning Board or municipality;
- f. driveway access will be approved by the municipality or the Province; and
- g. the use will be subject to site plan control, in accordance with the policies of Section F (implementation) of this Plan.

C.1.1.1.3 OPEN SPACE USES

- 1. Neighbourhood (or small, local) parks and trails will be permitted, whereas larger community parks, major parks and other large-scale recreational uses will only be permitted in the Open Space Designation.

C.1.1.1.4 COMMERCIAL USES

- 1. Small scale neighbourhood convenience commercial and personal service uses to serve the daily shopping needs of a neighbourhood will be permitted, provided the following criteria are met:
 - a. no more than one commercial structure or building will be permitted on any site or in any one location, and the gross floor area of the commercial use will generally not exceed 300 square metres;
 - b. the building height will be limited to one storey unless residential apartments are located on the upper floor(s), in

- which case the maximum building height will be compatible with the surrounding residential uses;
- c. landscaping, fencing, berming and other screening will be provided adjacent to residential land uses where appropriate;
 - d. all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section E.1.2 of this Plan, will not be accepted by the municipality;
 - e. driveway access will be approved by the municipality or Province, where appropriate;
 - f. the commercial use will be located at or in close proximity, generally no more than 50 metres, from the intersections of Provincial Highway, Secondary Highway, and Major Roads, and will not be located mid-block within a residential area;
 - g. the commercial use will be subject to a zoning by-law amendment, in accordance with Section F.4.2 of this Plan; and
 - h. the use will be subject to site plan control, in accordance with the policies of Section F.4.5 of this Plan.

C.1.1.1.5 HOME OCCUPATIONS

- 1. A home occupation in a dwelling unit will be permitted, provided the use does not change the residential character of the building and lot, and residential remains the principal use. The use will be compatible with the surrounding residential uses. Sufficient parking will be made available on-site.

C.1.1.1.6 MOBILE HOMES

- 1. Mobile homes and mobile home parks will only be permitted in accordance with the policies of Section B.3.1.7.

C.1.1.1.7 ACCESSORY USES

- 1. Uses accessory to any of the permitted uses in Residential Areas are permitted.
- 2. The specific uses permitted and accessory uses will be established in the Zoning By-laws.

C.1.1.2 LAND USE POLICIES

The following policies apply to land designated Residential Areas:

1. Development within Residential Areas will be subject to servicing and transportation-related policies of Section E of this Plan.
2. Development within Residential Areas will be subject to policies of Section D and boundaries of Schedule D to determine any natural resources, Natural Heritage Features and functions, which may be a constraint to development.
3. Development in proximity to a water resource may require additional approvals from the municipality, Planning Board, and/or the Province, thereby requiring additional restrictions for development not contemplated herein.

C.1.1.3 SITE SPECIFIC POLICY AREAS

Site Specific Policy Areas within lands designated as Residential Area, as shown on Schedule B and Schedules B10 and B13, require policy direction independent of Residential Areas.

C.1.1.3.1 SITE SPECIFIC POLICY AREA C.1.1.3.1

Site Specific Policy Area (SSPA) C.1.1.3.1, as shown on Schedule B13 is to permit seasonal (not four season) residential uses for existing lots of record having only water access and not on maintained roads. Four season residential uses may be permitted only when access is provided by a maintained year round municipal road.

C.1.1.3.2 SITE SPECIFIC POLICY AREA C.1.1.3.2

Site Specific Policy Area (SSPA) C.1.1.3.2, as shown on Schedule B10, is to permit residential uses with access via an existing private road until such time that it may be gained from a municipal road maintained year-round.

C.1.2 CORE COMMERCIAL AREAS

Core Commercial Area designations apply to lands within Urban Areas. Core Commercial Areas include a wide array of uses and, in turn, typically serve as centres for employment, shopping, institutions, services, and entertainment for municipalities and their surrounding areas. Due to the wide array of uses within Core Commercial Areas, particularly in relation to

commercial and residential uses, these areas include variations in terms of density, height, and built form in order to ensure land use compatibility with adjacent uses.

C.1.2.1 PERMITTED USES

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on lands designated as Core Commercial Areas in Schedules B10 through B13.

1. Existing low density residential uses may be permitted;
2. Residential units above ground-floor commercial uses will be permitted.
3. Commercial uses such as business and professional offices, eating establishments, service and convenience retail and similar types of uses are permitted. Offices are permitted, exclusive of industrial-related uses such as manufacturing, warehousing, processing, assembly, trucking and storage uses.
4. Large Format Retail uses are defined as any retail use, including supermarkets, home improvement stores, department stores and specific category retail uses over 3,000m². Large Format Retail uses are not contemplated in this Plan; however, should a use of this type and size be proposed, an Official Plan Amendment will be required and the Planning Board may, in accordance with Section F.4.12 of this Plan, require the proponent to undertake the following studies:
 - a. a planning rationale report to assess the impact of the Large Format Retail use in relation to the planned function of the Core Commercial Area and impacts on adjacent uses, as well as any other matters determined by the Planning Board;
 - b. a retail market impact study;
 - c. a traffic impact study in accordance with the specific requirements of the Planning Board, municipality, and the Province, as appropriate;
 - d. a servicing and stormwater management plan in accordance with the specific requirements of the Planning Board and municipality, as appropriate;
 - e. an Urban Design Strategy and guidelines; and

- f. a comprehensive site plan addressing the total gross floor area, location of building(s), parking, landscaping, pedestrian amenities, phasing and other site elements.
5. Places of worship, neighbourhood community and cultural centres and institutional uses of similar scale will be permitted, provided the following criteria are met:
- a. the use will have direct access to a Provincial Highway, Secondary Highway, or Major Road;
 - b. the density, height and character of the development will be compatible with adjacent uses;
 - c. the watermains and sanitary sewers will be capable of accommodating the development, or the proponent will commit to extending services at no cost to the municipality, save and except where private septic systems will be permitted;
 - d. the development will be designed and landscaped, and buffering will be provided to ensure that the visual impact of the development on adjacent uses is minimized;
 - e. all required parking will be provided on the site, and cash-in-lieu of required parking in accordance with the policies of Section E.1.2 of this Plan, will not be accepted by the municipality;
 - f. driveway access will be approved by the municipality; and
 - g. the use will be subject to site plan control, in accordance with the policies of Section F.4.5 of this Plan.
6. Special needs housing, senior citizens' homes or similar housing facilities for senior citizens including nursing homes will be permitted to develop in accordance with the medium density residential policies of Section C.1.2.1(4).
7. Uses accessory to any of the permitted uses in Core Commercial Areas are permitted.
8. The specific uses permitted and accessory uses will be established in the Zoning By-law.

C.1.2.2 LAND USE POLICIES

The following policies apply to land designated Core Commercial Areas.

1. Development within Core Commercial Areas will be subject to policies of Section C.1.2.1 of this Plan. Servicing within Core Commercial Areas is subject to the policies of Section E.2;
2. Development within Core Commercial Areas will be subject to parking policies of Section E.1.2 of this Plan;
3. Development within the Core Commercial Designation will also be subject to policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development;
4. The Planning Board will encourage the consolidation of land to create large and more comprehensive commercial development blocks. Consents are not permitted for the purposes of dividing land into smaller parcels for the creation of low density residential uses;
5. The proximity of the water to the Core Commercial Area plays a key role in facilitating pedestrian traffic between the two areas. As such, where new buildings and/or uses are proposed, provision will be made for pedestrian access to and from the waterfront where applicable. This will be a consideration when siting new buildings or redeveloping existing properties.

C.1.3 WATERFRONT POLICY AREA

Notwithstanding the Core Commercial Area designation, the following policies apply to lands identified as Waterfront Policy Area on Schedules B10, B11, and B13:

1. Permitted uses will be limited to tourism-based uses, including:
 - a. Hotels, motels, restaurants, and other commercial uses oriented to the tourism industry;
 - b. Business or professional offices;
 - c. museums and other cultural facilities;
 - d. boat repair establishments;
 - e. marine operations and other in-water facilities; and
 - f. specific use defined in the Zoning By-law(s) of municipalities.

C.1.4 ARTERIAL COMMERCIAL AREA

Lands designated Arterial Commercial Area apply to lands along the major transportation routes including major roads and waterbodies where

commercial uses catering to the travelling public, destination oriented commercial uses, and/or space extensive commercial uses can be accommodated. The Arterial Commercial Area primarily provides for commercial and retail uses and generally provides a less diverse array of goods, services and uses than permitted within Core Commercial Areas.

C.1.4.1 PERMITTED USES

Subject to other policies of this Plan, the following policies will apply in determining uses permitted on lands designated as Arterial Commercial Area on Schedules B10, B11, B12, and B13.

1. The primary permitted uses will include commercial and retail establishments that are destination oriented or are intended to serve the travelling public, including automobile service stations, vehicle sales and service, public garages, repair service and rental establishments, motels, hotels, restaurants, banks, professional offices, animal hospitals, commercial recreation uses, private clubs, funeral homes, day care centres, food stores, drug stores, personal service shops, hardware, automotive and highway commercial uses.
2. Existing residential uses are permitted.
3. Residential uses above ground-floor commercial uses are permitted.
4. Uses accessory to any of the permitted uses in Arterial Commercial Areas are permitted.
5. The specific uses permitted and accessory uses will be established in the Zoning By-law.

C.1.4.2 LAND USE POLICIES

The following policies apply to land designated as Arterial Commercial:

1. Development within Arterial Commercial Areas is dependent upon the particular Settlement Area and will be subject to servicing and transportation policies of Section E of this Plan.
2. Development within the Arterial Commercial Areas will be subject to policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development.

3. Development within Arterial Commercial Areas will be compatible with surrounding uses and will be adequately buffered from adjacent sensitive land uses in accordance with the guidelines of the Province.
4. Adequate off-street parking and loading spaces will be provided in accordance with the Zoning By-laws.
5. Uses proposed on Provincial Highways within Arterial Commercial Areas will be subject to the approval of the Province and the municipality, or in the case of Secondary Highways or Major Roads, subject to the approval of the municipality.
6. A high standard of site design and maintenance will be required through site plan control in accordance with Section F.4.5.

C.1.4.3 SITE SPECIFIC POLICY AREAS

Site Specific Policy Areas within lands designated as Arterial Commercial Areas on Schedule B require policy direction independent of Arterial Commercial Areas.

C.1.4.3.1 SITE SPECIFIC POLICY AREA C.1.4.3

In addition to all other requirements, on lands identified on Schedules B and B10 to this Plan and described as Part Park Lots 9 and 10, surveyed as Part 1, Plan 31 R-3973, Townplot of Shaftesbury, Municipality of the Town of Northeastern Manitoulin and the Islands, District of Manitoulin, where endangered and/or threatened species have been identified through a habitat evaluation completed by a qualified professional to the satisfaction of Council, the appropriate setbacks as recommended by the Ontario species recovery strategy shall be implemented through the zoning by-law. If an Overall Benefit Permit under the *Ontario Endangered Species Act* has been issued the zoning by-law may be amended to implement the requirements of the permit.

C.1.5 EMPLOYMENT AREAS

Lands designated Employment Areas consists of lands that are characterized by their high visual profile and accessibility and are generally comprised of industrial, employment, accessory commercial and related uses. Employment Areas are located along a Provincial Highway, Secondary Highway, Major Road, or a Local Road in the municipality. Generally, these areas are expected to accommodate a wide range of employment uses requiring high visibility and good accessibility but depending on the particular employment use, may not be appropriate in the municipality's boundary.

C.1.5.1 PERMITTED USES

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated as Employment Areas on Schedules B10, B11, B12, and B13.

1. The predominant use of land will be a wide range of employment and industrial uses, subject to the policies of this Section, including manufacturing, logistics operations, warehousing, distribution, offices and related industrial and business park uses, in addition to ancillary service commercial uses serving the Employment Area employees and the travelling public.
2. Industrial uses that require open storage of goods and materials such as manufacturing, processing, assembling, repairing, wholesaling, warehousing, trucking and storage will be permitted; however, the open storage will be screened such that it is not visible from a Provincial Highway, municipal road, or adjacent residential uses.
3. For uses that exhibit any or all of the following characteristics, a study will be prepared in accordance with the relevant Provincial guidelines to demonstrate that the proposed use is compatible with any nearby potentially incompatible or sensitive uses:
 - a. outdoor storage of goods and materials;
 - b. frequent shipment of products and/or materials;
 - c. long production hours and shift operations/unusual hours of operation;
 - d. large volumes of traffic at off-peak hours; and/or
 - e. likelihood of nuisances, such as noise, odour, dust, lighting or vibration.
4. Commercial and office uses associated with and clearly ancillary to the main employment use are permitted.
5. Institutional uses or destination oriented commercial and shopping uses, such as Large Format Retail uses will not be permitted.
6. Parks and open space uses will be permitted.
7. Uses accessory to any of the permitted uses in Employment Areas will be permitted.
8. The specific uses permitted and accessory uses will be established in the Zoning By-law.

C.1.5.2 LAND USE POLICIES

The following policies apply to land designated Employment Areas.

1. Development on lands designated as Employment Area will be subject to policies of Section B. Servicing within the Employment Designation is dependent upon the particular Settlement Area and will be subject to policies of Section E and the requirements of the Province.
2. Development on lands designated as Employment Area will be subject to policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development.
3. Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the Planning Board and/or the municipality, both of which may consult the Province on such matters.
4. Industrial uses located adjacent to or within the municipality will generally be limited to self-contained uses that produce and/or store a product where there is a low probability of significant emissions.
5. An appropriate separation distance, based upon the Province's relevant guidelines related to land use compatibility, will be established between an industrial land use and any sensitive land use. This separation distance will be enforced through a site specific amendment to the applicable Zoning By-law and site plan control through the use of a minimum building setback applied to any industrial use building adjacent to an established or approved sensitive land use.
6. Deviation from established separation distances will require detailed supporting studies of the potential impacts of any industrial use on nearby sensitive land uses, and vice-versa, and any recommended mitigation measures.
7. Separation distances between sensitive land uses and industrial uses, or for industrial uses abutting Provincial Highways or municipal roads will be implemented through the Zoning By-law and be subject to site plan control and may include measures such as:
 - a. building orientation, design and setbacks;
 - b. landscaping and screening;

- c. access controls;
 - d. road improvements and widenings;
 - e. restrictions on the range of permitted uses; and
 - f. restrictions on outside storage.
8. Adequate off-street parking and loading facilities will be provided for all permitted uses for employees and visitors. Vehicle access will be oriented such that industry-related traffic will be discouraged from using local roads where other options are available. Loading facilities and service areas will be located to avoid conflict between pedestrian circulation, service vehicles and movement along the public rights-of-way and visibility from roadways.
9. The provision of appropriate and adequate landscaping and/or other forms of buffering will be provided to:
- a. enhance all parking lots, and outdoor loading, storage and service areas; and
 - b. provide separation between the use and any adjacent use, where appropriate.
10. Industrial uses will be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
11. Access to a Provincial Highway will require approval from the Province and the municipality. Access to a municipal road will require approval from the municipality.
12. A high standard of site design and maintenance will be required through site plan control in accordance with Section F.4.5.

C.1.6 COMMUNITY FACILITY AREAS

Lands designated Community Facility Areas are intended to recognize those major public institutions that benefit the residents of the entire municipality or District, and occupy large and prominent sites. These community facility uses are important sources of both specialized services and employment for the entire District, and include uses such as hospitals, secondary schools, post-secondary educational facilities, correctional facilities, courthouses, and government complexes. These institutional uses tend to be intensely built and attract high traffic volumes, and consequently require an independent land use designation.

C.1.6.1 PERMITTED USES

Subject to other policies of this Plan, the following policies will apply in determining uses permitted on land designated Community Facility Areas on Schedules B13 to B16.

1. Permitted uses will include major institutional uses, such as hospitals, clinics and treatment facilities, secondary schools, post-secondary educational facilities, government offices, places of worship, cemeteries, and government-operated institutions.
2. Places of worship, nursing and retirement homes, museums and other cultural facilities, and private clubs are uses permitted principally in other land use designations, which will also be considered as appropriate in Community Facility Areas.
3. Ancillary uses that are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, restaurant/cafeteria, financial institution, pharmacy, or residence will also be permitted.
4. Uses accessory to any of the permitted uses in Community Facility Areas are permitted.
5. The specific uses permitted and accessory uses will be established in the Zoning By-laws.

C.1.6.2 LAND USE POLICIES

The following policies apply to land designated Community Facility Areas.

1. The integration of active transportation elements, such as bicycle paths, bicycle storage, and walkway systems, will be encouraged in lands designated as Community Facility Areas, in accordance with Policy E.1(8) of this Plan.
2. Development within Community Facility Areas will be subject to the Policies of Section D and Schedule D in order to determine and protect any natural resources, Natural Heritage Features and Areas, which may be a constraint to development.
3. Specific development standards for permitted uses and ancillary uses will be included in the Zoning By-laws and may include floor space limitations, parking requirements, and limitations on signage and advertising.

4. Where an existing use in a Community Facility Area ceases, the Planning Board and the municipality may consider the redesignation of the site to an appropriate alternative designation only after examination of the following options for part or all of the site:
 - a. the use of the site for a suitable alternative institutional purpose;
 - b. acquisition of the site or a portion of it by the municipality for institutional or open space use, based on the park needs of the surrounding area; and
 - c. the use of the site to meet housing targets, particularly for special needs housing.
5. Any proposal to add or enlarge a Community Facility Area will be evaluated on the basis of:
 - a. the impact on and the compatibility with the uses surrounding the proposed site; and
 - b. the adequacy of social and physical services, including roads to accommodate the proposed use.
6. Adequate off-street parking areas will be provided in accordance with the provisions of the Zoning By-laws, and access to parking areas will be limited and designed to provide maximum safety for pedestrian and vehicular traffic.
7. Uses within Community Facility Areas will be located where there is a minimal amount of impact on nearby residential uses and local roads.
8. The profile of the development will relate to the adjacent buildings and uses and result in a gradual transition in terms of the profile of buildings, where applicable and appropriate.
9. The site will be designed to be accessible to all persons within the community, including the elderly and those persons with physical disabilities.
10. Appropriate landscaping and buffers will be provided to enhance the physical separation between the use and adjacent sensitive uses, where applicable and appropriate.

C.1.7 OPEN SPACE AREAS

The District's Urban Areas provide a range of passive and active recreational opportunities to residents and visitors through the uses accommodated in Open Space Areas. The Open Space Areas designation accommodates recreational facilities, community centres, parks and other

public open spaces, and in specific circumstances, marina and other in-water facilities. Neighbourhood parks form a component of the municipality's recreational facilities and are accommodated in other land use designations. Additionally, the cultural needs of the municipality and District may be met to some degree through facilities within Open Space Areas.

C.1.7.1 PERMITTED USES

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated as Open Space Area on Schedules B10, B11, B12, and B13.

1. Large-scale recreational facilities, arenas, community centres, cemeteries, fairs or exhibition grounds, community parks, major parks and other public park uses will be permitted, in accordance with the policies of Section D.
2. Marinas and other in-water facilities will be permitted where specifically identified on Schedule C.
3. The conservation and enhancement of land and/or the environment, as well as the provision of active and passive outdoor recreational and educational opportunities will be permitted, particularly on land exhibiting environmental sensitivity or containing Natural Heritage Features.
4. Uses accessory to any of the permitted uses in Open Space Areas are permitted.
5. The specific uses permitted and accessory uses will be established in the Zoning By-laws.

C.1.7.2 LAND USE POLICIES

The following policies apply to land designated Open Space Areas.

1. Development within Open Space Areas will also be subject to the policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development.
2. Notwithstanding the policies of this Plan, where specifically identified on Schedule C, marinas and other in-water facilities will be subject to the following policies:

- a. adequate off-street parking facilities will be provided in accordance with Section E.1.2;
 - b. all facilities related to the fuelling of marine craft or aircraft will be in accordance with the applicable legislation;
 - c. a restaurant, a residence for an owner or manager, and/or other accessory uses will be permitted on the same lot as a marina provided that they can meet the policies of this Plan related to parking, servicing, design, and compatibility;
 - d. adequate dry-land boat storage will be provided and its visual impact on adjacent uses and shoreline views should be mitigated;
3. New private marinas will be subject to an Official Plan Amendment.
 4. Environmental policies of Section D will apply to lands within Open Space Areas.

C.1.8 FUTURE DEVELOPMENT AREAS

Lands designated as Future Development Areas represent lands within urban areas that may be reserved for future urban development but either cannot be readily serviced or there is no current demand. New uses will not be permitted that would preclude the future, orderly development of these lands.

C.1.8.1 PERMITTED USES


Subject to land use policies of Section 1.8.2, the following uses will assist in guiding the range of development permitted within Future Development Areas of the municipality, recognizing that a more definitive list will be provided in the Zoning By-law:


1. Existing uses are permitted to continue.
2. Residential uses are permitted on existing lots of record.
3. Small-scale agriculture uses.
4. Accessory uses to the foregoing will be permitted.

C.1.8.2 LAND USE POLICIES

The following policies apply to lands designated as Future Development Areas:

1. A single detached dwelling unit will be permitted on existing lots of record designated as Future Development Area lands. Development will only be permitted on Future Development Area lands if it does not negatively impact the function and character of any neighbouring Rural Areas or uses in the Urban Area.
2. Development within Future Development Areas will account for the protection of wooded and scenic landscapes, and should take steps to mitigate adverse impacts on wildlife habitat, in accordance with Section D of this Plan.
3. Any lands to be developed in Future Development Areas will have access to and frontage on a Local Road maintained year-round by the municipality, in accordance with Section E.
4. Development will not be permitted in any Future Development Areas susceptible to flooding or any other hazards in accordance with policies of Section D and boundaries of Schedule E.
5. The proposed use will be required to meet criteria established herein for the Minimum Distance Separation formulae, separation distances from incompatible land uses, etc.
6. Development will satisfy servicing requirements of the policies of Section E of this Plan.
7. Any use proposed other than a single detached dwelling will provide a servicing options report to the satisfaction of the municipality.
8. If for any reason development does not occur in the designated development areas and additional land is required to meet demand, the municipality will first consider re-designating Future Development Areas to meet the demand. In approving an Official Plan Amendment to re-designate Future Development Area lands, the municipality will consider the following:
 - a. the need for additional land, if it is to be used for residential purposes;
 - b. the use for which the land is needed and compatibility with existing and future adjacent uses;
 - c. the need for and availability of municipal water and sewer services;
 - d. a Servicing Options Study;
 - e. the adequacy of road access;
 - f. the need and cost to extend other services;

- 
- g. the potential impact of the development on natural resources; and
 - h. the potential impact on the ability of the remaining Future Development Area lands to develop in an efficient manner.

A decorative wavy line at the top of the page, consisting of a dark teal wave above a white wave, set against a grey background.

Page intentionally left blank

C.2 VILLAGE AREAS

The District of Manitoulin's Village Areas originated as service and residential centres for Rural and Agriculture Areas. The Village Areas include:

- Big Lake;
- Evansville;
- Kagawong;
- Manitou River;
- Providence Bay;
- Spring Bay;
- Tolsmaville; and
- Blue Jay Creek;
- Ice Lake;
- M'Chigeeng;
- Poplar;
- Sandfield;
- South Baymouth;
- Telkummah.

The Village Areas designation recognizes the continued role and function of these communities. Development, in concentrations of residential, commercial, community and industrial service uses, is the preferred development form over scattered development in Rural or Agriculture Areas.

C.2.1 PERMITTED USES

Subject to other policies of this Plan, the following policies will apply in determining uses permitted on lands within Village Areas, as shown on Schedule A.

1. Low density residential dwellings will be permitted.
2. Home occupations will be permitted in association with a residential use.
3. Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to criteria in the Zoning By-laws.
4. Small scale commercial and industrial uses will be permitted provided they are of a dry nature and do not require excessive amounts of water for their operations, and are compatible with adjacent uses.
5. Small scale institutional uses including schools and places of worship, and park and open space uses will be permitted.

6. Uses accessory to any of the permitted uses in a Village Area will be permitted.
7. The specific uses permitted and accessory uses will be established in the Zoning By-law.

C.2.2 LAND USE POLICIES

The following policies apply to lands within a Village Area.

1. Servicing within Village Areas is dependent upon the particular Village Area and will be subject to policies of Section E and the Provincial Guidelines.
2. Development within Village Areas will also be subject to the policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development.
3. Development within Village Areas will also be subject to the Provincial Guidelines respecting land use compatibility.

C.3 SHORELINE AREAS

Lands within Shoreline Areas consist of the historic predominately low density residential dwellings abutting inland lakes, Lake Huron, or watercourses. The existing lakeshore/rural character of Shoreline Areas will be recognized and maintained. Development and site alteration will be subject to the environmental policies of Section D that outline the natural limitations relating to flood and erosion areas, hazard lands, soil, and topography.

C.3.1 PERMITTED USES

Subject to other policies of this Plan, the following policies will apply in determining uses permitted on land designated Shoreline Areas on Schedule B.

1. A single detached dwelling unit will be permitted provided it has the ability to accommodate appropriate servicing systems and has access to a municipal road or has access to public docking facilities for water access lots only.
2. Home occupations will be permitted in association with a residential use.
3. Bed and breakfast establishments will be permitted within a single detached residential dwelling, provided that all of the required parking is accommodated on the same lot, and subject to criteria in the Zoning By-law.
4. Small scale commercial uses, such as neighbourhood convenience and personal service uses that serve the immediate area will be permitted subject to the approval of a site specific Zoning By-law Amendment and the satisfaction of the following criteria:
 - a. no more than one commercial structure or building will be permitted on any site or in any one location;
 - b. the building height will be limited to one storey;
 - c. landscaping, fences, berms, and other forms of screening will be provided adjacent to residential land uses where appropriate;
 - d. all required parking will be provided on the site and will be in accordance with the Zoning By-law. Cash-in-lieu of required parking will not be accepted by the municipality;

- e. driveway access will be approved by the municipality or Province, where appropriate;
 - f. the commercial use will be subject to a Zoning By-law Amendment, in accordance with Section F.4.2 of this Plan; and
 - g. the use may be subject to Site Plan Control, in accordance with the policies of Section F.4.5 of this Plan.
5. Uses accessory to any of the permitted uses in Shoreline Areas will be permitted.
 6. The specific uses permitted and accessory uses will be established in the Zoning By-laws.

C.3.2 LAND USE POLICIES

The following policies apply to land within Shoreline Areas.

1. Servicing within Shoreline Areas is dependent upon the particular Shoreline Area and will be subject to the policies of Section E.
2. Development within Shoreline Areas will also be subject to the policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, and hazards which may be a constraint to development.
3. Small-scale commercial uses may be subject to a site-specific Zoning By-law Amendment, Site Plan Control, and the policies of Section F.4.5 of this Plan.
4. Any scale of industrial use will not be permitted.
5. Residential development will only be permitted on lots where there is sufficient land to accommodate appropriate servicing systems in accordance with Section E of this Plan. Land requirements will only include lands located outside the Natural Heritage Features and Areas and hazard land areas, in accordance with Section D of this Plan.
6. Lands within Shoreline Areas that have servicing constraints will be placed in a holding zone in the Zoning By-law, in accordance with Section F.4.2.1.1 of this Plan. The holding symbol will be removed when appropriate water improvements and any other servicing improvements are undertaken to the satisfaction of the Planning Board and the municipality.

C.3.3 SITE SPECIFIC POLICY AREAS

Site Specific Policy Areas within lands designated as Shoreline Areas, as shown on Schedule B and B9-A, require policy direction independent of Shoreline Areas.

C.3.3.1 SITE SPECIFIC POLICY AREA C.3.3.1

C.3.3.1.1 PERMITTED USES

The two lots of record, legally described as Lots 14 and 15, Conc. VII, and Lot 14, Concession VIII, being Parts 1, 2 and 3, Plan 31R-3552, excepting Parts 1 And 2, Plan 31R-4026, Township of Bidwell, and existing at the time this Plan is approved, shall be permitted seasonal residential uses and may be redesigned and approved by consent, separate from any phased subdivision application noted in Policy C.3.3.1.2.3.

C.3.3.1.2 LAND USE POLICIES

1. No more than two lots on the subject lands shall be zoned for development at any time unless the additional lots are part of the subdivision contemplated in Policy C.3.3.1.2.3.
2. No other application for severance or plan of subdivision shall be granted, unless:
 - a. The application is for legal or technical reasons, and conforms with the generally applicable policies of this Plan, or
 - b. The application is in accordance with the conditional phased development proposal outlined in policy 3.a below.
3. An application for plan of subdivision may be made to the Manitoulin Planning Board to be approved in two phases.
 - a. The first phase would only permit the creation of 6 additional lots. Approval of this phase shall not be granted except in the context of a subdivision agreement that includes, at minimum, the following terms:
 - i. Sewage systems on each lot will be constructed as a conventional septic tile field or an Ontario Building Code approved tertiary treatment system, and partially treated effluent would then be directed to drain fields on each lot having B horizon Precambrian Shield soils

that meet the same characteristics as the native soils in the Ministry of the Environment Lake Capacity Assessment Handbook, (May 2010) on page 38, section 5.2. It is understood that on three of these lots, the Ecoflow or Waterloo Biofilter tertiary system with phosphorus treatment unit will be installed.

- ii. The installation of the sewage systems and the piezo meters/wells, including verifying that the correct B horizon soil has been used, will be approved and certified by an independent qualified expert. This expert shall be retained by the Applicant, and shall be an individual acceptable to the Ministry of Municipal Affairs and Housing. All costs associated with retaining the experts shall be paid for by the Applicant, prior to any occupancy of an individual lot.
- iii. Once any of the septic systems have been commissioned and wastewater is being discharged to the systems, three continuous years of monitoring (coordinated by the applicant) on each system, will be undertaken by a qualified expert retained by the Applicant at the Applicant's expense, plus monitoring at year five and year ten, as outlined below. The expert shall be a person or organization satisfactory to the Ministry of Municipal Affairs and Housing.
 1. Three piezometer/wells will be installed in each of the six drain fields to evaluate distribution of the treated effluent, with a fourth piezometer/well in the down gradient mantle. The locations of the four piezometer/wells will be determined in consultation with the Ministry of Municipal Affairs and Housing. All piezometers/wells will be installed upon the completion of the drain fields being constructed. These wells will generally be of a shallow depth (<3 m) and may be constructed to the bedrock depth if site conditions dictate. The depth position of the screened intervals of the wells will be decided upon by the qualified expert after site conditions are assessed, but will generally include the bottom 30 cm thickness of the filter bed sand and any

- permeable zones present underneath the filter bed.
2. For the first six months after installation of septic systems and occupancy of the residences, no sampling shall be required.
 3. Thereafter, groundwater sampling of the piezometers/wells shall be conducted within one week of each of the long holiday weekends in May, July, August and September or October until the completion of three years following the date of installation, occupancy and initial testing of each system. If the home is occupied during December through April, one additional sample would be required following this period of usage. The Applicant is responsible for ensuring that this monitoring will take place at his own or the individual new lot Owner's expense.
 4. All groundwater samples will be filtered (0.45 µm) and collected in two sample bottles, one untreated and one acidified to pH <2, prior to delivery to an accredited laboratory. Analysis will be for chloride and nitrogen compounds (ammonia, ammonium, nitrates) and total phosphorus (acidified sample) within the laboratory specified holding times.
 5. The Ecoflo or Waterloo Biofilter phosphorus treatment units shall be designed to permit the sampling of effluent. Effluent from the Ecoflo or Waterloo Biofilter phosphorus treatment units shall be collected on the same sampling schedule as the piezometers/wells. Effluent samples shall be unfiltered prior to delivery to an accredited laboratory and shall be analyzed for chloride and nitrogen compounds (ammonia, ammonium, nitrates), and total phosphorus. A field pH reading shall also be taken of the effluent.
 6. Annual reports will be provided to the Ministry of Municipal Affairs and Housing and the

Ministry of the Environment and Climate Change within two months following the end of each calendar year once a monitoring program for any of the test systems is established. The annual report shall be prepared by a qualified expert, retained by the Applicant and satisfactory to the Ministry. The report shall include, at minimum:

- a. A summary and interpretation of all monitoring data with a comparison to the performance standard;
 - b. A description of sampling protocol and any difficulties encountered;
 - c. A discussion regarding the quality assurance/quality control program;
 - d. A summary of occupancy, a description of any operating problems encountered and corrective actions taken;
 - e. A scale site plan or plans of the entire site illustrating significant site features such as surface water features, seeps, ponds, ditches, roadways, the septic systems, as well as all the sampling locations;
 - f. A groundwater contour map showing the groundwater elevations for each well and the groundwater flow directions;
 - g. Tables summarizing all historical and current analytical results for all parameters;
 - h. Hydrographs and tables summarizing all historical and current water level data;
 - i. A copy of the borehole logs for all groundwater monitoring wells; and
 - j. A copy of the original laboratory analytical results.
7. Near the end of the three year monitoring period, on each of the lots with only imported

soils (no tertiary system), sediment cores will be retrieved immediately adjacent to each monitoring well location in the filter bed (three locations), and 5 depth-discrete samples of the filter bed sand per well location will be analyzed for desorbable P ('plant-available' P) assay provided by the University of Guelph Soil and Nutrient Laboratory. Sediment sample splits will be retained for a period of 1 year after collection for additional analysis if required (e.g. acid-extractable P analysis).

- iv. The Applicant agrees to provide permission to the Province or its authorized agent to attend on site to monitor the piezometers/wells once at 5 years and 10 years from the installation of the system, with the monitoring to be undertaken at the expense of the Ministry and not the applicant. The applicant agrees to maintain the piezometers during this time.
- v. The sewage systems must meet a performance standard of no more than 0.3 mg/l, total phosphorus in 80% of the samples from all of the monitoring wells.
- vi. Monitoring will be implemented through the Applicant. The Applicant or individual new lot owner will post with the Town of Northeastern Manitoulin and the Islands, as part of the subdivision agreement, a bond or other security of \$36 000 (that is, equal to the cost of the monitoring for three years on all lots), or \$6,000 per lot (or such lesser amount as the Ministry and the applicant agree) and in the event the Applicant or new land owner fails to carry out the monitoring in a satisfactory manner, the Town, after consultation with the Ministry of the Environment and Climate Change, may call on the bond or other security to carry out the monitoring.
- vii. The recommendations as contained in the Water Quality and Fish Habitat Assessment completed by Michalski Nielsen Associates Limited, and dated April 2010, will be supported within a Site Plan Agreement and/or the Subdivision Agreement.

- viii. Until such time as the second phase is approved, as noted in Policy 3.c, below, the Phase 2 block of land shall not be developed and will be placed in a Holding zone and will be subject to an inhibiting order in the subdivision agreement.
 - ix. A copy of all monitoring reports will be provided to the Lake Manitou Area Association (LMAA) at the time they are submitted to the Ministries. The Association will be afforded the opportunity to offer its comments to the Ministries within 30 days of receipt of the reports, prior to the Province making its determination as to whether the results are satisfactory. It is understood that the LMAA has no veto authority.
- b. The minimum terms of the Subdivision Agreement as outlined in 3.a.iii may be varied without an amendment to this Plan, upon consent of the applicant and the Ministry of Municipal Affairs and Housing with respect to practical details; but, in no case shall the variation reduce the general extent of required monitoring outlined in Section 3.a.iii.
 - c. The second phase of the plan of subdivision may include up to thirteen additional lots, and shall not be approved unless:
 - i. The Ministry of Municipal Affairs and Housing confirms that the performance of the technologies and/or soils used in Phase 1 is satisfactory,
 - ii. The second phase is to employ the same technologies and/or soils as were used in Phase 1 for septic purposes, and
 - iii. The Planning Board determines how the phasing is to be implemented, and will consider how the phasing can be accomplished through a red-line revision to the subdivision approval.
 - d. Any new lots created in either phase of the plan of subdivision shall be for seasonal residential uses and shall have a minimum lot area of 0.4 hectares, or larger if determined necessary by the results of the studies required in Policy 3f below.
 - e. Prior to final approval of the first phase of the plan of subdivision, Council shall adopt an amendment to the Town

of Northeastern Manitoulin and Islands Zoning By-law that restricts the residential uses to seasonal residential uses. The zoning for the subject lands shall have a holding symbol put in place on the lands not included in the lots to be developed under the first phase of the subdivision, including the existing two building lots referenced in policy 1 above. The holding symbol is only to be lifted when the Ministry of Municipal Affairs and Housing has provided its confirmation in accordance with Policy 3.a.iii.3 above.

- f. A Servicing Options Statement and prescribed hydrogeological assessment shall be prepared prior to draft approval of the plan of subdivision. If water wells are to be the source of water supply; a study in accordance with Ministry of the Environment Guideline D-5-4 to demonstrate water quality and quantity will be required.
- g. A stormwater management plan shall be completed prior to the final approval of each phase of the plan of subdivision. This plan shall be to the satisfaction of the Planning Board and the municipality.
- h. An archaeological assessment must be completed by a licenced archaeologist prior to final approval of each phase of the plan of subdivision and is to be registered with the Ministry of Tourism, Culture and Sport.
 - 4. No development or site alteration shall be permitted on any lot within a 30 metre natural vegetated buffer, which extends inland from the normal high water mark, adjacent to Lake Manitou, except for:
 - a. A pathway no greater than two metres in width to provide access to the shoreline;
 - b. Measures intended to improve safety, such as the removal of dead or ailing trees; and
 - c. Measures to permit improved views, such as minor limbing.

C.4 AGRICULTURE AREAS

Land within Agriculture Areas consists primarily of Prime Agricultural Lands as established by the Ontario Ministry of Agriculture, Food and Rural Affairs. The Plan requires that these lands will be protected for agricultural uses unless appropriate justification is provided for alternative uses.

Traditional as well as value added agriculture and associated activities make an important contribution to the economy of the District. Lands designated as Agriculture Areas are intended to preserve and strengthen the continued viability of the agricultural community. The policies protect agriculture from the intrusion of incompatible uses, such as non-farm related residential dwellings and other uses that are sensitive to contemporary agricultural practices.

C.4.1 PERMITTED USES

Subject to the other policies of this Plan, the following policies will apply in determining uses permitted on land designated Agriculture Areas on Schedule B:

1. The primary use of land will be for agricultural uses, agriculturally-related uses and secondary agricultural uses including:
 - a. the growing of crops, including nursery and horticultural crops;
 - b. raising of livestock;
 - c. raising of other animals for food, fur or fibre, including poultry and fish;
 - d. aquaculture;
 - e. apiaries;
 - f. agro-forestry;
 - g. maple syrup production; and
 - h. associated on-farm buildings and structures, including accommodation for full-time farm labour when the size and nature of the operation requires additional employment.
2. A single residential dwelling will be permitted per lot. A secondary farm residence may be permitted when the size and nature of the operation requires additional employment, and provided the secondary farm residence is on the same lot, is accessory to the main farm operation, is used for full time farm help, servicing is

adequate, and it meets the requirements of the Zoning By-law. A consent for land division for such a dwelling will not be permitted. The accommodation of seasonal or temporary farm help may include the use of bunkhouses provided such use is in conformity with the Zoning by-law.

3. Permitted uses that are secondary to the principal use of the property, including but not limited to: small-scale home occupations, subject to C.4.1(5), small-scale home industries, subject to C.4.1(6), and those uses which add value to farm produce which may include such uses as the processing, preserving, storing and packaging of the farm's products on the farm property.
4. Agriculture related commercial and industrial uses directly related to, and supportive of an agricultural operation are permitted, provided the following policies are considered:
 - a. the agriculture related commercial or industrial operation is of a small scale and cannot reasonably be located in a non-agriculture designation and is required in close proximity to the farm operation;
 - b. such uses will be located to conform with the Minimum Distance Separation Formula;
 - c. an amendment to the Zoning By-law is approved;
 - d. the agriculture related commercial or industrial use will not require large volumes of water nor generate large volumes of effluent and will be serviced with appropriate water supply and sewage treatment facilities;
 - e. the agriculture related commercial and industrial uses will be located and designed to minimize potential adverse impacts including noise, visual, odours, and air emissions, upon nearby residential or other sensitive uses by buffering measures such as landscaping, berming and building setback and layout; and
 - f. the location of agriculture related commercial and industrial uses must provide for appropriate access and minimum sight distances in either direction along a municipal road.
5. Small-scale on-farm diversified uses will be permitted, provided the use remains clearly secondary to the farm operation, and may include home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products.

6. New livestock facilities and the expansion of existing livestock facilities are permitted in Agriculture Areas without an amendment to the Zoning By-law provided the proposed location is in compliance with the Minimum Distance Separation (MDS) Formulae.
7. The specific uses permitted and accessory uses will be established in the Zoning By-laws.
8. The Zoning By-law provisions will establish provisions relating to built form, lot design, parking, screening/buffering, outside storage, and landscaping for any commercial and industrial uses within Agriculture Areas.

C.4.2 LAND USE POLICIES

The following policies apply to land designated Agriculture Areas.

1. Development within Agriculture Areas will be subject to the policies of Section D and Schedule D to determine any natural resources, Natural Heritage Features and Functions, and hazards which may be a constraint to development.
2. In order to avoid land use conflicts within the Agriculture Area designation, it is the policy of this Plan that the Minimum Distance Separation (MDS) Formulae be used to establish appropriate standards for separating incompatible uses from existing, new or expanding livestock facilities. These standards will also apply to circumstances where new residential lots or other incompatible land uses are proposed in proximity to existing livestock facilities. The MDS-I and MDS-II calculation methods of the Province will apply. The Zoning By-laws will establish separation distances between livestock operations (to be defined within the By-law) and non-agricultural land uses in accordance with Minimum Distance Separation Formulae.
3. The Planning Board and/or municipality will not apply the MDS Formulae to approved residential development proposed by building permit on existing lots of record.
4. The Planning Board and/or municipality will not apply the MDS Formulae to the construction of a new residential dwelling that is replacing a dwelling destroyed in whole, or in part, by a catastrophe, provided that the new dwelling is located no closer to an existing livestock facility than prior to the catastrophe.

5. Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection Act*. Land application of manure, bio-solids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.
6. Proposed development in Agriculture Areas will be serviced with adequate water supply and sanitary sewage disposal services. Development proposals for non-agricultural uses will demonstrate the suitability of the site for the proposed method of water supply, sanitary sewage disposal and stormwater management to the satisfaction of the municipality, the Planning Board, and other approval agencies including, but not limited to, the Sudbury and District Health Unit.

C.4.3 AGRICULTURAL LOT CREATION AND LOT ADJUSTMENT

In Agriculture Areas, the long-term interests of agriculture, including the preservation of farmland and the enhancement of farming operations, will be the primary role of the designation. The following consent policies will apply to the lands designated as Agriculture Areas in the District.

A consent to sever may be granted for the following purposes:

1. To divide a lot subject to the following conditions:
 - a. the minimum area of both the retained and severed lots will be approximately 40 hectares in size, unless otherwise provided for in this Plan. Smaller severed lot sizes will only be considered by amendment to the Zoning By-law where the sizes of the parcel to be severed and the parcel to be retained are sufficiently large to maintain flexibility for future changes in the type or size of agricultural operations.
 - b. when either the proposed severed or retained lot does not contain an existing dwelling, and the subject lot is within 1,000 metres of an existing livestock facility, the consent must be implemented by a Zoning By-law amendment requiring any new dwelling construction to meet the Minimum Distance Separation I Formula, including the Minimum Distance Separation Guidelines.

2. Where a previous or current farm acquisition has rendered a habitable farm dwelling to be surplus to the needs of a farm operation, a consent may be permitted subject to the following conditions:
 - a. the retained farm parcel will be zoned so as to prohibit the construction of any additional dwellings;
 - b. the surplus dwelling parcel will be subject to Minimum Distance Separation I setback provisions, and be zoned to recognize the non-farm residential use;
 - c. any livestock facilities to remain on the retained parcel will remain suitable, as determined by the Planning Board and/or municipality and the farm operator for further livestock operations if the Minimum Distance Separation I provisions can be met; and
 - d. the implementing Zoning By-laws will not impose a setback on nearby expanding livestock operations greater than that required by the application of Minimum Distance Separation II Formula including the Minimum Distance Separation Guidelines.
3. For agricultural-related uses, which means those farm-related commercial and farm-related industrial uses that are small scale, directly related to the farm operation and required in close proximity to the farm operation, where the lot created will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services.
4. For the enlargement of an existing lot subject to the following conditions:
 - a. the viability of the retained lot as a farm parcel is not threatened;
 - b. need must be demonstrated where the proposed enlargement is for a non-farm use; and
 - c. the proposed severance must merge with the lot being enlarged in accordance with Sections 50(3) and (5) of the *Planning Act*.
5. For minor boundary adjustments or corrections and easements, and in accordance with Sections 50(3) and (5) of the *Planning Act*, which do not result in the creation of a new lot.

C.5 RURAL AREAS

Lands designated as Rural Areas on Schedule B are intended to protect the natural amenities of the District and provide opportunities for rural and other agricultural and resource-based activities.

C.5.1 PERMITTED USES

1. Permitted uses will include agriculture, farm related and secondary uses as well as resource-based activities, such as forestry, and other rural uses that are not appropriate in Urban Areas, Village Areas, Shoreline Areas, or Agriculture Areas, as well as limited residential development in accordance with consent policies of Section F.4.4.2, where appropriate. Farm-related commercial and farm related industrial uses will include such uses that are small in scale, directly related to the farm operation required in proximity to the farm operation. Secondary uses will include uses that produce value added agricultural products from the farm operation on the property.
2. In addition to agricultural and agriculture-related uses, rural industrial/commercial uses which are resource-based, including dry industrial/commercial uses and forestry uses, may be permitted without an amendment to this Plan, subject to the policies of Section C.5.2 and a site-specific rezoning.
3. In addition to the uses permitted above, service and tourist commercial uses, publicly-owned open spaces, and limited residential development in the form of single detached dwellings may be permitted in Rural Areas without requiring an amendment to this Plan, but may be subject to a rezoning, provided the proposed use meets the criteria established herein for Minimum Distance Separation Formulae and separation distances from incompatible land uses.
4. Notwithstanding the foregoing, within Rural Areas, existing uses that may be zoned for waterfront residential or tourist commercial type uses are permitted to continue as such.
5. The specific permitted and accessory uses will be established in the Zoning By-law.

C.5.2 LAND USE POLICIES

1. Any agriculture or agriculture-related use will meet the requirements of Section C.4.2.
2. Development in Rural Areas will be subject to the policies of Section E.2.
3. All farm and non-farm development will comply with the Provincial Minimum Distance Separation Formulae as amended from time to time.
4. In the interest of protecting the quality of ground and surface waters, new intensive farms for raising animals and existing farms expanding to the scale of an intensive farm for the raising of animals will prepare a Nutrient Management Plan in accordance with a municipal by-law, if applicable, enacted under the Municipal Act and/or the *Nutrient Management Act* and other applicable provincial requirements for nutrient management planning. Such Nutrient Management Plan will require the approval of agencies having jurisdiction. Existing animal farms are encouraged to prepare a Nutrient Management Plan.
5. Development will be subject to policies of Section D and boundaries of Schedule D to determine any natural resources, Natural Heritage Features and Functions, which may be a constraint to development.
6. Opportunities to support a diversified rural economy should be promoted by protecting locally-significant agricultural and other resource-related uses and directing non-related development to areas where it will minimize constraints on these uses. Locally-significant agricultural and other resource-related lands will be identified and protected in the Zoning By-law and as a guide an approximate minimum lot area of 40 hectares will be applied to prevent fragmentation of lands.
7. Those uses that create or potentially create extreme environmental stress as a result of air, noise, and/or vibration emissions, and/or the generation and/or handling of solid or liquid wastes will only be considered based on the submission of an impact assessment satisfactory to the Planning Board.
8. Rural industrial uses located adjacent to Urban Areas, Village Areas, or Shoreline Areas will generally be limited to self-

contained uses that produce and/or store a product where there is a low probability of significant emissions.

9. An appropriate separation distance, based upon the Province's relevant guidelines related to land use compatibility, will be established between a rural industrial land use and any sensitive land use. This separation distance will be enforced through a site specific amendment to the applicable Zoning By-law and site plan control through the use of a minimum building setback applied to any rural industrial use building adjacent to an established or approved sensitive land use.
10. Rural industrial uses will be developed in such a manner to ensure protection and screening of outdoor storage areas from all adjacent roads.
11. Access to a Provincial Highway, or development or works within its Permit Control Area, will require approval from the Province and the municipality. Access to a municipal road will require approval from the municipality.
12. Site design and maintenance will be approved through site plan control in accordance with Section F.4.5.
13. Where rural industrial/commercial uses, including dry industrial/commercial uses, are proposed, the following must be met:
 - a. The proposed use will not create or add to a negative impact on the environment, adjacent or nearby sensitive land uses, or traffic patterns;
 - b. The proponent will demonstrate how outside storage, if any, and the storage and removal of on-site generated waste is to be accommodated;
 - c. The proponent will demonstrate how the traffic generated from the proposed use will impact the existing roads and how much will be generated;
 - d. For a use that may have the ability to compromise or contaminate the subject lands, the proponent will submit a remediation plan to be used upon the discontinuation of use to the satisfaction of the municipality, Planning Board, and the applicable Ministry(ies); and

- e. Upon filing an application for a rezoning, the proponent will submit a study that not only justifies the proposed use of land, but also demonstrates how the foregoing and any other requirements set out in this Plan will be met. If a study or studies have not been submitted at the time of filing an application for rezoning, as indicated in Section F.4.12, the Planning Board may not accept the application and deem it incomplete.

C.5.3 SITE SPECIFIC POLICY AREAS

Site Specific Policy Areas within lands designated as Rural Area, as shown on Schedule B and Schedules B6 and B7, require policy direction independent of Rural Areas, as the Planning Board and municipalities have specific intents for these lands.

C.5.3.1 SITE SPECIFIC POLICY AREA C.5.3.1

Site Specific Policy Area (SSPA) C.5.3.1, as shown on Schedule B, B6 and B7, will be for fully planned and serviced communities oriented towards retirement, recreation, resort or one or more combinations of these functions. The primary intent of this SSPA is to provide for major development proposals to be considered by the Planning Board.

C.5.3.1.1 PERMITTED USES

1. Permitted uses will include a variety of tenures and types of residential uses, marinas and other in-water facilities, recreation and community facilities, commercial uses related to the community's function as well as parks, open space, and conservation uses. Those uses not specifically mentioned, but which the Planning Board and individual municipalities deem ancillary or complementary to the 'planned community' concept will also be permitted.

C.5.3.1.2 LAND USE POLICIES

1. Prior to any development being approved, an amendment to the Official Plan, which is supported by a Development Master Plan for the entire site will be required, in addition to the following general policies:

- a. development will be by plan of subdivision based on an overall Development Master Plan that uses current and/or innovative planning principles and standards;
 - b. development will only be permitted if connected to municipal water and sewage systems or individual (private) services approved by the Sudbury District Health Unit or the Province where design capacity would be greater than 10,000L/day;
 - c. Development Master Plans will include provisions for ensuring that environmentally sensitive or fragile lands within and adjacent to proposed development lands are adequately protected to the satisfaction of the Planning Board and Province;
 - d. where a development proposal includes shoreline development, whether existing or proposed, it will be ensured that parks, beaches, marinas, and dock facilities are provided with adequate public access to the waterfront; and
 - e. development will be approved only on the basis of a satisfactory development agreement between the municipality and developer, which ensures that there will be no financial burden placed on the municipality involved in the development.
2. The Planning Board may request that an Environmental Impact Statement be prepared by the developer in accordance with policies of Section D.6.
 3. Any implementing Zoning By-law Amendment will establish as many zones as are required to ensure the implementation of any approved planned development proposal.
 4. Any development will be subject to the servicing policies of Section E.2, transportation policies of E.1, and environmental policies of Section D.

C.5.3.2 SITE SPECIFIC POLICY AREA C.5.3.2

Site Specific Policy Area (SSPA) C.5.3.2, as shown on Schedules B and B6, is intended for rural uses such as logging/forestry operations, agriculture-related operations, seasonal residences, and hunting camps. Further, the Planning Board regards these lands as a potential site for future development. SSPA C.5.3.2 lands consist of all and/or part of the following lots within the Township of Carnarvon:

- Lots 21 - 22, Concession XIV;
- Lots 14 - 27 and 29 and 30, Concession XV;
- Lots 17 - 19, Concession XVI;
- Lots 22 and 23, Concession XVI;
- Lots 25 to 30, Concession XVI;
- Pt. Lots 17 - 20, Concession XVII;
- Lots 21 to 30, Concession XVII; and
- Pt. Lots 21 - 30, Concession XVIII.

C.5.3.2.1 PERMITTED USES

1. Uses for SSPA C.5.3.2 lands will include forestry/logging operations, agriculture-related operations, hunting camps, and residential uses.
2. Accessory uses to the foregoing.

C.5.3.2.2 LAND USE POLICIES

1. The development of uses not identified in Section C.5.3.2 within SSPA C.5.3.2 lands will require a complete application and an amendment to this Plan. Applications for any such amendment should address the following:
 - a. the minimum lot size will be 95 acres (or 39 hectares) and there will be a maximum of 33 lots; and
 - b. a 20 metre right-of-way will be maintained for Carter Bay Road. The right-of-way will be retained by present owners of the site. Should Carter Bay Road become a public road in the future, those lots fronting on Carter Bay Road may be developed with the full range of uses permitted in Rural Areas. If shoreline development occurs to the south of the subject property and access along Carter Bay Road to such development is necessary, Carter Bay Road will be upgraded by the present owners to a standard acceptable to the municipality and will be dedicated to the municipality. Any work on upgrading the road may require an approval under the *Environmental Assessment Act*.
2. SSPA C.5.3.2 lands will be zoned appropriately in the implementing Zoning By-law.

C.5.3.3 SITE SPECIFIC POLICY AREA C.5.3.3

SSPA C.5.3.3, as illustrated on Schedules B and B1, applies to lands designated as Rural Area within Cockburn Island. The Planning Board has a specific intent for these lands.

C.5.3.3.1 PERMITTED USES

1. Uses permitted on SSPA C.5.3.3 lands include single detached dwellings and accessory uses thereto, subject to the Policies of Section C.5.3.3.2.

C.5.3.3.2 LAND USE POLICIES

1. A single detached dwelling may be erected on existing lots abutting Lake Huron if they are 10 hectares or larger, provided that any further severance or subdivision of the land will require an amendment to this Plan to redesignate the lands as Shoreline Areas and the Policies of Section C.3. For the purposes of this subsection, 'existing' will mean existing on the date of approval for this Official Plan.
2. No new lots will be created within SSPA C.5.3.3 that are less than 15.0 hectares. Notwithstanding the foregoing, where a lot abuts Lake Huron, one lot with a minimum area of 10 hectares may be created on that portion of the lands abutting Lake Huron provided that the area of the remaining portion of the lot is not less than 15.0 hectares.
3. A single detached dwelling may be erected on lots of 15.0 hectares or more that do not abut Lake Huron, provided that it is understood that the municipality will not be responsible for any servicing, such as hydro, snow removal, or any other services that are not provided at the time of this Plan's approval.
4. Where, in the opinion of municipal Council and the Planning Board, the minimum lot area requirements of 15.0 hectares create an undue hardship on a landowner, they may implement a site-specific Zoning By-law to provide for a minimum lot area of 11.0 hectares.

C.6 AGGREGATE RESOURCE AREAS

The Aggregate Resources Area designation represents land uses related to the extraction and processing of raw materials from the earth. Aggregate Resource lands are essential to maintaining and enhancing the District's industry, employment, and infrastructure.

C.6.1 PERMITTED USES

Permitted uses for lands designated as Aggregate Resource Area are as follows:

1. Lands designated as Aggregate Resource Areas are intended primarily for pits and quarries and the extraction of sand, gravel, bedrock and other aggregates. Associated operations such as crushing, blending, screening, washing, aggregate storage (stock-piling), aggregate recycling operations, weigh scales, asphalt manufacture, and concrete batching may be permitted as accessory uses to an active aggregate extraction operation.

C.6.2 LAND USE POLICIES

The following policies will be considered in the development and zoning of Aggregate Resource Areas:

1. It is the intent of this Plan to zone all existing licensed pits and quarries in the Zoning By-law.
2. Other land use activities, particularly sensitive uses such as residential uses, proposed to be developed within land use designations abutting Aggregate Resources Areas, must provide an adequate separation distance by the following distances:
 - a. 150 metres from a pit operation above the water table;
 - b. 300 metres from a pit operation below the water table; and
 - c. 500 metres from a quarry operation.
3. The protection of Aggregate Resources Areas for long term use is a priority of this Plan. However, in approving new pits or quarries, the number and proximity of existing sensitive uses in the immediate area of the proposed new use must be considered.
4. The above separation distances may be altered to reflect site specific conditions related to such matters as land use compatibility,

groundwater, noise, dust, vibration, and other appropriate matters without amendment to this Plan. In contemplating the reduction of the minimum distance separation, the appropriate assessment is required to establish an appropriate distance, and investigate all of the potential impacts on the pit or quarry operation.

C.6.3 SITE SPECIFIC POLICY AREAS

Lands within Site Specific Policy Areas (SSPA) C.6.3.1 and C.6.3.2 require policy direction independent of the Aggregate Resource Area policies in Sections C.6.1 and C.6.2, as the Planning Board and municipalities have specific intents for these lands.

C.6.3.1 SITE SPECIFIC POLICY AREA C.6.3.1

SSPA C.6.3.1, as illustrated on Schedules B and B2, applies to lands designated as Aggregate Resource Area. These SSPA lands exclude the 20 metre shoreline road allowance and specifically apply to the following lots in Dawson Township:

- Lots 33-42 Concession V;
- Lots 33-40 Concession VI;
- Lots 33-37 Concession VII; and
- Lots 33-36 and 39-40 Concession VIII.

C.6.3.1.1 PERMITTED USES

1. Notwithstanding the policies of this Plan, any mineral aggregate operation associated with lands identified as SSPA C.6.3.1 will be protected and available for use in accordance with Provincial Policy to support long-term resource-based employment in Dawson Township. Permitted uses will include mineral aggregate operations and associated offices, weight equipment, and parking and garage areas for equipment.

C.6.3.1.2 LAND USE POLICIES

1. SSPA C.6.3.1 lands recognize the District's significant resources and ensure their protection as well as long-term resource-based employment.

2. A mineral aggregate operation on SSPA C.6.3.1 lands will be protected from activities that would preclude or hinder its expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact. Uses described in Section C.6.1 are permitted subject to provisions of the Zoning By-law and *Aggregate Resources Act*.
3. Notwithstanding provisions of Policy C.6.2(2), the minimum distance from the edge of the proposed excavation to any adjoining property line outside of the quarry area will be 15 metres.
4. Within SSPA C.6.3.1 lands, extraction is prohibited within 300 metres of the Lake Huron shoreline. The implementing Zoning By-law and *Aggregate Resources Act* licence will define protected setback areas.
5. In order to have regard for the conservation of archeological resources the *Aggregate Resources Act* site plan for these lands should include requirements related to accidental discovery of archeological resources.
6. Mitigation requirements related to noise, vibration and airborne contaminants necessary to prevent unreasonable adverse effects on sensitive land uses should be incorporated on the *Aggregate Resources Act* site plans that will regulate operations at this location.
7. The quality and quantity of ground water and surface water will be protected. Appropriate operational requirements including a detailed monitoring program will be applied through Provincial licences and/or permits.
8. The policies of Section F.4.5 related to site plan agreements, rehabilitation security, and other operational considerations will be addressed through the *Aggregate Resources Act*, licences and site plans given that the *Aggregate Resources Act* has come into effect for this area since the Official Plan Policies were approved.

C.6.3.2 SITE SPECIFIC POLICY AREA C.6.3.2

SSPA C.6.3.2, as shown on Schedules B and B2, applies to the following lots within Robinson Township that are designated as Aggregate Resource Area:

- Lots 6-9, Concession VIII;
- Lots 6-10, Concession IX;

- Lots 17 – 19, Conc. VIII; and
- Lots 17 & 18, Conc. IX

C.6.3.2.1 PERMITTED USES

1. Notwithstanding the policies of this Plan, lands identified as SSPA C.6.3.2 will only include the extraction and removal of large pieces of limestone located above the water table and associated offices, weight equipment, parking and garage areas for equipment, gravel pit operations, washing, screening, crushing and storage of sand, gravel, ballast, aggregates, clay, brick, peat, and other surface/subsurface materials, as well as cement and concrete batching plants, asphalt plants, and road material operations.

C.6.3.2.2 LAND USE POLICIES

1. Lands designated as SSPA C.6.3.2 recognize the District's significant resources, including limestone, and ensure their protection as well as long-term resource-based employment.
2. A limestone extraction/removal operation on SSPA C.6.3.2 lands will be protected from activities that would preclude or hinder its expansion or continued use, or which would be incompatible for reasons of public health, public safety, or environmental impact. Uses described in Section C.6.1 are not permitted.
3. In order to have regard for the conservation of archeological resources, the *Aggregate Resources Act* site plan for these lands should include requirements related to accidental discovery of archeological resources.
4. Mitigation requirements related to noise, vibration and airborne contaminants necessary to prevent unreasonable adverse effects on sensitive land uses should be incorporated on the *Aggregate Resources Act* site plans that will regulate operations at this location.
5. The quality and quantity of ground water and surface water will be protected. Appropriate operational requirements including a detailed monitoring program will be applied through Provincial licences and/or permits.
6. The policies of Section F.4.5 related to site plan agreements, rehabilitation security, and other operational considerations will be addressed through the *Aggregate Resources Act*, licences and site



plans given that the *Aggregate Resources Act* has come into effect for this area since the Official Plan Policies were approved.



D ENVIRONMENT AND RESOURCE POLICIES

In partnership with the Federal and Provincial governments, the Planning Board municipalities and the Indigenous communities strive to protect natural resources, Natural Heritage Features, Areas and their functions, as well as the environment in general. It is a priority of the Planning Board and municipalities to ensure the sustainable use of resource assets, to protect and enhance significant natural features and functions, and to reduce the risk to public safety and property from hazards, such as flooding, unstable slopes and human-made hazards.

D.1 WATER RESOURCES

The District contains many lakes, in addition to many streams and rivers that connect to Lake Huron. Among other resources, the lakes, streams and rivers support the natural environment and the vibrant communities. Water resource issues arise from various forms of human activity. Demands on water resources can contribute to degraded aquatic communities, the loss of well water supply, aquifer contamination, deteriorating lake water quality, flooding and erosion, which all impact the quality of life in the District.

The protection of water resources from contamination and degradation associated with certain land uses and activities is an important element to maintaining the quality of life experienced by both existing residents and businesses, and supporting future growth. Integrating land management and the protection of water resources allows for the continuance of a healthy environment, solid tourism and economic development, and healthy communities.

The followings policies apply to Water Resources:

1. The Planning Board and municipalities will work cooperatively with the Province and interested Indigenous communities in dealing with land management issues within the watersheds draining to any of the watercourses, including those that extend beyond the District Boundaries on the mainland into other jurisdictions.
2. The Planning Board and municipalities will support appropriate flood control management programs of the Province.
3. The Planning Board and municipalities will encourage the protection and restoration of Natural Heritage Features and Areas to improve water quality and quantity.
4. Under the very limited circumstances where permitted by this Plan, development applications that propose to make use of a private water source, such as any commercial, industrial, or any other large water user, will be required to submit a detailed hydrogeological study to determine the suitability of the lands for groundwater extraction in addition to any water taking permits/studies required by the Province to ensure protection of the natural ecosystem, fair sharing and conservation of water, and prevention of unacceptable interference with other water users. The permits/studies will be prepared to the satisfaction of the Planning Board, municipalities, and the Province.

5. The Planning Board and municipalities will require the use of stormwater management facilities on-site and/or downstream of new developments, where appropriate, to mitigate development impacts on stormwater quantity and quality. The Planning Board and municipalities will promote naturalized and unfenced stormwater management facilities, constructed with gentle slopes. Applications for development will be required to be supported by a stormwater quality/quantity management study. The planning and design of stormwater facilities should be undertaken in accordance with the Province's Stormwater Management Planning and Design Manual.
6. In cooperation with the private sector and the community, the Planning Board and municipalities will encourage the reduction of water consumption levels through the promotion of the efficient use of water and may specify appropriate water conservation measures within existing and new development.

D.1.1 LAKE CAPACITY

Development adjacent to a waterbody shall be defined as land within 300 linear meters from the high water mark of a lake or permanently in-flowing tributary.

The following policies apply to all in-land Lakes:

1. Where lakes and other water resources are determined to be at capacity or a sensitive resource, the creation of new lots, through the consent process or by plan of subdivision, will only be permitted within adjacent to a waterbody under limited circumstances as outlined in D.1.1.2.
2. Where any development (including the creation of a new lot) is proposed adjacent to a waterbody where the Provincial Water Quality Objective for phosphorous or other standards set by the province for dissolved oxygen are exceeded, one of the following conditions must be satisfied:
 - a. the severance is to separate existing habitable dwellings, each of which would be on a lot that is capable of supporting a Class 4 sewage system, provided that the land use would not change and there would be no net increase in phosphorus loading to the lake;